

**City of Carson City  
Agenda Report**

**Date Submitted:** December 11, 2012

**Agenda Date Requested:** December 20, 2012

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** For Possible Action: To introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning of portions of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APN's 002-761-10, 002-763-01, and 002-764-01, from Single Family One Acre to Retail Commercial. (ZMA-12-119) (Lee Plemel)

**Summary:** This application will result in the consistent Land Use and zoning of parcels located west of the Carson Freeway in the Arrowhead Drive vicinity. The existing zoning on portions of the parcels is the result of freeway construction separating the residential neighborhood to the east of the freeway from the North Carson Street commercial corridor. This area is identified as a major Mixed Use area of Carson City.

**Type of Action Requested**

Resolution

Formal Action/Motion

Ordinance-First Reading

Other (Specify)

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

**Planning Commission Action:** Recommended approval on November 28, 2012 with a vote of 7 ayes and 0 nays.

**Recommended Board Action:** I move to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning of portions of APN's 002-761-10, 002-763-01, and 002-764-01, property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, from Single Family One Acre to Retail Commercial, based on the findings contained in the staff report.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission for more information.

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

**Fiscal Impact:** N/A

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

- 1) Approve the Zoning Map Amendment
- 2) Deny the Zoning Map Amendment.
- 3) Refer the matter back to Planning Commission for further review.

**Supporting Material:**

- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Staff Report and Planning Commission packet

**Prepared By:** Janice Brod, Grants Program Coordinator

**Reviewed By:**   
(Planning Division Director)

Date: 12-11-12

(Public Works Director)

Date: 12/11/12

(City Manager)

Date: 12/11/12

(District Attorney's Office)

Date: 12/11/12

(Finance Director)

Date: 12/11/12

**Board Action Taken:**

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

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

Aye/Nay

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

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

BILL NO. \_\_\_\_\_

ORDINANCE NO. 2013- \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING TO CHANGE THE ZONING OF PROPERTY LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF APNS 002-761-10, 002-763-01, AND 002-764-01, FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

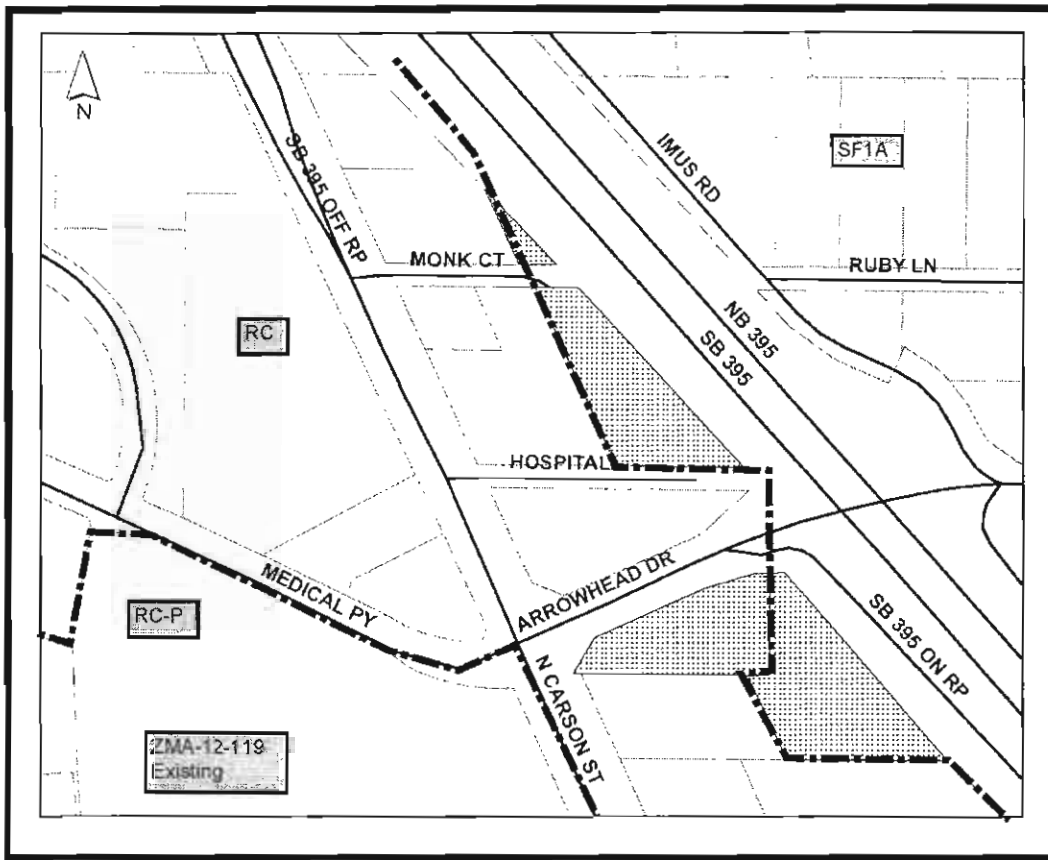
An application for a Zoning Map Amendment on Assessor's Parcel Numbers 002-761-10, 002-763-01, AND 002-764-01, properties owned by Nevada Department of Transportation located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, was duly submitted by the Carson City Planning 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 to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. 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 7 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

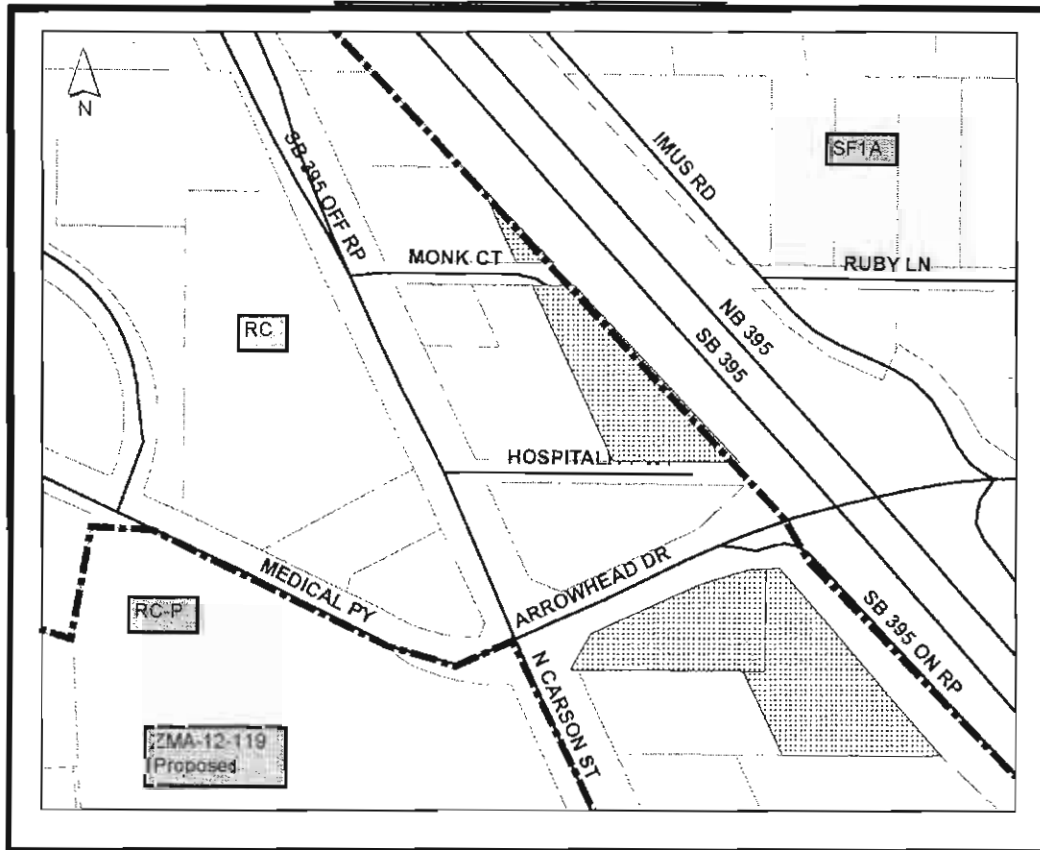
Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the



EXISTING ZONING MAP



PROPOSED ZONING MAP





STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: ZMA-12-119

AGENDA ITEM: G-8(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

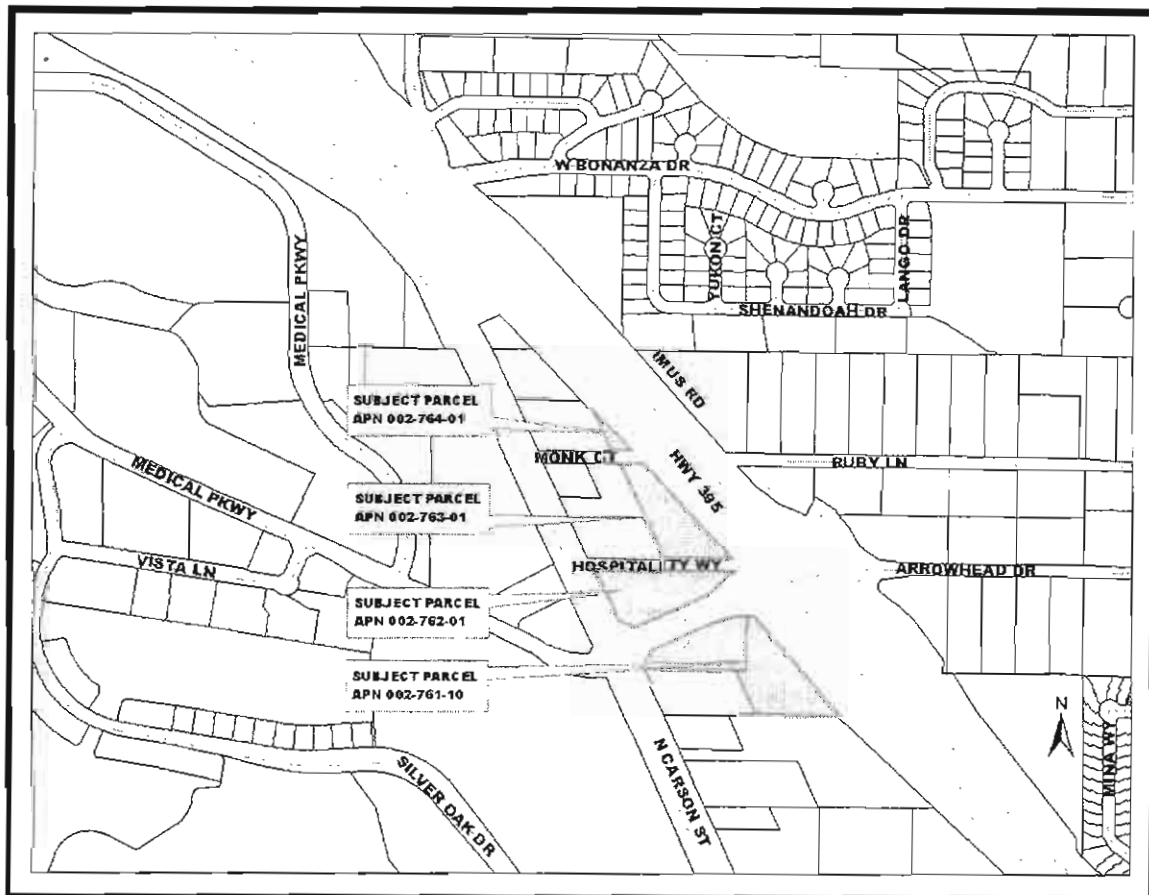
**REQUEST:** A Zoning Map Amendment a Zoning Map Amendment application from Carson City (property owner: United States Forest Service) to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial.

**APPLICANT:** Carson City Planning Division

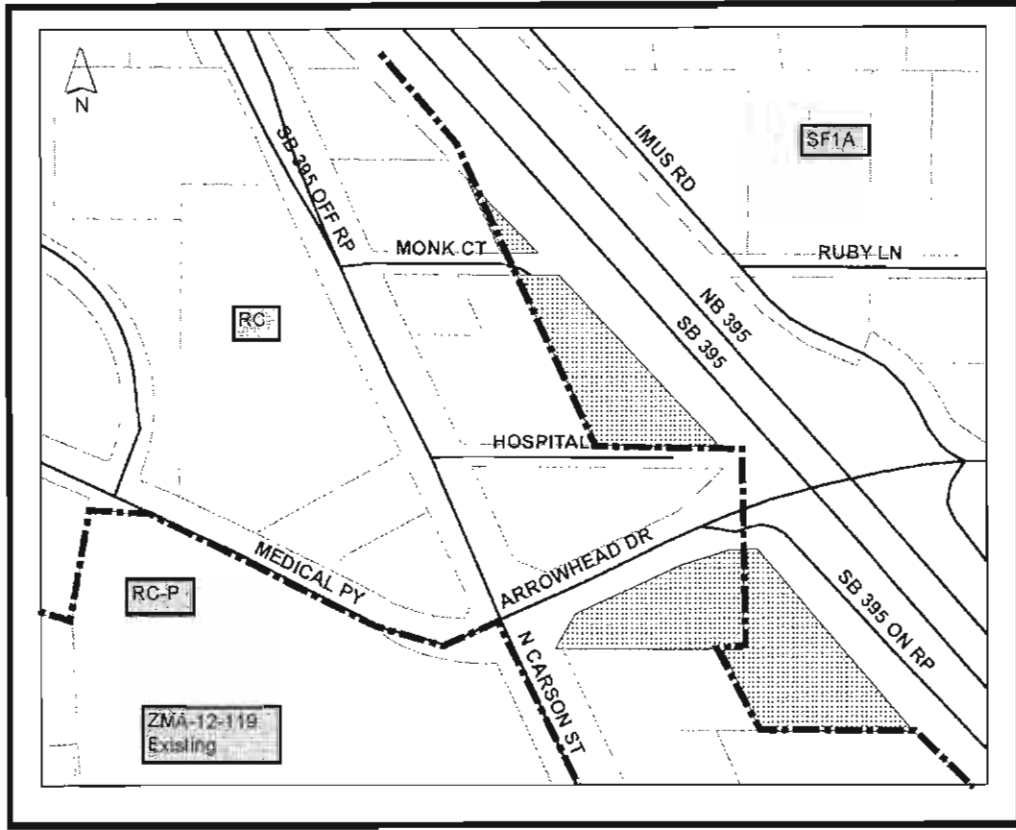
**OWNER:** Carson City

**LOCATION:** North and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. (see map below)

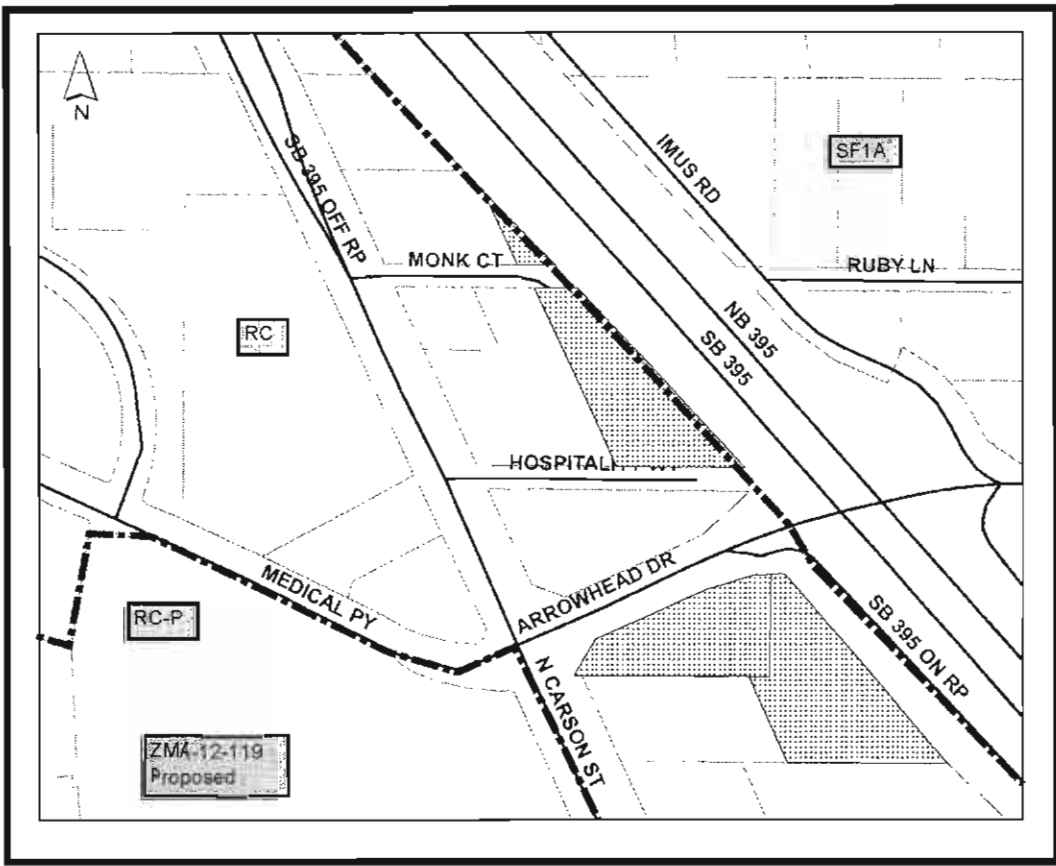
**RECOMMENDED MOTION:** "I move to recommend to the Board of Supervisors approval of ZMA-12-119, a Zoning Map Amendment to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APNs 002-761-10, 002-763-01, and 002-764-01, from and Single Family 1 Acre (SF1A) and Single Family 1 Acre (SF1A)/Retail Commercial to Retail Commercial (RC), based on the findings contained in the staff report."



### EXISTING ZONING



### PROPOSED ZONING





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

**DISCUSSION:**

The subject parcels are located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. The parcels range in size from 0.15 acres to 3.3 acres.

This application is a result of remnants related to the I-580 corridor. The proposed zoning is consistent with the properties in the vicinity of North Carson Street in Carson City area.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by Nevada Department of Transportation and this application is initiated by the Planning Division for consistency purposes. There is no project associated with the proposed zoning map amendment.

The purpose of Retail Commercial is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone.

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-12-118.

**PUBLIC COMMENTS:** Public notices were mailed to 32 adjacent property owners within 680 feet of the subject parcels 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.***

***Goal 2.1—Encourage Diversity in Citywide -Land Use Mix***

***2.1a—Range of Land Use Opportunities***

*Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.*

**2.1b—Mixed-Use Development**

*Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.*

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

- 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 Retail Commercial zoning designation is consistent with the existing uses that serve primarily all portions of Carson City. It is anticipated that the proposed zoning will not have a detrimental impact on the properties in the vicinity.*

- 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: *On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by Nevada Department of Transportation and this application is initiated by the Planning Division for consistency purposes. There is no project associated with the proposed zoning map amendment.*

Respectfully submitted,  
PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.130 (RC)



## Chapter 18.04 Use Districts

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Amusement Arcade  
Amusement Devices, Sales and Service  
Automobile Service Station (no repair) (convenience market accessory)  
Child Care Facility  
Equipment Rental (within a building)  
Gaming (unlimited)  
Hotel, Residence  
Mail Order House  
Motel  
Municipal Well Facility  
Outside Storage (accessory to a primary use)  
Public Parking Lot and Parking Garage (not accessory to a primary use)  
Restaurant with drive-through  
School, College or University and Vocational  
Utility Substation

**18.04.130 Retail Commercial (RC).** The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping  
Alcoholic Beverage Sales (accessory to a restaurant)  
Amusement Devices, Sales and Service  
Apparel Shop  
Appliances  
Art Studio  
Artist, Commercial  
Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry  
Automobile Parts, Tires and Accessories  
Automobile Rental  
Automobile Retail New or Used  
Automobile Service (automobile gas, maintenance and repair service, no body repair)  
Bible and Church Supplies  
Blood Bank  
Blueprint and Photocopy Services  
Boarding and Rooming House

## Chapter 18.04 Use Districts

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Body Piercing  
Bowling Alley  
Brew Pub  
Cafeteria  
Candy and Confectionary, Retail  
Carpet and Floor Coverings  
Caterer  
Ceramics, Ceramic Products with Kiln  
Chemist, Analytical and Consulting  
Christmas Tree Sales  
Clock, Retail and Repair  
Club, Supper and Amusement  
Collectible Store  
Computer Sales and Repair  
Copy Center  
Costumes, Party and Wedding Supplies and Rental  
Credit Bureau  
Delivery Service  
Department Store  
Detective or Private Investigation Agency  
Draperies, Blinds and Window Coverings  
Drugstore and Pharmacy  
Dry Goods Store  
Electrical Appliances, Retail  
Embroidery Shop  
Employment Agency  
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)  
Factory Outlet Store  
Fraternal Association  
Furniture and Home Furnishings, Office and Home, including Retail  
Furs and Leather Goods  
Garden Supplies  
Grocery Store  
Gun Store  
Gunsmith  
Herbs, Retail  
Hotel  
Juice Bar  
Lapidary Service  
Magazine Sales  
Mail Order House  
Mail Services, Parcel Post, Post Boxes  
Market (Mini-Market, Food-Market, Super-Market)  
Mobilehome Sales, (Office)  
Motel  
Motorcycle Sales, Service and Accessories  
Office Supplies  
Optician  
Photographic Finishing, Supplies and Picture Framing

## Chapter 18.04 Use Districts

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Pumpkin Sales  
Radio, Stereo Store  
Radio Studio (no antennas)  
Recreational Vehicle and Trailer Sales (including Rental)  
Rubber and Metal Stamp, Retail (shop accessory)  
Satellite Equipment Sales  
Security Service  
Stained Glass  
Stamp Shop  
Taxi Cab Stand  
Telephone Sales Office  
Television Repair Store  
Theater  
Wedding Chapel

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

Home Occupation  
Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12  
    Outside Storage  
Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the  
    Development Standards  
Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:

Amusement Arcade  
Animal Boarding Facility/Kennel  
Bar  
Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000,  
    Residential Office and Retail Commercial zoning districts, subject to the provisions of  
    Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)  
Building Materials (indoor only)  
Bus Passenger Depot  
Child Care Facility  
Community/Regional Commercial or Office Center  
Congregate Care Housing/Senior Citizen Home  
Facial Cosmetic Shading, Permanent  
Farmers Market  
Funeral Home, Mortuary  
Gaming (unlimited)  
Golf Course and Driving Range  
Hospital  
Hotel Residence  
Janitorial and Building Cleaning Service  
Miniature Golf Course  
Mobilehome Park  
Municipal Well Facility

## Chapter 18.04 Use Districts

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Newspaper Print Office  
Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)  
Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards  
Printer and/or Publisher  
Recreational Vehicle Park  
Schools, K-12, College, University or Vocational  
Single Family, Two-Family and Multi-Family Dwelling  
Skating Arena  
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards  
Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards  
Tennis or Swimming Facility  
Trailer or Truck Rental  
Utility Substation  
Veterinary Clinic  
Youth Recreation Facility

**18.04.135 General Commercial (GC).** The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the GC District are retail and wholesale uses, listed below, plus other uses of a similar nature. All 18.04.130 Retail Commercial Uses are allowed unless listed as conditional in GC district except those appearing in section 18.04.135.3 General Commercial Conditional uses which require a Special Use Permit:

Animal Hospital  
Appliance Repair Shop  
Archery Range  
Assayer  
Assembly (of product incidental to sales use and limited to 30% of the primary uses floor area)  
Auction Sales  
Automobile Repair  
Ballroom  
Billiard or Pool Hall  
Bookbindery  
Diaper Service  
Display Designer  
Express Office  
Facial Cosmetic Shading, Permanent  
Lithographer, Screen Printer  
Nightclub  
Parcel Delivery Service, Branch (off-street loading only)  
Pawn Shop  
Personal Storage Within An Enclosed Building (no storage of paints or chemicals)



Planning Commission 11-28-12

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-12-117
- MPA-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](mailto:sgiomi@carson.org)



|                                 |                                     |
|---------------------------------|-------------------------------------|
| <b>File # (Ex: MPR #07-111)</b> | <i>SUP -12-102 AND ALL THE REST</i> |
| <b>Brief Description</b>        |                                     |
| <b>Project Address or APN</b>   |                                     |
| <b>Bldg Div Plans Examiner</b>  | <i>Kevin Gattis</i>                 |
| <b>Review Date</b>              | <i>November 28, 2012</i>            |
| <b>Total Spent on Review</b>    |                                     |

**BUILDING DIVISION COMMENTS:**

1. No comments