

City of Carson City
Agenda Report

Item # 8F

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 introduce, on first reading, Bill No. _____, a Zoning Map Amendment from Sierra Engineering Construction, Bruce Bacon (property owners: A Kryuchkova and W. Kryuchkova/Vincent and Mary Anne Pearson) to change the zoning of APN(s) 008-211-11 and 008-184-36 from Mobile Home 12,000 to Mobile Home 6,000 (MH6) on property located at 2549 and 2530 Airport Road based on the findings contained in the staff report. (File ZMA 07-123)

Staff Summary: Approval of the Zoning Map Amendment application which would allow a higher density to occur on property than what is presently permitted the Mobile Home 12,000 zoning district.

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 September 26, 2007 by a vote of 4:0:3.

Recommended Board Action: I move to introduce, on First Reading, Bill No. _____, a Zoning Map Amendment from Sierra Engineering Construction, Bruce Bacon (property owners: A Kryuchkova and W. Krlyuchkova/Vincent and Mary Anne Pearson to change the zoning of APN(s) 008-211-11 and 008-184-36 from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6), property located at 2549 and 2530 Airport Road, 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 code amendments. This is the first of two readings to amend the Title 18 City 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 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

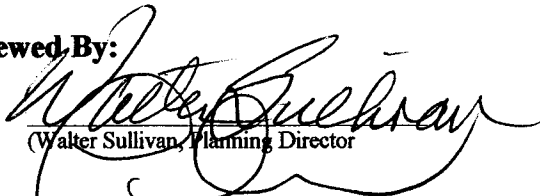
Funding Source: N/A

Alternatives: 1) Refer the matter back to Planning Commission for further review.
2) Deny

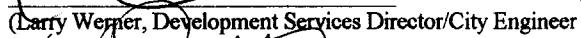
Supporting Material: 1) Ordinance
2) Planning Commission Case Record
3) Staff Report to Planning Commission

Prepared By: Donna Fuller, Administrative Services Manager

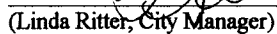
Reviewed By:


(Walter Sullivan, Planning Director)

Date: 10/09/07


(Larry Werner, Development Services Director/City Engineer)

Date: 10/9/07


(Linda Ritter, City Manager)

Date: 10-9-07


(District Attorney's Office)

Date: 10-9-07

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: September 26, 2007

AGENDA ITEM NO.: H -4

APPLICANT(s) NAME: Sierra Engineering Construction
PROPERTY OWNER(s): A. Kryuchkov and W. Kryuchkova

FILE NO.: ZMA-07-123

ASSESSOR PARCEL NO(s): APN 088-211-11
ADDRESS: 2549 Airport Road

APPLICANT'S REQUEST: To change the zoning from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6).

COMMISSIONERS PRESENT: ☒ REYNOLDS ☒ VANCE ☐ BISBEE
☐ MULLET ☒ PEERY ☒ KIMBROUGH ☐ WENDELL

STAFF REPORT PRESENTED BY: Walter Sullivan

☒ REPORT ATTACHED

STAFF RECOMMENDATION: ☒ APPROVAL

☐ DENIAL

APPLICANT REPRESENTED BY: Bruce Bacon/Kryuchkov

☒ APPLICANT/AGENT
PRESENT

☐ APPLICANT/AGENT
SPOKE

☐ APPLICANT/AGENT
NOT PRESENT

☐ APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT THEY HAVE READ THE STAFF REPORT, AGREE AND UNDERSTAND THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

 0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

 0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Note: A resident spoke in opposition late, after item H-7; wanted more property to be included in rezoning.

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

☒ WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Kimbrough SECOND: Vance PASSED: 4/AYE 0/NO 3/AB 0 /ABSTAIN

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: October 18, 2007

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 26, 2007

FILE NO: ZMA-07-123

AGENDA ITEM: H-4

STAFF AUTHOR: Jennifer Pruitt, AICP, Senior Planner

REQUEST: A Zoning Map Amendment to change the zoning of the subject parcels from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6).

APPLICANT: Sierra Engineering Construction, Bruce Bacon

OWNER(s): A. Kryuchkov and W. Kryuchkova/ Vincent and Mary Anne Pearson

LOCATION(s): 2549 Airport Road; APN 008-211-11/2530 Airport Road; APN 008-184-36

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-07-123, a Zoning Map Amendment to change the zoning of APN(s) 008-211-11 and 008-184-36 from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6), property located at 2549 and 2530 Airport Road, 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: Medium Density Residential (MDR)

CURRENT ZONING: Mobile Home 12,000 (MH12)

PROPOSED ZONING: Mobile Home 6,000 (HM6)

SURROUNDING LAND USE AND ZONING:

Master Plan / Zoning – Uses 008-211-11

North: Mobile Home 12,000 (MH12) /Residential
West: Mobile Home 12,000 (MH12) /Residential/Airport Road
South: Mobile Home 6,000 (MH6) /Residential
East: Mobile Home 12,000 (MH12) /Residential

Master Plan / Zoning – Uses 008-184-36

North: Mobile Home 6,000 (MH6) /Residential
West: Mobile Home 6,000 (MH6) /Residential
South: Mobile Home 12,000 (MH12) /Residential
East: Mobile Home 12,000 (MH12) /Residential/Airport Road

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 applicant, Bruce Bacon, submitted a Zoning Map Amendment request regarding APN 008-211-11 on August 15, 2007. The above mentioned site is approximately 1.01 acres in overall size. The subject parcel is located on the east side of Airport Road and just north of Sherman Lane. A 1,946 square foot single family dwelling built in 1965 and detached accessory structure are currently located on APN 008-211-11.

The applicant submitted a Major Project Review application on July 03, 2007. Staff reviewed a conceptual plan identifying additional lots for APN 008-211-11 as a result of the proposed ZMA. As a result of the MPR meeting, staff encouraged the applicant to contact the property owner to the west, to research the possibility of including APN 008-184-36, which is 1.6 acres in overall size, in this application. APN 008-184-36 is improved with dwelling units built in 1945 and detached accessory structures. The applicant's efforts were unsuccessful in obtaining contact with the property owner to the west.

The Planning Division staff on September 04, 2007, sent a letter via certified mail inquiring if the adjacent property owners of APN 008-184-36 were interested in the proposed ZMA application. On September 08, 2007, the adjacent property owners expressed an interest in the ZMA and signed an addendum to this application. This application presently includes the consideration of APN(s) 008-211-11 and 008-184-36.

The purpose of the MH6 zoning district pursuant to CCMC 18.04-080 is as follows:

- The purpose of the MH6, MH12, or MH1A Districts is to establish subdivision lots primarily for mobilehomes. The MH6, MH12 and MH1A Districts are consistent with the policies of the Mobilehome Residential category of the Master Plan.

It is important to note the owners of APN 008-211-11 at this time are interested in further development of the site. A Parcel Map application was submitted on August 16, 2007, by the applicant, which will result when recorded in two parcels from the existing one acre lot. If this ZMA is approved, the applicant will submit an additional Parcel Map application which will result in additional parcels with a minimum square footage of 6,000 square feet. The owners of APN 008-184-36 at this time have not expressed a desire for further development of their parcel, however, they are aware that if this ZMA is approved the future division of APN 008-184-36 could possibly result in parcels of a 6,000 square foot minimum.

Master Plan Consistency

The subject parcels are designated "Medium Density Residential" (MDR) on the adopted Master Plan Land Use Map. The Master Plan describes the characteristics of the MDR designation as follows:

MDR neighborhoods should contain a mix of single-family residences, duplexes, and/or town homes on individual lots in a planned neighborhood setting. MDR neighborhoods should be designed to include a recognizable center or gathering space. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities.

- Medium-density residential neighborhoods should contain a mix of housing types in a neighborhood setting.
- Each neighborhood should have a recognizable center. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities.
- Neighborhoods should contain connective green spaces that unify the development and provide transitions between other areas and uses.
- Relationship to previous Master Plan: Medium Density Residential combines the former Medium Density Residential and MDR/Mobile Home categories into a single category.

Compatibility with Existing Land Uses

The applicant is tentatively proposing future residential development on APN 008-211-11. As the discussion within their application indicates, the owner would like to pursue a conceptual development plan that includes additional dwelling units.

Staff believes that the proposed zoning (MH6) is compatible with existing residential uses on surrounding properties. The surrounding privately-owned properties Master Plan designation was changed from Medium Density Residential/Mobile Home (MDR/MH) to MDR in April of 2006, as part of the Carson City Master Plan update. With the inclusion of the adjacent parcel to the west APN 008-184-36 within this application staff is in support of ZMA-07-123.

PUBLIC COMMENTS: Public notices were mailed to 73 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of September 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. The Building Division comments were discussed with the applicant during the Major Project Review process. 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 ZMA is in compliance with and supports the following goals and policies of the Master Plan:

GOAL 1.1—PROMOTE THE EFFICIENT USE OF AVAILABLE LAND AND RESOURCES

1.1b—Urban Service Area

Discourage growth in locations not currently served by urban services or not planned to be served by the city's water and wastewater infrastructure by prohibiting the re-zoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City's Water and Wastewater Master Plan.

GOAL 1.5—FOSTER COOPERATION ON MASTER PLAN ISSUES

1.5d—Coordination of Services

The City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

GOAL 2.1—ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX

2.1d—Land Use Friction Zones

Discourage re-zoning of properties that create "friction zones" between land uses—for example, placing incompatible land uses such as industrial and residential adjacent to one another. Enforce standards for transitions between residential and commercial uses and develop standards for mixed-use development to address compatibility issues.

GOAL 3.3—MINIMIZE IMPACTS OF POTENTIAL NATURAL DISASTER EVENTS ON THE COMMUNITY

3.3d—Flood plain and Hazard Area Development

Continue to discourage development within the 100-year flood plain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year flood plain as defined by FEMA.

3.3e—Geologic Hazards

Continue to require any development with an identified earthquake fault on site to have a professional geotechnical report to establish required setbacks from the fault to structures and other mitigation measures.

Rationale: The applicant has provided the following regarding the proposed amendment being in substantial compliance with the goals, policies and action programs of the Master Plan.

The proposed amendment discourages growth outside areas served by water and wastewater facilities as identified in the Water and Wastewater Master Plans. These properties are in an established residential area which already has water and sewer service readily available.

The proposed amendment is not in an identified priority area, at county boundaries, or adjacent to State or Federal lands.

The proposed amendment is in an established residential area already served by fire, sheriff and local schools. The proposal will not add significantly to the population needing these services.

The project discourages re-zoning of properties which create "friction zones" between land uses, as it does not involve an industrial or commercial use and is already in a residential area.

*The proposed project is **not** in a primary flood plain or geologic hazard area.*

The project is consistent with the land use designation of medium density residential in that it proposes a number of homes meeting the definition of MDR (3-8 du/ac). The neighborhood is already established as a residential area containing single-family homes and mobile homes, and this proposal is for single-family homes. This ZMA is located within the urbanized area of the City and on or near the intersection of Airport Road and Sherman Lane, two major streets. This is a proposal for only additional single-family homes providing the same type of housing, not a large development requiring a variety of home models.

*This project does **not** require any new streets, as existing streets already serve the parcels in question. The project is not large enough to significantly affect circulation or traffic, as determined by the ITE Trip Generator formula (see application previously submitted).*

*The proposed project is **not** located within an identified Specific Plan Area.*

GOAL 5.1—MAINTAIN AND ENHANCE PRIMARY JOB BASE

5.1j—Housing Mix

Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City, recognizing that imbalance on either end of the spectrum may have adverse economic and fiscal impacts.

*This proposal does **not** provide or take away jobs, as it is residential in nature. The proposal does **not** add retail centers, use underused retail spaces, or have any connection to tourism activities. The project is **not** located in the Downtown core.*

GOAL 9.1—PROMOTE A MIX OF LAND USES AND HOUSING TYPES WITHIN NEW NEIGHBORHOODS

9.1a—Mix of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions, etc.

*This proposal **does** encourage a mix of housing, as it proposes re-zoning of these parcels to MH6 in an area currently zoned a mix of MH6, MH12 and also Mobile Home Park. It incorporates additional affordable housing near the downtown area by providing additional single-family homes on a parcel where there is currently only one home. If the parcel across the street (008-184-36) is re-zoned, there is a possibility that the owners will construct new homes there as well in the future as a result of a parcel map application.*

GOAL 9.3—MAINTAIN THE QUALITY AND CHARACTER OF ESTABLISHED NEIGHBORHOODS

9.3b—Compatibility of Infill and Redevelopment

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

GOAL 9.4—PROTECT THE CHARACTER OF EXISTING RURAL NEIGHBORHOODS

9.4a—Infill and Redevelopment

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on the character and function of rural neighborhoods. Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them (although this pattern will be discouraged). Guidelines should address issues such as density and height transitions, open space buffers, lighting, fencing, etc.

This proposed amendment is an infill project completely compatible with surrounding development. This is an existing residential neighborhood with mixed zoning of MH6, MH12 and Mobile Home Park, and therefore a re-zoning of the subject parcel from MH12 to MH6 is completely consistent with existing development. The mix of housing models and densities are compatible with the location, size and surrounding neighborhood, much of which is already zoned MH6.

This proposed amendment is not along major travel corridors and will not require any new roads. The project does not require appropriate pathways through the development and to surrounding lands as it is only for four single-family homes. The project already has sufficient connection via Airport Road and Sherman Lane to the Carson City area, including schools, employment, parks, etc.

The proposed ZMA is consistent with the MDR 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 residential uses as the property is located in the vicinity of existing residential uses which are most desirable.

The applicant has noted that a search of the Carson City Assessor's web site reveals no zoning changes in the general vicinity of the intersection of Airport Road and Sherman Lane in the previous five years.

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. The zone change will only result in additional single-family residential units versus the current zoning. This should have minimal impact on planned public services.

The proposed amendment would add additional home sites to the neighborhood. As noted above APN 008-184-36 was added to this application at the request of the Planning Division, this addition would result in a contiguous area of MH6 in the vicinity.

The zoning in the area is MH6 and MH12 which is consistent with the Master Plan designation of MDR. The vicinity is currently residential in nature and will stay residential if this application is approved. The proposed amendment will have no adverse impact on the public health, safety or welfare.

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.**

Rationale: The Engineering Division has confirmed that there are adequate water and sewer facilities available in the adjacent area. The applicant has noted in this application that the proposed development on APN 008-211-11 will include improvements at the intersection of Airport Road and Sherman Lane.

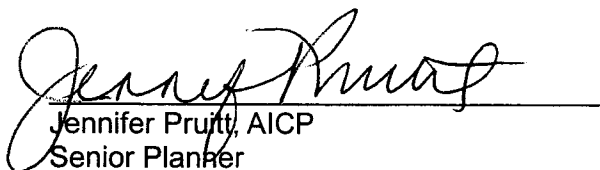
There are existing water facilities in the area. To further develop APN 008-211-11 the applicant will install laterals tapped from the existing water main in Sherman Lane using pit setters and install water meters located along the public right-of-way.

Per the information provided by the Engineering Division the adjacent streets are adequate to handle the increased traffic associated with the increased density.

The proposed ZMA will add a few single-family homes to the area. Carson High School is less than two miles away, Fremont Elementary is located two and a half miles away and Eagle Valley Middle School is located approximately three miles away. The proposed ZMA will not result in a significant increase to the existing school system.

The Carson City Sheriff's Office is two and a half miles away and Fire Station #2 is less than one mile away from this area. No new roads will be required in order to provide emergency access to the area.

Respectfully submitted,
PLANNING DIVISION


Jennifer Pruitt, AICP
Senior Planner

ORDINANCE NO. 2007-__

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APNs 008-211-11 AND 008-184-36 FROM MOBILE HOME 12,000 (MH12) TO MOBILE HOME 6,000 (MH6) LOCATED ON THE NORTHEAST CORNER AND NORTHWEST CORNER OF AIRPORT ROAD AND SHERMAN LANE.

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 008-211-11 AND 008-184-36, on property located on the northeast corner and the northwest corner of Airport Road and Sherman 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 request will result in the zoning designation of APN(s) 008-211-11 and 008-184-36 changing from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6). After proper noticing pursuant to NRS 278 and CCMC Title 18, on September 26, 2007, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 4 ayes, 0 nays, and 3 absent 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 008-211-11 and 008-184-36 from Mobile Home 12,000 (MH12) to Mobile Home 6,000 (MH6), with existing zoning shown on Exhibit "A" and

the resulting zoning shown on Exhibit "B," on property located on the northeast corner and northwest corner of Airport Road and Sherman Lane.

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

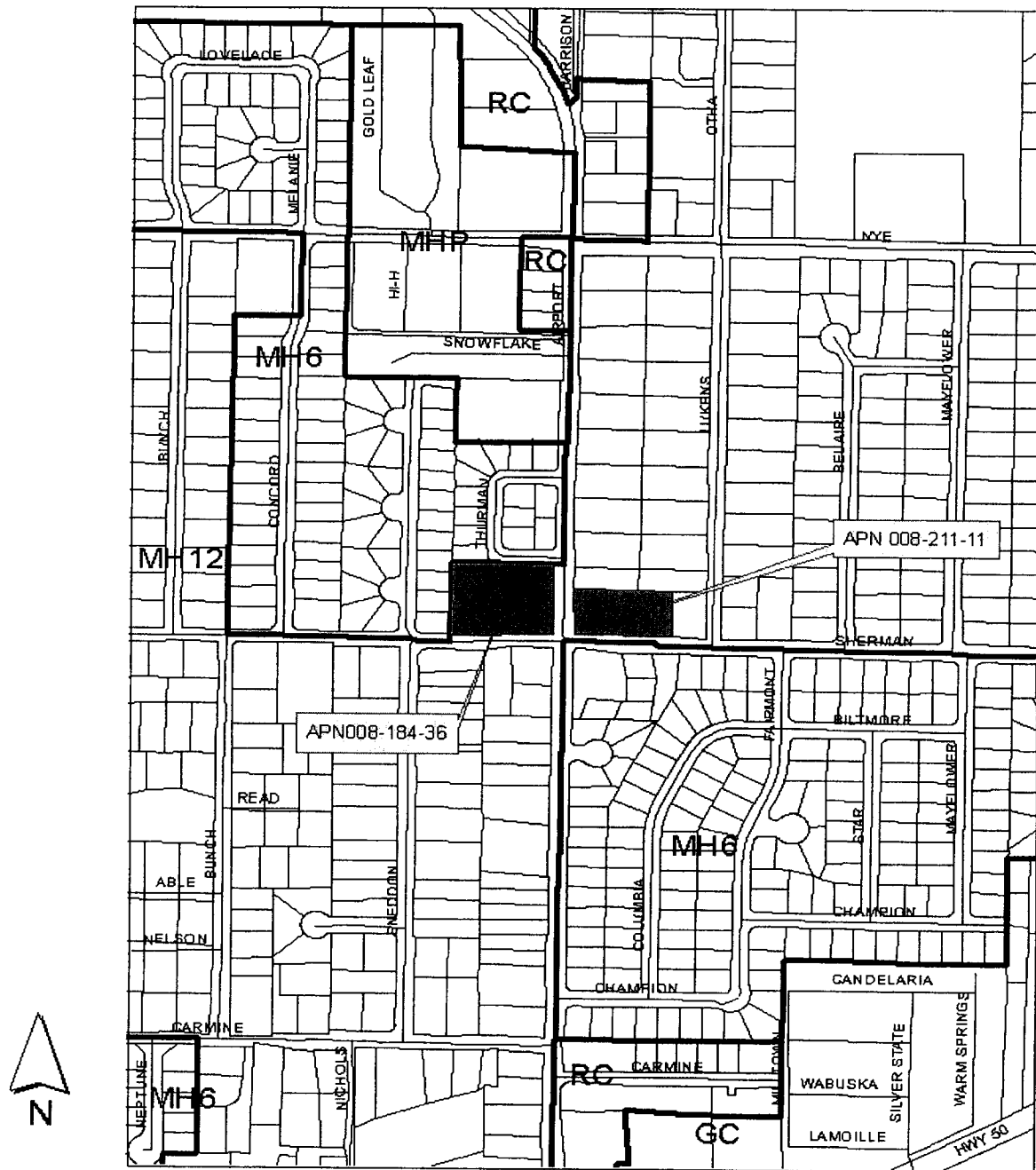
This ordinance shall be in force and effect from and after the ____ of _____, 2007.

EXHIBIT "A" Existing
ZMA-07-123 Zoning Map Amendment from Mobile Home 12,000 (MH12) to Mobile

Home 6,000 (MH6)

EXHIBIT "A" Proposed

ZMA-07-123 Zoning Map Amendment from Mobile Home 12,000 (MH12) to Mobile



Home 6,000 (MH6)

