

Item # 13c

**City of Carson City
Agenda Report**

Date Submitted: March 11, 2008

Agenda Date Requested: March 20, 2008

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. _____, an ordinance to change the zoning of approximately a six acre portion of APNs 010-581-05 and -06, property located at 5080 Hells Road, from Agriculture (A) to Single Family One Acre (SF1A). (ZMA-07-219)

Staff Summary: The proposed amendment would change the zoning of a portion of the property to allow the development of four 1.5-acre lots, as conceptually shown by the applicant, while retaining the remainder of the property for open space and public use.

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 February 27, 2008 by a vote of 7:0.

Recommended Board Action: I move to introduce, on First Reading, Bill No. _____, an ordinance to change the zoning of approximately a six acre portion of APNs 010-581-05 and -06, property located at 5080 Hells Road, from Agriculture to Single Family One Acre, 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 map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission regarding item MPA-07-218 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

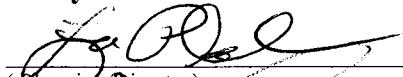
Funding Source: N/A

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

Supporting Material: 1) Ordinance
2) Planning Commission Case Record

Prepared By: Rose Mary Johnson, Management Assistant III

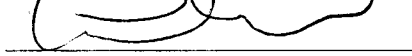
Reviewed By:


(Planning Director)

Date: 3/11/08


(Development Services Director)

Date: 3/11/08


(City Manager)

Date: 3/11/08


(District Attorney's Office)

Date: 3-11-08

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2008-__

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A SIX-ACRE PORTION OF APN'S 010-581-05 AND -06, PROPERTY LOCATED AT 5080 HELLS BELLS ROAD, FROM AGRICULTURE (A) TO SINGLE FAMILY ONE ACRE (SF1A).

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 010-581-05 and -06, property located at 5080 Hells Bells Road, 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 approximately a six-acre portion of the subject property changing from Agriculture (A) to Single Family One Acre (SF1A). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 27, 2008, 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 substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment would will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, 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 approximately a six-acre portion of property identified as 5080 Hells Bells Road, APNs 010-581-05 and -06, from Agriculture (A) to Single Family One Acre (SF1A), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2008.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2008.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

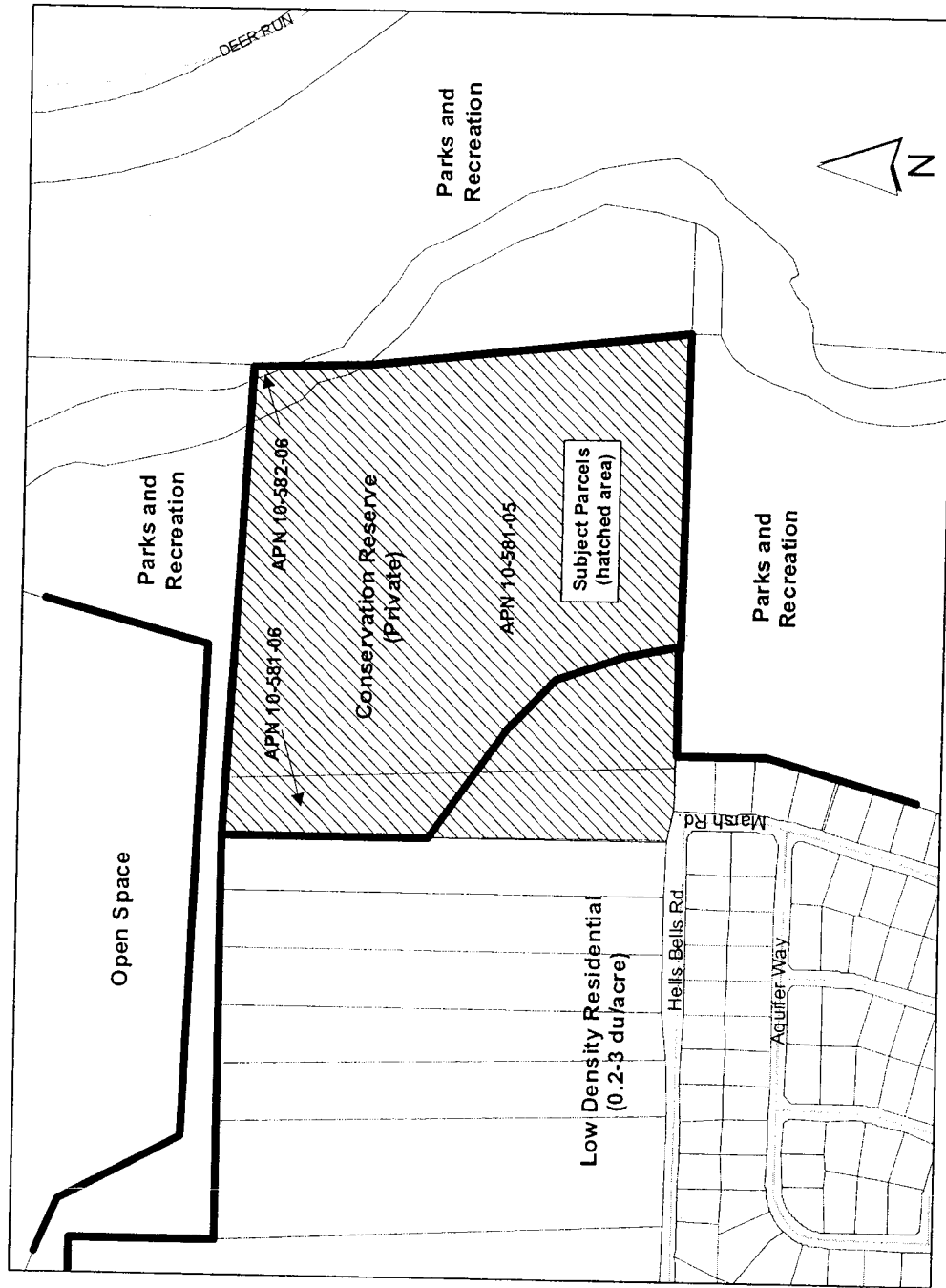
MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2008.

Proposed Master Plan Land Use Map



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: February 27, 2008

AGENDA ITEM NO.: H-3b

APPLICANT(s) NAME: George Szabo
PROPERTY OWNER(s): Vidler Water Company, Inc.

FILE NO. ZMA-07-219

ASSESSOR PARCEL NO(s): 010-581-05 and -06 and 010-582-06
ADDRESS: 5080 Hells Road

APPLICANT'S REQUEST: Action to consider a **Zoning Map Amendment** application to change the zoning of approximately six acres (out of approximately 45 acres) from Agriculture (A) to Single Family One Acre (SF1A)

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

STAFF REPORT PRESENTED BY: Lee Plemel
STAFF RECOMMENDATION: ☒ APPROVAL
APPLICANT REPRESENTED BY:

☒ REPORT ATTACHED
☐ DENIAL

☒ APPLICANT/AGENT
PRESENT

☒ 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.

2 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

See notes from MPA-07-218

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO RECOMMEND APPROVAL

☒ WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Vance SECOND: Bisbee PASSED: 7/AYE 0/NO

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: March 20, 2008