

**City of Carson City
Agenda Report**

Date Submitted: December 6, 2011

Agenda Date Requested: December 15, 2011

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: For Possible Action: To introduce, on first reading, Bill No. _____, an ordinance to change the zoning of APNs 007-051-07 (40 acres), 007-051-80 (60 acres), 007-051-76 (93 acres) and 007-031-33 (222 acres) from Conservation Reserve (CR) to Public Regional (PR). (ZMA-11-129) (Lee Plemel)

Summary: The subject property, located in the southwest quadrant of Carson City, is currently owned by the Carson City Open Space program. The proposed amendment would make the zoning designation consistent with the actual public ownership and intended long-term use of the property for open space.

Type of Action Requested

☐ Resolution
☐ Formal Action/Motion

☒ Ordinance-First Reading
☐ Other (Specify)

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

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

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance to change the zoning of certain properties owned by Carson City located in the southwest quadrant of Carson City, as published on the agenda, from Conservation Reserve to Public Regional, 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:

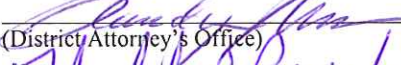
- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Staff Report and Planning Commission packet

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By:


(Planning Division Director)

(Public Works Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: 12-6-11

Date: 12/6/11

Date: 12/6/11

Date: 12/6/11

Date: 12/6/11

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

BILL NO. _____

ORDINANCE NO. 2011- _____

AN ORDINANCE TO CHANGE THE ZONING OF APNS 007-051-07 (40 ACRES), 007-051-80 (60 ACRES), 007-051-76 (93 ACRES) and 007-031-33 (222 ACRES) FROM CONSERVATION RESERVE (CR) TO PUBLIC REGIONAL (PR).

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 007-051-07, 007-051-80, 007-051-76 and 007-031-33, properties located in the southwest quadrant of 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 the subject properties changing from Conservation Reserve (CR) to Public Regional (PR). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 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 designations of APNs 007-051-07, 007-051-80, 007-051-76 and 007-031-33 from Conservation Reserve (CR) to Public Regional (PR), as shown on "Exhibit A," attached.

PROPOSED this 15th day of December, 2011.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2012.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

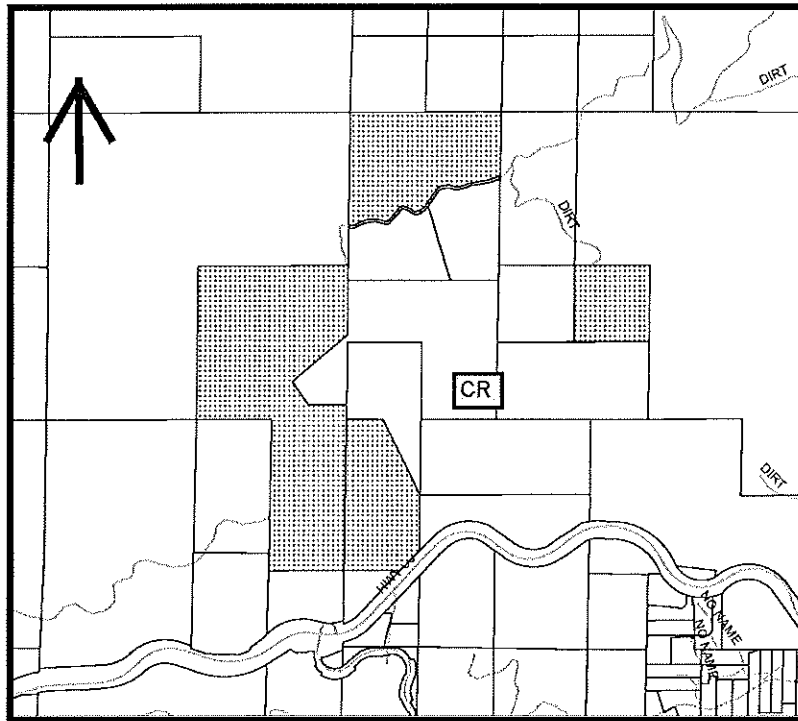
ATTEST:

ALAN GLOVER, Clerk-Recorder

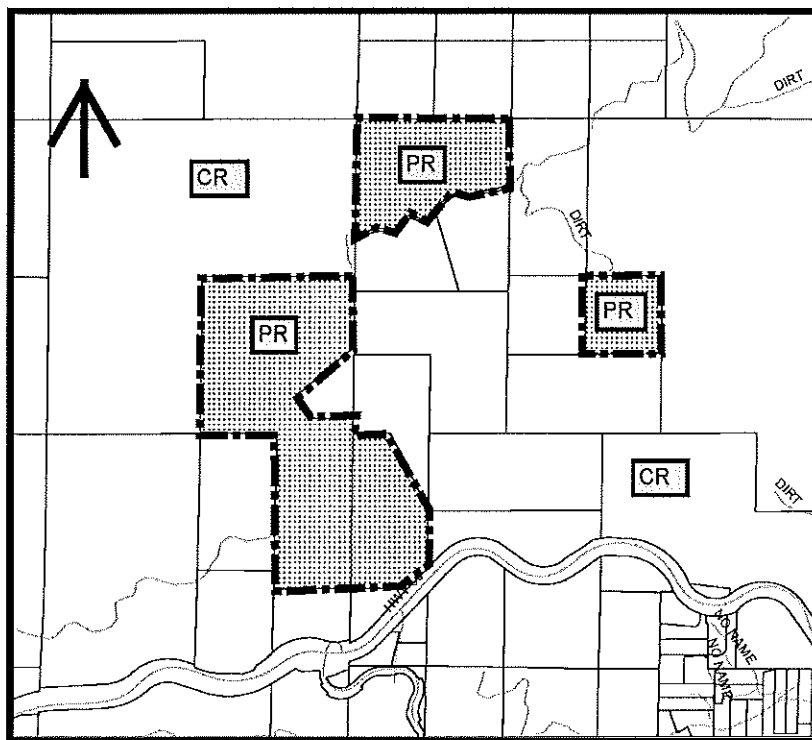
This ordinance shall be in force and effect from and after the _____ of _____, 2012.

Exhibit "A"

EXISTING ZONING MAP



PROPOSED ZONING MAP



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 30, 2011

AGENDA ITEM NO.: H-4(B)

APPLICANT(s) NAME: Carson City
PROPERTY OWNER(s): Carson City

FILE NO. ZMA-11-129

ASSESSOR PARCEL NO(s): 007-051-07 (40 acres), 007-051-80 (60 acres), 007-051-76 (93 acres), 007-031-33 (222 acres)

APPLICANT'S REQUEST: For Possible Action: To make a recommendation to the Board of Supervisors on a Zoning Map Amendment application from Carson City (property owner: Carson City) to change the zoning designations of certain properties owned by Carson City located in and around the southwest quadrant of Carson City, changing APNs 007-051-07 (40 acres), 007-051-80 (60 acres), 007-051-76 (93 acres) and 007-031-33 (222 acres) from Conservation Reserve (CR) to Public Regional (PR).

COMMISSIONERS PRESENT: ☒ KIMBROUGH ☒ MULLET ☒ HEATH
 ☒ DHAMI ☒ SHIRK ☒ VANCE ☒ WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt
STAFF RECOMMENDATION: ☒ APPROVAL
APPLICANT REPRESENTED BY: Jennifer Pruitt

☐ REPORT ATTACHED
☐ DENIAL

☒ APPLICANT/AGENT
PRESENT

☒ APPLICANT/AGENT
SPOKE

☐ APPLICANT/AGENT
NOT PRESENT

☐ APPLICANT/AGENT
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS 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: N/A

MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT.

MOVED: DHAMI SECOND: ESSWEIN PASSED: 7/AYE 0/NO 0/ABSTAIN 0/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: December 15, 2011

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-129

AGENDA ITEM: H-4(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

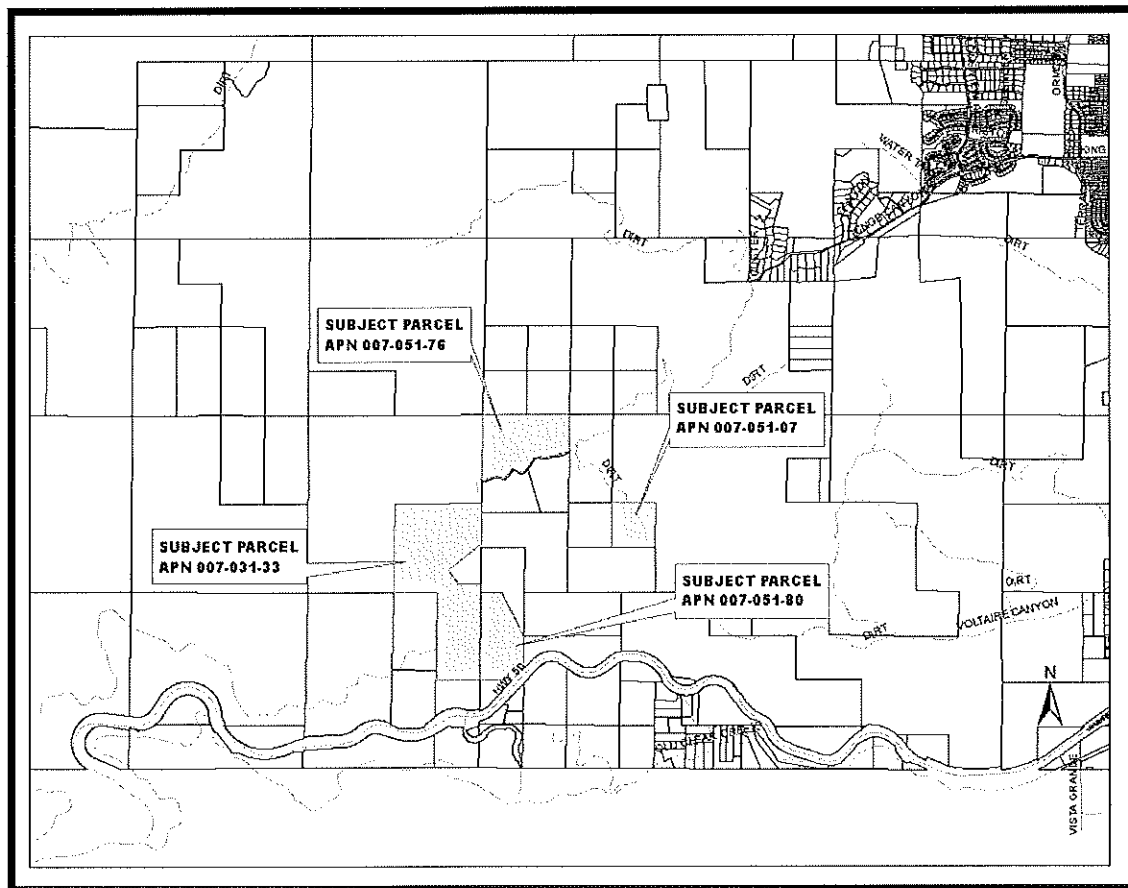
REQUEST: A Zoning Map Amendment to change the zoning designations of property located in and around the southwest quadrant of Carson City, changing APNs 007-051-07 (40 acres), 007-051-80 (60 acres), 007-051-76 (93 acres) and 007-031-33 (222 acres) from Conservation Reserve (CR) to Public Regional (PR).

APPLICANT: Carson City Planning Division

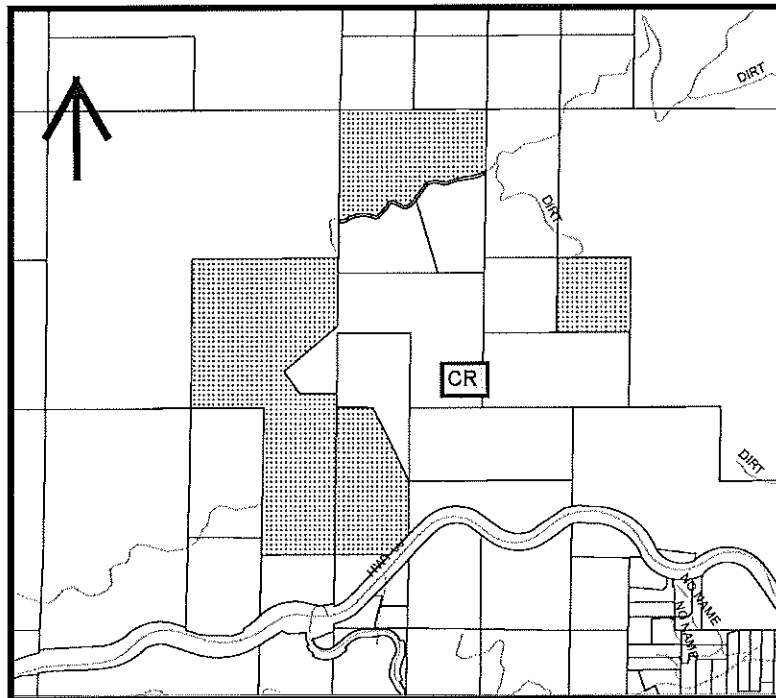
OWNER: Carson City

LOCATION: Southwest quadrant of Carson City (see map below)

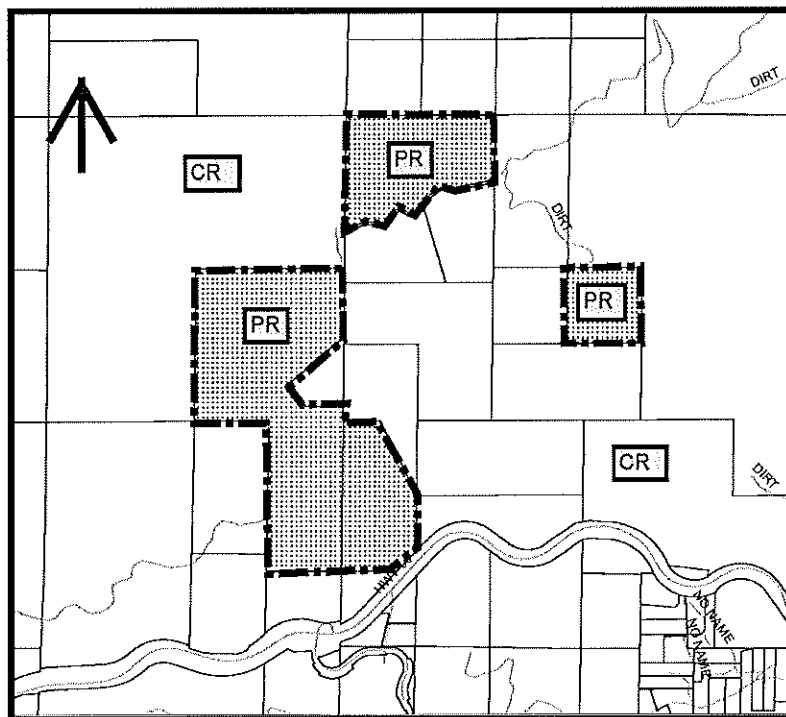
RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-11-129, a Zoning Map Amendment to change the zoning designations of property located in the southwest quadrant of Carson City from Conservation Reserve to Public Regional, based on the findings contained in the staff report."



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments and Zoning Code Amendments).

DISCUSSION:

The purpose of this application and the additional Master Plan applications and Zoning Map applications is to amend the zoning and master plan of 23 parcels of land owned by Carson City acquired for Open Space purposes to be properly reflected as such on the Land Use map and the Zoning Map of Carson City.

The subject properties are currently owned by Carson City. The current and proposed Zoning Maps are also attached to this staff report with the draft ordinance.

The subject properties were acquired by Carson City through the Open Space program in 2005 through 2006 from William Michael Fagen with the exception of APN 007-051-07 which was acquired by Carson City in 2006 through the Open Space program from the Hutchinson Family Trust. The subject properties are currently zoned Conservation Reserve (CR) and are proposed to be designated Public Regional (PR) to be consistent with the Land Use Map of Carson City.

The purpose of the Conservation Reserve zoning district is "to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints" (CCMC 18.04.165).

The proposed zoning for these same properties is Public Regional. The purpose of the PR zoning district is for federal, state and city facilities and uses whose main purpose is to sustain a wide range of regional needs. The proposed PR zoning is more appropriate for these properties that are already being used for public uses. The PR district requires a Special Use Permit for all uses. Refer to the attached Carson City Municipal Code Section 18.04.165 (CR) and 18.04.185 (PR) for a complete list of permitted uses. However it should be noted that the use of the property is limited to open space because Open Space program funds were used to purchase the property.

This Zoning Map Amendment is being processed concurrently with a proposed Master Plan Amendment. Further detailed discussion regarding the Master Plan Amendment is included in the staff report for MPA-11-128.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 5,645 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 14, 2011, 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:

Engineering Division: No concerns with the request.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.075, Zoning Map Amendments.

- 1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.**

Rationale: *The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:*

Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.

Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

Rationale: *This application is submitted by the Carson City Planning Division through the cooperation and coordination with the Carson City Open Space Manager to establish appropriate zoning designations consistent with the Land Use Map of Carson City.*

- 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 Public Regional designation is consistent with the public uses that are facilities and uses that serve primarily wide regional areas of Carson City. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit which are typically buildings and facilities owned, leased, or operated by the Federal Government, the State of Nevada and Carson City. The use of the subject parcels is limited to open space because of their ownership by the Carson City Open Space program. This will be compatible with existing adjacent land uses.*

- 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 provides consistency purposes with the Carson City Land Use Map. The proposed amendment will not adversely impact the public health, safety and welfare.*

4. *That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.*

Rationale: The proposed amendment is not associated with a specific project. The subject properties were acquired by Carson City through the Open Space program in 2005 through 2006 through the Open Space program. The subject properties are currently zoned Conservation Reserve (CR) and are proposed to be designated Public Regional (PR) to be consistent with the Land Use Map of Carson City.

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.185 (PR)

18.04.185 Public Regional (PR). PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:

- Airports/Heliports
- Animal Shelter
- Archaeological Heritage/Cultural Resource
- Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States
- Bus Terminal/Station
- Cemetery
- Child Care Facility
- Civic Auditorium and Theater
- Clinic
- Community Institution (non-profit)
- Communication Antenna/Tower
- Congregate Care Housing/Senior Citizen Home
- Conservation and Wildlife Sanctuary
- Convention Facility
- Corporate Yard
- Crisis Care Facility/Residency/Center
- Equestrian Center
- Fairground/Theme Park
- Farm
- Farmer's Market
- Flood/Storm Drain Protection Devices
- Forest Area
- Fuel Storage Tank Facility
- Golf Course/Driving Range/Club House
- Historical Site
- Hospital
- Impound Yard
- Institutional Use
- Library
- Maintenance Garage
- Military Facility
- Municipal Well Facility
- Municipal Garage
- Municipal Training Facility
- Museum
- Noise Attenuation Barrier
- Open Space
- Outside Storage
- Pavilion/Stadium
- Prison
- Public Administrative Office
- Public Nursery
- Public Park/Playground
- Public Parking Lots
- Public Performing Arts Center

Public Utility Building
Public Water Supply
Quarry/Extraction Site
Radio Station/TV Station Tower
Regional Park
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Sewage Works Facility
Social Services Center/Facility Offices
Special Complementary Uses
Sport Playing Field
Storage
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage
of the Development Standards
Storage Facility
Storm Drainage and Floodplain Devices
Summer Camp
Tennis Court Complex
Transfer Station/Sanitary Landfill
Utility Easement
Utility Facilities
Utility Substation
Warehouse
Waste Disposal Area/Site Facility
Wastewater Treatment Facility
Watchman's Quarters
Water Facility
Water, Oil, Gas or Geothermal Drilling Operation Sites
Water Tank
Water Works Facility
Wilderness Area
Wildlife Park/Preserves/Habitat Area
Wind Energy Conversion Facility
Zoo