

City of Carson City
Agenda Report

Item # 70

Date Submitted: July 24, 2007

Agenda Date Requested: August 2, 2007

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to adopt Bill No. 120, on second reading, Bill No. _____, an ordinance to change the zoning of properties within the Downtown area to Downtown Mixed-Use (DT-MU), specifically changing the zoning from Downtown Commercial (DC) to DT-MU for APN's 1-183-02, -04, -06, 1-184-07, -08, -09, 1-187-05, -06, 1-188-01, -02, -03, -04, 1-193-02, -05, -06, 1-194-01, 2-162-01, -02, 2-163-03, -04, -05, 2-164-02, 3-081-17, -18, 3-082-01, -02, -03, -04, 3-091-01, -02, -03, -04, 3-092-03, -04, -05, 3-093-03, -05, 3-095-06, -07, -08, -09, -10, 3-112-03, -04, -05, -06, 3-113-09, -10, -11, -12, -13, -14, -15, 3-114-01, -02, -03, -04, -05, 3-115-01, -02, -03, -04, -05, 3-116-01, -02, -03, -04, 3-212-01, -03, -04, -05, 3-213-01, -02, -03, 3-222-02, -03, -04, 3-223-01, 3-224-01, -02, -03, -04, -06, -07, -08, -09, 3-225-03, -10, 3-228-01, 3-229-01, -02, -03, -04, -05, -06, -07, 3-282-02, -03, -04, -05, 3-283-04, -05, 3-285-02, -03, -04, 4-051-07, 4-053-02, -03, 4-055-02, -06, -07, -09, -13, 4-061-01, -02, -04, 4-062-08, 4-065-01, 4-066-01, -02, -04, 4-067-01, -02, -03, -04, -05, -06, 4-068-08, -09, -10, -11, 4-069-02, 4-211-05, -07, -08, -09, -10, -11, 4-213-01, -02, -03, -04, -05, -06, 4-214-02, 4-215-01, -02, -03, -04, -06, -07, -08, 4-221-01, 4-224-02, -03, -04, -05, -07, -08, 4-261-01, -02, 4-263-01, -02; changing the zoning from General Commercial (GC) to DT-MU for APNs 2-154-03, 2-161-02, -06, -07, -08, -09, 2-171-04, -06, 4-191-11, 4-202-01, -02, -08, 4-216-01, -02, -03, -04, -05; changing the zoning from Retail Commercial (RC) to DT-MU for APNs 1-177-02, -04, 2-171-07, 3-215-02, -04, 3-217-05, -06, -08, -09, 4-055-12, 4-191-11, -12, 4-192-04, -05, 4-223-06, -10, 4-225-02, -04; changing the zoning from General Office (GO) to DT-MU for APNs 4-192-02, 4-222-02, -03, 4-223-07, -08; changing the zoning of parcels split-zoned GC and RC to DT-MU for APNs 1-178-05, -06, 2-154-01, 2-171-10, 4-225-01, -03; and changing the zoning of parcels split-zoned RC and GO to DT-MU for APNs 4-222-01, 4-223-09, 4-226-01, 4-252-01, and 4-254-06. (File ZMA 07-084)

Staff Summary: This zoning map amendment would change the zoning within the described Downtown area to the new Downtown Mixed-Use (DT-MU) zoning district.

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 by June 27, 2007 by a vote of 7 Ayes, 0 Nays.

Board of Supervisors Action: Approved July 18, 2007 by a vote of 5:0

Recommended Board Action: I move to adopt, Bill No.120, on second reading, Ordinance , No. _____, an ordinance to change the zoning of properties within the Downtown area to Downtown Mixed-Use (DT-MU), specifically for properties as published on the agenda, 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 18.02.075

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

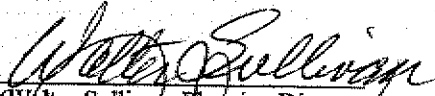
Alternatives:

- 1) Refer back to staff and Planning Commission for further review,
- 2) Deny

Supporting Material: 1) Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

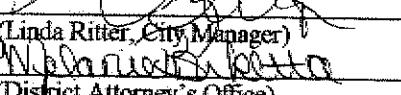
Reviewed By:


(Walter Sullivan, Planning Director)

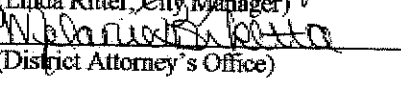
Date: 7/24/07


(Larry Weber, Development Services Director/City Engineer)

Date: 7/24/07


(Linda Ritter, City Manager)

Date: 7/24/07


(District Attorney's Office)

Date: 7-24-07

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2007-__

BILL NO. 120

AN ORDINANCE TO CHANGE THE ZONING OF CERTAIN PARCELS WITHIN THE DOWNTOWN AREA TO DOWNTOWN MIXED-USE (DT-MU), SPECIFICALLY CHANGING THE ZONING FROM DOWNTOWN COMMERCIAL (DC) TODT-MU FOR APNS 1-183-02, -04, -06, 1-184-07, -08, -09, 1-187-05, -06, 1-188-01, -02, -03, -04, 1-193-02, -05, -06, 1-194-01, 2-162-01, -02, 2-163-03, -04, -05, 2-164-02, 3-081-17, -18, 3-082-01, -02, -03, -04, 3-091-01, -02, -03, -04, 3-092-03, -04, -05, 3-093-03, -05, 3-095-06, -07, -08, -09, -10, 3-112-03, -04, -05, -06, 3-113-09, -10, -11, -12, -13, -14, -15, 3-114-01, -02, -03, -04, -05, 3-115-01, -02, -03, -04, -05, 3-116-01, -02, -03, -04, 3-212-01, -03, -04, -05, 3-213-01, -02, -03, 3-222-02, -03, -04, 3-223-01, 3-224-01, -02, -03, -04, -06, -07, -08, -09, 3-225-03, -10, 3-228-01, 3-229-01, -02, -03, -04, -05, -06, -07, 3-282-02, -03, -04, -05, 3-283-04, -05, 3-285-02, -03, -04, 4-051-07, 4-053-02, -03, 4-055-02, -06, -07, -09, -13, 4-061-01, -02, -04, 4-062-08, 4-065-01, 4-066-01, -02, -04, 4-067-01, -02, -03, -04, -05, -06, 4-068-08, -09, -10, -11, 4-069-02, 4-211-05, -07, -08, -09, -10, -11, 4-213-01, -02, -03, -04, -05, -06, 4-214-02, 4-215-01, -02, -03, -04, -06, -07, -08, 4-221-01, 4-224-02, -03, -04, -05, -07, -08, 4-261-01, -02, 4-263-01, -02; CHANGING THE ZONING FROM GENERAL COMMERCIAL (GC) TO DT-MU FOR APNS 2-154-03, 2-161-02, -06, -07, -08, -09, 2-171-04, -06, 4-191-11, 4-202-01, -02, -08, 4-216-01, -02, -03, -04, -05; CHANGING THE ZONING FROM RETAIL COMMERCIAL (RC) TO DT-MU FOR APNS 1-177-02, -04, 2-171-07, 3-215-02, -04, 3-217-05, -06, -08, -09, 4-055-12, 4-191-11, -12, 4-192-04, -05, 4-223-06, -10, 4-225-02, -04; CHANGING THE ZONING FROM GENERAL OFFICE (GO) TO DT-MU FOR APNS 4-192-02, 4-222-02, -03, 4-223-07, -08; CHANGING THE ZONING OF PARCELS SPLIT-ZONED GC AND RC TO DT-MU FOR APNS 1-178-05, -06, 2-154-01, 2-171-10, 4-225-01, -03; AND CHANGING THE ZONING OF PARCELS SPLIT-ZONED RC AND GO TO DT-MU FOR APNS 4-222-01, 4-223-09, 4-226-01, 4-252-01, AND 4-254-06.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment for the Assessor's Parcel Numbers identified in the title of this ordinance, for property located generally within the historic downtown 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 the parcels from Downtown Commercial (DC), General Commercial (GC), Retail Commercial (RC) and General Office (GO) to Downtown Mixed-Use (DT-MU). After proper noticing pursuant to NRS 278 and CCMC Title 18, on June 27, 2007, the Planning Commission conducted a public hearing, reviewed the Planning Division staff report, took public testimony 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 for the Assessor's Parcel Numbers identified in the title of this ordinance, changing the zoning from Downtown Commercial (DC), General Commercial (GC), Retail Commercial (RC) and General Office (GO) to Downtown Mixed-Use (DT-MU), as shown on Exhibit "A."

PROPOSED this 21st day of July, 2007.

PROPOSED BY Supervisor Robin Williamson

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.

