

Item # 7B

**City of Carson City  
Agenda Report**

**Date Submitted:** September 26, 2006

**Agenda Date Requested:** October 5, 2006

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning Division

**Subject Title:** Action to adopt on second reading, Bill No.125, Ordinance No. \_\_\_\_\_, an ordinance affecting a Zoning Map Amendment to change the zoning of the eastern half of property located at 7051, 7101, 7171 and 7207 Center Drive, APN's 009-311-29, -30, -31 and -46, a total of approximately 4.7 acres, from Single Family One Acre (SF1A) to Single Family 6,000 (SF6). (File No. ZMA-06-137)

**Staff Summary:** Approval of the Zoning Map Amendment would change the designation of the subject parcels on the official Carson City Zoning Map from Single Family One Acre (SF1A) to Single Family 6,000 (SF6).

**Type of Action Requested:**

- Resolution
- Ordinance (Second Reading)
- Formal Action/Motion
- Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval on August 30, 2006 by a vote of 7 Ayes and 0 Nays.

**Recommended Board Action:** I move to adopt, on second reading, Bill No.125, Ordinance No. \_\_\_\_\_, an ordinance affecting a Zoning Map Amendment to change the zoning of the eastern half of property located at 7051, 7101, 7171 and 7207 Center Drive, APN's 009-311-29, -30, -31 and -46, a total of approximately 4.7 acres, from Single Family One Acre (SF1A) to Single Family 6,000 (SF6), based on the findings contained in the staff report.

**Explanation for Recommended Board Action:** Staff recommended approval of the application based on zoning compatibility issues with surrounding properties and compatibility with the Carson City Master Plan. Staff also offered findings for approval for the Planning Commission's consideration, and the Planning Commission recommended approval by a vote of 7-0. This is the second of two readings. See attached staff report to the Planning Commission for complete explanation on the recommended action.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.075 (Zoning Map Amendments).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

- 1) Refer back to staff and Planning Commission for further review.

**Supporting Material:** Ordinance

**Prepared By:** Donna Fuller, Administrative Services Manager


**Reviewed By:**

  
(Walter Sullivan, Planning Director)

Date: 9-26-06

  
(Andrew Burnham, Public Works Director)

Date: 9-26-06

  
(Linda Ritter, City Manager)

Date: 9-26-06

  
(Mike Suglia, Senior Deputy District Attorney)

Date: 9-26-06

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

ORDINANCE NO. \_\_\_\_\_

BILL NO. 125

**AN ORDINANCE AFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF THE EASTERN HALF OF PROPERTY LOCATED AT 7051, 7101, 7171, AND 7207 CENTER DRIVE, APN'S 009-311-29, -30, -31, AND -46, A TOTAL OF APPROXIMATELY 4.7 ACRES, FROM SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 6,000 (SF6)**

Fiscal Effect: None

**THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:**

**SECTION I:**

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-311-29, -30, -31, and -46, on property located at 7051, 7101, 7171, and 7207 Center Drive, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the eastern half of the subject parcels being changed from Single Family One Acre (SF1A) to Single Family 6,000 (SF6). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning Commission reviewed the Planning Division staff report and requested public testimony and voted 7 ayes, 0 nay, and 0 absent, to

recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC, Section 18.02.075(5), the zoning map of Carson City is amended for the eastern half of Assessor's Parcel Numbers 009-311-29, -30, -31, and -46, a total of approximately 4.7 acres, changing the zoning designation from Single Family One Acre (SF1A) to Single Family 6.000 (SF6), as shown on Exhibit "A."

PROPOSED this 21st day of September 2006.

PROPOSED BY Supervisor Richard S. Staub

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2006.

VOTE:AYES:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS:

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
MARV TEIXEIRA, Mayor

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

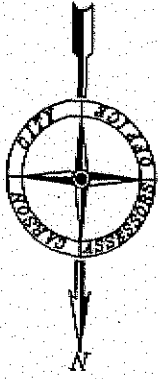
This ordinance shall be in force and effect from and after the

\_\_\_\_\_ of \_\_\_\_\_, 2006.

- APN 9-311-27 MAP 3 PM1119
- 28 4D PM1295
- 29 4C PM1295
- 30 4C PM1295
- 31 4B PM1395
- 32 1 PM1395
- 33 2 PM1395
- 34 1 PM1395
- 35 2 PM1395
- 36 1 PM1395
- 37 2 PM1395
- 38 1 PM1395
- 39 2 PM1395
- 40 1 PM1395
- 41 LL ADJ 90516
- 42 LL ADJ 90516
- 43 4 R/52032
- 44 POR 1 R/52032
- 45 1 PM2589
- 46 2 PM2589
- 47 3 PM2589
- 48 4 PM2589

E1/2 SECTION 5, T.14 N., R.20 E., M.D.B. & M.

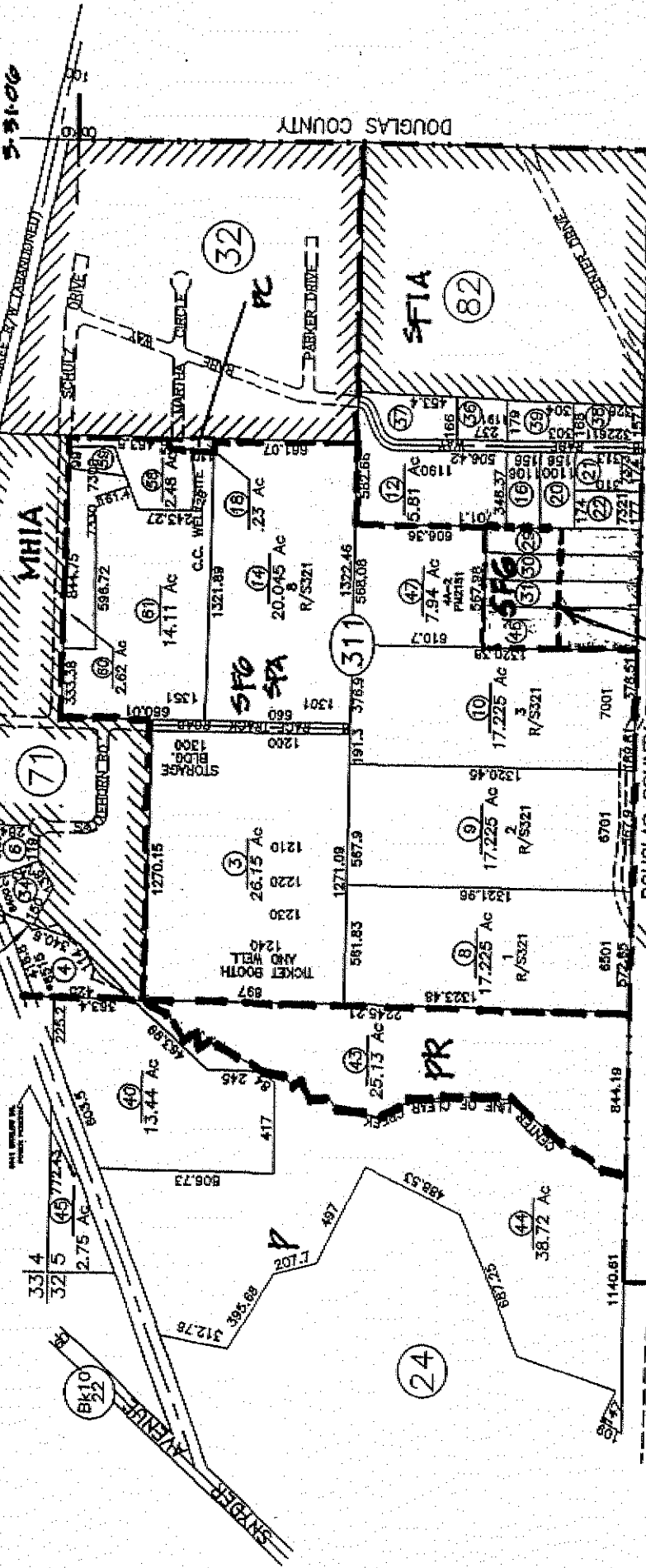
9-31



Scale: 1" = 500'  
Revised 02.08.2006  
3-31-06

\*APN 9-311-04 CHANGE ADDRESS IF OPPORTUNITY COMES. NUMBER IS TO HIGH

APPROXIMATE CENTER LINE OF CLEAR CREEK PER DOC. #86098



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NOTE: SOME PARCELS DELINEATED HEREIN MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

APPROXIMATE LOCATION OF CENTER DRIVE PORTIONS LYING WITHIN DOUGLAS CO. MAINTAINED BY CARSON CITY PER BOARD OF SUPERVISORS RESOLUTION NO. 1971-R-5 MARCH 5, 1971.

SUBJECT AREA CHANGED FROM SFIA TO SF6

**PROPOSED ZONING**

**EXHIBIT A**