

City of Carson City
Agenda Report

Item # 7B

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. 118, on second reading, Ordinance 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 - Second 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.

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

Recommended Board Action: I move to adopt Bill No. 118, on second reading, Ordinance 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.

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 attache 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

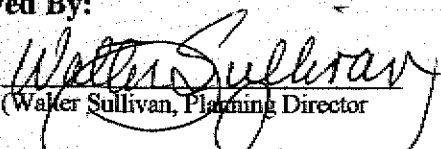
Alternatives:

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

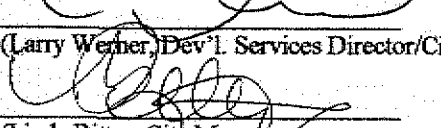
Supporting Material: 1) Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

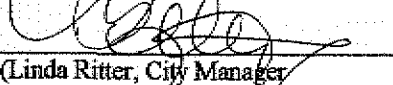
Reviewed By:


(Walter Sullivan, Planning Director)

Date: 7-19-07


(Larry Wehner, Dev'l. 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. 118

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 21st day of July, 2007.

PROPOSED BY Supervisor Shelly Aldean

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

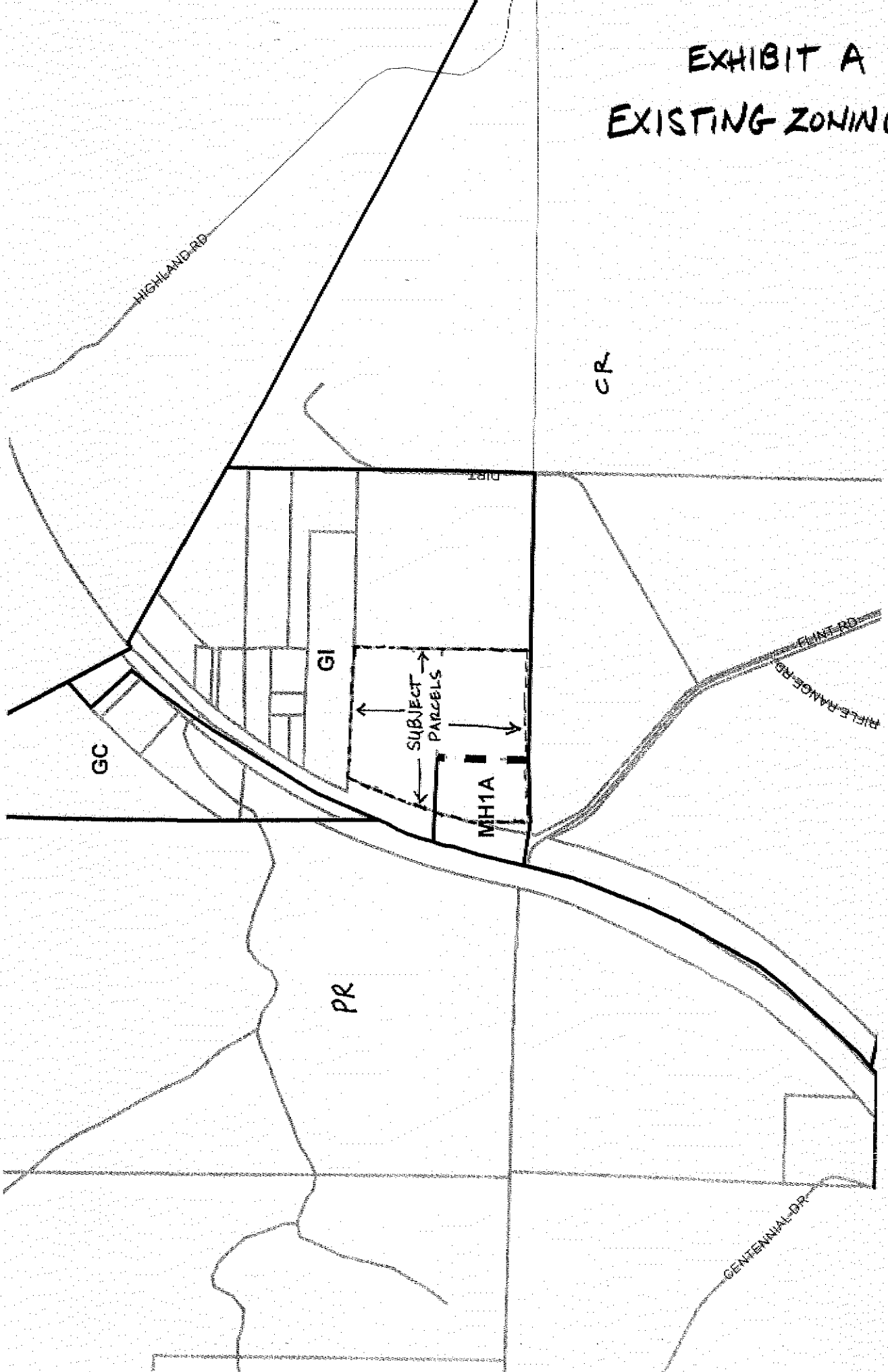


EXHIBIT B PROPOSED ZONING

