

City of Carson City
Agenda Report

Item # 8B

Date Submitted: July 10, 2007

Agenda Date Requested: July 19, 2007

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance to change the zoning of APNs 008-011-88, -89 and -90 from General Industrial and Mobile Home One Acre to General Commercial, and to change the zoning of APN 008-011-91 from General Industrial and Mobile Home One Acre to Multi-Family Apartment, property located on the northeast corner of US Highway 50 East and Flint Drive. (File ZMA-07-077)

Staff Summary: The Zoning Map Amendment would change the zoning of the parcels to allow commercial and residential townhouse or apartment uses where the existing General Industrial zoning only permits industrial and commercial uses and the Mobile Home One Acre zoning only permits one-acre residential lots.

Type of Action Requested:

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

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval June 27, 2007 by a vote of 7 Ayes, 0 Nays.

Recommended Board Action: I move to introduce, on first reading, Bill Number _____, an ordinance to change the zoning of APNs 008-011-88, -89 and -90 from General Industrial and Mobile Home One Acre to General Commercial, and to change the zoning of APN 008-011-91 from General Industrial and Mobile Home One Acre to Multi-Family Apartment, property located on the northeast corner of US Highway 50 East and Flint Drive, based on the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors have the authority to revise the zoning designations of property in Carson City. This is the first of two readings to amend the Title 18 Zoning Map by ordinance. See the attached staff report to the Planning Commission for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.03 (Zoning Map Amendment).

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, or
- 2) Deny the ordinance


Supporting Material: Ordinance
Case Record
Planning Commission Packet

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


For (Walter Sullivan, Planning Director)

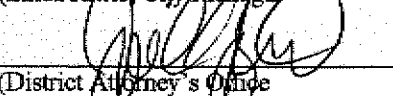
Date: 7/10/07


(Larry Werner, Dev'l. Services Director/City Engineer)

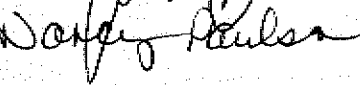
Date: 7/10/07


(Linda Ritter, City Manager)

Date: 7/10/07


(District Attorney's Office)

Date: 7/10/07


Nancy Paulson

7/10/07

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2007-__

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APNs 008-011-88, -89 AND -90 FROM GENERAL INDUSTRIAL (GI) AND MOBILE HOME ONE ACRE (MH1A) TO GENERAL COMMERCIAL (GC), AND TO CHANGE THE ZONING OF APN 008-011-91 FROM GENERAL INDUSTRIAL (GI) AND MOBILE HOME ONE ACRE (MH1A) TO MULTI-FAMILY APARTMENT (MFA), PROPERTY LOCATED ON THE NORTHEAST CORNER OF US HIGHWAY 50 EAST AND FLINT DRIVE.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 008-011-88, -89, -90, and -91, on property located on the northeast corner of US Highway 50 East and Flint 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 request will result in the zoning designation of APNs 008-011-88, -89 and -90 changing from General Industrial (GI) and Mobile Home One Acre (MH1A) to General Commercial (GC), and APN 008-011-91 changing from General Industrial (GI) and Mobile Home One Acre (MH1A) to Multi-Family Apartment (MFA). After proper noticing pursuant to NRS 278 and CCMC Title 18, on June 27, 2007, 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 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 changing the zoning designation of APNs 008-011-88, -89 and -90 from General Industrial (GI) and Mobile Home One Acre (MH1A) to General Commercial (GC), and changing APN 008-011-91 from General Industrial (GI) and Mobile Home One Acre (MH1A) to Multi-Family Apartment (MFA), with existing zoning shown on Exhibit "A" and the resulting zoning shown on Exhibit "B," on property located on the northeast corner of US Highway 50 East and Flint Drive.

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

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 _____, 2007.

EXHIBIT A EXISTING ZONING

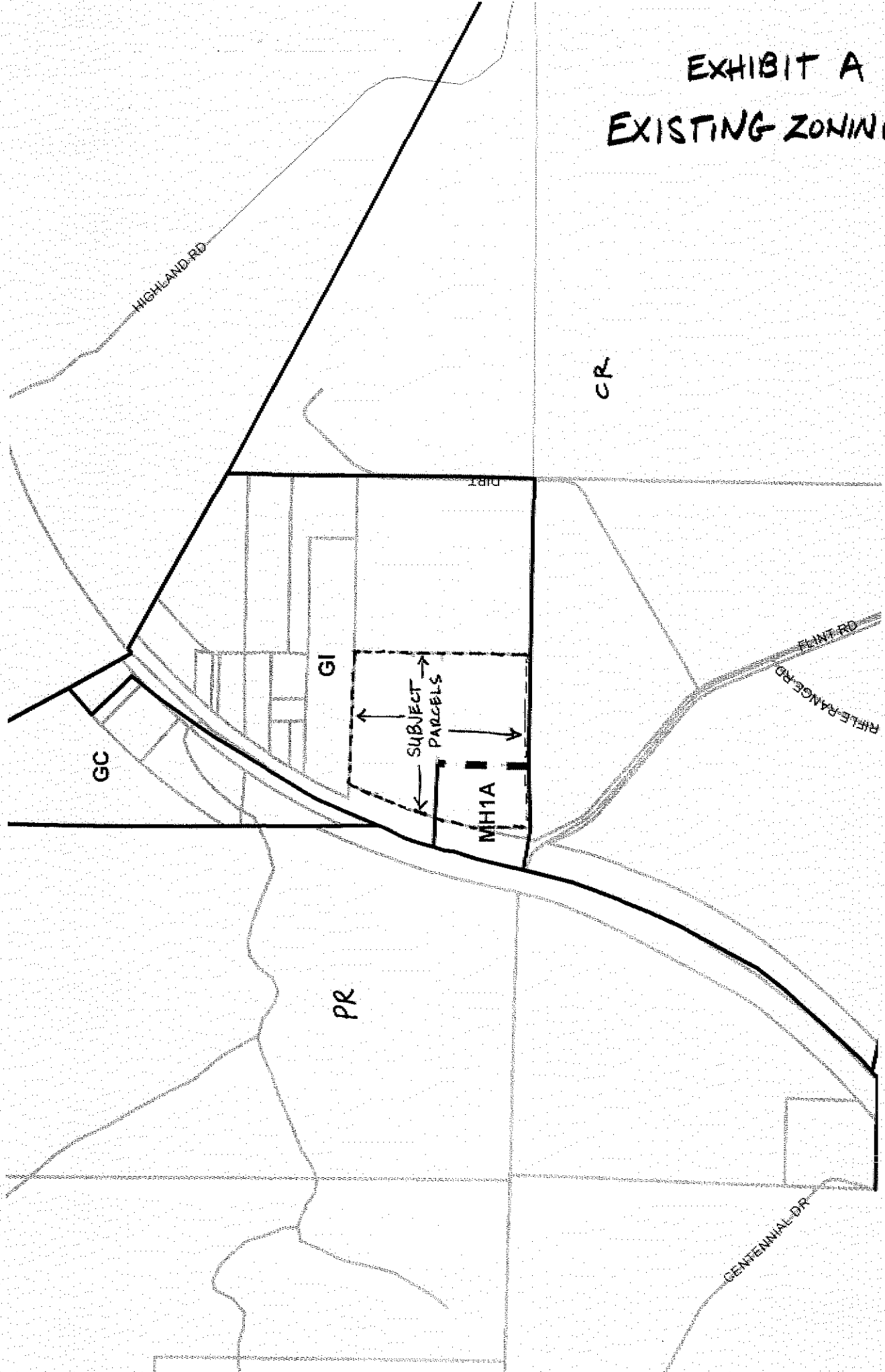


EXHIBIT B PROPOSED ZONING



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: June 27, 2007

AGENDA ITEM NO.: H-8

APPLICANT(s) NAME: Western Engineering
PROPERTY OWNER(s): Eagle Tech

FILE NO.: ZMA-07-077

ASSESSOR PARCEL NO(s): APNS 008-011-88, -89, -90 and -91.
ADDRESS: Highway 50 East, north of Flint Drive

APPLICANT'S REQUEST: to change the zoning from General Industrial (GI) and Mobile Home One Acre (MH1A) to General Commercial (GC) and Multi-Family Apartment (MFA)

COMMISSIONERS PRESENT: [x] REYNOLDS [x] VANCE [x] BISBEE
[x] MULLET [x] PEERY [x] KIMBROUGH [x] SEMMENS

STAFF REPORT PRESENTED BY: Lee Plemel [x] REPORT ATTACHED
STAFF RECOMMENDATION: [x] APPROVAL [] DENIAL
APPLICANT REPRESENTED BY: Dennis Smith - Western Engineering

X APPLICANT/AGENT PRESENT x APPLICANT/AGENT SPOKE APPLICANT/AGENT NOT PRESENT APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

PERSONS SPOKE IN FAVOR OF THE PROPOSAL PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Frank Page (retired traffic engineer) - has NDOT been contacted?

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

[x] WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT

MOVED: Semmens SECOND: Mullet PASSED: 7 /AYE 0 /NO 0 /DQ 0 /AB

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: July 19, 2007

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 27, 2007

FILE NO: ZMA-07-077

AGENDA ITEM: H-8

STAFF AUTHOR: Lee Plemel, AICP, Principal Planner

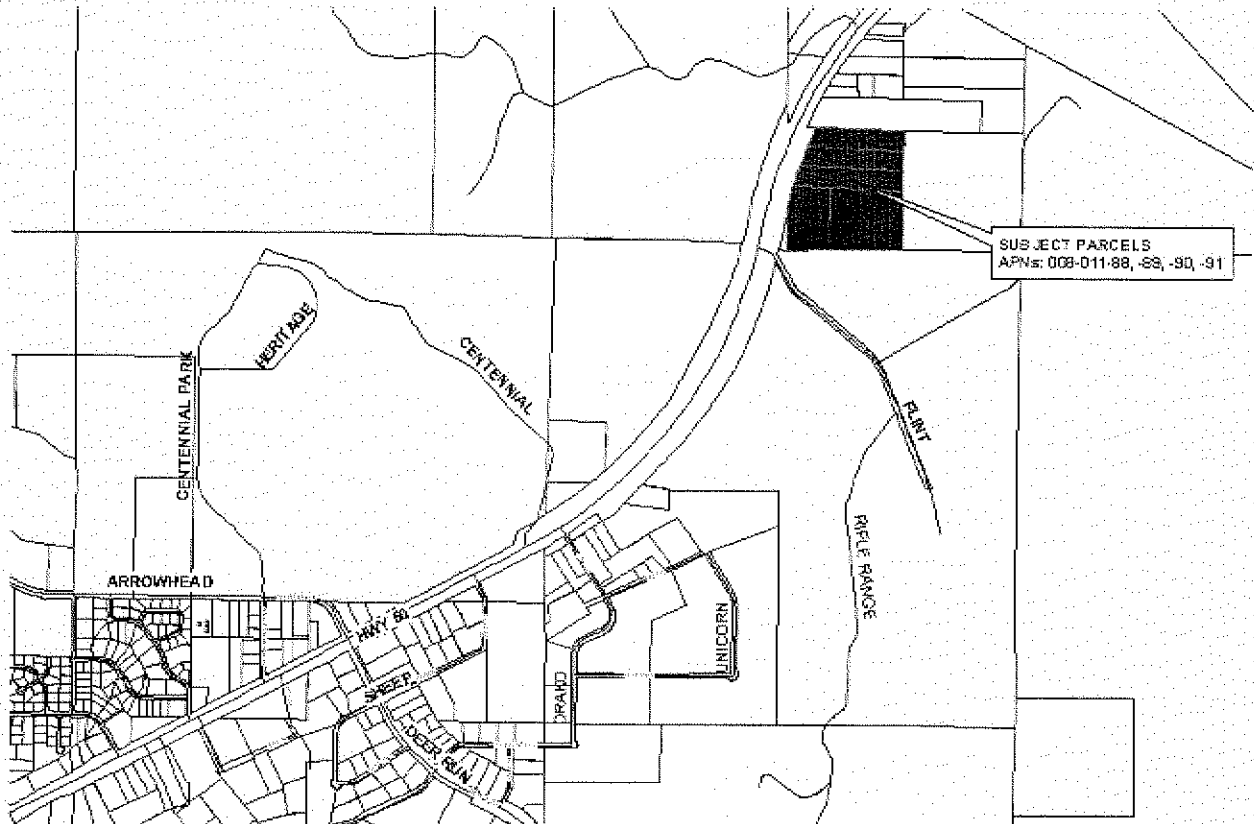
REQUEST: A Zoning Map Amendment to change the zoning of the subject parcels from General Industrial (GI) and Mobile Home One Acre (MH1A) to General Commercial (GC) and Multi-Family Apartment (MFA).

APPLICANT: Western Engineering

OWNER: Eagle Tech Industrial Park LLC

LOCATION: North of Flint Drive, south (east) of Hwy. 50 East; APNs 8-011-88, -89, -90 & -91

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-07-077, a Zoning Map Amendment to change the zoning of APNs 008-011-88, -89 and -90 from General Industrial and Mobile Home One Acre to General Commercial, and to change the zoning of APN 008-011-91 from General Industrial and Mobile Home One Acre to Multi-Family Apartment, property located on the northeast corner of US Highway 50 East and Flint Drive, based on the findings contained in the staff report."



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

MASTER PLAN DESIGNATION: Mixed-Use Commercial

CURRENT ZONING: General Industrial (approximately 30 acres) and Mobile Home One Acre (approximately 7 acres).

SURROUNDING LAND USE AND ZONING:

Master Plan / Zoning – Uses

North: Mixed-Use Commercial / General Industrial (GI) – Wrecking Yard

West: Open Space / Public Conservation – BLM Open Space (across Hwy. 50 E.)

South: Mixed-Use Commercial / Conservation Reserve (CR) – BLM land

East: Mixed-Use Commercial / General Industrial (GI) – BLM land

KEY ISSUES:

- Would the Zoning Map Amendment be consistent with the Carson City Master Plan?
- Would the Amendment provide for zoning and uses consistent with surrounding zoning and uses?

DISCUSSION:

The subject parcels are located on the south (east) side of Highway 50 East and just north of Flint Drive, which leads to the Carson City landfill approximately ½-mile to the south. Four manufactured homes and several warehouse buildings are currently located on the parcels. The property is located in the vicinity of the future V&T Railroad alignment, which passes to the northeast on the adjacent BLM property.

Note that a recent Lot Line Adjustment map has been recently recorded for the properties creating a new lot configuration which is identified on the applicant's maps. The vicinity map on the cover of this staff report shows the old lot configuration. The proposed zoning is based upon the new lot configuration. The proposed zoning would result in approximately 19.5 acres being rezoned to General Commercial and approximately 17.8 acres being rezoned to Multi-Family Apartment.

Water and wastewater lines have not yet been extended to serve the subject parcels or other private parcels in the vicinity along Highway 50 East. This is a primary reason that little development has occurred thus far in the vicinity. Water is available to serve the area from a City water storage tank located to the west of the subject parcels on BLM land. The nearest wastewater service lines are located in the vicinity of Highway 50 and Deer Run Road. Water and wastewater service lines will need to be extended to the parcels to serve any future development. However, it is appropriate at this time to rezone the property in anticipation of such future development.

Master Plan Consistency

The subject parcels are designated "Mixed-Use Commercial" (MUC) on the adopted Master Plan Land Use Map. The surrounding properties on the south/east side of Highway 50 East are also designated MUC on the Land Use Map, including the BLM properties to the east and south of the subject property. The surrounding BLM properties are designated MUC in anticipation of disposal of the properties by BLM for future mixed-use development. The lands are proposed to be disposed of through the Carson City Federal Lands Bill currently under consideration by Nevada's Congressional representatives.

The Master Plan describes the characteristics of the MUC designation as follows:

The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity.

There is presently no zoning designation available that is specifically identified to implement the MUC Master Plan designation. It is anticipated that mixed-use zoning districts will ultimately be created to implement the mixed-use Master Plan designations. However, until that time, the City must use the existing zoning districts to implement the Land Use Plan. Staff believes that the proposed General Commercial (GC) and Multi-Family Residential (MFA) zoning districts fit the purpose well in this particular instance to provide for a mix of uses, including commercial uses along the Highway 50 East frontage.

Additionally, the property is located within the V&T Railroad Gateway Specific Plan Area (VT-SPA). The purpose of the VT-SPA includes:

- To create a "gateway" into Carson City.
- To protect economic development opportunities along the highway corridor, particularly in conjunction with development of the V&T Railroad.
- To protect visual resources associated with the V&T Railroad route and terminal location.

To support the purpose of the VT-SPA, Policy V&T SPA 1.2 is to rezone the private lands along Highway 50 East from GI to a designation consistent with the Master Plan Land Use Map. The associated implementation measure in the Master Plan Action Plan reiterates this policy. The applicant is proposing to rezone the property from GI to GC and MFA consistent with the MUC Master Plan designation. The rezoning of properties in this vicinity from GI is important to encourage uses that are compatible with the V&T Railroad. It is believed that the proliferation of industrial uses and buildings in the vicinity of the V&T Railroad would have negative impacts on the Railroad experience and does not put the land to the best use given its location along a major highway and proximity to the future tourist facilities. Property to the north of and across Highway 50 East from the subject property has already been rezoned to General Commercial (GC) to implement the policies of the Master Plan.

Compatibility with Existing Land Uses

The applicant is tentatively proposing a mixed-use commercial development on the subject parcels. As the discussion within their application indicates, the owner would like to pursue a conceptual development plan that includes approximately 178 townhouse units. As development continues on the residential portion of the project, the next phases will be the development of the commercial portion of the project. No specifics have been decided upon by the applicant or submitted to date. It is believed that the proposed General Commercial zoning would allow for a range of uses to support the proposed residential project and provide for commercial amenities for commuters along the Highway 50 corridor.

Staff believes that the proposed zoning is compatible with existing and planned uses on surrounding properties. The surrounding BLM properties have a Master Plan designation of Mixed-Use Commercial in anticipation of future disposal of the property for development. The adjacent

property to the north is currently zoned General Industrial and the Pick-N-Pull wrecking yard is located on the property. While this is typically not considered a compatible use with surrounding commercial and residential uses, it is physically located above the subject property in elevation and well screened so that it is not noticeable from the subject property. In the long term, as the V&T Railroad is completed and commercial or mixed-uses develop in the vicinity, it is anticipated that the value of the properties for commercial or mixed-use development would lead to a transition to these types of uses for all the properties in the vicinity.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 5,850 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of June 15, 2007, 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:

The Fire Department submitted written comments with no specific concerns regarding the proposed amendment. The Engineering Division submitted written comments, attached. Engineering comments would be addressed at the time of development of the parcels. No other city department comments were received.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

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

Rationale: The proposed amendment:

Meets the intent of the Mixed-Use Commercial Master Plan designation for the subject property as detailed in the staff report discussion, above.

Policy and Implementation Strategy V&T-SPA 1.2: Rezone the private lands along Highway 50 East from GI to a designation consistent with the Master Plan Land Use Map. The proposed rezoning to GC and MFA is consistent with the Mixed-Use Commercial Master Plan designation of the subject parcels.

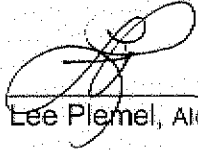
2. ***The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

Rationale: The proposed amendment will provide for zoning that is compatible with existing and planned future uses on adjacent properties. The vicinity has been identified for commercial and mixed-uses as the property is located in the vicinity of the future V&T Railroad alignment and is located on a major highway where commercial uses are most desirable.

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 is within an urban service area that is planned for services. Any applicable city services can be provided to the subject parcel, and the impacts of the proposed amendment changing from potential industrial uses to commercial and residential uses are minimal. Therefore, the proposed amendment would have no adverse impact on the public health, safety or welfare.

Respectfully submitted,
PLANNING DIVISION



Lee Plemel, AICP, Principal Planner



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES
MEMORANDUM



DATE: June 12, 2007
TO: Jennifer Pruitt – Planning
FROM: Tom Grundy – Engineering *TC*
RE: ZMA 07-077 Highway 50 East and Flint Dr,
APN's 008-011-71, 72, 73, 74
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

RECOMMENDATION: Development Engineering takes no exception to the proposed zoning map amendment.

DISCUSSION: Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. Utilities: No water, sewer and storm drain facilities presently exist near the area of proposed zoning map amendment. The closest water is in Rifle Range Road at Flint Dr. The nearest sewer is at Highway 50 and Arrowhead Dr.
2. Circulation/Traffic: Existing street sections, traffic and circulation should remain at an acceptable level of service with the proposed zoning map amendment.
3. This site is in close proximity to the landfill. The finished elevation of the landfill will be approximately 100 feet higher than it is today. This information should be disclosed to all future property owners. Additionally, noise, odor, dust and nuisance easements should be created on all parcels as the site is developed.

ZMA - 07 - 077

RECEIVED
MAY 16 2007
CARSON CITY
PLANNING DIVISION

**PROJECT DESCRIPTION & PROJECT FINDINGS
and APPLICATION QUESTIONNAIRE
FOR A ZONING MAP AMENDMENT
OWNER: EAGLE TECH INDUSTRIAL PARK, LLC
APN's: 008-011-71, -72, -73, & -74**

The owner/applicant, Eagle Tech Industrial Park, LLC, is proposing to change the zoning designation on four adjacent parcels that total approximately 37.31-acres. The land use designation on all four parcels is Mixed-Use Commercial. Per the Carson City Master Plan document the desire for this land use category is "to establish and encourage a more diverse mix of uses within the community and to encourage the development of commercial services, employment opportunities, a diversity of housing, type and density, and provide an array of services, such as civic use, entertainment, shopping, and parks." (Carson City Master Plan Document, Chapter 3, a Balanced Land Use Pattern Mixed-Use)

To meet the goals and policies of the Master plan and the Interim Mixed-Use Evaluation Criteria, for these parcels, it is necessary for the applicant to request a zone change as stated in Applicability section of Appendix C: Interim Mixed-Use Evaluation Criteria – Re-Zoning/Special Use Permit.

The owners are requesting a Zoning Map Amendment to allow for an upscale mixed use commercial project, because under the current zoning designations, the possible proposed uses are not allowed.

The project site is located on the east side of Hwy 50 at 7201 Hwy 50 East, in the eastern part of Carson City near the Lyon County line. The project site is bordered on the north by the Pick-n-Pull Auto Dismantlers. The property to the east is vacant land owned by the Bureau of Land Management (BLM). To the south of the project site is Flint Road, access to the Ormsby Sanitary Landfill. To the west, across Hwy 50 is more vacant land, owned by BLM.

As stated in the master plan, parcels with the MUC land use designation should incorporate a variety of uses, having the recommended proportions of commercial, retail, office uses with a combination of high-density residential. At this time the owner/ applicant is proposing the zone change, in order to begin preliminary development on a mixed use commercial project. The project will consist of three General Commercial zoned parcels (19.42 acres) along the west property boundary (Hwy 50) and north property boundary. A proposed Multi-family Apartment zoned parcel (17.90 acres) located along the east and south property lines. Once the zone change is approved, the owner would like to begin preliminary development on the Multi-family Apartment (MFA) zoned parcel. At this time the concept is for approximately 178 townhouse units. As development continues on the residential portion of the project, the next phases will be the development of the commercial parcels. At this time no specifics have been decided upon, but by allowing the General Commercial zoned parcels, it would allow for a range of uses to support the proposed residential project, meet the requirements of the master plan, and provide upscale commercial amenities for commuters along this corridor of Hwy 50, the gateway between Carson City and Lyon County.

The following table provides the information for the request:

Assessor's Parcel Number	Existing Master Plan Designation	Parcel Size	Existing Zoning	Proposed Zoning	Possible Uses
008-011-71	MUC	6.96 ac	GI	GC	General Commercial
008-011-72	MUC	6.93 ac	GI	GC	General Commercial
008-011-73	MUC	5.53 ac	GI	GC	General Commercial
008-011-74	MUC	17.90 ac	GI & MH1A	MFA	Townhouses

Definitions:

Master Plan Designation: MUC (Mixed Use Commercial)
Zoning Designation: GI (General Industrial)
MH1A (Mobile Home 1-acre)
GC (General Commercial)
MFA (Multi-Family Apartments)

CARSON CITY ZONING MAP AMENDMENT FINDINGS (CCMC 18.02.075)

- a. *The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project.*

The proposed zoning map amendment request, for General Commercial and Multi-family Apartments, supports the goals and policies of the Carson City Master Plan MUC Mix of Uses. Conceptually the project site will consist of a high-density residential townhouse project of 178 units, with General Commercial uses on approximately 37.32 acres. The overall concept is to create a Walkable community on the four parcels as well as establishing a "Gateway" commercial area that can be utilized by commuters along Hwy 50 and support quality amenities to existing uses in the surrounding community.

- b. *The Zoning Map Amendment must help the City achieve the goals of the Master Plan.*

The proposed zone change helps Carson City achieve the goals and policies for these Mixed-Use designated parcels. As stated in the master plan MUC 1-2 – Characteristics, these parcels are located along Hwy 50, a major gateway corridor at the Lyon County and Carson City border. Conceptually at this time the proposal is to provide a mixture of high-density diverse housing types, such as the proposed townhouse, with supporting General Commercial zoned parcels that would provide, retail, professional offices, entertainment, commercial services, that could all be accessed by pedestrian traffic within the project site, and by vehicular traffic along Hwy 50. As one of the mixed-use goals of the master plan, this project will also provide job opportunities as the commercial designated parcels are developed.

- c. *The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.*

The location of the project site is along Hwy 50, a major gateway corridor, to and from Lyon County and Carson City. Specifically, the site is located on the east side of Hwy 50 at 7201 Hwy 50 East, in the eastern part of Carson City near the Lyon County line. The project site is bordered on the north by the Pick-n-Pull Auto Dismantlers. The property to the east is vacant land owned by the Bureau of Land Management (BLM). To the south of the project site is Flint Road, access to the Ormsby Sanitary Landfill. To the west, across Hwy 50 is more vacant land, owned by BLM. With this zone change request there are no detrimental impacts to adjacent property owners, as the BLM land is vacant and the Pick-N-Pull is a well established service that is screened/fenced on all sides. So there are no views to the storage yard at the rear of that existing parcel

- d. *The Zoning Map Amendment will have a general benefit to the people of Carson City as a whole.*

As stated in the master plan, the requested zone change will allow for a mixed-use project that is located along a major corridor, Hwy 50. That can be readily served by existing and future transit commuters along this highway. Both vehicular and pedestrian traffic within the parcel will have connection points to and from the surrounding area. The request zone change will allow for uses that can provide, retail, services, offices, entertainment, as well as diversity in housing types, as the conceptually proposed townhouse units.

- e. *The applicant shall have the burden of proof of going forward with the evidence and the burden of persuasion on all questions of fact.*

The applicant has provided the 31 application packages as required on the Zoning Map Amendment application.

- f. *The applicant must provide adequate information in the application and on the site plan to substantiate required "Findings".*

The applicant has addressed all Findings as they meet the Master Plan goals and policies of the Mixed Use land designation "A Balanced Land Use Pattern MUC" and Appendix C: Interim Mixed-Use Evaluation Criteria for the conceptual plan of the zone change request.

CARSON CITY ZONING MAP AMENDMENT APPLICATION QUESTIONNAIRE

1. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.
 - A. In reviewing the attached excerpt from the Carson City Master Plan concerning land use, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

Applicant's Response:

Policy 1.2- Characteristics

The proposed zone change helps Carson City achieve the goals and policies for these Mixed-Use designated parcels. As stated in the master plan MUC 1-2 – Characteristics, these parcels are located along Hwy 50, a major gateway corridor at the Lyon County and Carson City border. Conceptually at this time the proposal is to provide a mixture of high-density diverse housing types, such as the proposed townhouse, with supporting General Commercial zoned parcels that would provide, retail, professional offices, entertainment, commercial services, that could all be accessed by pedestrian traffic within the project site, and by vehicular traffic along Hwy 50. As one of the mixed-use goals of the master plan, this project will also provide job opportunities as the commercial designated parcels are developed.

Policy 1.3- Mixed-Use Activity Centers

This zone change request meets the policy of the master plan for the Activity Corridor, as specified in the "Livable Neighborhoods & Activity Centers 7.1a- Mixed Use Activity Centers" the parcels are located on Highway 50 East near the future V & T terminal location, which makes it a prime location to provide retail shops, commercial offices, job opportunities and residential housing. This parcel is located on a designated major gateway corridor, Hwy 50, where it will be easily accessible to adjacent proposed residential and employment that will be accessible by future and existing transit and pedestrians within the site.

Policy 1.5- Location

As stated in this policy MUC development will generally be located along a major gateway corridor, within designated activity centers, and along collector or arterial streets, where it may be readily served by existing or future transit. These parcels are located on the east side of Highway 50 at the Lyon County/ Carson City border. As stated in the master plan, the requested zone change will allow for a mixed-use project that is located along a major corridor, Hwy 50. That can be readily served by existing and future transit commuters along this highway. Both vehicular and

pedestrian traffic within the parcel will have connection points to and from the surrounding area. The request zone change will allow for uses that can provide, retail, services, offices, entertainment, as well as diversity in housing types, as the conceptually proposed townhouse units.

2. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.

- A. Describe the land uses and zoning adjoining your property (for Example: North: two houses; Single-Family One Acre, zoning; east: restaurant; Retail Commercial zoning, etc.)

The project site is located on the east side of Hwy 50 at 7201 Hwy 50 East, in the eastern part of Carson City near the Lyon County line. The project site is bordered on the north by the Pick-n-Pull Auto Dismantlers. The property to the east is vacant land owned by the Bureau of Land Management (BLM). To the south of the project site is Flint Road, access to the Ormsby Sanitary Landfill. To the west, across Hwy 50 is more vacant land, owned by BLM.

- B. Describe land use and zoning changes in the general vicinity, which have occurred in the previous five- year period.

No changes or requests have occurred within the last five years for parcels within the general vicinity of these parcels.

- C. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.

As stated above the majority of land adjacent and surrounding the subject parcels is vacant undeveloped land, owned by BLM. The only adjacent parcel with development is the Pick-N-Pull to the north. There will be no adverse effects to adjoining parcels, and if the zone change is approved, the land can be developed to meet the requirements of the Master plan for the MUC designated parcels. Therefore, property values in the vicinity will not be negatively affected with the development of mixed-use activity centers.

3. That there is merit and value in the proposed development for the community as a whole.

- A. Explain the short range and long range benefit to the people of Carson City that will occur if your project is approved.

Short term the proposed zone change helps Carson City achieve the goals and policies for these Mixed-Use designated parcels. As stated in the master plan MUC 1-2 – Characteristics, these parcels are located along Hwy 50, a major gateway corridor at the Lyon County and Carson City border.

Conceptually at this time the proposal is to provide a mixture of high-density diverse housing types, such as the proposed townhouse, with supporting General Commercial zoned parcels that would provide, retail, professional offices, entertainment, commercial services, that could all be accessed by pedestrian traffic within the project site, and by vehicular traffic along Hwy 50. As one of the mixed-use goals of the master plan, this project will also provide job opportunities as the commercial designated parcels are developed.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (Private engineer, Development Engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

Once the overall plan for development of the residential portion of the project has been solidified the applicant will present a drainage report with grading and drainage plans to Carson City staff to address how the drainage will be accommodated on site.

- B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

Per the Utilities Department of Carson City there is adequate water supply to the four parcels. Once specific plans for development are solidified, the applicant will present the development plan to Carson City staff for review, recommendations, and apply for the required permits for improvements or extensions of water lines in the area to serve the project.

- C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

Roads and Highways are currently paved, to Carson City standards. A Traffic Report for trip generations for any future development will be provided with the specific scope of the project, once the Zoning Map Amendment application is approved and the owner/applicant has brought forth an application for review, to Carson City Planning Division for review.

- D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Once the overall plan for development of the residential portion of the project has been solidified the applicant will present the plan, and meet with the school district to incorporate any requirements that are needed by the district, and present this to Carson City staff at that time.

- E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

There is adequate access from the existing Highway 50 and a potential future access from Flint Road. All improvements with development that are required on Hwy 50 or Flint Road will be presented to NDOT and Carson City for review, permits, and approvals.

Carson City Planning Division
 2621 Northgate Lane, Suite 62 • Carson City NV 89706
 Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

RECEIVED
 MAY 16 2007
 CARSON CITY
 PLANNING DIVISION

FILE # ZMA - 07 - **ZMA - 07 - 077**

ZONING MAP AMENDMENT

PROPERTY OWNER
EAGLE TECH INDUSTRIAL PARK LLC

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP
 1778 AIRPORT RD *B CC. NV 89706

SUBMITTAL PACKET

E-MAIL ADDRESS
 (775) 690-7978

- G Application Form
- G Site Plan
- G Proposal Questionnaire With Both Questions and Answers Given
- G Applicant's Acknowledgment Statement
- G 31 Completed Application Packets (1 Original + 30 Copies)
- G Documentation of Taxes Paid-to-Date
- G Project Impact Reports (Engineering)

PHONE # **FAX #**
 c/o STEVE RUCKENBOSCH

Application Reviewed and Received By:

Kathe Green

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT
 3032 SILVER SACK DR. CC. 89701

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

MAILING ADDRESS, CITY, STATE ZIP
 WESTERN ENGINEERING 884-3200

PHONE # **FAX #**
 884-3200 884-3211

E-MAIL ADDRESS
 tvog1@westernengineering.us

Project's Assessor Parcel Number(s) **Street Address** **ZIP Code**
 See Attached See Attached 008-011-71, 72, 73, 74

Project's Master Plan Designation **Project's Current Zoning** **Nearest Major Cross Street(s)**
 MUC GI and MHA HWY 50 & FLINT DRIVE

Briefly describe the components of the proposed project in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

PLEASE SEE ATTACHED DESCRIPTION.

008-011-74 to 91
 008-011-71 to 89 } 5-14-07
 008-011-72 to 90
 008-011-73 to 88

PROPERTY OWNER'S AFFIDAVIT

I, STEVEN V. RUCKENBOSCH, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: *[Signature]* Address: 3891 WARREN WAY BEND NV 89509 Date: 5/10/07

Use additional page(s), if necessary, for other names.

On May 10, 2007, STEVEN V. RUCKENBOSCH, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Melanie Kay Forrester
 Notary Public

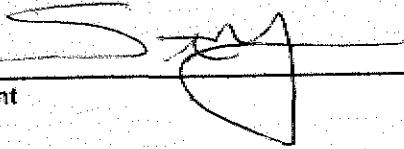
MELANIE KAY FORRESTER
 NOTARY PUBLIC
 STATE OF NEVADA
 My Appt. Exp. Aug. 7, 2010
 No. 02-78765-5

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant

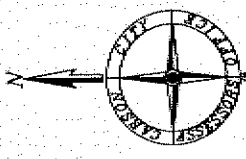
A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, written over a horizontal line.

Date

5/10/07

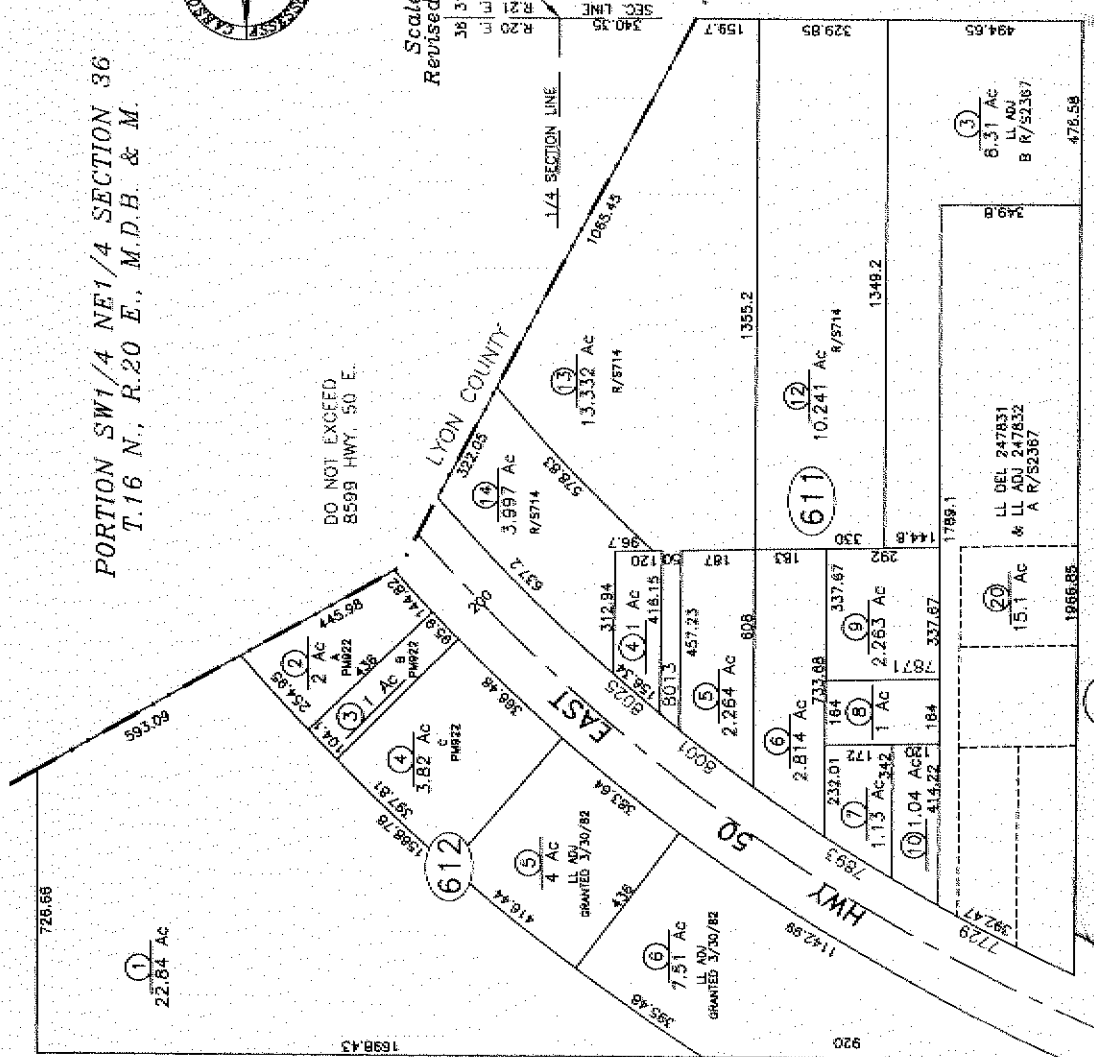
H:\Applications\zoning map amendment-07.wpd

8-61



Scale: 1" = 300'
Revised 10.21.2004

PORTION SW1/4 NE1/4 SECTION 36
T.16 N., R.20 E., M.D.B. & M.



1

1

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF
THE DATA DELINEATED HEREON.
NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

N1/2 SE1/4 SECTION 36
T.16 N., R.20 E.,
M.D.B. & M.

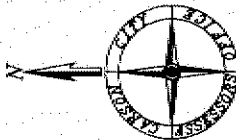
street name correction

PORTION SECTION 1 & SECTION 2
T.15 N., R.20 E., M.D.B. & M.

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES.
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSONCITY.NV.US

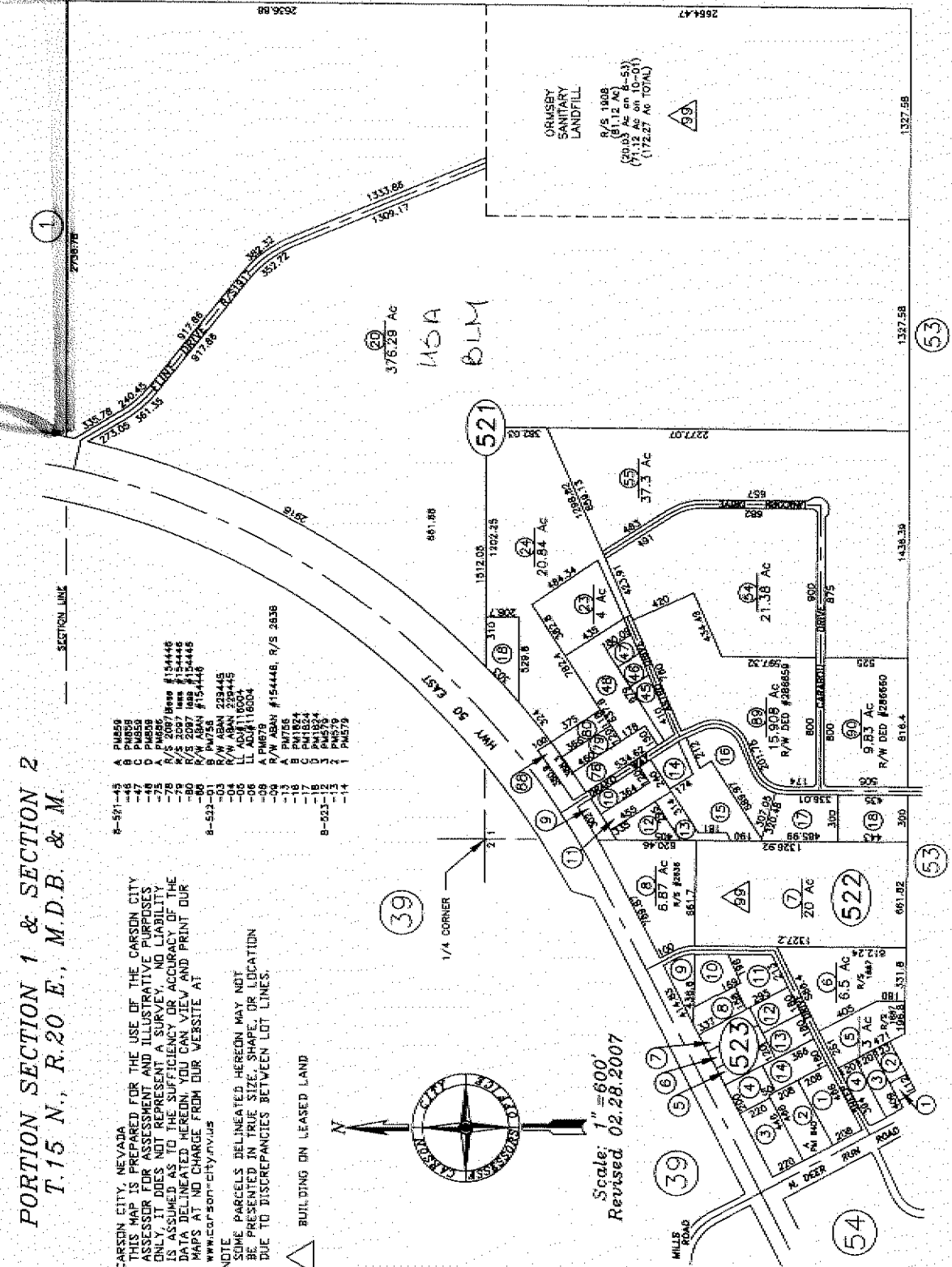
NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

△ BUILDING ON LEASED LAND



Scale: 1" = 600'
Revised 02.28.2007

- 8-521-45 A PM859
- 47 B PM858
- 46 C PM857
- 45 D PM856
- 75 R/S 2007/Reas #154446
- 78 R/S 2007/Reas #154445
- 80 R/W ABAN #154445
- 80 B PM758
- 8-522-01 R/W ABAN 239445
- 03 LL ADJ #116004
- 04 LL ADJ #116004
- 06 A PM879
- 09 R/W ABAN #154446, R/S 2838
- 13 A PM756
- 14 PM1834
- 15 PM1834
- 16 PM576
- 17 PM579

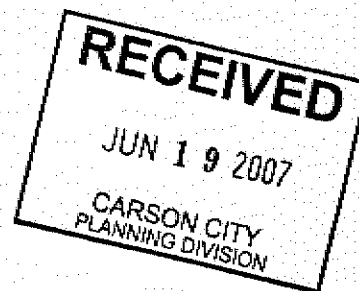


fax 887-2278

June 16, 2007

Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

ATTN: Lee Plemel
Principal Planner



RE: Zoning Map Amendment, File No. ZMA-07-077

Gentlemen:

We have a few concerns in reference to the above rezoning application.

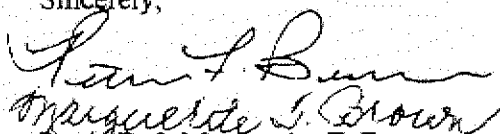
The traffic is already a big hazard for entering Highway 50 going west, all the way from the Carson/Lyon County line to the bottom of the hill. Where would vehicles access the roadway from the planned development? This is our major concern.

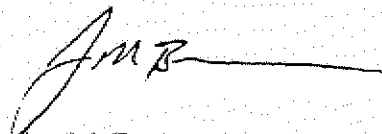
We presume that water and sewer lines would be run to accommodate this area. Would proximity to these lines require others to connect to the services also?

It is also our opinion that industrial property is becoming so limited that no new industry could come to Carson City. This, coupled with other revenue losses to surrounding counties, will inevitably increase taxes to property owners.

Appearances are that Carson City is becoming more and more a bedroom community, with scores of apartments, condos, duplexes, etc. These multi-housing units seem to attract a more transient population, which does not contribute to Carson's quality of life.

Sincerely,


Petrie F. & Marguerite T. Brown
7893 Highway 50 East
Carson City, NV 89701


Jon M. Brown
7871 Highway 50 East
Carson City, NV 89701