

Mem # 88

**City of Carson City
Agenda Report**

Date Submitted: October 9, 2007

Agenda Date Requested: October 18, 2007

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to adopt Bill No. 133, on second reading, Ordinance No. _____, effecting a Zoning Map Amendment to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6000-Planned Unit Development (MH6-P), on property located at 3860 East Nye Lane, APN 008-192-69, a total of approximately 5.12 acres, located south and west of College Parkway, north of East Nye Lane and east of Airport Road, and other matters properly related thereto. (ZMA-07-108)

Staff Summary: The Planned Unit Development was approved by the Board of Supervisors on September 20, 2007, to subdivide the 5.12-acre property into 34 residential lots plus open space. In addition to the Planned Unit Development was a change in zoning on the property. A second reading of the ordinance is required to complete the process to change the zoning of the property for the development.

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 6 ayes and 1 nays at the Planning Commission Meeting of August 29, 2007.

Recommended Board Action: I move to adopt Bill No. 133, on second reading, Ordinance No. _____, effecting a Zoning Map Amendment to change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6000-Planned Unit Development (MH6-P), on property located at 3860 East Nye Lane, APN 008-192-69, a total of approximately 5.12 acres, located south and west of College Parkway, north of East Nye Lane and east of Airport Road, and other matters properly related thereto.

Explanation for Recommended Board Action: The Planned Unit Development (PUD subdivision) was approved by the Board of Supervisors on September 20, 2007, to subdivide the 5.12-acre property into 34 residential lots plus open space. The PUD included a rezoning of the property to Single Family 6,000 with a PUD overlay zoning designation. A second reading of the ordinance is required to complete the process to change the zoning of the property for the development. The approval of the final map will put the zoning into effect.

Applicable Statute, Code, Policy, Rule or Regulation: NRS Chapter 278A (Planned Development), CCMC Section 17.09 (Planned Unit Development), CCMC 17.05 (Planning Commission Review of Proposed Subdivisions), CCMC 17.05.010 (Review of Tentative Maps), CCMC 18.02.075 (Zoning Map Amendments).

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 with appropriate findings.

Supporting Material: 1) Zoning Map Amendment ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

Walter Sullivan
(Walter Sullivan, Planning Director)

Date: 10-03-07

Larry Werner
(Larry Werner, Development Services Director/City Engineer)

Date: 10/9/07

Linda Ritter
(Linda Ritter, City Manager)

Date: 10-9-07

(District Attorney's Office)

Date: _____

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 133

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM MOBILEHOME 12,000 (MH12) TO MOBILEHOME 6,000-PLANNED UNIT DEVELOPMENT (MH6-P), ON PROPERTY LOCATED AT 3860 EAST NYE LANE, APN 008-192-69, A TOTAL OF APPROXIMATELY 5.12 ACRES, LOCATED SOUTH AND WEST OF COLLEGE PARKWAY, NORTH OF EAST NYE LANE AND EAST OF AIRPORT ROAD AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-192-69, on property located at 3860 East Nye Lane, 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 requested change will result in the zoning designation of the subject parcel being changed from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 29, 2007, the Planning Commission reviewed the Planning Division staff report and took public testimony and voted 6 ayes, 1 nay and 0 absent to recommend to the Board of Supervisors approval of the Zoning Map Amendment upon approval of the Final Map.

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 Assessor's Parcel Number 008-192-69, a total of approximately 5.12 acres, changing the zoning designation from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P), as shown on Exhibit "A."

Only when final approval has been granted and the map recorded shall the notation of this fact be placed on the zoning map.

PROPOSED this 20th day of September, 2007.

PROPOSED BY Supervisor Richard Staub

PASSED on the _____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force only when final approval has been granted and the map recorded shall the notation of this fact be placed on the zoning map.

EXHIBIT "A"

Subject parcel change from Mobilehome 12,000 (MH12) to Mobilehome 6,000-Planned Unit Development (MH6-P)

