

Mem# 7F

**City of Carson City
Agenda Report**

Date Submitted: September 26, 2006

Agenda Date Requested: October 5, 2006

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

Item 2 of 3

From: Planning Division

Subject Title: Action to adopt, on second reading, Bill No.129, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-263-02, 009-263-03, 009-263-04 and 009-263-05. (File ZMA-06-145)

Staff Summary: Approval of the Zoning Map Amendment would change the designation of the subject portion of the parcel on the official Carson City Zoning Map from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD). This Zoning Map Amendment is directly associated with TPUD-06-146 Clear View Ridge.

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 denial on August 30, 2006 by a vote of 6 Ayes and 1 Nay.

Recommended Board Action: I move deny an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/ Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-263-02, 009-263-03, 009-263-04 and 009-263-05, based upon 5 findings for denial provided by the Planning Commission.

Alternate Recommended Board Action: I move to adopt, on second reading, Bill No.129, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A)/ Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property north of Overland Street and south of Roventini Way, APN's 009-263-02, 009-263-03, 009-263-04 and 009-263-05, subject to the findings contained in the staff report.

Explanation for Recommended Board Action: Staff recommended approval of the application based on zoning compatibility issues with recently adopted Carson City Master Plan. Staff also offered findings for approval for the Planning Commission's consideration, but the Planning Commission recommend denial by a vote of 6-1. See the attached staff report to the Planning Commission for a complete explanation on the recommended action.

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

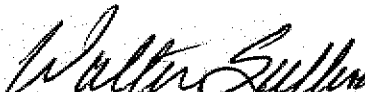
Alternatives:

- 1) Refer back to staff and Planning Commission for further review.

Supporting Material: Ordinance

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:

 Date: 9-26-06
(Walter Sullivan, Planning Director)

 Date: 9-26-06
(Andrew Burnham, Public Works Director)

 Date: 9-26-06
(Linda Ritter, City Manager)

 Date: 9-26-06
(Mike Suglia, Senior Deputy District Attorney)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 129

AN ORDINANCE AFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A)/RETAIL COMMERCIAL (RC) TO MULTIFAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-PUD), ON PROPERTY NORTH OF OVERLAND STREET AND SOUTH OF ROVENTINI WAY, APN 009-263-02, 009-263-03, 009-263-04 AND 009-263-05.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-263-02, 009-263-03, 009-263-04 and 009-263-05, on property located of north of Overland Street and south of Roventini Way, 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 requested change will result in the zoning designation of the subject parcel being changed from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD). After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 30, 2006, the Planning Commission reviewed the Planning Division staff report, took public testimony, and voted 6 ayes and 1 nay to recommend to the Board of Supervisors denial of the Zoning Map. The Board of Supervisors, on September 21, 2006, voted 6 ayes, 1, nays, and 0 abstain to approve the zoning map amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, 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 for Assessor's Parcel Numbers 009-263-02, 009-263-03, 009-263-04 and 009-263-05, changing the zoning designation from Single Family One Acre (SF1A)/Retail Commercial (RC) to Multi Family Apartment-Planned Unit Development (MFA-PUD), as shown on Exhibit "A."

If in the event the final map(s) related to the Planned Unit Development are not recorded or the Planned Unit Development project is withdrawn, the zoning map of Carson City will reflect the previous zoning district(s) as noted above.

PROPOSED this 21 day of September, 2006.

PROPOSED BY Supervisor Robin Williamson

PASSED on the _____ day of _____, 2006.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

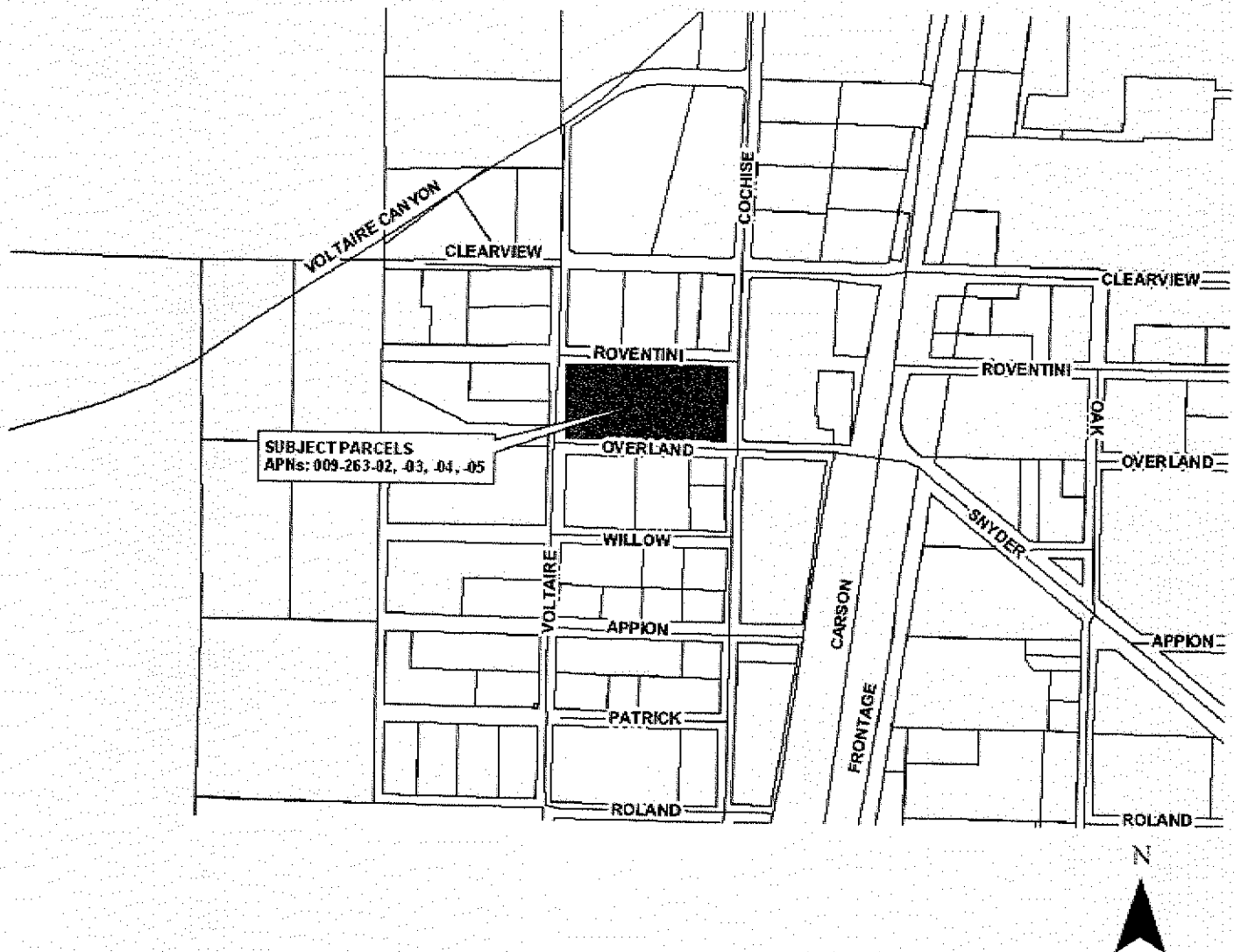
ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

_____ of _____, 2006.

EXHIBIT "A"



ZMA-06-145
A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY
ONE ACRE (SF1A)/RETAIL COMMERCIAL (RC) TO MULTI FAMILY APARTMENT-
PLANNED UNIT DEVELOPMENT (MFA-PUD)