STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: MPA-12-108 AGENDA ITEM: G-3(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Master Plan Amendment to change the Land Use Map designation for properties owned by Carson City located along the Carson River approximately two miles east of Deer Run Road in Carson City, changing the Master Plan designation of APNs 010-011-24 (200 acres) and 010-011-25 (270 acres), from Conservation Reserve (Private) to Open Space.

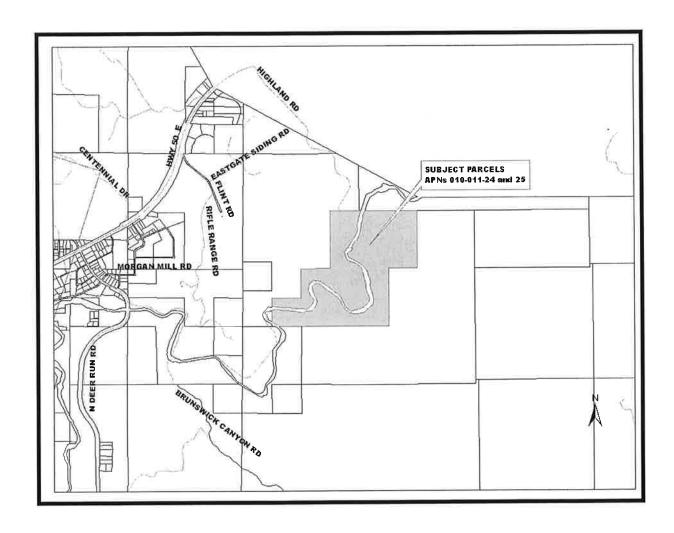
APPLICANT: Carson City Planning Division

OWNER: Carson City

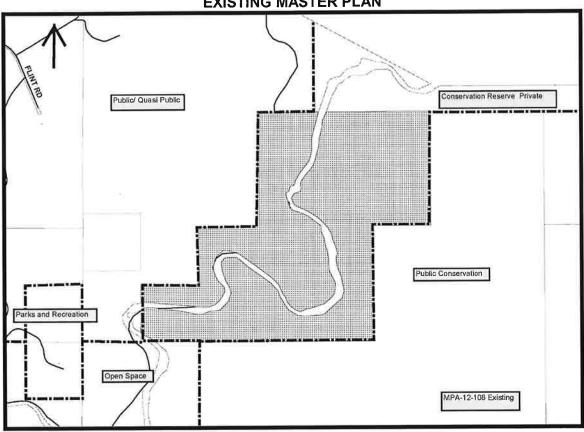
LOCATION: Along the Carson River approximately two miles east of Deer Run Road (see map

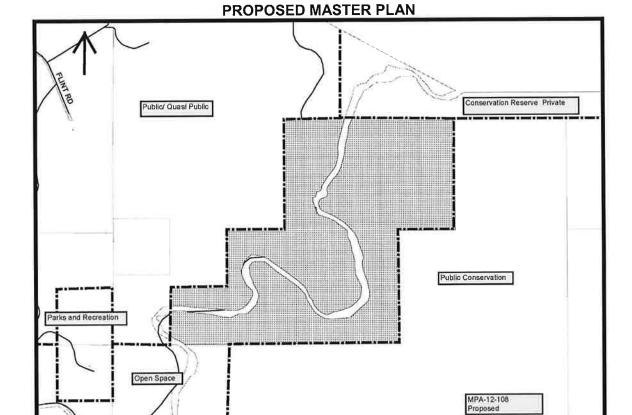
below)

RECOMMENDED MOTION: "I move to adopt Resolution 2012-PC-2 recommending to the Board of Supervisors approval of MPA-12-108, a Master Plan Amendment to change the Land Use designation of approximately 470 acres of property located along the Carson River approximately two miles east of Deer Run Road, APNs 010-011-24 and -25, from Conservation Reserve (Private) (CR) to Open Space (OS) based on the findings contained in the staff report."



EXISTING MASTER PLAN





LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan).

DISCUSSION:

The subject properties were acquired by Carson City through the Open Space program in 2012 from the Bentley Family LTD Partnership. The current and proposed Master Plan maps are attached to this staff report with the draft Master Plan Amendment resolution.

The subject parcels are located along the Carson River approximately two miles east of Deer Run Road. The parcels range in size from 200 acres to 270 acres.

The properties are currently designated "Conservation Reserve" (Private) on the Master Plan Land Use Map and are proposed to be designated "Open Space" for consistency purposes.

As noted in the Carson City Master Plan, Carson City will continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

The Carson City Master Plan states that the primary purpose of the Open Space areas is primarily publicly-owned and accessible lands preserved by the City, other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, or recreational use.

The Planning Division is proposing to concurrently rezone the subject parcels from Conservation Reserve to Public Community. Further detailed discussion regarding the rezoning is included in the staff report for ZMA-12-109.

PUBLIC COMMENTS: Public notices were mailed to 37 adjacent property owners within 7,375 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division: No concerns with the request.

Building Division: No comments.

Fire Department: No comments.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan.

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Rationale: The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:

Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.

Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

Goal 4.3 - Expand the City's Open Space Network.

Policy 4.3a — Open Space Master Plan- Continue to review future development proposals for consistency with the City's Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.

Policy 4.3b— Open Space Network- Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

Rationale: The proposed Master Plan Amendment includes designating the parcels obtained by the Open Space program as Open Space in order to protect the area from future development and preserve views.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Rationale: The proposed Open Space designation is consistent with the public uses that are already occurring on the properties. The use of the subject parcels is limited to open space because of their ownership by the Carson City Open Space program.

3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.

Rationale: The subject properties have been acquired by Carson City in 2012. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels for Open Space purposes.

4. The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Rationale: The proposed amendment provides areas associated with Open Space uses to be properly designated and to promote the desired pattern of orderly physical growth in other areas identified in Carson City.

Respectfully submitted, PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP Principal Planner

Attachments

Planning Commission Resolution 2012-PC-2 with Maps

BILL NO.	
ORDINANCE NO. 2013-	

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY 470 ACRES OF PROPERTY LOCATED ALONG THE CARSON RIVER APPROXIMATELY TWO MILES EAST OF DEER RUN ROAD, APN'S 010-011-24 AND -25, FROM CONSERVATION RESERVE (CR) TO PUBLIC COMMUNITY (PC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-011-24 and 010-011-25, properties owned by Carson City located along the Carson River approximately two miles east of Deer Run Road of 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 request will result in the zoning designation of APNs 010-011-24 (200 acres) and 010-011-25 (270 Acres) from Conservation Reserve (CR) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 28, 2012, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors _____ of the Zoning Map Amendment.

SECTION II:

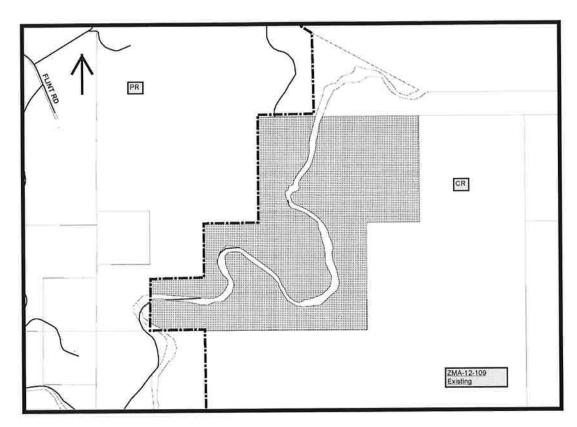
Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the

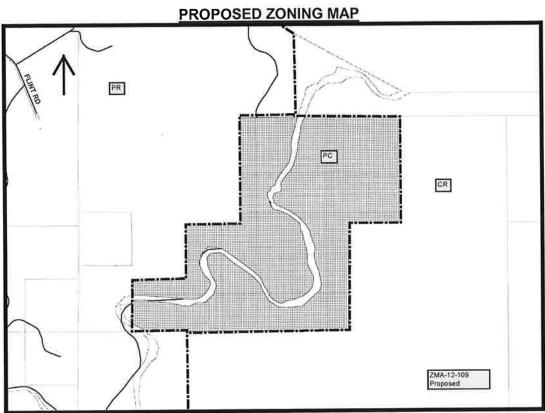
Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, 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, changing the zoning designation of APNs 010-011-24 (200 acres) and 010-011-25 (270 Acres) from Conservation Reserve (CR) to Public Community (PC) as shown on "Exhibit A" attached.

		•	•	
	PROPOSED E	3Y Supervisor		
	PASSED on the	ne day of _	, 2013.	
	VOTE:	AYES:		
		3		
		9		
		NAYS:		
		ABSENT:	V	
			ROBERT L. CROWELL, May	or
ATTE	ST:			
A L A N		ault Dagawdar		
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		ll be in force and 2013.	effect from and after theo	<i>i</i> f

PROPOSED this 17th day of January, 2013.

EXISTING ZONING MAP





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STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: ZMA-12-109 AGENDA ITEM: G-3(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning designations for properties owned by Carson City and located along the Carson River approximately two miles east of Deer Run Road, changing the zoning of APNs 010-011-24 (200 acres) and 010-011-25 (270 Acres) from Conservation Reserve (CR) to Public Community (PC).

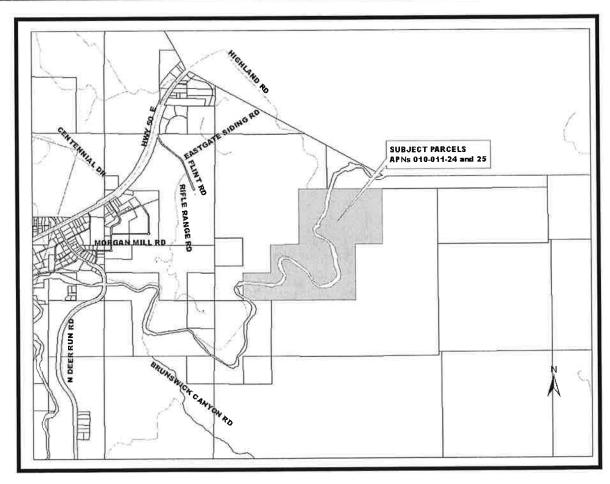
APPLICANT: Carson City Planning Division

OWNER: Carson City

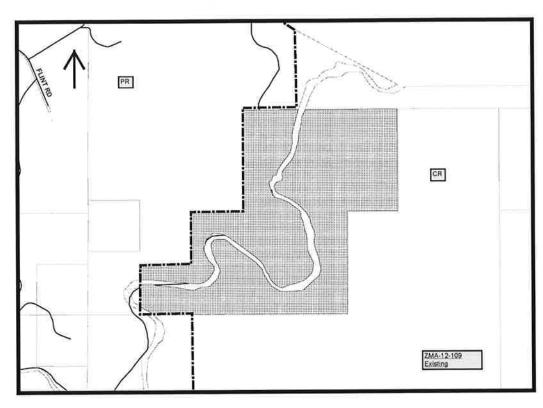
LOCATION: Along the Carson River approximately two miles east of Deer Run Road (see map

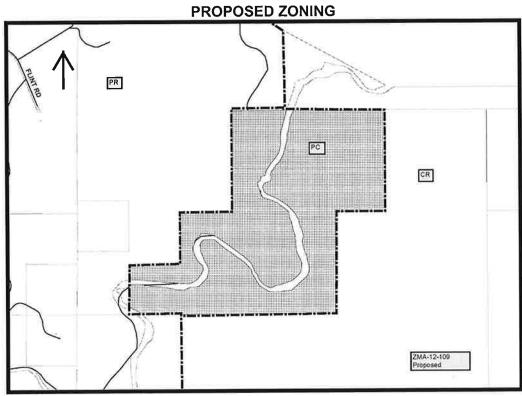
below)

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-12-109, a Zoning Map Amendment to change the zoning of approximately 470 acres of property located along the Carson River approximately two miles east of Deer Run Road, APNs 010-011-24 and -25, from Conservation Reserve (CR) to Public Community (PC), based on the findings contained in the staff report."



EXISTING ZONING





LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments and Zoning Code Amendments).

DISCUSSION:

The purpose of this application and the additional Master Plan applications and Zoning Map applications is to amend the zoning and master plan of multiple parcels of land owned by Carson City acquired for Open Space purposes to be properly reflected as such on the Land Use Map and the Zoning Map of Carson City.

The subject properties are currently owned by Carson City. The current and proposed Zoning Maps are also attached to this staff report with the draft ordinance.

The subject properties were acquired by Carson City through the Open Space Program in 2012 from the Bentley Family LTD Partnership. This application includes changing the zoning of APNs 010-011-24 (200 acres) and 101-011-25 (270 acres) from Conservation Reserve (CR) to Public Community (PC).

The purpose of Public Community zoning district is typically facilities and uses that serve primarily a smaller portion of Carson City, The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program.

This Zoning Map Amendment is being processed concurrently with a proposed Master Plan Amendment. Further detailed discussion regarding the Master Plan Amendment is included in the staff report for MPA-12-108.

PUBLIC COMMENTS: Public notices were mailed to 37 adjacent property owners within 7,375 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division: No concerns with the request.

Building Division: No comments.

Fire Department: No comments.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.075, Zoning Map Amendments.

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Rationale: The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:

Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.

Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

Goal 4.3 - Expand the City's Open Space Network.

Policy 4.3a — Open Space Master Plan- Continue to review future development proposals for consistency with the City's Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.

Policy 4.3b— Open Space Network- Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

Rationale: The proposed amendment will provide for public review of all uses to be established on the properties, allowing review of existing site features. Typically all parcels owned by Carson City are zoned Public Community, Public Neighborhood or Public Regional.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Rationale: The proposed Public Community zoning designation is consistent with the public uses, facilities and use that serve primarily all portions of Carson City. The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program, which is similar to adjacent land uses.

3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Rationale: The proposed amendment provides consistency purposes with the Carson City Land Use Map. The proposed amendment will not adversely impact the public health, safety and welfare.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.

Rationale: The proposed amendment is not associated with a specific project. The subject properties were acquired by Carson City through the Open Space program in 2012. The subject properties are currently zoned Conservation Reserve and are proposed to be designated Public Community to be consistent with the Land Use Map of Carson City.

Respectfully submitted, PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.180 (PC)

RESOLUTION 2012-PC-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-12-108, A MASTER PLAN AMENDMENT THE LAND USE DESIGNATION OF APPROXIMATELY 470 ACRES OF PROPERTY LOCATED ALONG THE CARSON RIVER APPROXIMATELY TWO MILES EAST OF DEER RUN ROAD, APNS 010-011-24 AND -25, FROM CONSERVATION RESERVE (PRIVATE) (CR) TO OPEN SPACE (OS).

WHEREAS, NRS 278.210 requires that any adoption of a master plan amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

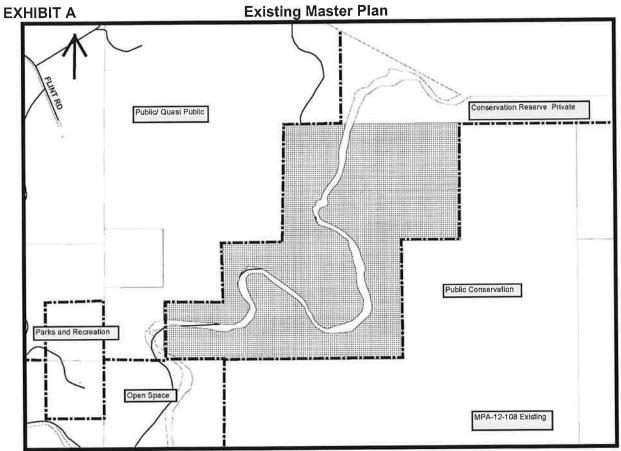
WHEREAS, on November 28, 2012, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-12-108 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, Carson City has acquired these properties for open space purposes to expand the opportunities for the visitors and residents of Carson City and maintain a high quality of life in conformance with the goals and policies of the Master Plan.

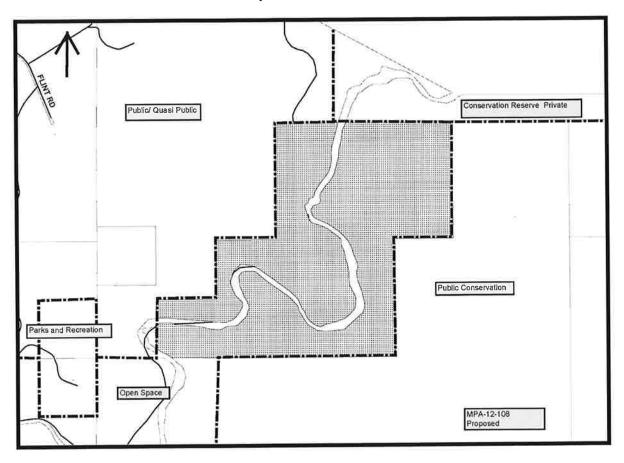
NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use Map designation for property owned by Carson City located along the Carson River approximately two miles east of Deer Run Road in Carson City, APNs 010-011-24 and -25, from Conservation Reserve (Private) (CR) to Open Space (OS), as illustrated in attached Exhibit A.

VOTE:	AYES:	
	NAYS:	
	ABSENT:	
		Mark Kimbrough, Chairman
ATTEST:		
		
LEE PLEMEL, AI Planning Director		

ADOPTED this 28th day of November, 2012



Proposed Master Plan



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Chapter 18.04 Use Districts

Public Parks

Public Parking Lots

Schools, (Elementary and Middle)

Sheriff's Substation

Storage

Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices

18.04.180 Public Community (PC). PC means facilities and uses that serve primarily a large portion of Carson City. The Conditional Uses permitted in the PC District which require approval of a Special Use Permit are:

Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States.

Cemetery

Child Care Facility

Civic Auditorium and Theater

Fire Station

Historical Site

Hospital

Library

Municipal Well Facility

Museum

Public Administrative Office

Public Parks

Public Parking Lots

Resource Management Use/Groundwater Recharge Use

Schools (Elementary, Middle, High School, and College/University)

Senior Center

Sheriff's Office and Jail

Storage

Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices

Swimming Pool

Utility Easement

Utility Facilities

Utility Substation

18.04.185 Public Regional (PR). PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:

Airports/Heliports

Animal Shelter

Archaeological Heritage/Cultural Resource



Planning Commission 11-28-12

CARSON CITY PLANNING DIVISION

The Fire Department has no comments or concerns on the following Planning Commission Applications:

SUP-12-102 ZMA-12-109 MPA-12-108 ZMA-12-111 MPA-12-110 ZMA-12-113 MPA-12-112 ZMA-12-115 MPA-12-114 ZMA-12-116 ZMA-12-116 ZMA-12-119 MPA-12-118

Stacey Giomi
Fire Chief/Emergency Management Director
Carson City Fire Department
777 S. Stewart St.
Carson City, NV 89701

PHONE: (775) 283-7150 FAX: (775) 887-2209

E-MAIL: sgiomi@carson.org

SUP -12-102 AND ALL THE REST
Kevin Gattis
November 28, 2012

BUILDING DIVISION COMMENTS:

1. No comments