

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: MPA-12-118

AGENDA ITEM: G-8(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

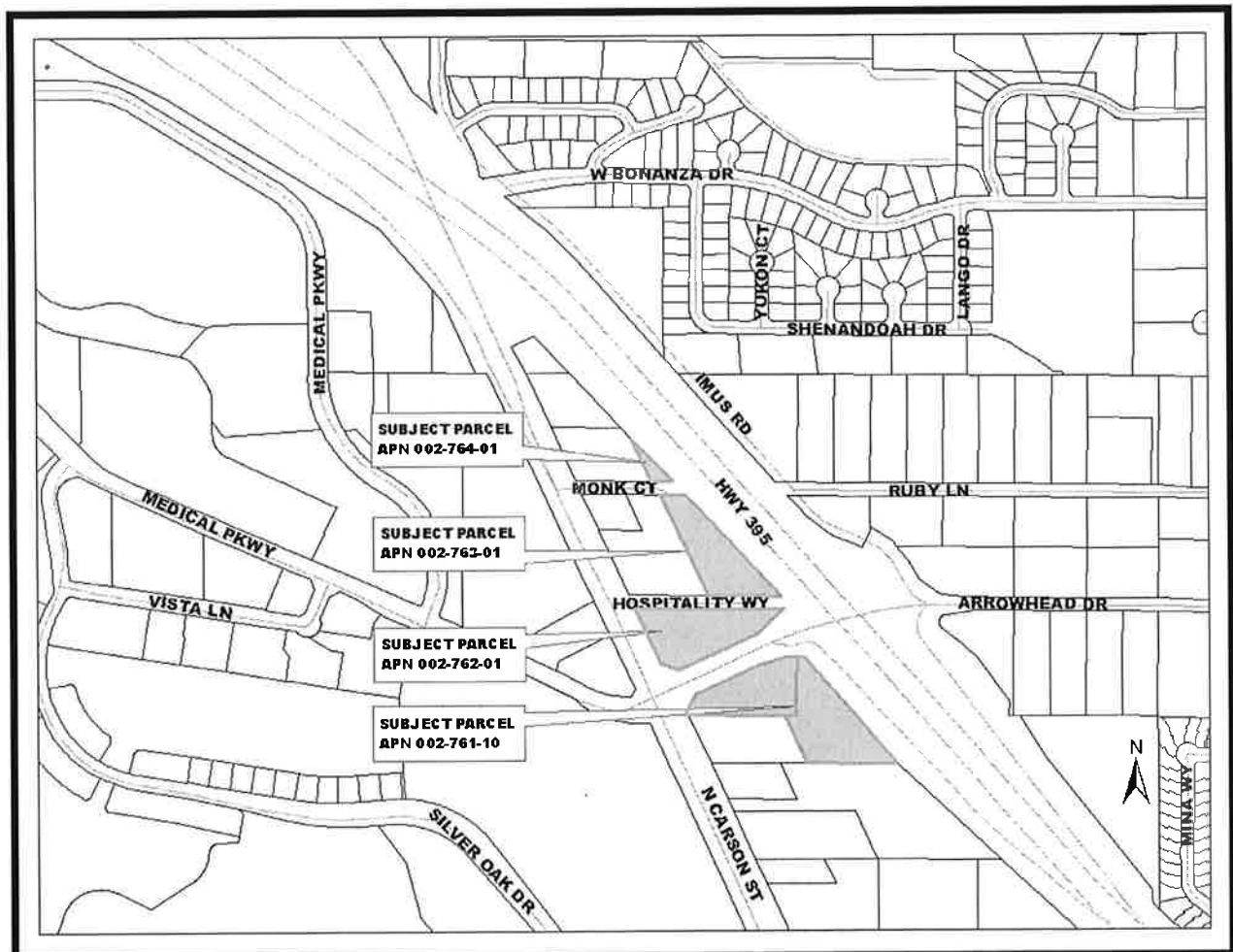
REQUEST: A Master Plan Amendment to change the Land Use designation of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10 and 002-762-01, from Community/Regional Commercial (C/RC) to Mixed Use Commercial (MUC).

APPLICANT: Carson City Planning Division

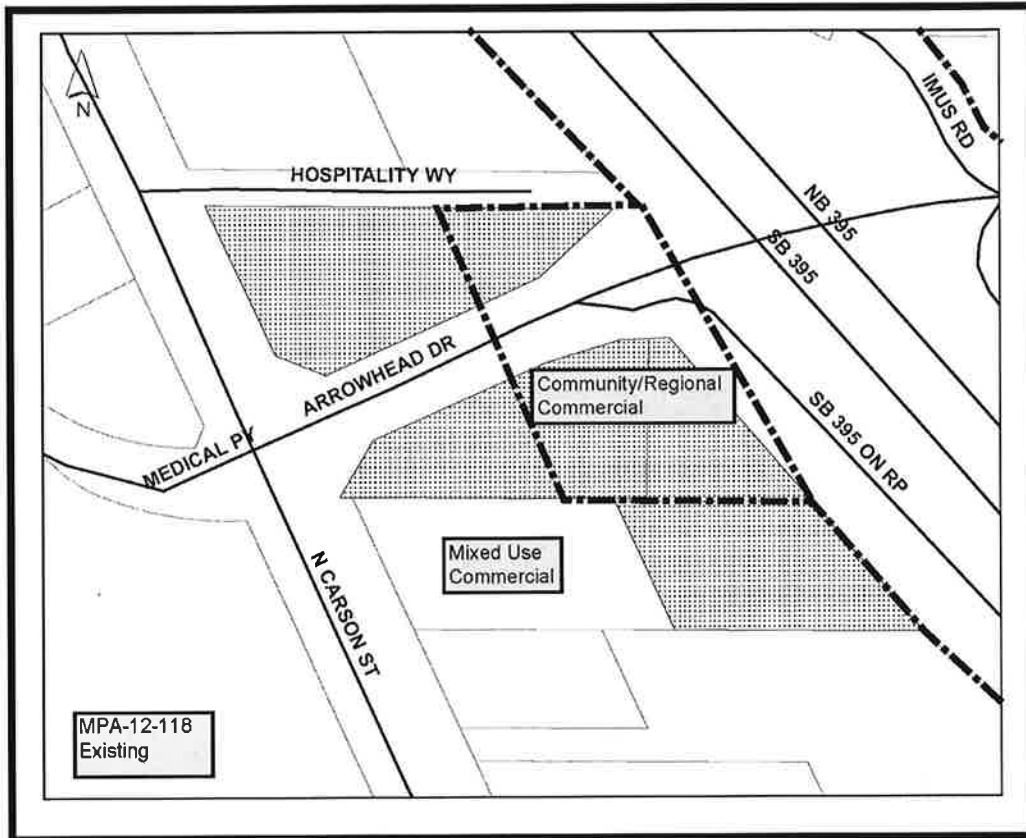
OWNER: Carson City

LOCATION: North and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. (see map below)

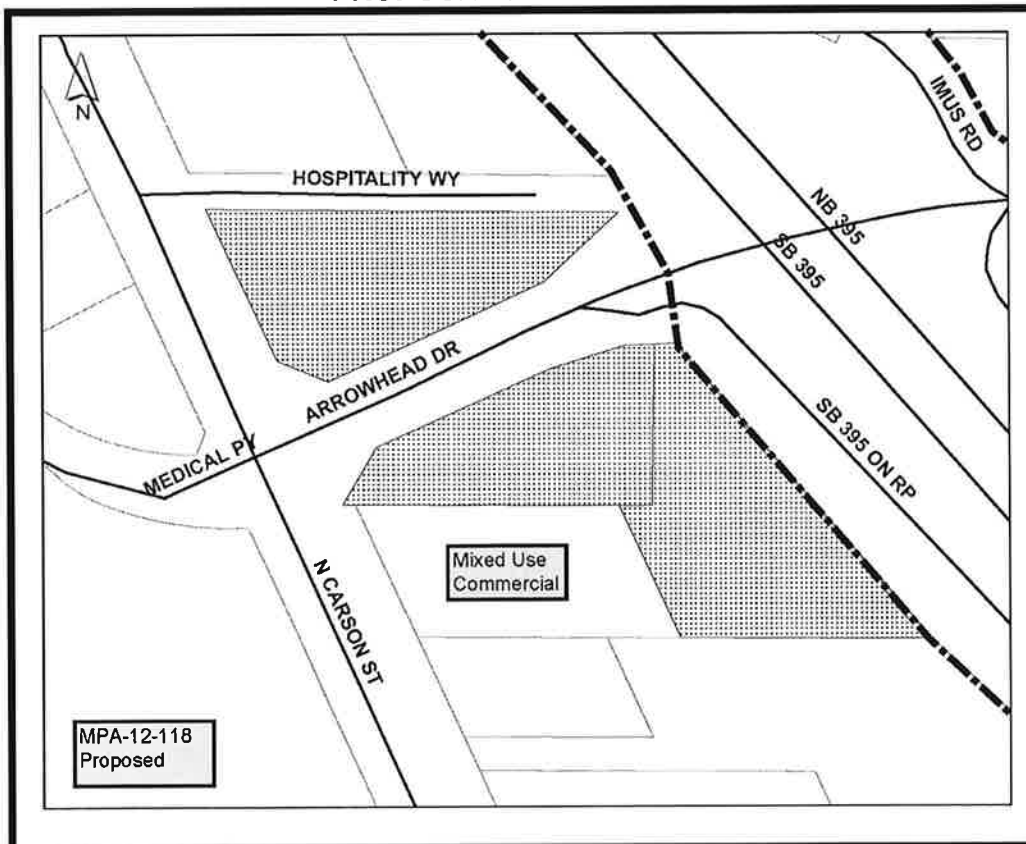
RECOMMENDED MOTION: “I move to adopt Resolution 2012-PC-7 recommending to the Board of Supervisors approval of MPA-12-118, a Master Plan Amendment north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10 and 002-762-01 from Community/Regional Commercial (C/RC) and Mixed Use Commercial to Mixed Use Commercial (MUC) based on the findings contained in the staff report.”



EXISTING MASTER PLAN



PROPOSED MASTER PLAN



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan).

DISCUSSION:

The subject parcels are located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. The parcels range in size from 1.6 acres to 3.3 acres.

The properties are currently designated Community/Regional Commercial and Mixed Use Commercial on the Master Plan Land Use Map and are proposed to be designated Mixed Use Commercial for consistency purposes.

These applications are a result of remnants related to the completion of the northern portion of the I-580 corridor. The proposed request will result in Master Plan land use designations and zoning that is consistent with the existing zoning and Land Use designation in the area.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by Nevada Department of Transportation and this application is initiated by the Planning Division for consistency purposes.

The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which that exists today. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity.

The Planning Division is also proposing to concurrently rezone two of the subject parcels from Single Family One Acre to Retail Commercial. Further detailed discussion regarding the rezoning is included in the staff report for ZMA-12-119.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 680 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, 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.

Building Division: No comments.

Fire Department: No comments.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan.

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 2.1—Encourage Diversity in Citywide -Land Use Mix

2.1a—Range of Land Use Opportunities

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

2.1b—Mixed-Use Development

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

Rationale: *The Mixed Use Commercial designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors than that which exists today. MUC development should incorporate pedestrian-friendly design elements and should be designed with clear connections to transit stops and surrounding development.*

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: *All of the adjacent properties to the subject parcels have a master plan designated of Mixed Use Commercial. The proposed amendment will result in land uses that are compatible with the existing uses.*

3. ***The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.***

Rationale: *The subject properties have changed since the completion of the northern portion of the I-580 corridor and the adoption of the Master Plan in 2006.*

4. ***The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.***

Rationale: *The proposed amendment will promote the desired pattern of orderly physical growth in other areas identified in Carson City. While commercial retail and offices will generally be the primary uses in MUC areas, a percentage of the total land area of each site may be devoted to higher density residential uses, such as townhomes, apartments, lofts, and live-work units—creating a diverse mix of uses that make it possible to live, work, and meet day-to-day needs within close proximity.*

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

Planning Commission Resolution 2012-PC-7 with Maps

RESOLUTION 2012-PC-7

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-12-118, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF APNS 002-761-10 AND 002-762-01, FROM COMMUNITY/REGIONAL COMMERCIAL (C/RC) TO MIXED USE COMMERCIAL (MUC).

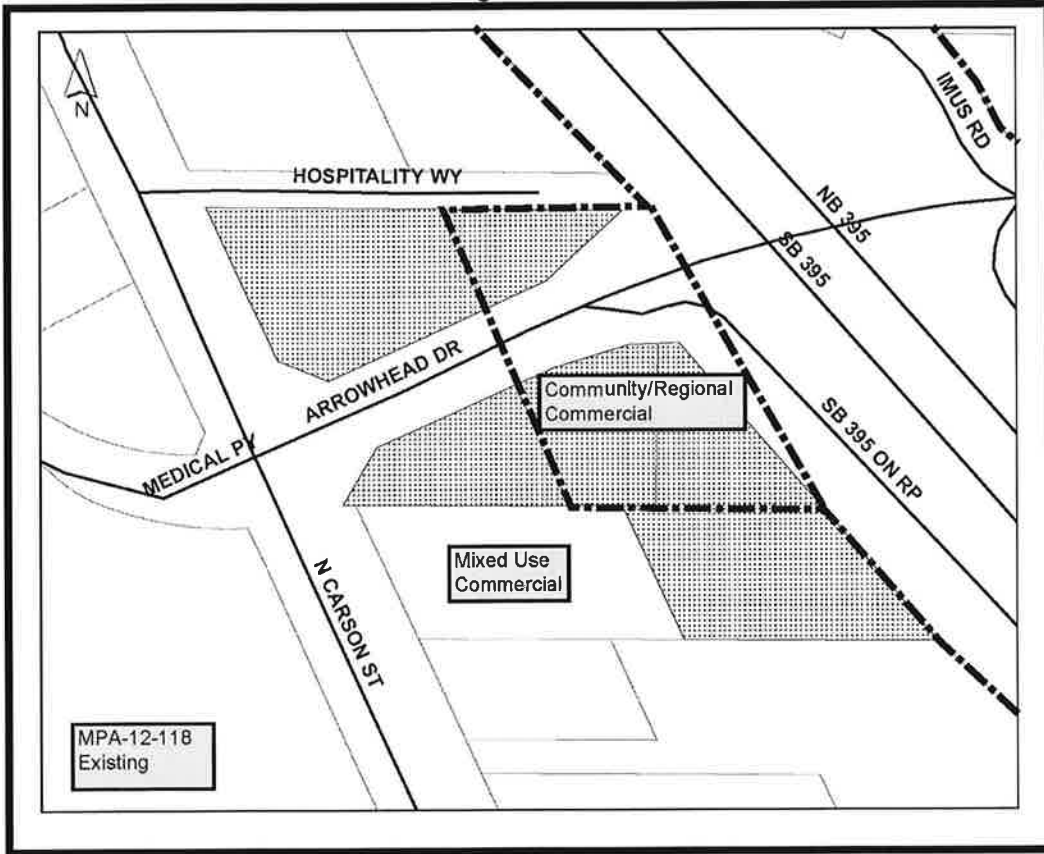
WHEREAS, NRS 278.210 requires that any adoption of a master plan amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

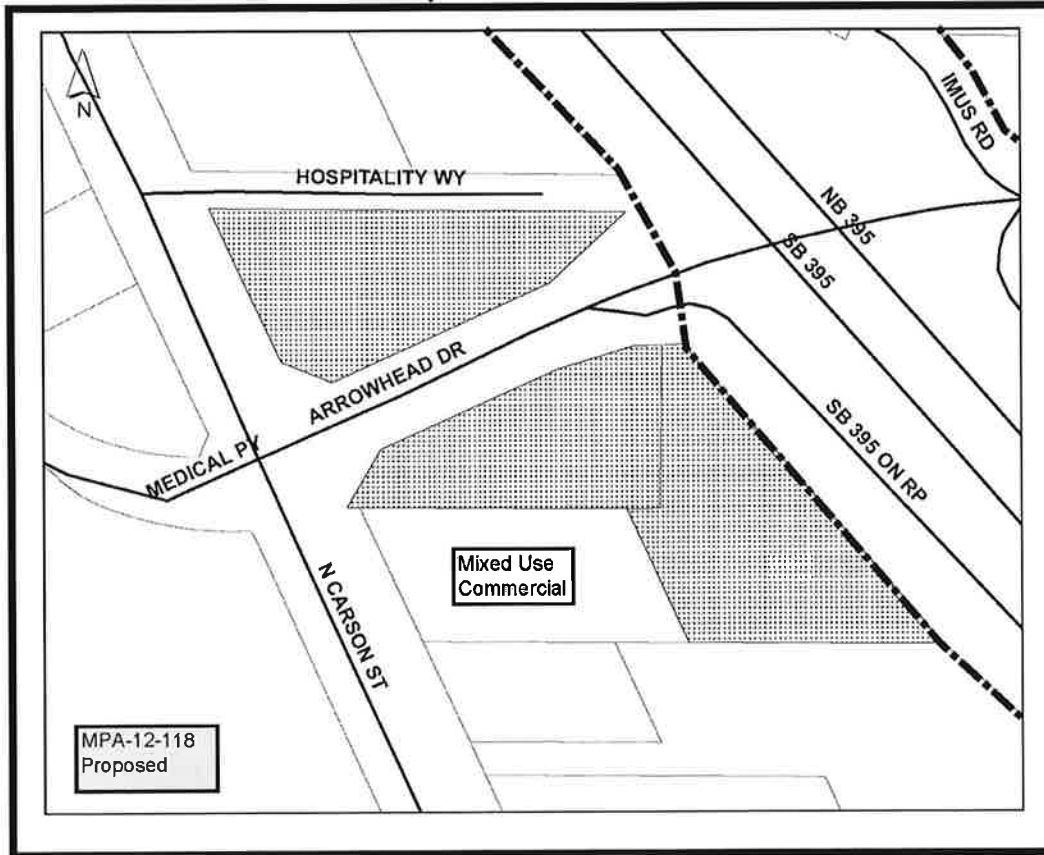
WHEREAS, on November 28, 2012, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-12-118 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use designation of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10 and 002-762-01, from Community/Regional Commercial (C/RC) to Mixed Use Commercial (MUC), as illustrated in the attached Exhibit A.

Existing Master Plan



Proposed Master Plan



STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: ZMA-12-119

AGENDA ITEM: G-8(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

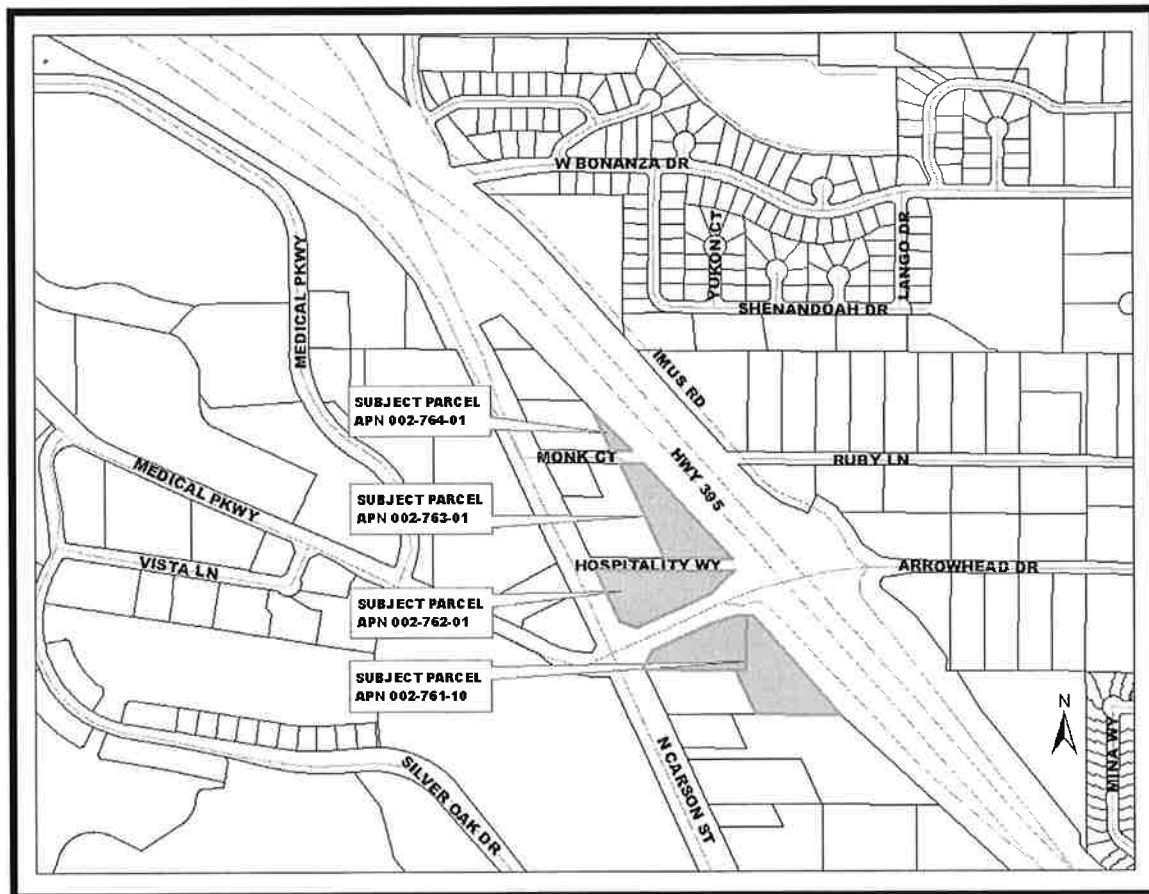
REQUEST: A Zoning Map Amendment a Zoning Map Amendment application from Carson City (property owner: United States Forest Service) to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial.

APPLICANT: Carson City Planning Division

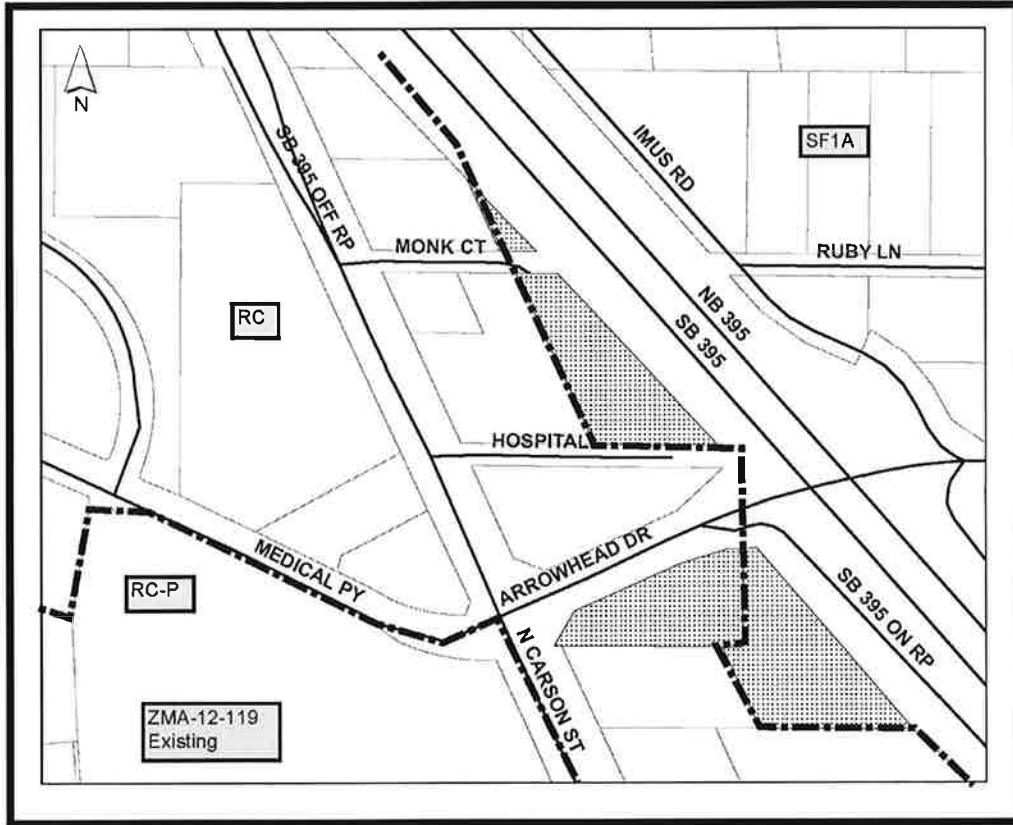
OWNER: Carson City

LOCATION: North and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. (see map below)

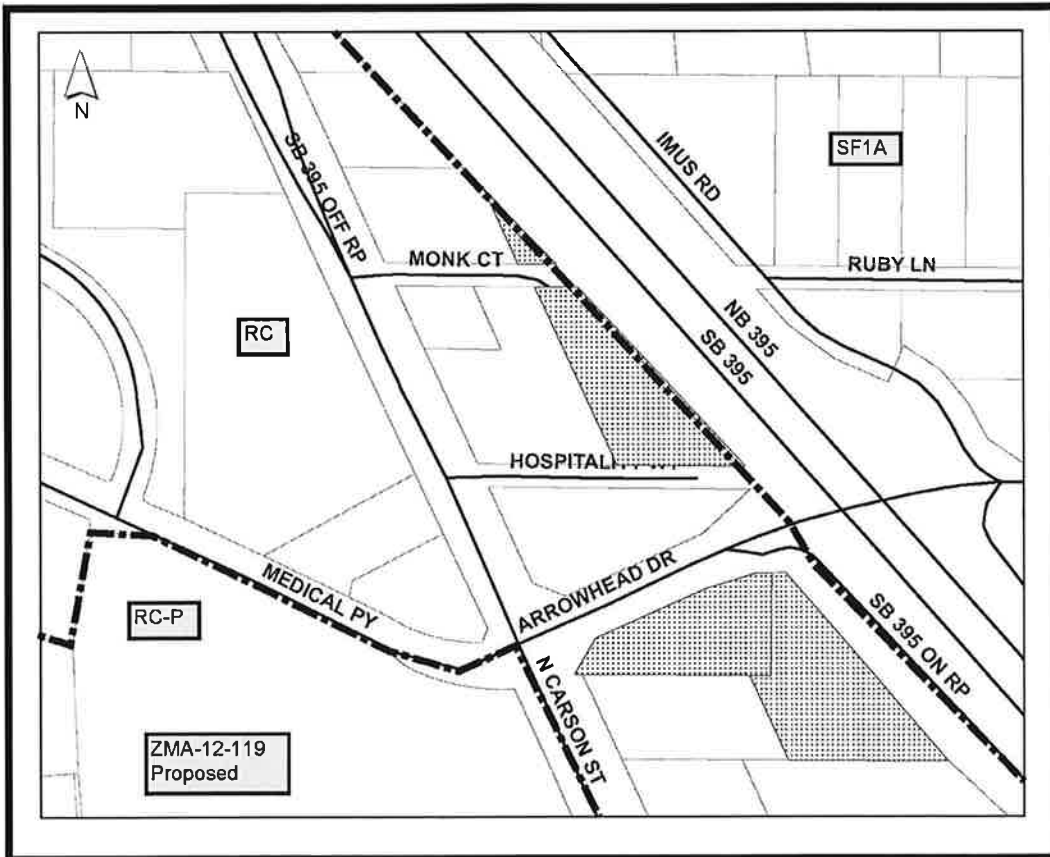
RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-12-119, a Zoning Map Amendment to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APNs 002-761-10, 002-763-01, and 002-764-01, from and Single Family 1 Acre (SF1A) and Single Family 1 Acre (SF1A)/Retail Commercial to Retail Commercial (RC), 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 subject parcels are located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway. The parcels range in size from 0.15 acres to 3.3 acres.

This application is a result of remnants related to the I-580 corridor. The proposed zoning is consistent with the properties in the vicinity of North Carson Street in Carson City area.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by Nevada Department of Transportation and this application is initiated by the Planning Division for consistency purposes. There is no project associated with the proposed zoning map amendment.

The purpose of Retail Commercial is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone.

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-12-118.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 680 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, 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.

Building Division: No comments.

Fire Department: No comments.

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.***

Goal 2.1—Encourage Diversity in Citywide -Land Use Mix

2.1a—Range of Land Use Opportunities

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

2.1b—Mixed-Use Development

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

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

- 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 Retail Commercial zoning designation is consistent with the existing uses that serve primarily all portions of Carson City. It is anticipated that the proposed zoning will not have a detrimental impact on the properties in the vicinity.*

- 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: *On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by Nevada Department of Transportation and this application is initiated by the Planning Division for consistency purposes. There is no project associated with the proposed zoning map amendment.*

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 18.04.130 (RC)

BILL NO. _____

ORDINANCE NO. 2013- _____

AN ORDINANCE TO CHANGE THE ZONING TO CHANGE THE ZONING OF PROPERTY LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF APNS 002-761-10, 002-763-01, AND 002-764-01, FROM SINGLE FAMILY 1 ACRE (SF1A)/RETAIL COMMERCIAL AND SINGLE FAMILY 1 ACRE (SF1A) TO RETAIL COMMERCIAL.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 002-761-10, 002-763-01, AND 002-764-01, properties owned by Nevada Department of Transportation located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, 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 to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 28, 2012, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ nays to recommend to the Board of Supervisors _____ 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 property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. to Conservation Reserve (CR) as shown on "Exhibit A" attached.

PROPOSED this 17th day of January, 2013.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2013.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

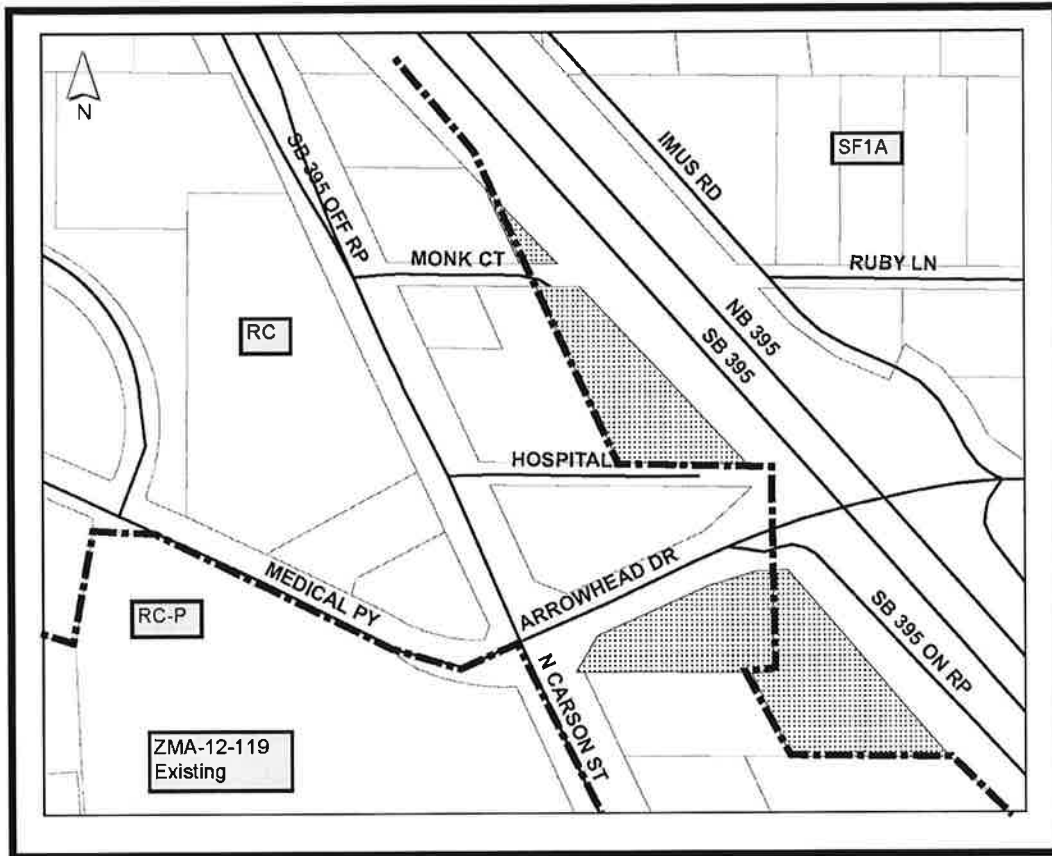
ROBERT L. CROWELL, Mayor

ATTEST:

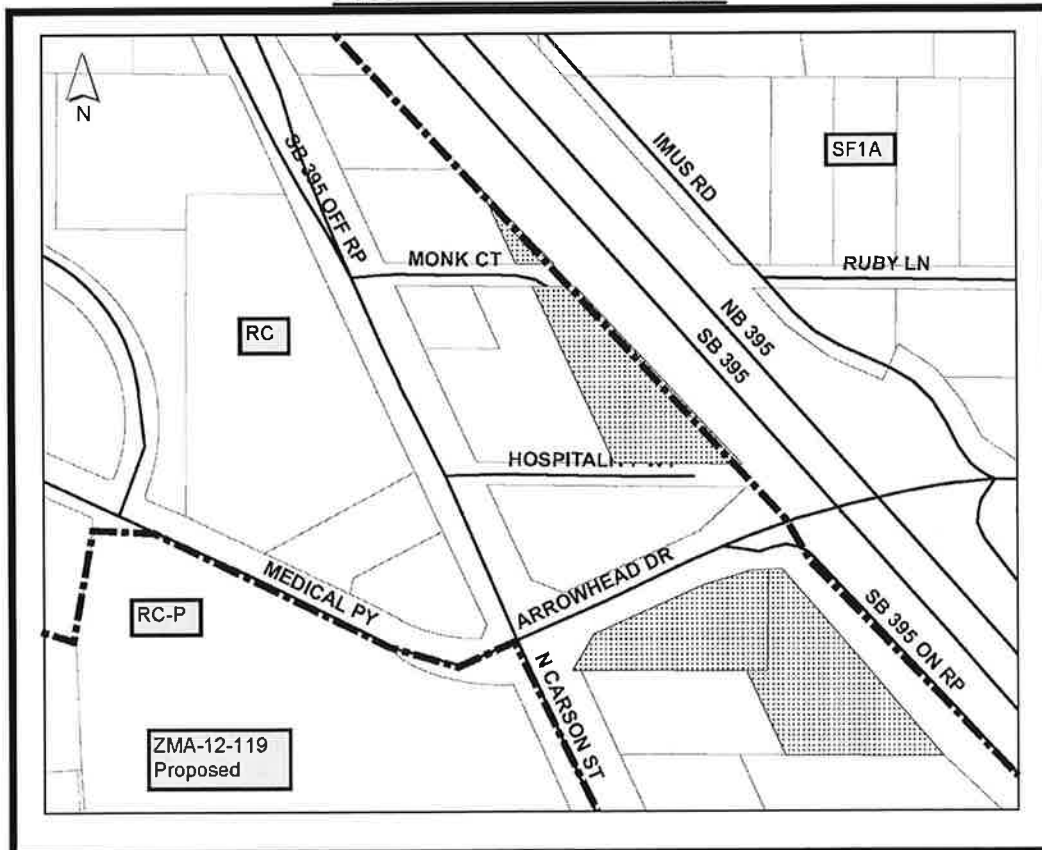
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ of _____, 2013.

EXISTING ZONING MAP



PROPOSED ZONING MAP



Chapter 18.04 Use Districts

Amusement Arcade
Amusement Devices, Sales and Service
Automobile Service Station (no repair) (convenience market accessory)
Child Care Facility
Equipment Rental (within a building)
Gaming (unlimited)
Hotel, Residence
Mail Order House
Motel
Municipal Well Facility
Outside Storage (accessory to a primary use)
Public Parking Lot and Parking Garage (not accessory to a primary use)
Restaurant with drive-through
School, College or University and Vocational
Utility Substation

18.04.130 Retail Commercial (RC). The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping
Alcoholic Beverage Sales (accessory to a restaurant)
Amusement Devices, Sales and Service
Apparel Shop
Appliances
Art Studio
Artist, Commercial
Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry
Automobile Parts, Tires and Accessories
Automobile Rental
Automobile Retail New or Used
Automobile Service (automobile gas, maintenance and repair service, no body repair)
Bible and Church Supplies
Blood Bank
Blueprint and Photocopy Services
Boarding and Rooming House

Chapter 18.04 Use Districts

Body Piercing
Bowling Alley
Brew Pub
Cafeteria
Candy and Confectionary, Retail
Carpet and Floor Coverings
Caterer
Ceramics, Ceramic Products with Kiln
Chemist, Analytical and Consulting
Christmas Tree Sales
Clock, Retail and Repair
Club, Supper and Amusement
Collectible Store
Computer Sales and Repair
Copy Center
Costumes, Party and Wedding Supplies and Rental
Credit Bureau
Delivery Service
Department Store
Detective or Private Investigation Agency
Draperies, Blinds and Window Coverings
Drugstore and Pharmacy
Dry Goods Store
Electrical Appliances, Retail
Embroidery Shop
Employment Agency
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)
Factory Outlet Store
Fraternal Association
Furniture and Home Furnishings, Office and Home, including Retail
Furs and Leather Goods
Garden Supplies
Grocery Store
Gun Store
Gunsmith
Herbs, Retail
Hotel
Juice Bar
Lapidary Service
Magazine Sales
Mail Order House
Mail Services, Parcel Post, Post Boxes
Market (Mini-Market, Food-Market, Super-Market)
Mobilehome Sales, (Office)
Motel
Motorcycle Sales, Service and Accessories
Office Supplies
Optician
Photographic Finishing, Supplies and Picture Framing

Chapter 18.04 Use Districts

- Pumpkin Sales
 - Radio, Stereo Store
 - Radio Studio (no antennas)
 - Recreational Vehicle and Trailer Sales (including Rental)
 - Rubber and Metal Stamp, Retail (shop accessory)
 - Satellite Equipment Sales
 - Security Service
 - Stained Glass
 - Stamp Shop
 - Taxi Cab Stand
 - Telephone Sales Office
 - Television Repair Store
 - Theater
 - Wedding Chapel
2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:
- Home Occupation
 - Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12
 - Outside Storage
 - Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards
 - Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)
3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:
- Amusement Arcade
 - Animal Boarding Facility/Kennel
 - Bar
 - Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)
 - Building Materials (indoor only)
 - Bus Passenger Depot
 - Child Care Facility
 - Community/Regional Commercial or Office Center
 - Congregate Care Housing/Senior Citizen Home
 - Facial Cosmetic Shading, Permanent
 - Farmers Market
 - Funeral Home, Mortuary
 - Gaming (unlimited)
 - Golf Course and Driving Range
 - Hospital
 - Hotel Residence
 - Janitorial and Building Cleaning Service
 - Miniature Golf Course
 - Mobilehome Park
 - Municipal Well Facility

Chapter 18.04 Use Districts

Newspaper Print Office
Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)
Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards
Printer and/or Publisher
Recreational Vehicle Park
Schools, K-12, College, University or Vocational
Single Family, Two-Family and Multi-Family Dwelling
Skating Arena
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards
Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards
Tennis or Swimming Facility
Trailer or Truck Rental
Utility Substation
Veterinary Clinic
Youth Recreation Facility

18.04.135 General Commercial (GC). The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the GC District are retail and wholesale uses, listed below, plus other uses of a similar nature. All 18.04.130 Retail Commercial Uses are allowed unless listed as conditional in GC district except those appearing in section 18.04.135.3 General Commercial Conditional uses which require a Special Use Permit:

Animal Hospital
Appliance Repair Shop
Archery Range
Assayer
Assembly (of product incidental to sales use and limited to 30% of the primary uses floor area)
Auction Sales
Automobile Repair
Ballroom
Billiard or Pool Hall
Bookbindery
Diaper Service
Display Designer
Express Office
Facial Cosmetic Shading, Permanent
Lithographer, Screen Printer
Nightclub
Parcel Delivery Service, Branch (off-street loading only)
Pawn Shop
Personal Storage Within An Enclosed Building (no storage of paints or chemicals)

RECEIVED

OCT 19 2012

CARSON CITY
PLANNING DIVISION

Planning Commission 11-28-12

The Fire Department has no comments or concerns on the following Planning Commission Applications:

SUP-12-102
ZMA-12-109
MPA-12-108
ZMA-12-111
MPA-12-110
ZMA-12-113
MPA-12-112
ZMA-12-115
MPA-12-114
ZMA-12-117
MPA-12-116
ZMA-12-119
MPA-12-118

Stacey Giomi
Fire Chief/Emergency Management Director
Carson City Fire Department
777 S. Stewart St.
Carson City, NV 89701

PHONE: (775) 283-7150
FAX: (775) 887-2209
E-MAIL: sgiomi@carson.org

File # (Ex: MPR #07-111)	<i>SUP -12-102 AND ALL THE REST</i>
Brief Description	
Project Address or APN	
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>November 28, 2012</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

1. No comments