

**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 APN 008-922-11 (17.6 acres) from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 (8.6 acres) from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92 (16 acres), 008-541-73 (16 acres) and 008-531-05 (.73 acres) from Agriculture (A) to Public Regional (PR), APNs 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres) and 010-021-55 (35 acres) from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 (0.06 acres) and 010-681-02 (39 acres) from Single Family One Acre (SF1A) to Public Community (PC). (ZMA-11-127) (Lee Plemel)

**Summary:** The subject properties, located in and around the northeast quadrant of Carson City, are currently owned by the Carson City Open Space program. The proposed amendments would make the zoning designations consistent with the actual public ownership and intended long-term use of the subject properties 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 and around the northeast quadrant of Carson City, 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
- 2) Planning Commission Case Record
- 3) Staff Report and Planning Commission packet

**Prepared By:** Janice Brod, Grants Program Coordinator

**Reviewed By:**  Date: 12-6-11  
(Planning Division Director)  
 Date: 12/6/11  
(Public Works Director)  
 Date: 12/6/11  
(City Manager)  
 Date: 12/6/11  
(District Attorney's Office)  
 Date: 12/6/11  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

BILL NO. \_\_\_\_\_

ORDINANCE NO. 2011- \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF APN 008-922-11 (17.6 ACRES) FROM LIMITED INDUSTRIAL (LI) TO PUBLIC NEIGHBORHOOD (PN), APN 002-101-73 (8.6 ACRES) FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC NEIGHBORHOOD (PN), APNS 008-541-92 (16 ACRES), 008-541-73 (16 ACRES) AND 008-531-05 (.73 ACRES) FROM AGRICULTURE (A) TO PUBLIC REGIONAL (PR), APNS 010-011-26 (80 ACRES), 010-011-27 (100 ACRES), 008-531-40 (20 ACRES) AND 010-021-55 (35 ACRES) FROM CONSERVATION RESERVE (CR) TO PUBLIC REGIONAL (PR), AND APNS 010-681-01 (.06 ACRES) AND 010-681-02 (39 ACRES) FROM SINGLE FAMILY ONE ACRE (SF1A) TO PUBLIC COMMUNITY (PC).

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 008-922-11, 002-101-73, 008-541-92, 008-541-73, 008-531-05, 010-011-26, 010-011-27, 008-531-40, 010-021-55, 010-681-01 and 010-681-02, properties located in the northeast 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 the zoning of APN 008-922-11 from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92, 008-541-73 and 008-531-05 from Agriculture (A) to Public Regional (PR), APNs 010-011-26, 010-011-27, 008-531-40 and 010-021-55 from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 and 008-681-02 from Single Family Once Acre (SF1A) to Public Community (PC).

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 designation of APN 008-922-11 from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92, 008-541-73 and 008-531-05 from Agriculture (A) to Public Regional (PR), APNs 010-011-26, 010-011-27, 008-531-40 and 010-021-55 from Conservation Reserve (CR) to Public Regional (PR) and APNs 010-681-01 and 008-681-02 from Single Family Once Acre (SF1A) to Public Community (PC) as shown on "Exhibit A, B ,C and D attached.

PROPOSED this 15th day of December, 2011.

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

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

VOTE:     AYES:     \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

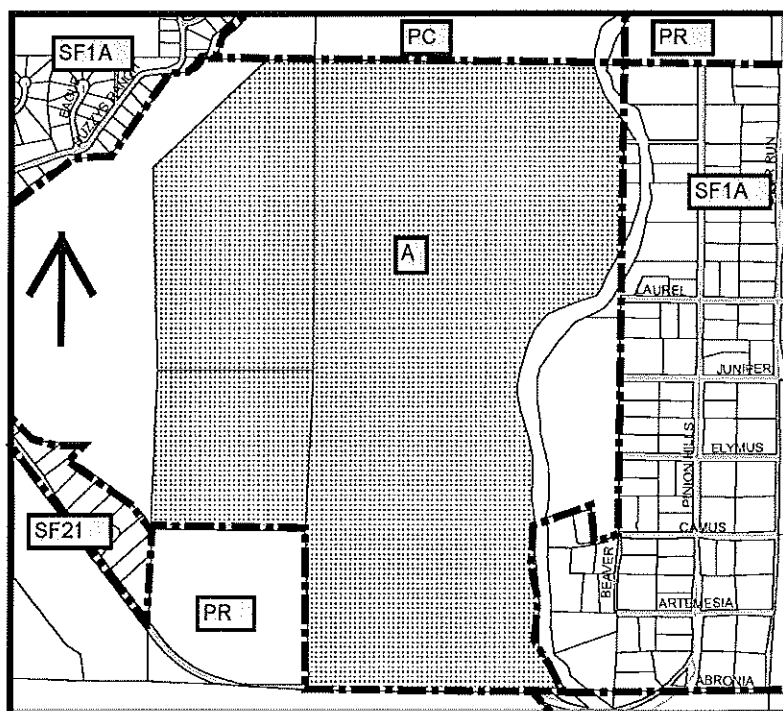
\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

ATTEST:

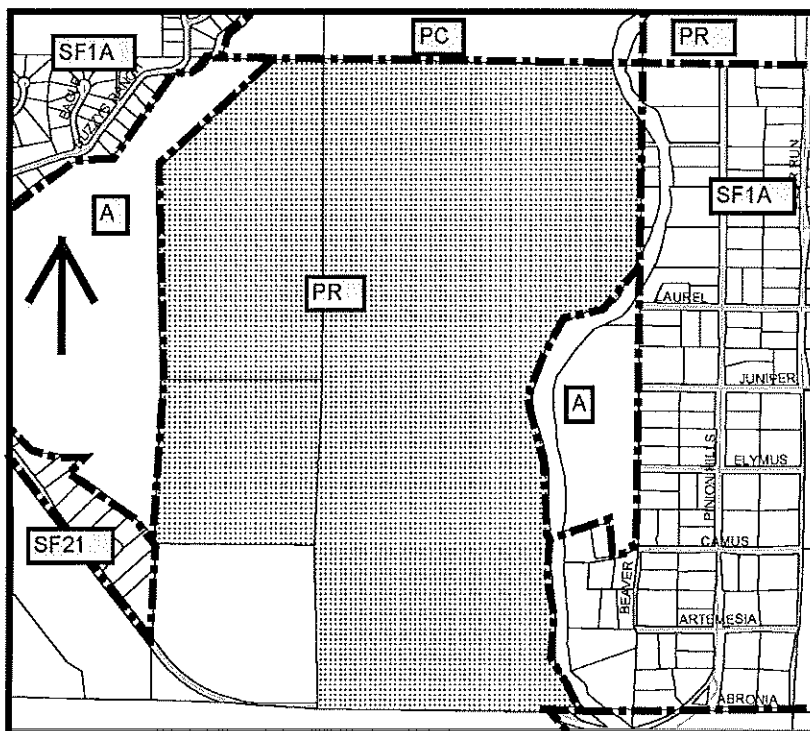
\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

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

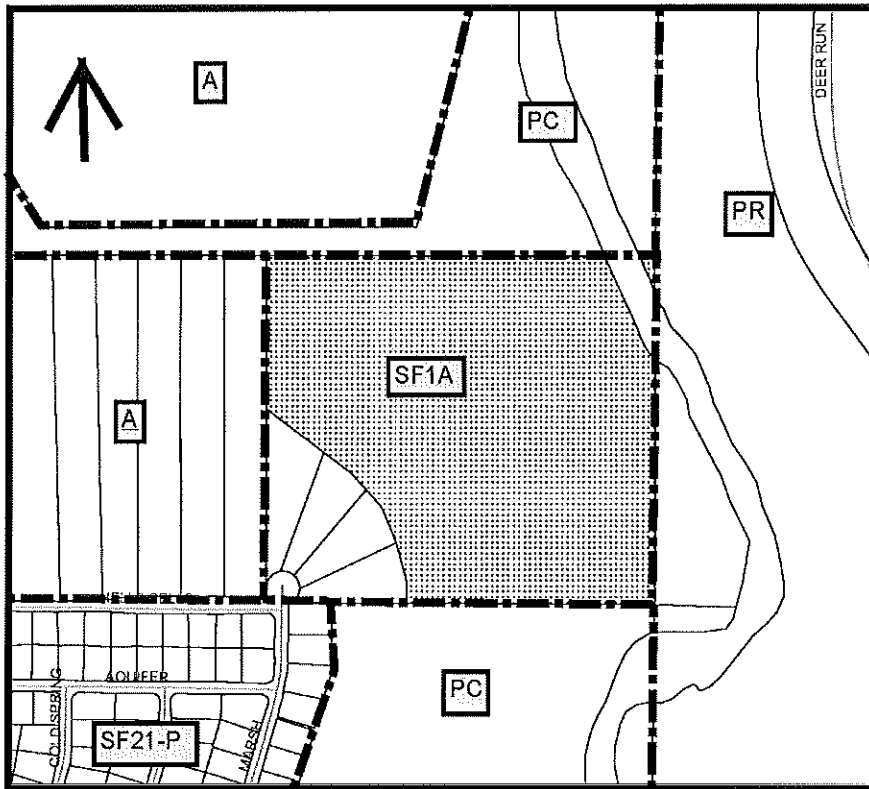
EXISTING ZONING MAP



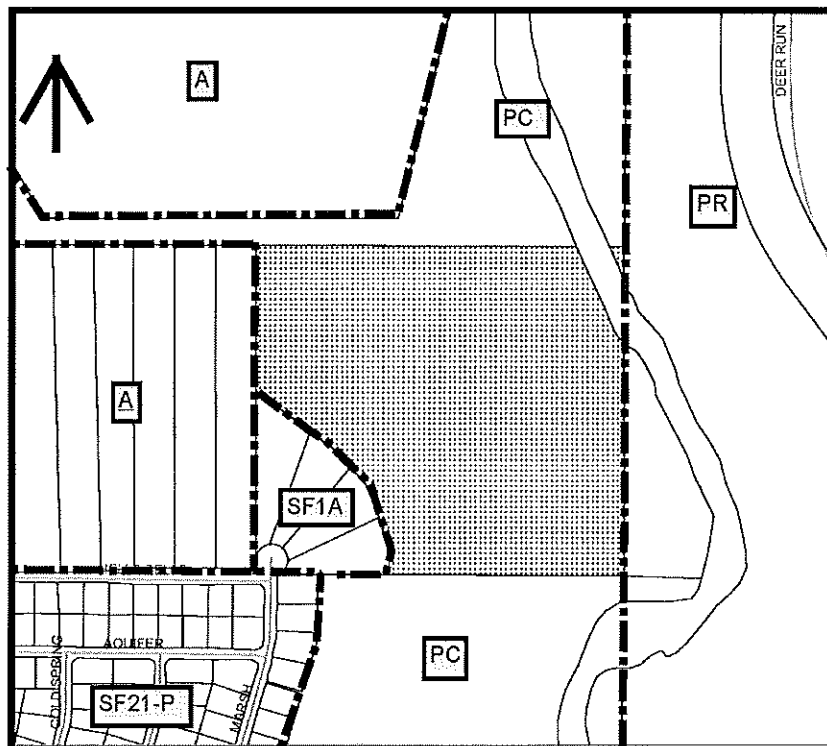
PROPOSED ZONING MAP



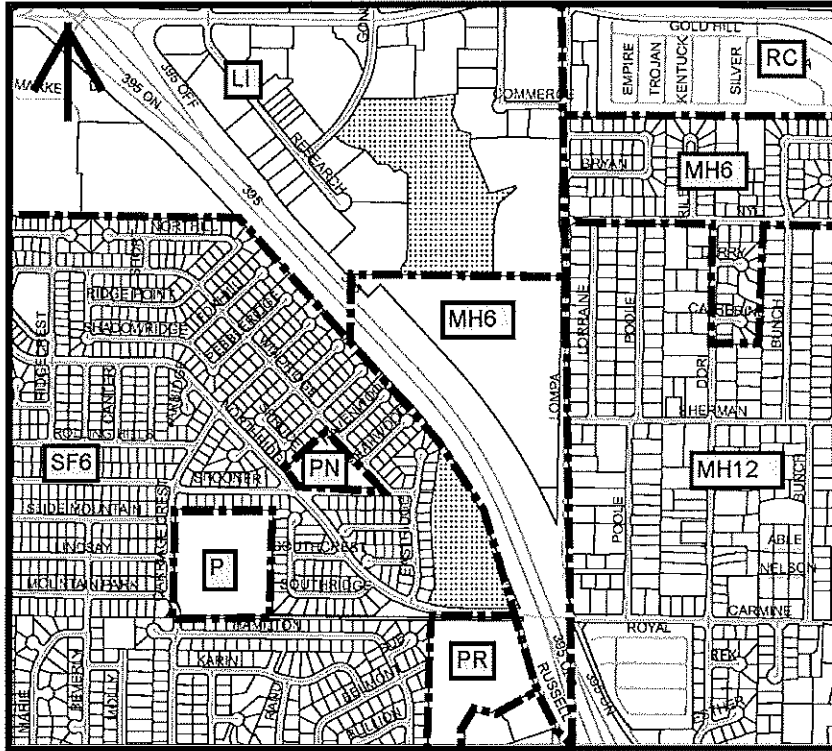
**EXISTING ZONING MAP**



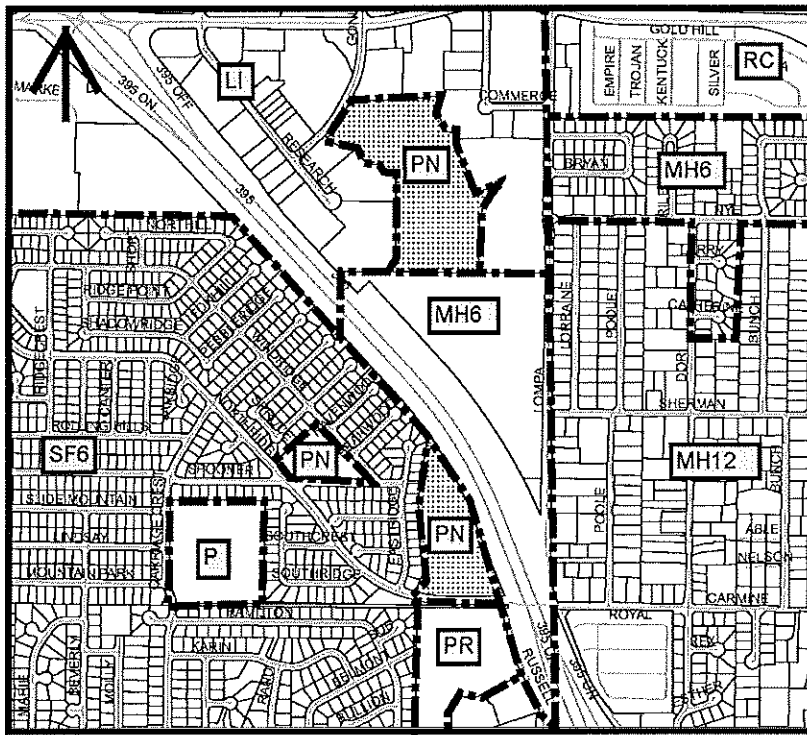
**PROPOSED ZONING**



**EXISTING ZONING MAP**

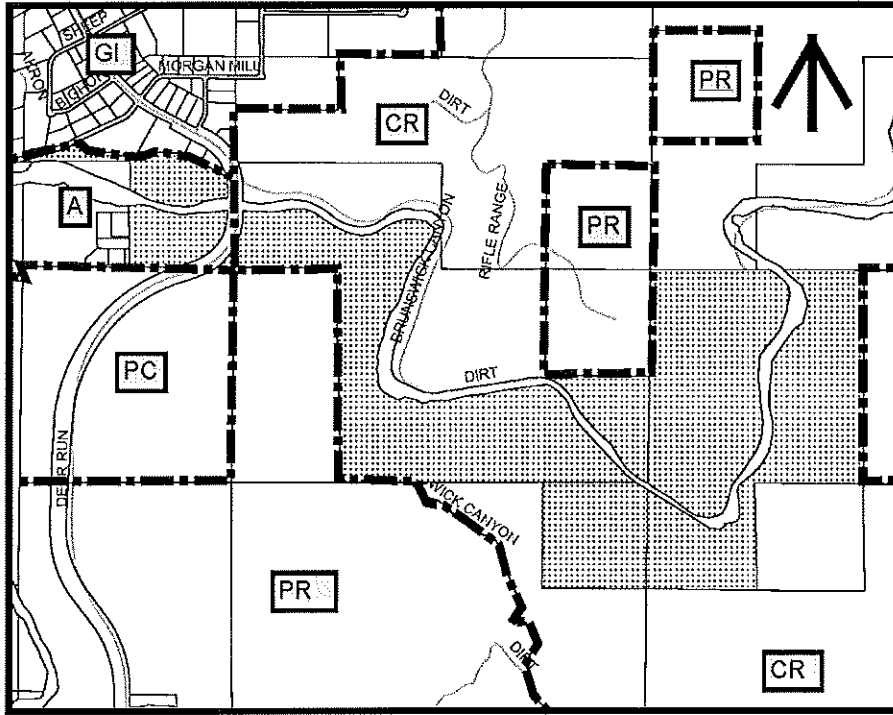


**PROPOSED ZONING MAP**

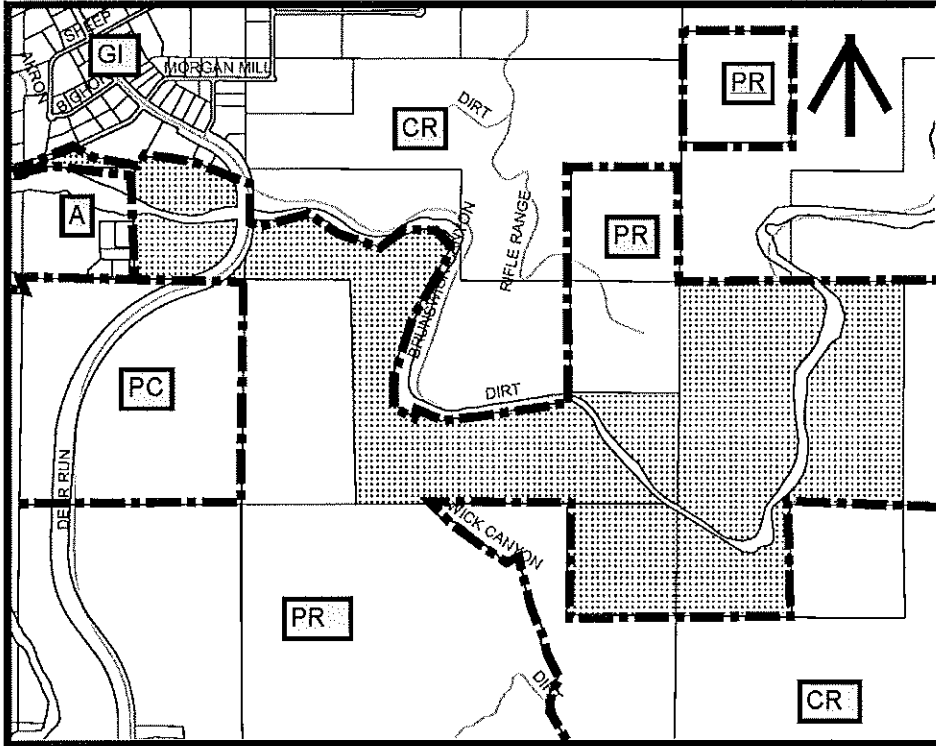




EXISTING ZONING MAP



PROPOSED ZONING MAP





STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-127

AGENDA ITEM: H-3(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

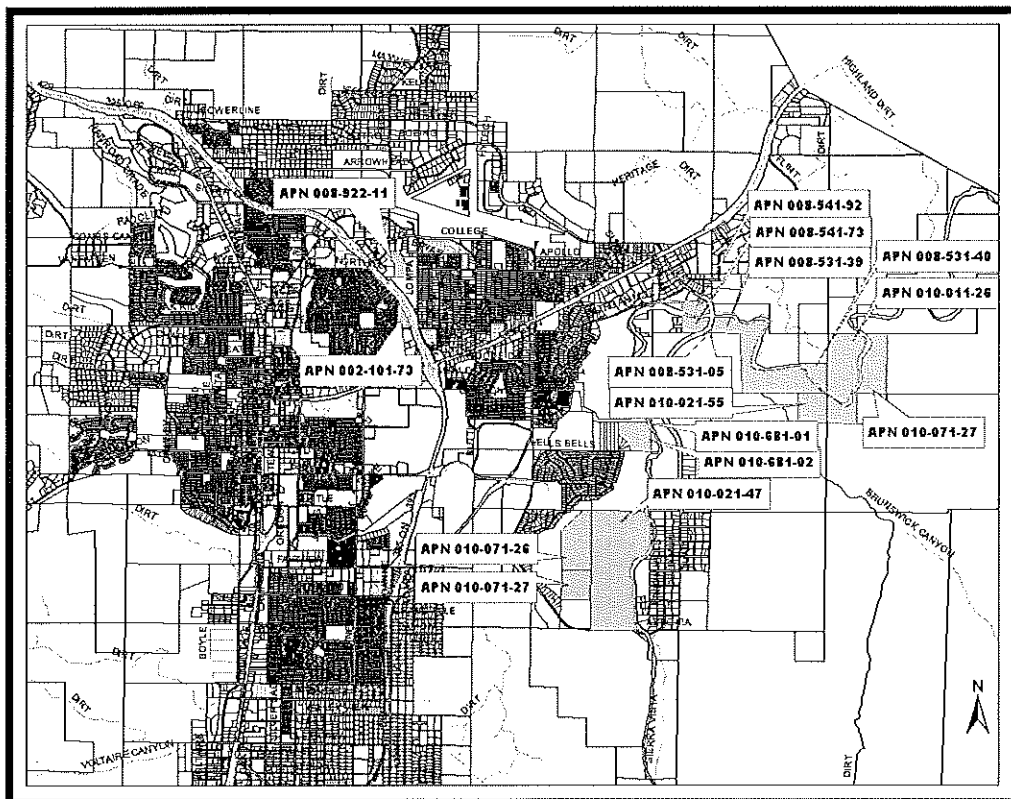
**REQUEST:** A Zoning Map Amendment to change the zoning designations of property located in and around the northeast quadrant of Carson City, changing the zoning of APN 008-922-11 (17.6 acres) from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 (8.6 acres) from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92 (16 acres), 008-541-73 (16 acres) and 008-531-05 (.73 acres) from Agriculture (A) to Public Regional (PR), APNs 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres) and 010-021-55 (35 acres) from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 (0.06 acres) and 010-681-02 (39 acres) from Single Family One Acre (SF1A) to Public Community (PC).

**APPLICANT:** Carson City Planning Division

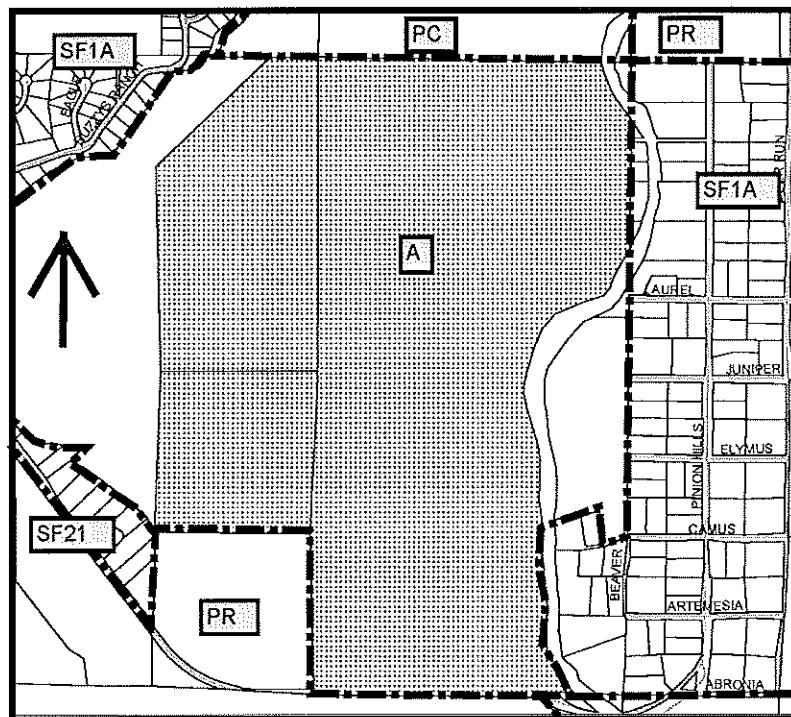
**OWNER:** Carson City

**LOCATION:** Northeast quadrant of Carson City (see map below)

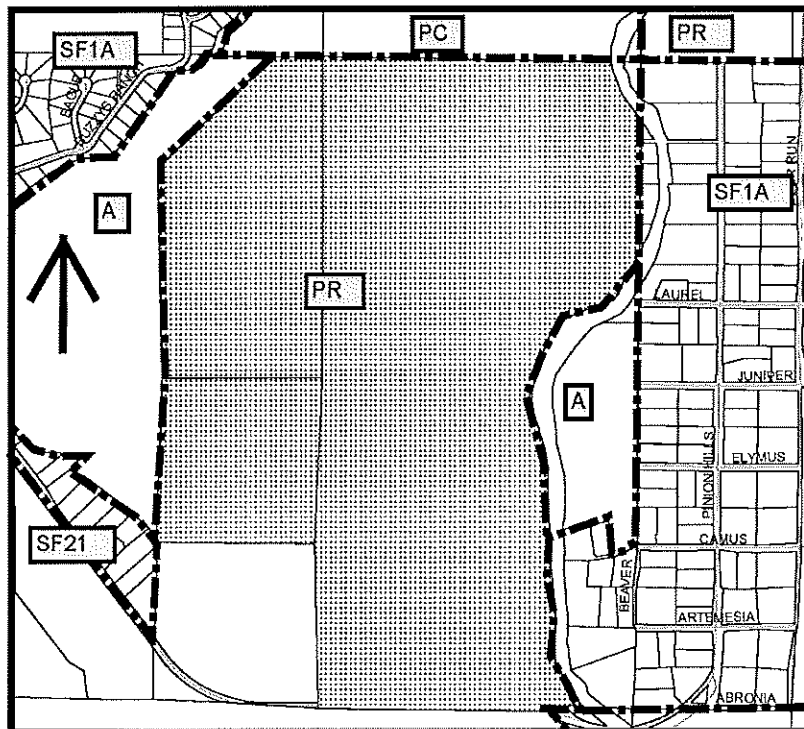
**RECOMMENDED MOTION:** "I move to recommend to the Board of Supervisors approval of ZMA-11-127, a Zoning Map Amendment to change the zoning designations of parcels located in the northeast quadrant of Carson City as published on the agenda and presented by staff, based on the findings contained in the staff report."



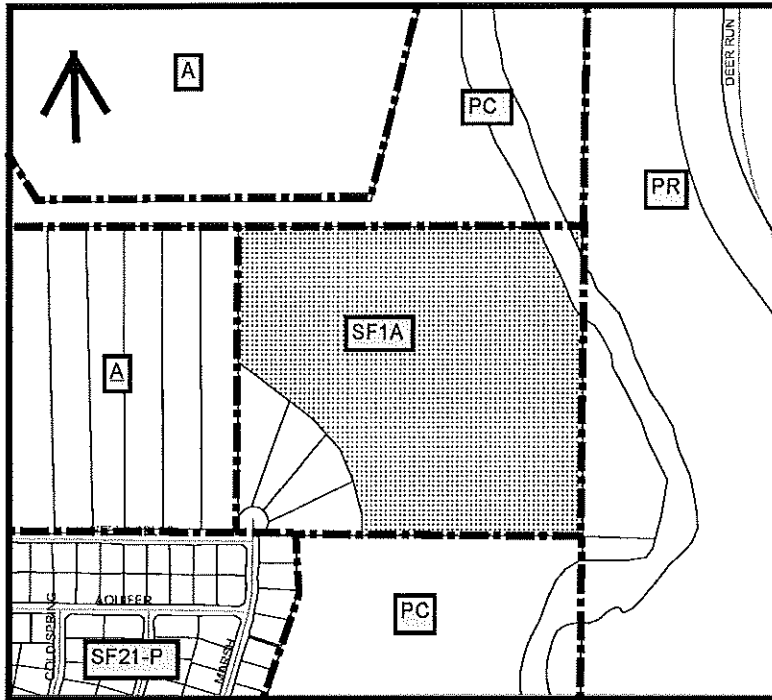
### EXISTING ZONING



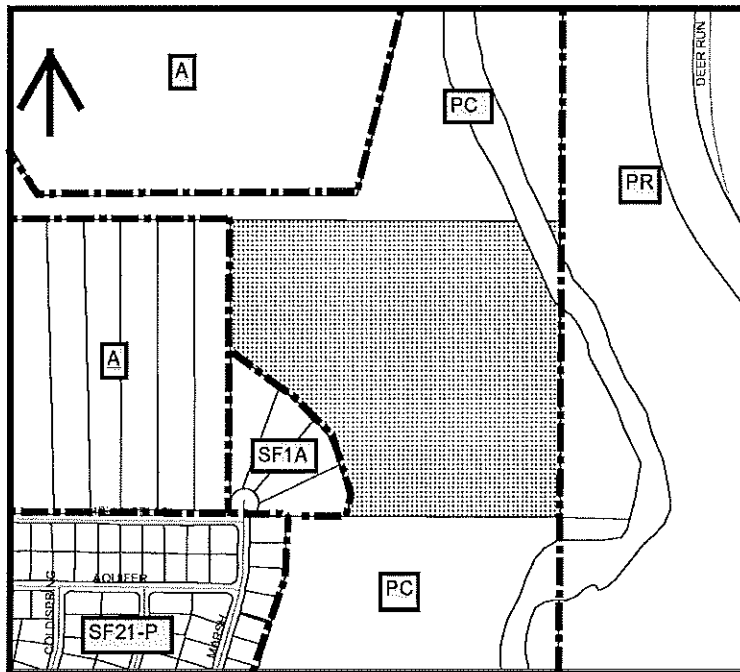
### PROPOSED ZONING



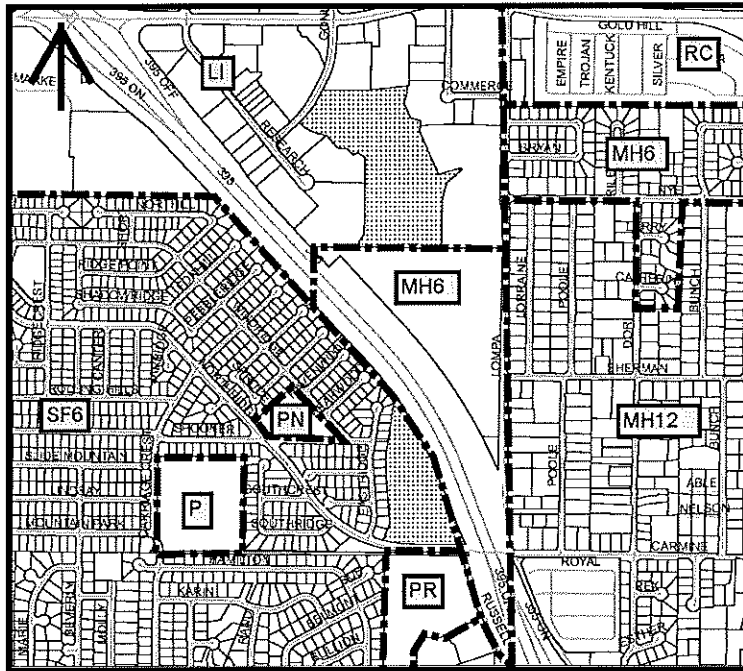
EXISTING ZONING



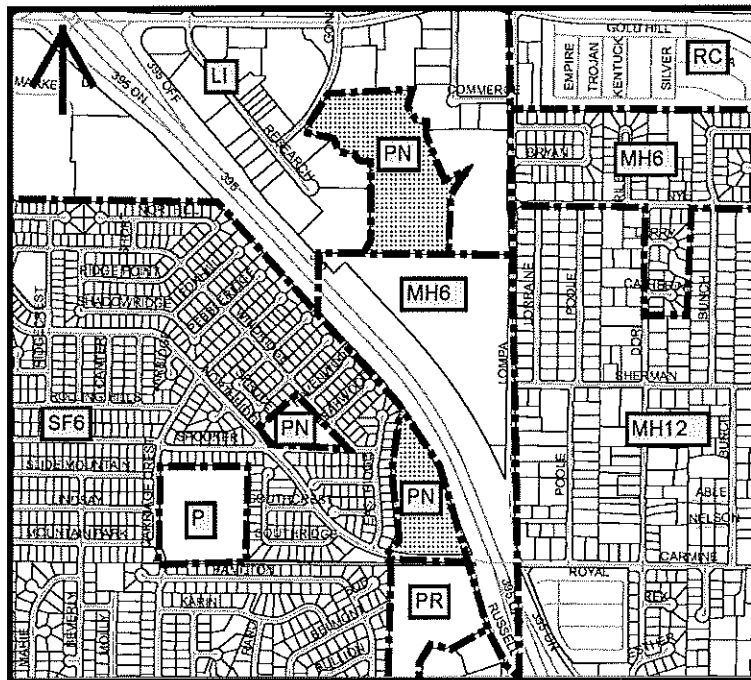
PROPOSED ZONING



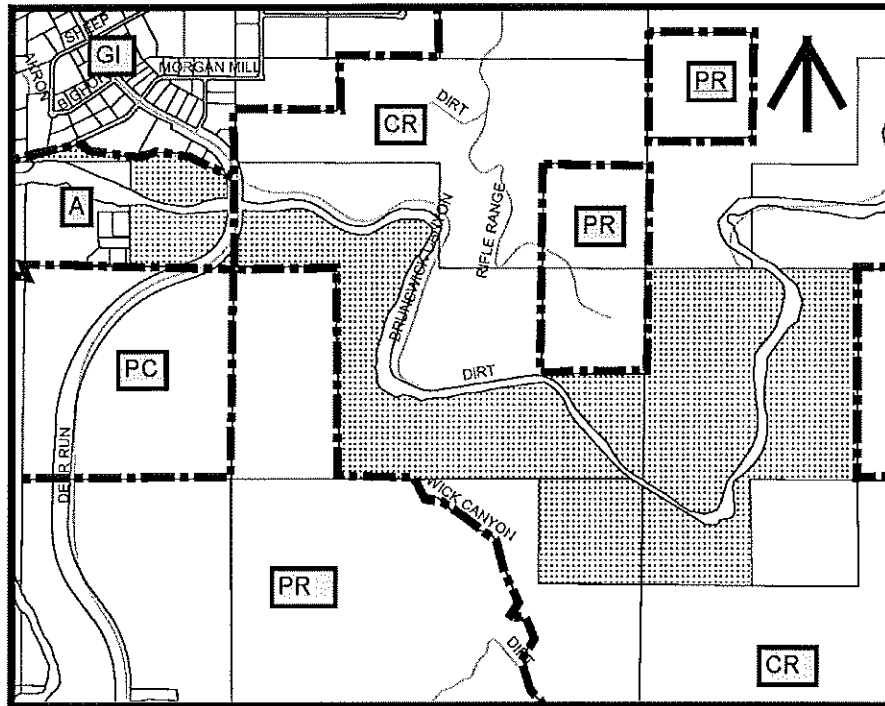
### EXISTING ZONING



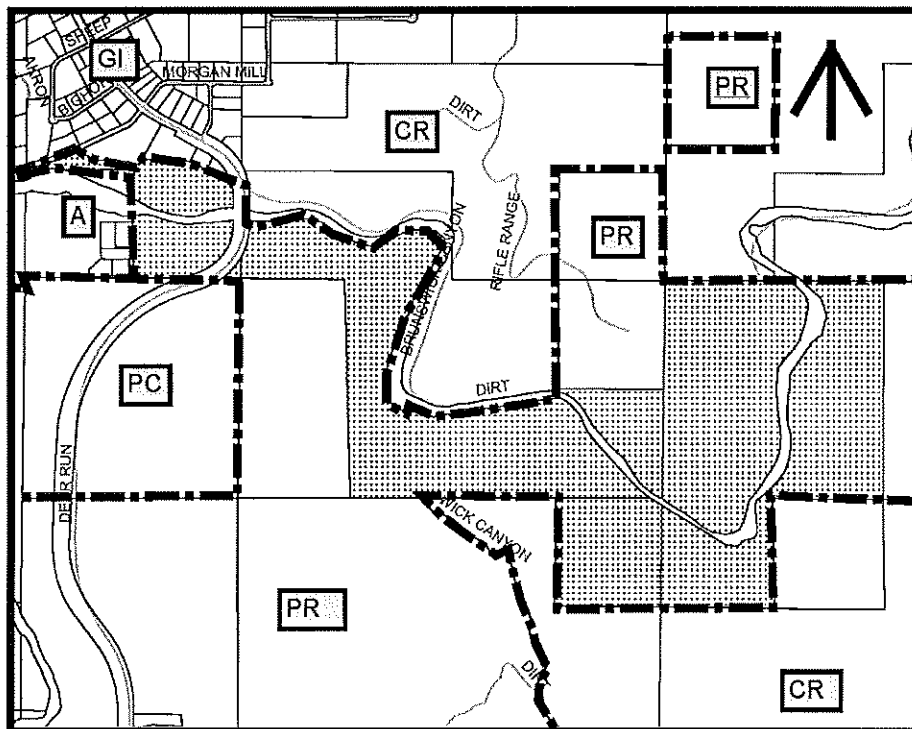
### PROPOSED ZONING



### 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 from 2001 through 2011. The properties were acquired from Stanton Park, the Nature Conservancy John C. Serpa, Vidler Water Company and Jarrard Family Trust. This application includes changing the zoning of APN 008-922-11 (17.6 acres) from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 (8.6 acres) from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92 (16 acres), 008-541-73 (16 acres) and 008-531-05 (.73 acres) from Agriculture (A) to Public Regional (PR), APNs 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres) and 010-021-55 (35 acres) from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 (0.06 acres) and 010-681-02 (39 acres) from Single Family One Acre (SF1A) to Public Community (PC).

The purpose of Public Community and Public Neighborhood zoning district are typically facilities and uses that serve primarily a smaller portion of Carson City, PR means Federal, state and city facilities and uses whose main purpose is to sustain a wider regional needs. The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program.

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-11-126.

**PUBLIC COMMENTS:** Public notices were mailed to 115 adjacent property owners within 300 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.*

*Goal 4.3 – Expand the City’s Open Space Network.*

*Policy 4.3a – Open Space Master Plan- Continue to review future development proposals for consistency with the City’s Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.*

*Policy 4.3b– Open Space Network- Continue to pursue opportunities to expand or enhance the community’s open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.*

Rationale: *The proposed amendment will provide for public review of all uses to be established on the properties, allowing review of existing site features. Typically all parcel owned by Carson City are zoned Public Community, Public Neighborhood or Public Regional.*

**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 Community, Public Neighborhood and Public Regional zoning designations are consistent with the public uses, facilities and use that serve primarily all portions of Carson City. The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program, which is similar to 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 over the past few years. The subject properties are currently zoned a variety of zoning designations and are proposed to be designated Public Community, Public Neighborhood and Public Regional 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 Sections 18.04.175 (PN), 18.04.180 (PC) and 18.04.185 (PR).

**18.04.175 Public Neighborhood (PN).** PN means facilities and uses that serve only a small area of the city. Utility substations are prohibited within the PN district. The Conditional Uses permitted in the PN district which require approval of a Special Use Permit are:

Adult/Child Care Facility  
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.  
Historical Site  
Library  
Municipal Well Facility  
Neighborhood Park  
Public Administrative Office  
Public Parks  
Public Parking Lots  
Schools, (Elementary and Middle)  
Sheriff's Substation  
Storage  
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards  
Storm Drainage and Floodplain Devices

**18.04.180 Public Community (PC).** PC means facilities and uses that serve primarily a large portion of Carson City. The Conditional Uses permitted in the PC District which require approval of a Special Use Permit are:

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.  
Cemetery  
Child Care Facility  
Civic Auditorium and Theater  
Fire Station  
Historical Site  
Hospital  
Library  
Municipal Well Facility  
Museum  
Public Administrative Office  
Public Parks  
Public Parking Lots  
Resource Management Use/Groundwater Recharge Use  
Schools (Elementary, Middle, High School, and College/University)  
Senior Center  
Sheriff's Office and Jail  
Storage  
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices  
Swimming Pool  
Utility Easement  
Utility Facilities  
Utility Substation

**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