

City of Carson City Agenda Report

Date Submitted: April 26, 2011

Agenda Date Requested: May 5, 2011

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: Action to adopt Bill No. 103, on second reading, Ordinance No._____, an ordinance to change the zoning of two parcels of approximately 3.81 acres, APNs 007-531-05 and 007-531-06, from Single Family One Acre (SF1A) to Retail Commercial (RC). (ZMA-11-015) (Lee Plemel)

Summary: The request is to allow a change of zoning to the same zoning as other parcels in the immediate area. These two parcels were not included in the change of zoning that occurred as a result of the construction of the hospital to the north due to their existing residential use.

Type of Action Requested

☐ Resolution
☐ Formal Action/Motion

☒ Ordinance-second Reading
☐ Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Planning Commission Action: Recommended approval on March 30, 2011 with a vote of 7 ayes and 0 nays.

Prior Board Action: Introduced Bill No. 103 on April 21, 2011 with a vote of 5 ayes and 0 nays.

Recommended Board Action: I move to adopt Bill No. 103, on second reading, Ordinance No._____, an ordinance to change the zoning of two parcels of approximately 3.81 acres, APNs 007-531-05 and 007-531-06, from Single Family One Acre (SF1A) to Retail Commercial (RC), 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

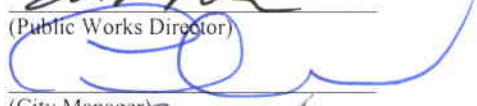
Reviewed By:


(Planning Director)

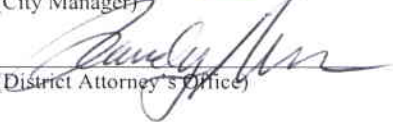
Date: 4-26-11


(Public Works Director)

Date: 4-26-11


(City Manager)

Date: 4/26/11


(District Attorney's Office)

Date: 4/26/11

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2011-103

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF TWO PARCELS OF APPROXIMATELY 3.81 ACRES, APNS 007-531-05 AND 007-531-06, FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL (RC).

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 007-531-05 and 007-531-06, property located at 1365 Medical Parkway and 1393 Medical Parkway, Carson City, Nevada, was duly submitted by Richard Sheldrew and JVRS Enterprises, 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 3.81 acres changing from Single Family 1 Acre (SF1A) to Retail Commercial (RC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 30, 2011, 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 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 3.81 acres of property identified as 1365 Medical Parkway and 1393 Medical Parkway, APNs 007-531-05 and 007-531-06, from Single Family 1 Acre (SF1A) to Retail Commercial (RC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

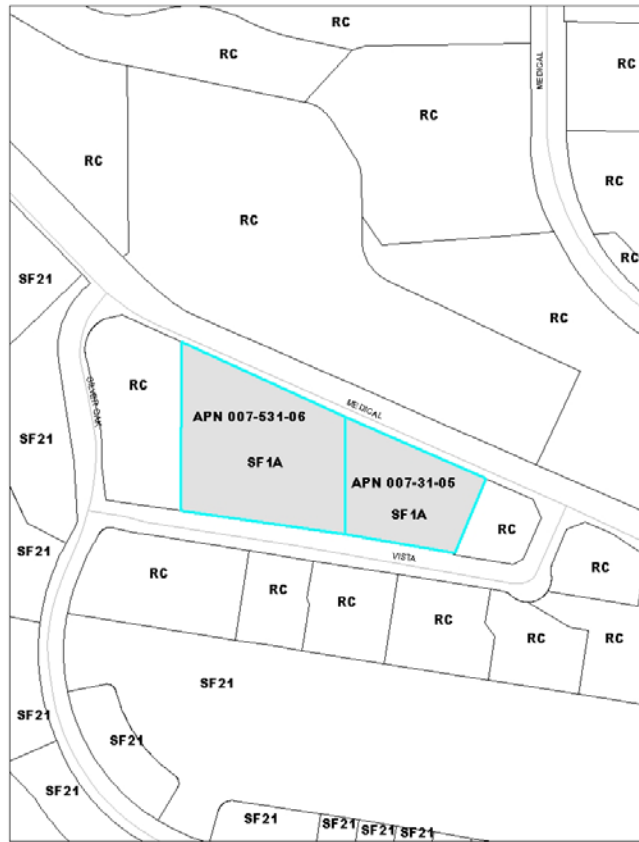
ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2011.

EXISTING ZONING MAP



PROPOSED ZONING MAP

