

**City of Carson City  
Agenda Report**

**Date Submitted:** January 25, 2011

**Agenda Date Requested:** February 3, 2011

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** Action to adopt Bill No. 101, on second reading, Ordinance No.\_\_\_\_\_, an ordinance to change the zoning designations of property located in and around the vicinity of the Carson City Landfill, Flint Drive area, changing APN 8-011-19 from General Industrial to General Commercial (25 acres) and Public Regional (15 acres), changing APN 8-521-20 from Conservation Reserve to Public Regional (328 acres) and General Commercial (48 acres), and changing APN's 8-531-03 and 10-011-01 and -29 from Conservation Reserve to Public Regional. (ZMA-10-087) (Lee Plemel)

**Summary:** The proposed amendments would make the zoning consistent with the actual public use of the landfill and surrounding properties, and will be consistent with the proposed land uses pursuant to the lands bill that will transfer ownership of the properties from the BLM to Carson City. Property acreage noted above is approximate.

**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 on December 1, 2010 with a vote of 6 ayes and 0 nays.

**Prior Board Action::** Introduced Bill No. 101 on January 20, 2011 with a vote of 5 ayes and 0 nays.

**Recommended Board Action:** I move to adopt Bill No. 101, on second reading, Ordinance No.\_\_\_\_\_, an ordinance to change the zoning designations of property located in and around the vicinity of the Carson City Landfill, Flint Drive area, as published on the agenda, 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 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

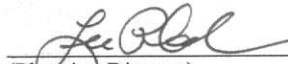
**Alternatives:**

- 1) Approve the Zoning Map Amendment
- 2) Deny the Zoning Map Amendment.
- 3) Refer the matter back to Planning Commission for further review.

**Supporting Material:** 1) Ordinance

**Prepared By:** Janice Brod, Management Assistant V

**Reviewed By:**

  
\_\_\_\_\_  
(Planning Director)

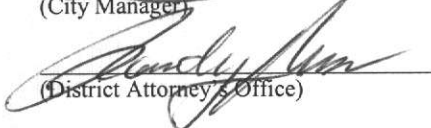
Date: 1-24-11

  
\_\_\_\_\_  
(Public Works Director)

Date: 1-25-11

  
\_\_\_\_\_  
(City Manager)

Date: 1/25/11

  
\_\_\_\_\_  
(District Attorney's Office)

Date: 1/25/11

**Board Action Taken:**

Motion: \_\_\_\_\_

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

BILL NO. 101

ORDINANCE NO. 2011-\_\_

AN ORDINANCE TO CHANGE THE ZONING DESIGNATIONS OF PROPERTY LOCATED IN AND AROUND THE VICINITY OF THE CARSON CITY LANDFILL, FLINT DRIVE AREA, CHANGING APN 8-011-19 FROM GENERAL INDUSTRIAL TO GENERAL COMMERCIAL (25 ACRES) AND PUBLIC REGIONAL (15 ACRES), CHANGING APN 8-521-20 FROM CONSERVATION RESERVE TO PUBLIC REGIONAL (328 ACRES) AND GENERAL COMMERCIAL (48 ACRES), AND CHANGING APN'S 8-531-03 AND 10-011-01 AND -29 FROM CONSERVATION RESERVE TO PUBLIC REGIONAL.

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 8-011-19, 8-521-20, 8-531-03 and 10-011-01 and -29, property located southeast of Highway 50 East in the Flint Drive landfill vicinity, 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 rezoning of APN 8-011-19 from General Industrial (GI) to General Commercial (GC) on approximately 25 acres of the parcel and to Public Regional (PR) on approximately 15 acres of the parcel; and the rezoning of APN 8-521-20 from Conservation Reserve (CR) to PR on approximately 328 acres and to GC on approximately 48 acres of the parcel; and the rezoning of APN's 8-531-03 and 10-011-01 and -29 from CR to PR.

After proper noticing pursuant to NRS 278 and CCMC Title 18, on December 1, 2010, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 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 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 of APN 8-011-19 from General Industrial (GI) to General Commercial (GC) on approximately 25 acres of the parcel and to Public Regional (PR) on approximately 15 acres of the parcel; changing the zoning designation of APN 8-521-20 from Conservation Reserve (CR) to PR on approximately 328 acres and to GC on approximately 48 acres of the parcel; and changing the zoning designation of APN's 8-531-03 and 10-011-01 and -29 from CR to PR, as shown on Exhibits A, B and C, attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2011.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2011.

VOTE:      AYES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

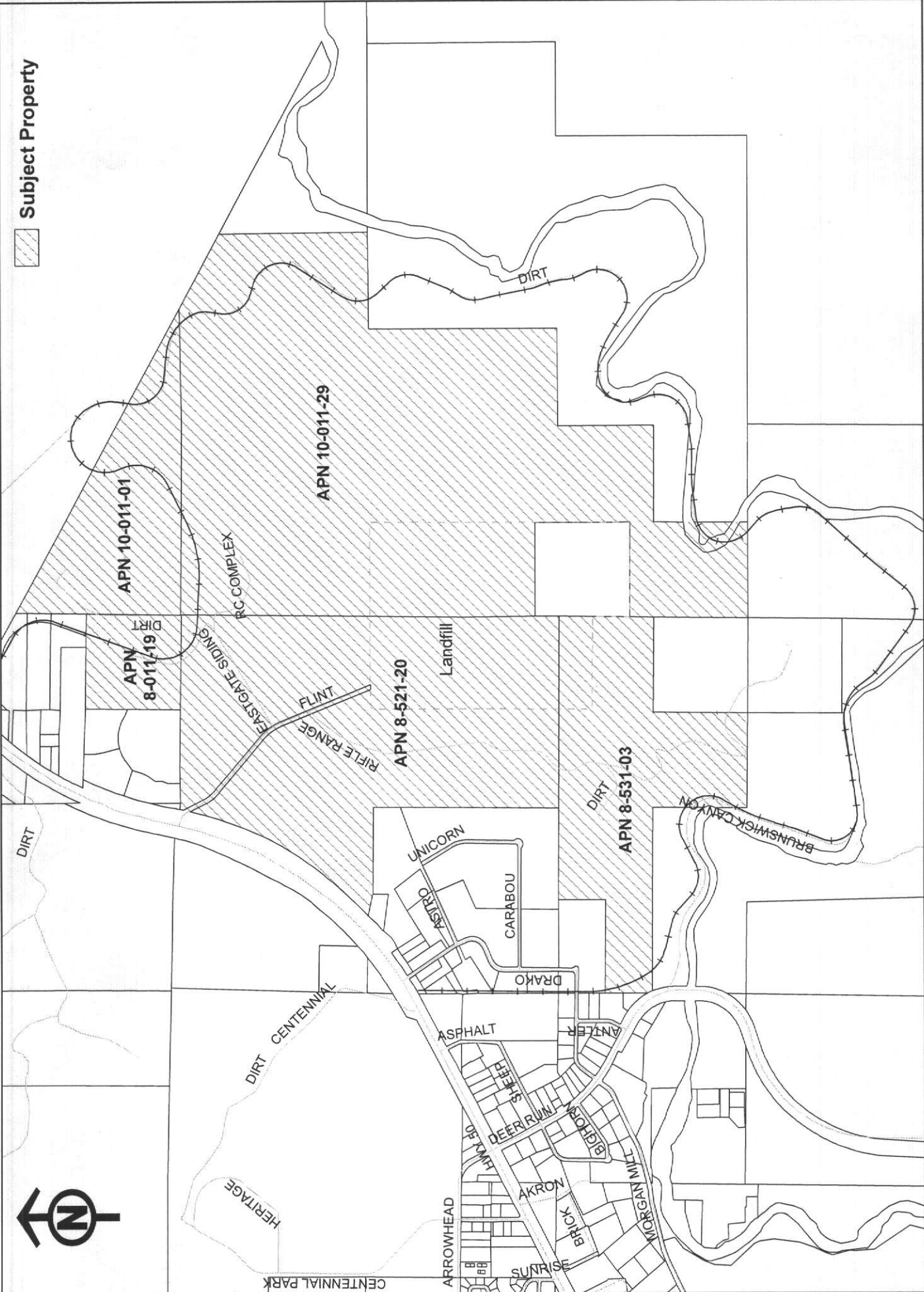
ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2011.

# Subject Property

ATTACHMENT A



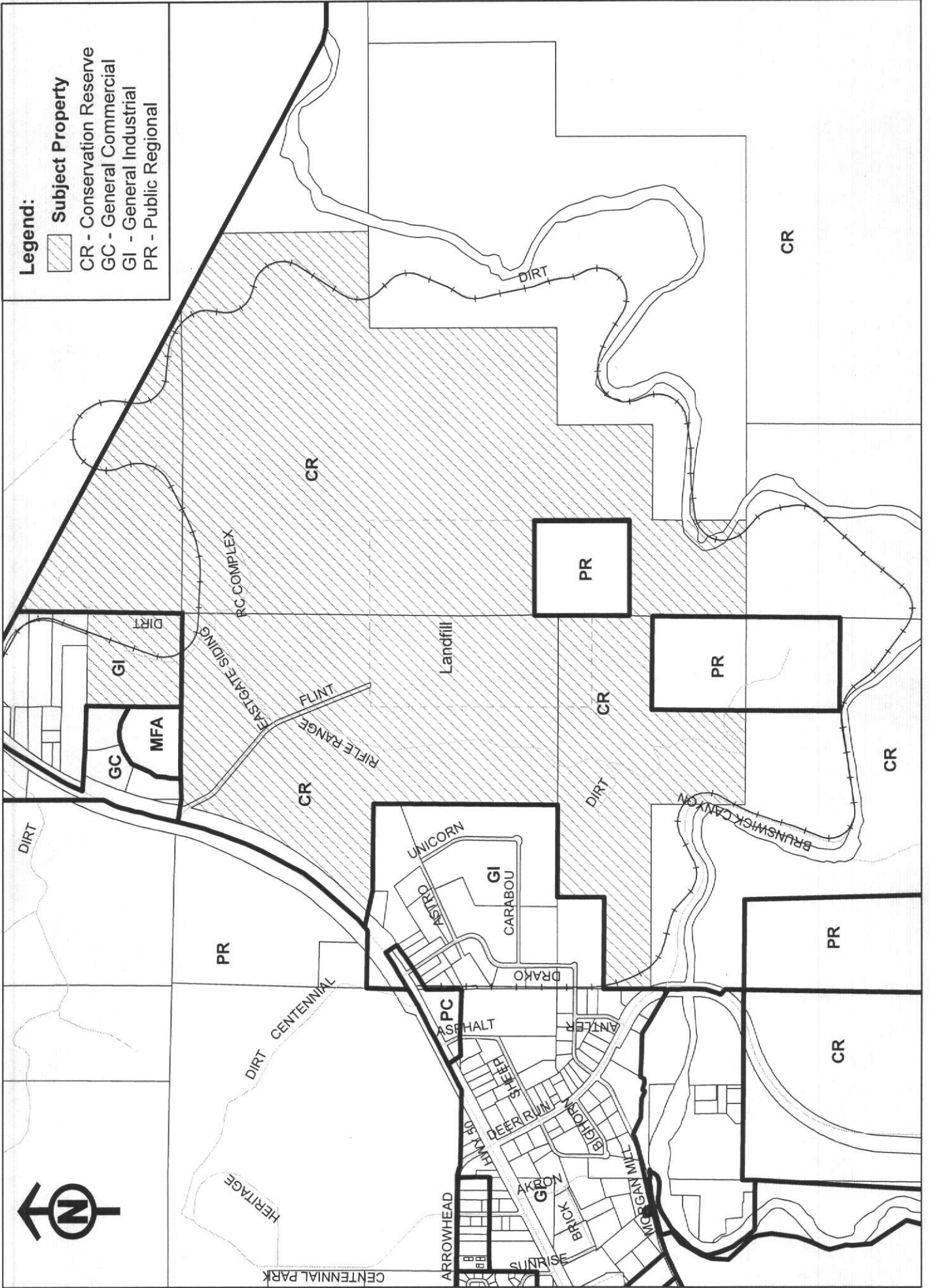
Subject Property

# Current Zoning



**Legend:**

-  Subject Property
- CR - Conservation Reserve
- GC - General Commercial
- GI - General Industrial
- PR - Public Regional



# Proposed Zoning



**Legend:**

-  Subject Property
- CR - Conservation Reserve
- GC - General Commercial
- GI - General Industrial
- PR - Public Regional

