

**City of Carson City
Agenda Report**

Date Submitted: December 11, 2012

Agenda Date Requested: December 20, 2012

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: For Possible Action: To approve a Master Plan Amendment application 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 APN's 002-761-10 and 002-762-01, from Community/Regional Commercial to Mixed Use Commercial. (MPA-12-118) (Lee Plemel)

Summary: This application will result in the consistent Land Use and zoning of parcels located west of the Carson Freeway in the Arrowhead Drive vicinity. The existing zoning on portions of the parcels is the result of freeway construction separating the residential neighborhood to the east of the freeway from the North Carson Street commercial corridor. This area is identified as a major Mixed Use area of Carson City.

Type of Action Requested:

☐ Resolution
☒ Formal Action/Motion

☐ Ordinance
☐ Other (Specify)

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

Planning Commission Action: Recommended approval on November 28, 2012 by a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to approve a Master Plan Amendment application 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 APN's 002-761-10 and 002-762-01, from Community/Regional Commercial to Mixed Use Commercial, based on the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors is required to take final action on all Master Plan Amendments. See the attached staff report to the Planning Commission for further information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.070 (Master Plan).

Fiscal Impact: N/A

Explanation of Impact: N/A

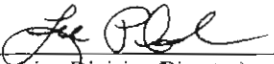
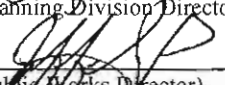
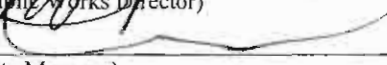
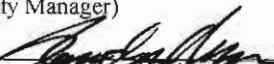
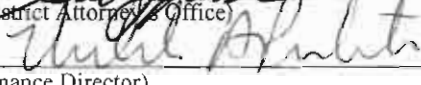
Funding Source: N/A

Alternatives: 1) Deny the application, or
2) Refer the matter back to Planning Commission for further review.

Supporting Material:

- 1) Resolution 2012-PC-7
- 2) Case Record
- 3) Staff report

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By: 
(Planning Division Director)

(Public Works Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: 12-11-12

Date: 12/11/12

Date: 12/11/12

Date: 12/11/12

Date: 12/11/12

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

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

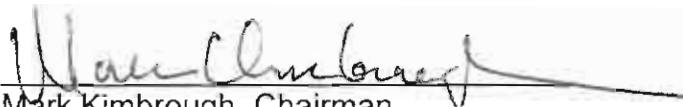
NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use designation of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10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

ADOPTED this 28th day of November, 2012

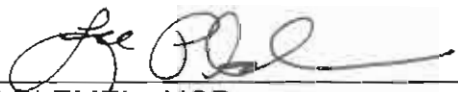
VOTE: AYES: Mark Kimbrough
 George Wendell
 Malkiat Dhami
 Paul Esswein
 Bill Vance
 Mark Sattler
 Jim Shirk

NAYS: _____

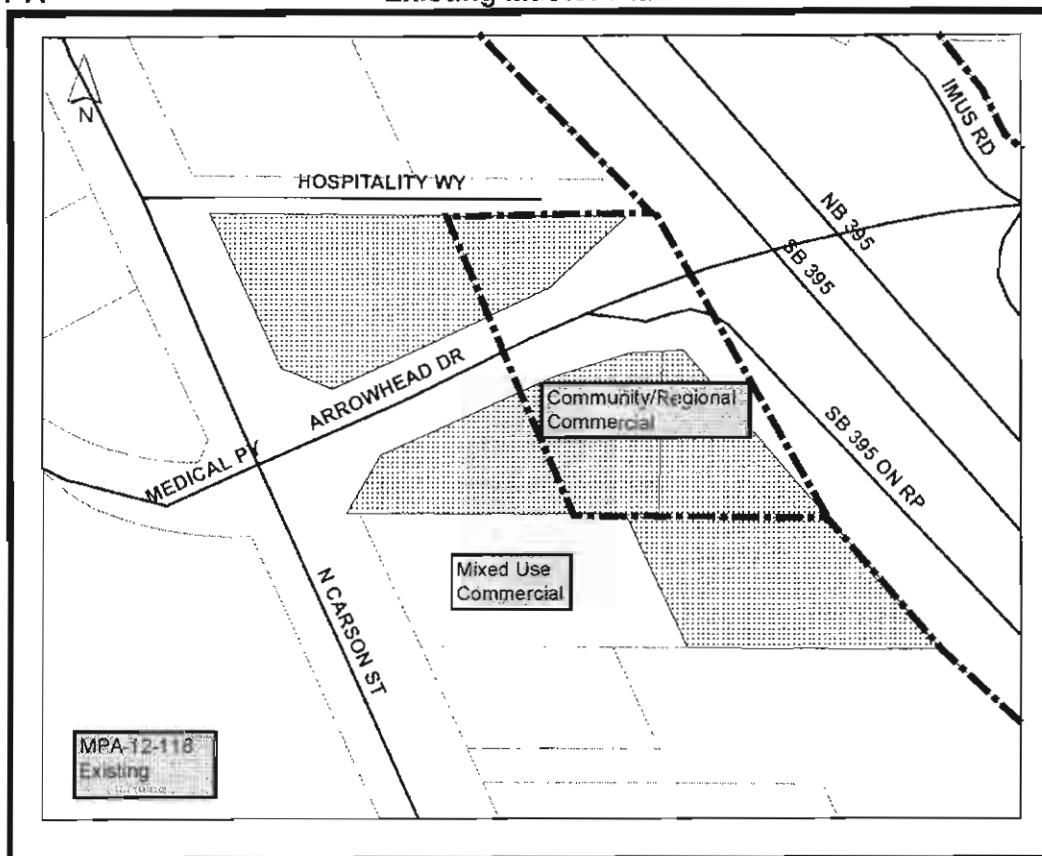
ABSENT: _____


Mark Kimbrough, Chairman

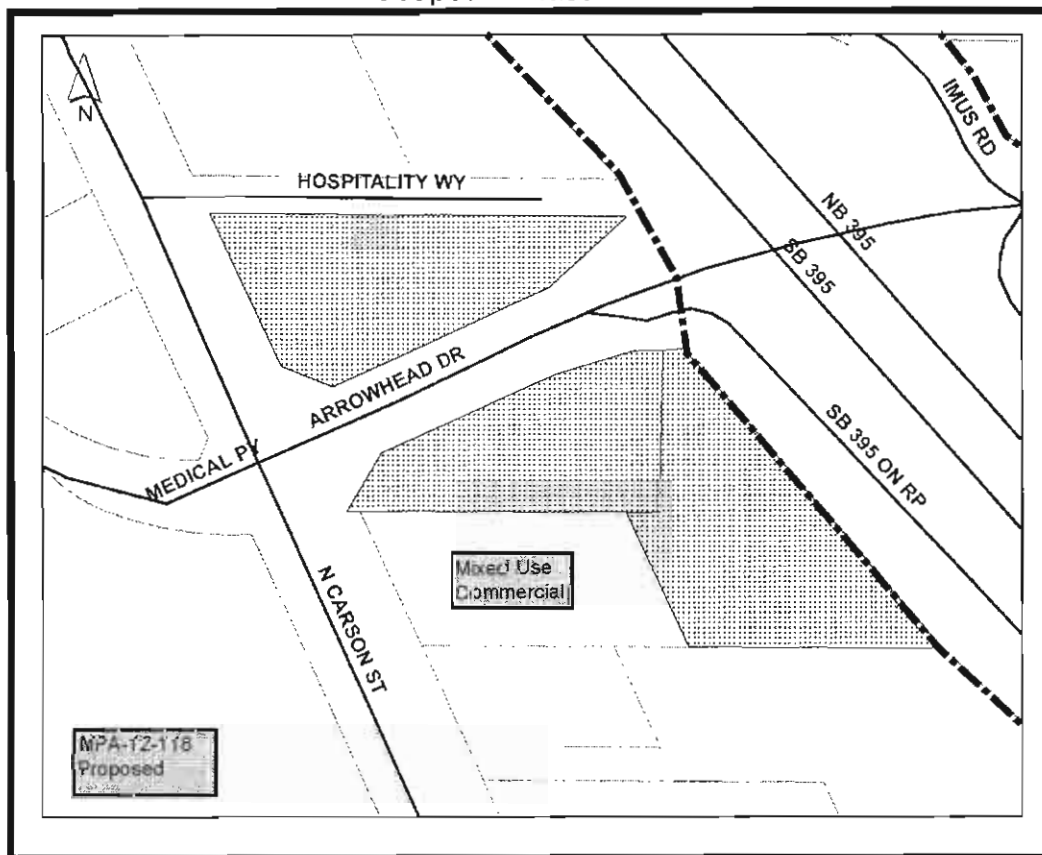
ATTEST:



LEE PLEMEL, AICP
Planning Director



Proposed Master Plan



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 28, 2012

AGENDA ITEM NO.: G-8(A)

APPLICANT(s) NAME: Carson City
PROPERTY OWNER(s): Nevada Department of Transportation

FILE NO. MPA-12-118

ASSESSOR PARCEL NO(s): portions of 002-761-10 and 002-762-01
ADDRESS: north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway

APPLICANT'S REQUEST: For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of property from Community/Regional Commercial (C/RC) to Mixed Use Commercial (MUC).

COMMISSIONERS PRESENT: ☒ KIMBROUGH ☒ ESSWEIN ☒ SATTLER
 ☒ DHAMI ☒ SHIRK ☒ VANCE ☒ WENDELL

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

☒ APPLICANT/AGENT WAS
PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

No persons spoke in favor or in opposition of the proposal.

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

N/A

MOTION WAS MADE TO APPROVE WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Dhami SECOND: Sattler PASSED: 7/AYE 0/NO /ABSTAIN /ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: December 20, 2012

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

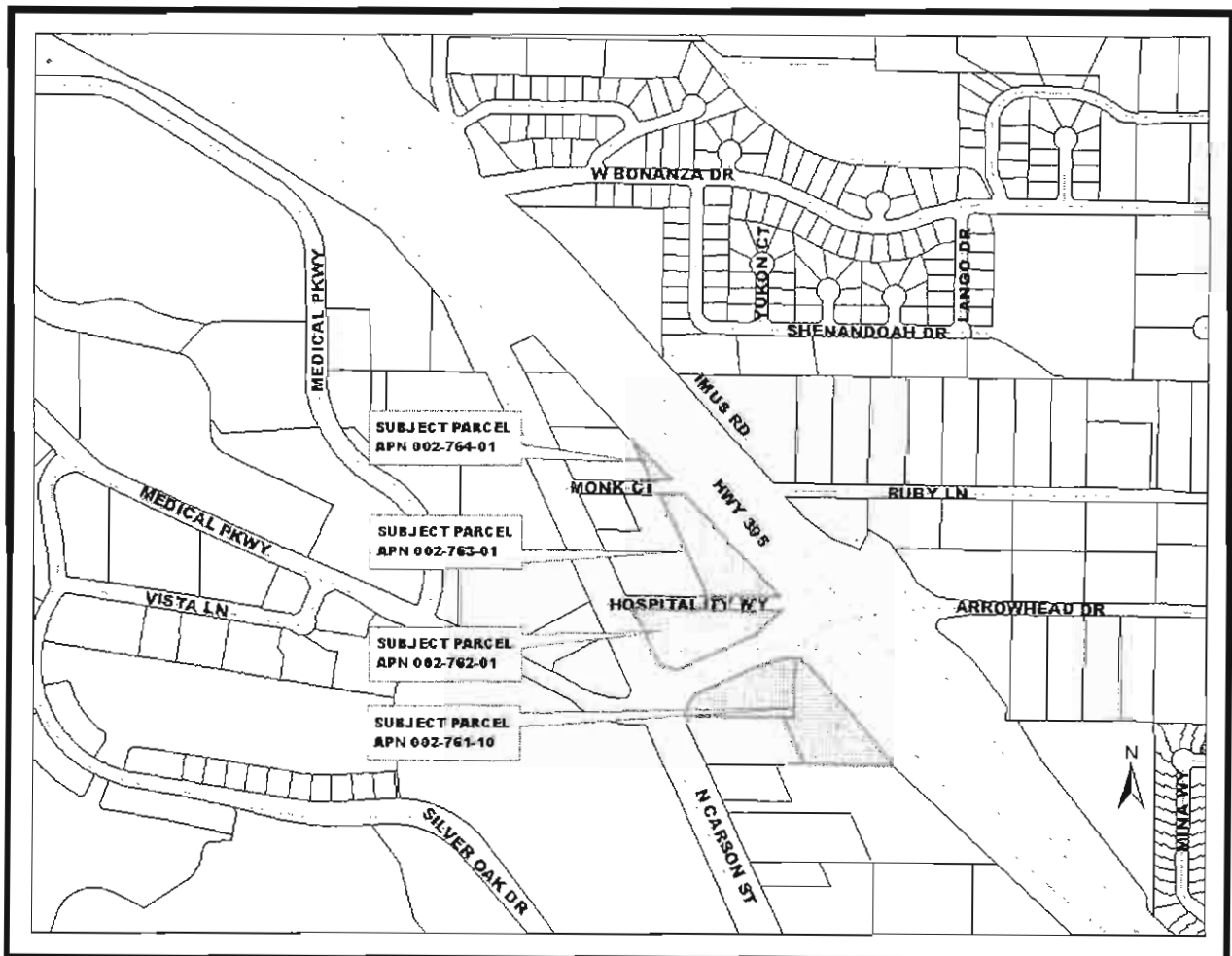
REQUEST: A Master Plan Amendment to change the Land Use designation of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10 and 002-762-01, from Community/Regional Commercial (C/RC) to Mixed Use Commercial (MUC).

APPLICANT: Carson City Planning Division

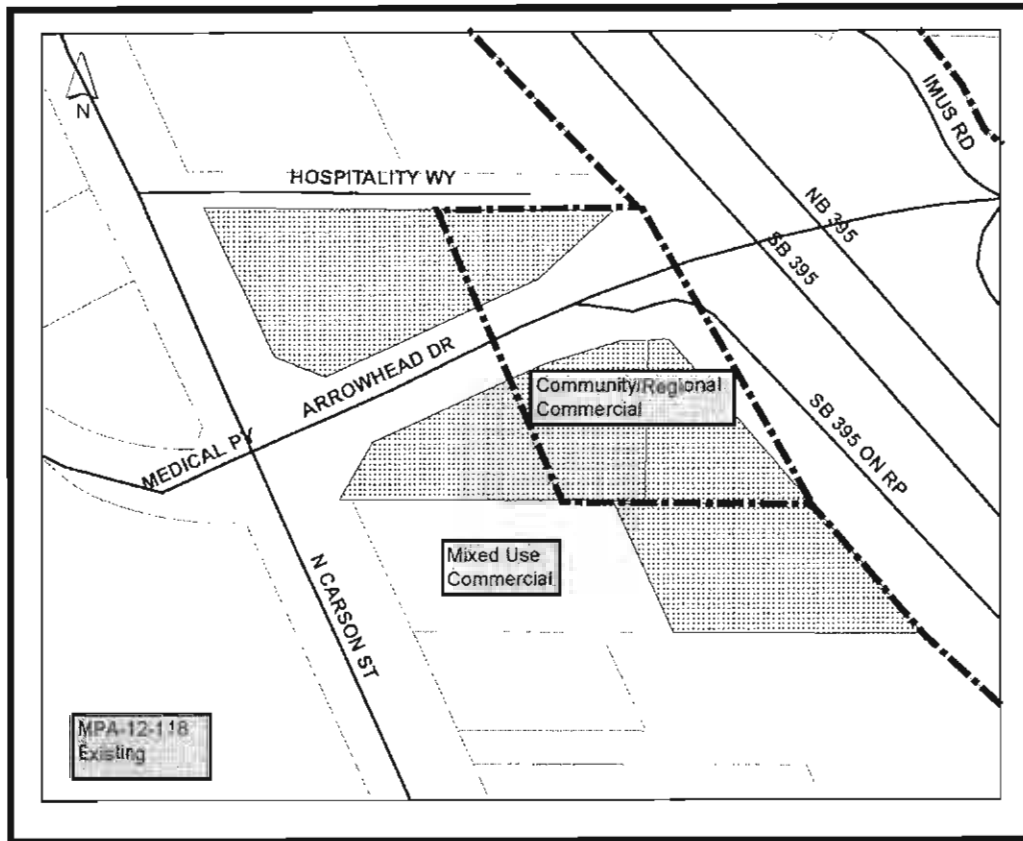
OWNER: Carson City

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

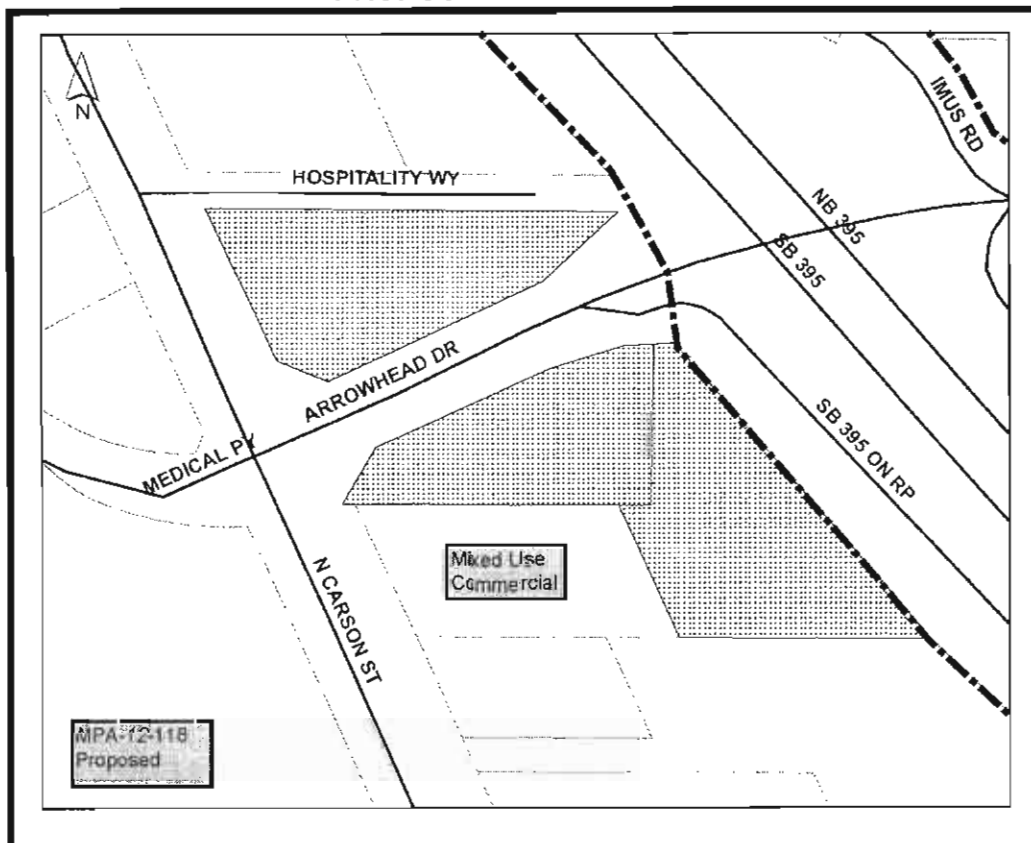
RECOMMENDED MOTION: "I move to adopt Resolution 2012-PC-7 recommending to the Board of Supervisors approval of MPA-12-118, a Master Plan Amendment north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10 and 002-762-01 from Community/Regional Commercial (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 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