

**City of Carson City  
Agenda Report**

**Date Submitted:** January 5, 2015

**Agenda Date Requested:** January 15, 2015  
**Time Requested:** 15 minutes

**To:** Mayor and Board of Supervisors

**From:** Community Development - Planning Division

**Subject Title:** For Possible Action: To approve a Master Plan Amendment application to change the land use designation from Community/Regional Commercial (C/RC) to Industrial (I), on property located at 1588 Old Hot Springs, APN 008-123-23. (MPA-14-138) (Susan Dorr Pansky)

**Staff Summary:** With the completion of the I-580 freeway on the north side of Carson City, Old Hot Springs Road has been cut off from access that would have made it a viable commercial corridor in the past. The applicant wishes to change the Master Plan designation from Commercial/Regional Commercial to Industrial, which is in line with adjacent Industrial property to the east.

**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 December 17, 2014 by a vote of 6 ayes, 0 nays, and 1 absent.

**Recommended Board Action:** I move to approve a Master Plan Amendment application to change the land use designation from Community/Regional Commercial (C/RC) to Industrial (I), on property located at 1588 Old Hot Springs, APN 008-123-23, 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 2014-PC-3
- 2) Planning Commission Case Record
- 3) Staff report and Planning Commission packet

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

<b>Reviewed By:</b> <u></u>	Date: <u>1-6-15</u>
(Department Head)	
<u></u>	Date: <u>1/6/15</u>
(City Manager)	
<u></u>	Date: <u>1/6/15</u>
(District Attorney)	
<u></u>	Date: <u>1/6/15</u>
(Finance Director)	

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

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

**RESOLUTION 2014-PC-3**

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-14-138, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1588 OLD HOT SPRINGS ROAD, APN 008-123-23 FROM COMMUNITY/REGIONAL COMMERCIAL (C/RC) TO INDUSTRIAL (I).

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 December 17, 2014, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed Master Plan Amendment and approved Master Plan Amendment MPA-14-138 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 at 1588 Old Hot Springs Road, APN 008-123-23 from Community/Regional Commercial (C/RC) to Industrial (I), as illustrated in the attached Exhibit A.

Upon motion by Vice Chairperson Paul Esswein, seconded by Commissioner Kent Steele, the foregoing Resolution was passed and adopted this 17<sup>th</sup> day of December, 2014:

AYES: Chairperson George Wendell  
Vice Chairperson Paul Esswein  
Commissioner Victor Castro  
Commissioner Malkiat Dhani  
Commissioner Walter Owens  
Commissioner Kent Steele

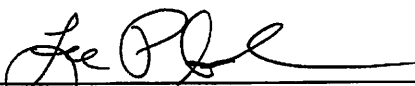
NAYS: None

ABSENT: Commissioner Mark Sattler

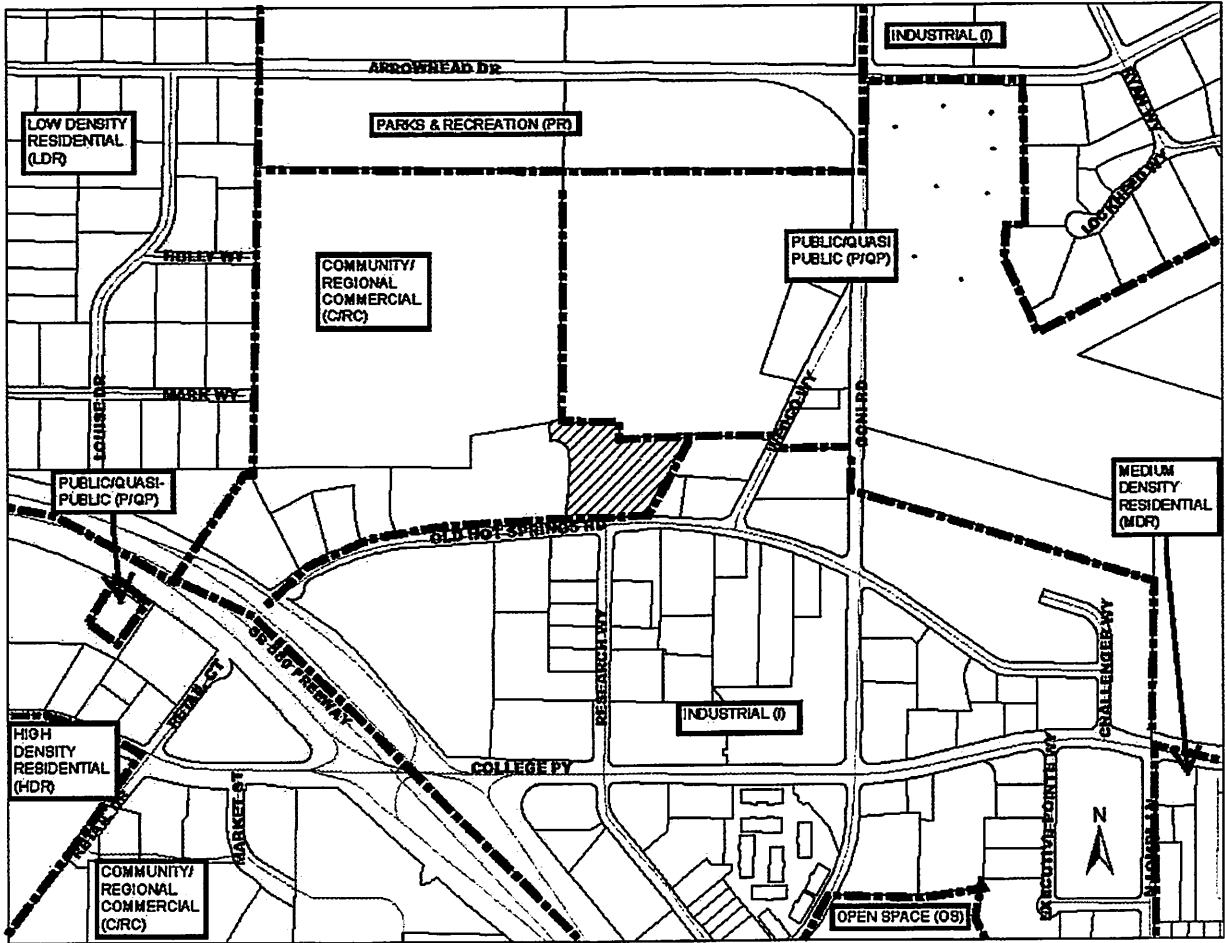
ABSTAIN: None

  
George Wendell, Chairman

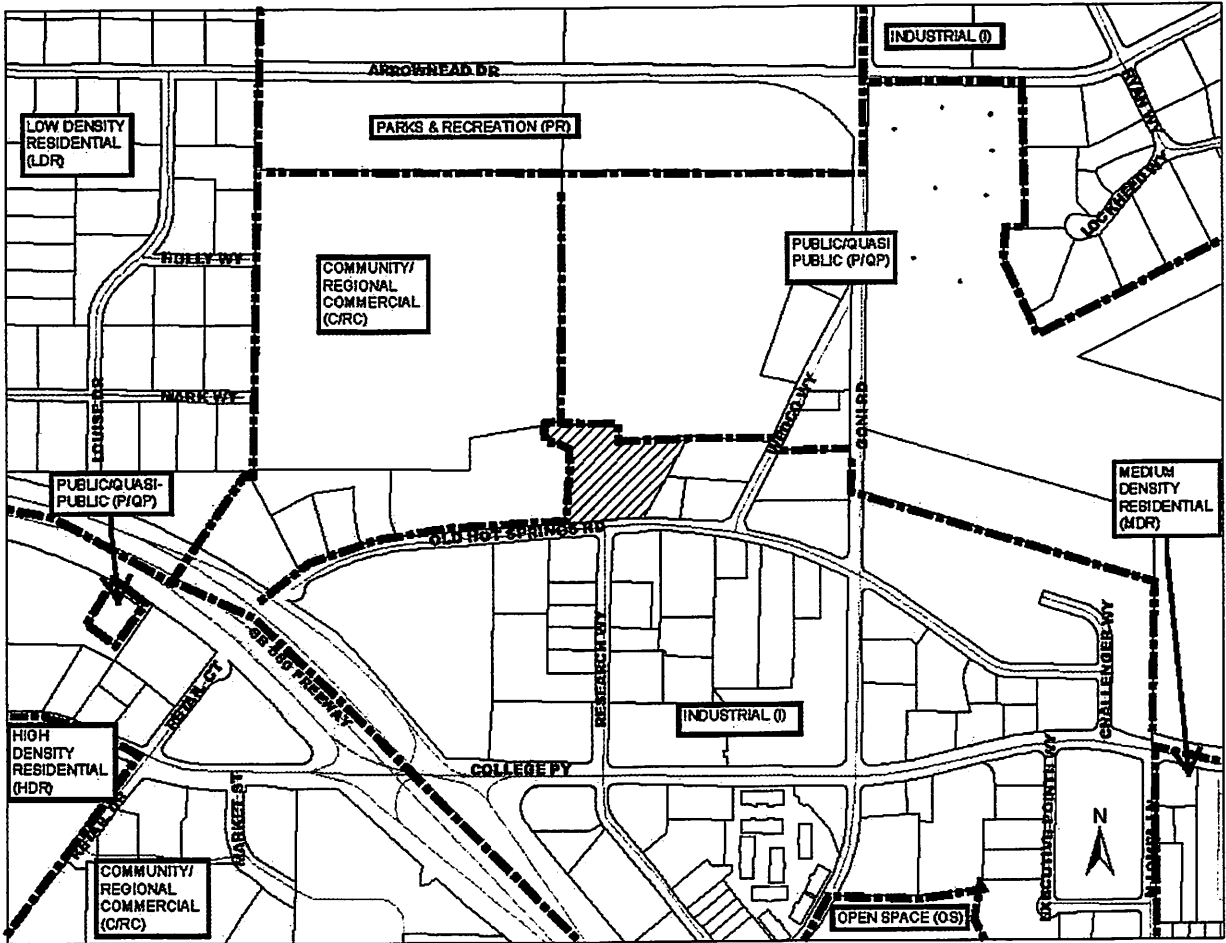
ATTEST:

  
\_\_\_\_\_  
LEE PLEMEL, AICP  
Community Development Director

**EXHIBIT A**  
**Existing Master Plan**



# Proposed Master Plan



**CARSON CITY PLANNING COMMISSION**

**CASE RECORD**

**MEETING DATE:** December 17, 2014

**AGENDA ITEM NO.:** F-1(A) and F-1(B)

**APPLICANT(s) NAME:** Richard Langson  
**PROPERTY OWNER(s):** DRL Living Trust

**FILE NO.** MPA-14-138 and ZMA-14-137

**ASSESSOR PARCEL NO(s):** 008-123-23  
**ADDRESS:** 1588 Old Hot Springs

**APPLICANT'S REQUEST:** For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment application to change the land use designation from Community/Regional Commercial (C/RC) to Industrial (I).

For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment application) to change the zoning from Tourist Commercial (TC) to General Industrial (GI).

**COMMISSIONERS PRESENT:**      **CASTRO**            **ESSWEIN**            **SATTLER**  
                                   **DHAMI**                    **STEELE**            **OWEN**            **WENDELL**

**STAFF REPORT PRESENTED BY:** Susan Dorr Pansky            **REPORT ATTACHED**  
**STAFF RECOMMENDATION:**            **CONDITIONAL APPROVAL**  
**APPLICANT REPRESENTED BY:** Rob Joiner and Richard Langson

  X   **APPLICANT/AGENT WAS PRESENT AND SPOKE**

**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.**

  X   **PERSONS SPOKE IN FAVOR OF THE PROPOSAL**       X   **PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL**

**DISCUSSION, NOTES, COMMENTS FOR THE RECORD:**

Owens – Is it more appropriate for the property to be Limited Industrial to provide a buffer to the hot springs?

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

**MOVED:** Esswein   **SECOND:** Steele   **PASSED:**   6/AYE   0/NO   0/ABSTAIN   1/ABSENT

**SCHEDULED FOR THE BOARD OF SUPERVISORS**

**DATE:** January 15, 2015

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2014**

**FILE: MPA-14-138 and ZMA-14-137**

**AGENDA ITEM: F-1(A) and (B)**

**STAFF AUTHOR: Susan Dorr Pansky, Planning Manager**

**MASTER PLAN AMENDMENT REQUEST:** To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment application from Richard Langson (property owner: DRL Living Trust) to change the land use designation from Community/Regional Commercial (C/RC) to Industrial (I), on property located at 1588 Old Hot Springs Road, APN 008-123-23.

**ZONING MAP AMENDMENT REQUEST:** To recommend to the Board of Supervisors approval of a Zoning Map Amendment application from Richard Langson (property owner: DRL Living Trust) to change the zoning of property located at 1588 Old Hot Springs Road, APN 008-123-23, from Tourist Commercial (TC) to General Industrial (GI).

**APPLICANT:** Richard Langson

**OWNER:** DRL Living Trust

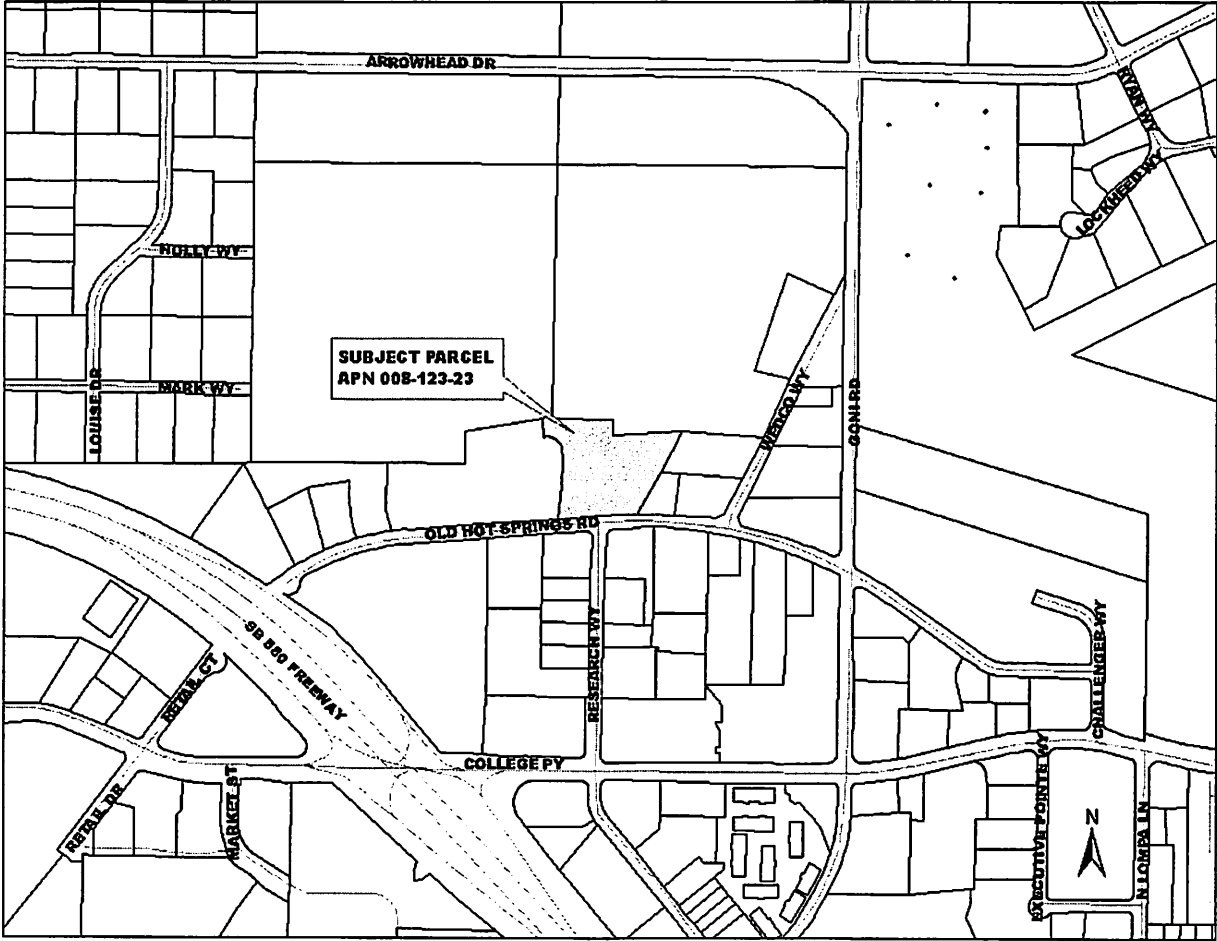
**APN:** 008-123-23

**LOCATION:** 1588 Old Hot Springs Road (see map on following page)

**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt Resolution No. 2014-PC-3 recommending to the Board of Supervisors approval of MPA-14-138, a Master Plan Amendment to change the land use designation of property located at 1588 Old Hot Springs Road, APN 008-123-23 from Community/Regional Commercial to Industrial based on the findings contained in the staff report.”

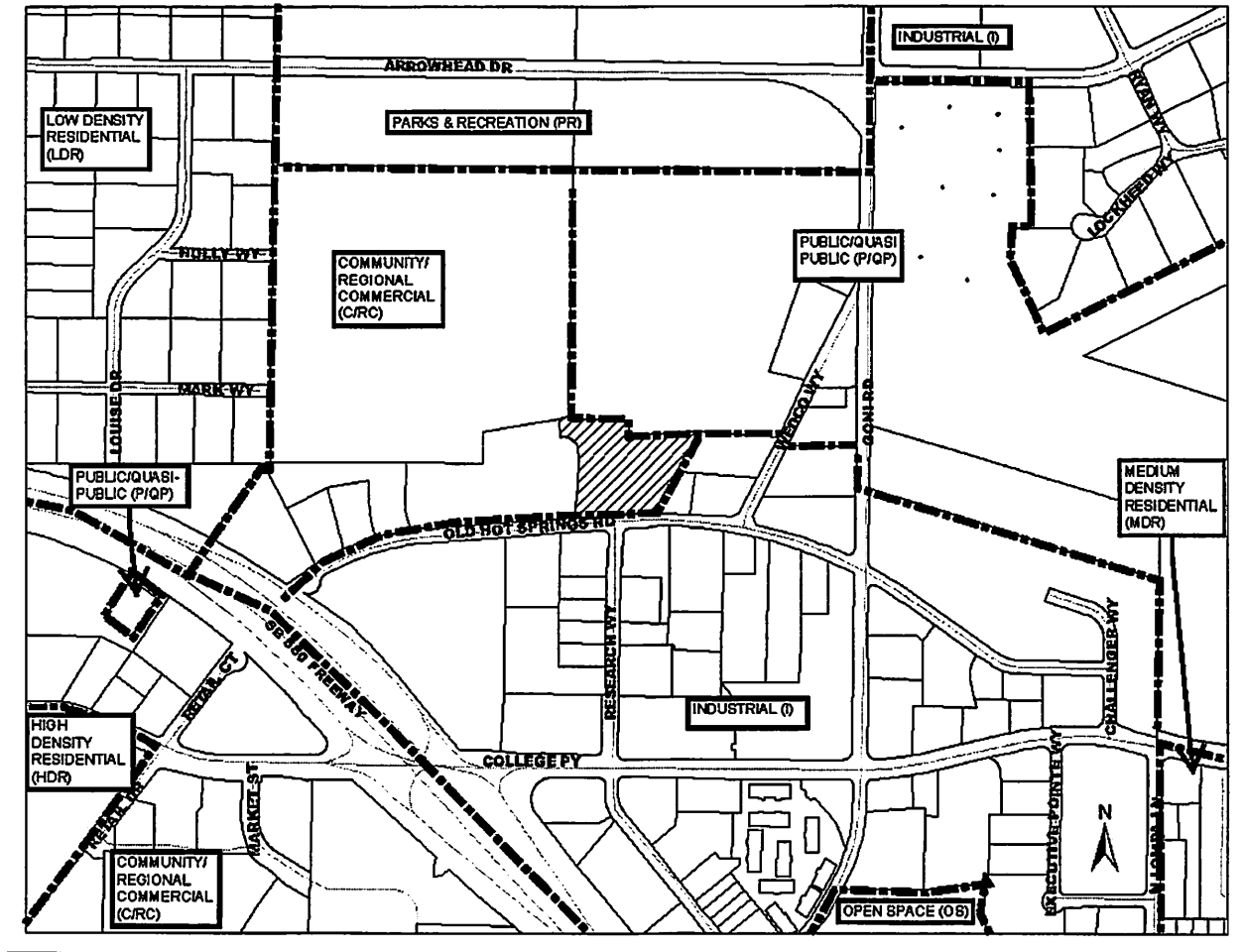
**ZONING MAP AMENDMENT RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-14-137, a Zoning Map Amendment to change the zoning from Tourist Commercial to General Industrial on property located at 1588 Old Hot Springs Road, APN 008-123-23 based on the findings contained in the staff report.”

**SUBJECT PROPERTY**

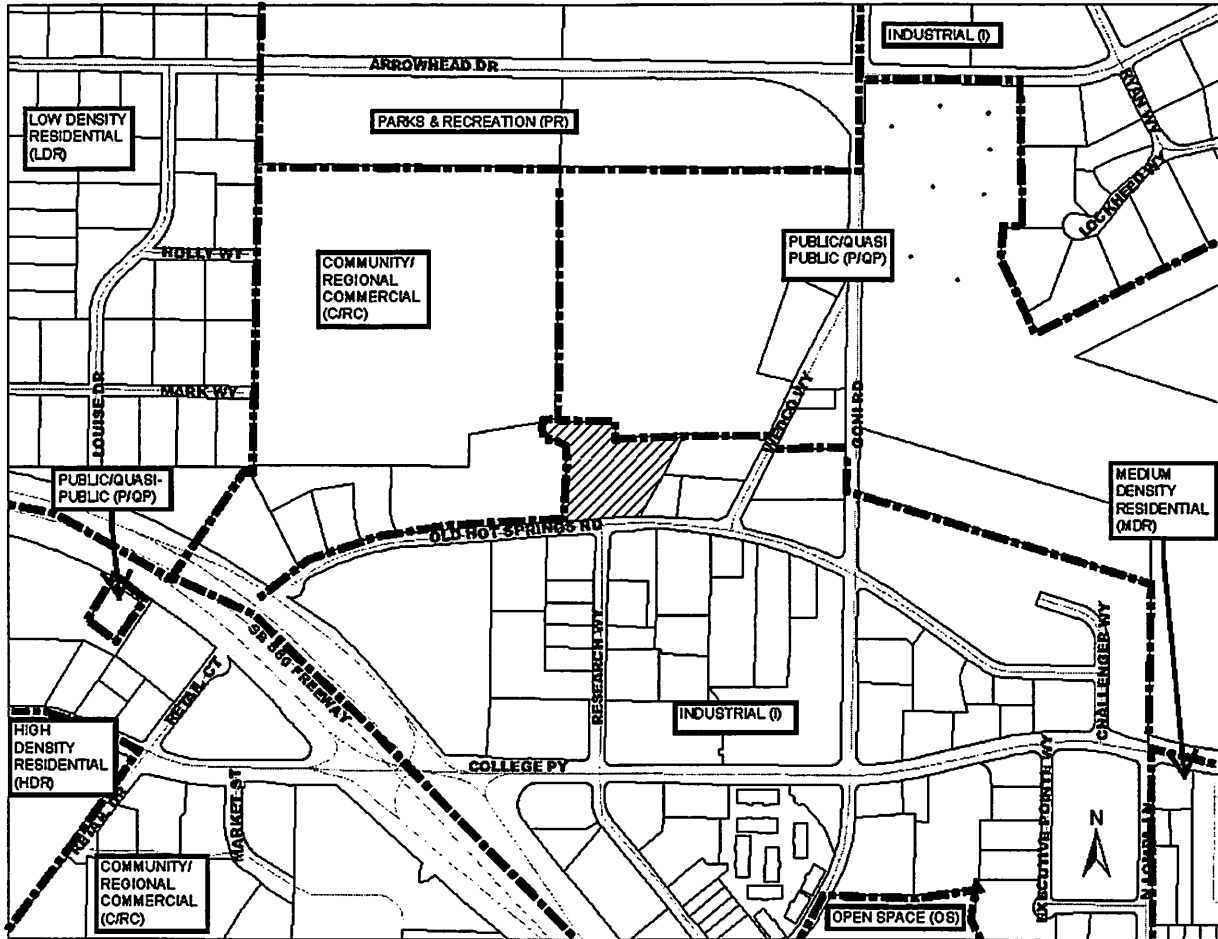




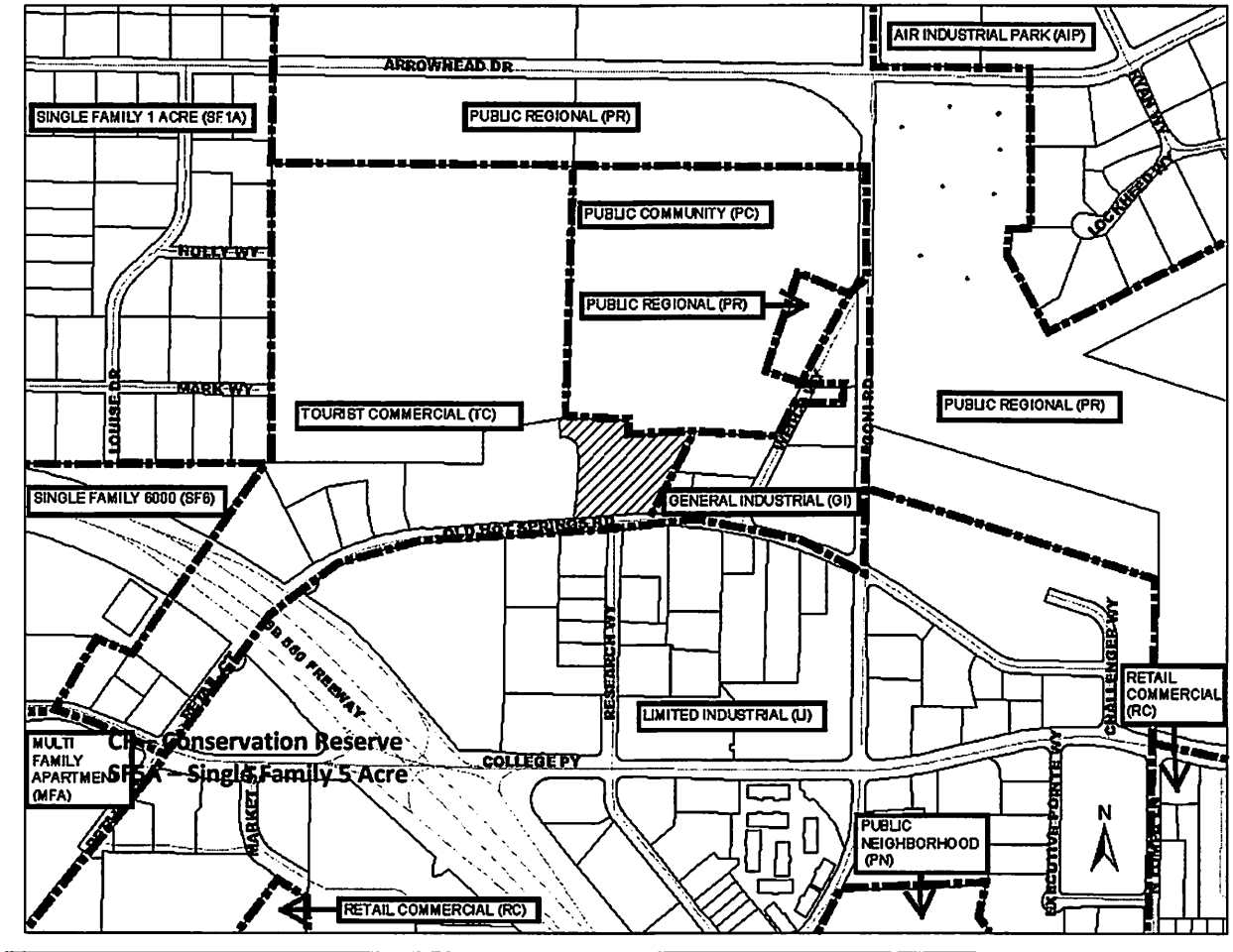
**EXISTING MASTER PLAN**



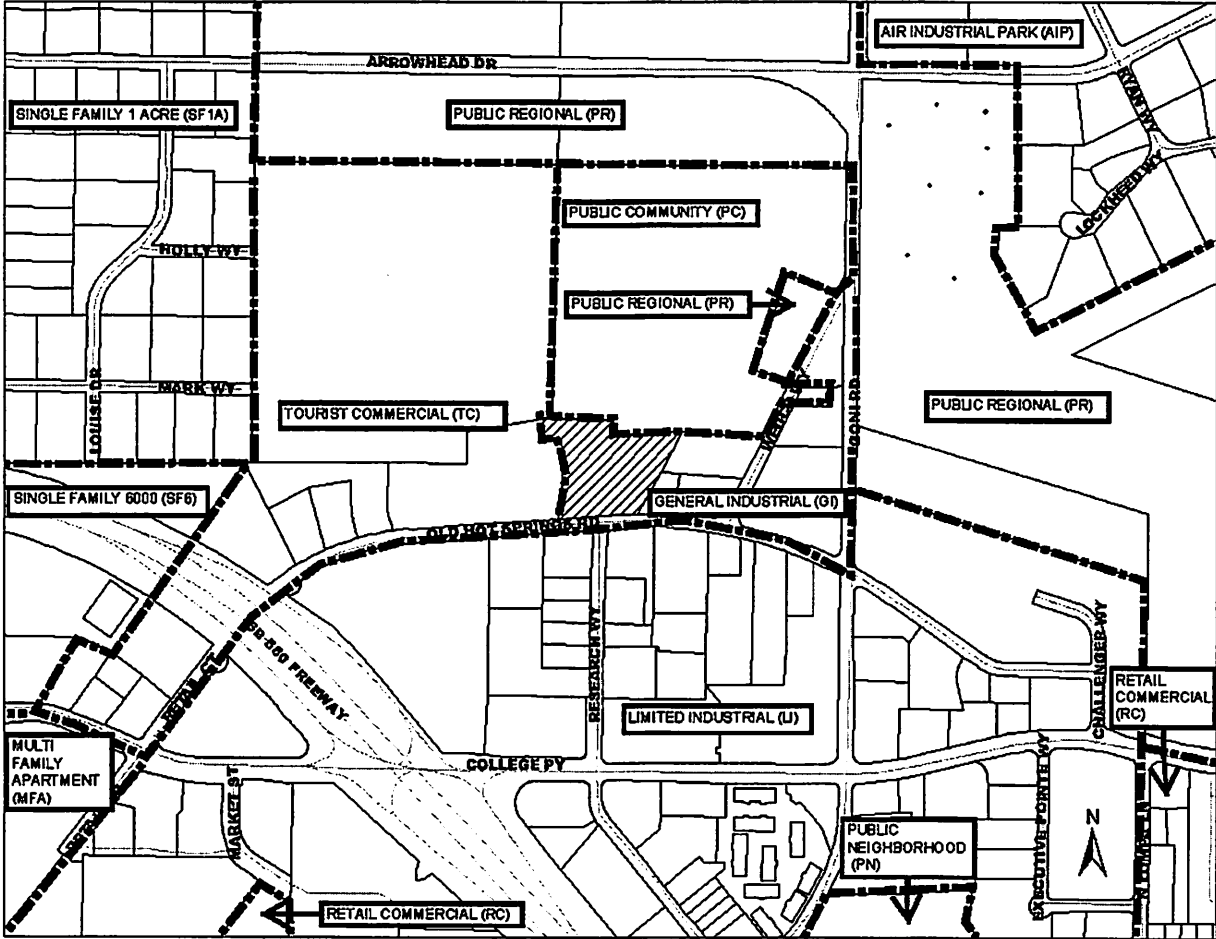
**PROPOSED MASTER PLAN**



**EXISTING ZONING**



**PROPOSED ZONING**



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.070 (Master Plan); 18.02.075  
Zoning Map Amendments and Zoning Code Amendments

**DISCUSSION:**

The subject parcel is located at 1588 Old Hot Springs Road and is approximately 3.94 acres in size. It is mostly vacant, with the exception of a 5,000 square foot warehouse that sits at the northwest corner of the property. The current Master Plan designation is Community/Regional Commercial and the current zoning is Tourist Commercial. The applicant is proposing to change the Master Plan designation to Industrial and the zoning to General industrial to allow for the expansion of development options on the property, including general industrial-type uses.

Many years ago the subject property and a large amount of land to the west and northwest were designated as Tourist Commercial with the intention of developing a large resort in the area. This designation occurred before the alignment and on/off ramp locations for the I-580 freeway were finalized, and when the potential for an on/off ramp in the general vicinity of Old Hot Springs Road was still a possibility. The completed freeway, however, does not provide an on/off ramp as it crosses Old Hot Springs Road, nor does it have an underpass to allow for the continuation of Old Hot Springs Road. As a result, the freeway has eliminated direct access to Old Hot Springs Road from the west and the subject property must now be accessed via College Parkway from the south to Goni Road, and then Old Hot Springs Road from the east.

This indirect access to a major commercial corridor has significantly limited the commercial development options that would be viable on the subject property. In addition, the current Tourist Commercial zoning limits the property to very specific tourism and tourism support service uses, which typically need visibility and access on a substantial commercial corridor or freeway to be successful. The limited access and zoning makes development of the site as a desirable commercial destination more difficult.

The applicant states a change of zoning to allow industrial development of the site would be a more appropriate use of the property. The adjacent property to the east is currently zoned General Industrial and the property to the south is zoned Limited Industrial. The uses in the General Industrial and Limited Industrial areas that surround the subject property are typically warehouses and office uses, which would be compatible with a change in zoning on the property to General Industrial.

The property to the north is zoned Public and is vacant to allow for a runway protection zone for the Carson City Airport. The property to the west and northwest is zoned Tourist Commercial, but only a portion is occupied as the Carson Hot Springs tourist resort which has been in existence in one form or another since 1880 and continues to have success on a small scale. Staff does not believe that the remainder of the vacant property currently zoned Tourist Commercial will ultimately be developed with tourism uses because of the limited access and visibility discussed previously in this report. Staff supports the applicant's request for a zoning map amendment from Tourist Commercial to Industrial.

A Master Plan Amendment from Commercial/Regional Commercial to Industrial is required to allow the zone change from Tourist Commercial to General Industrial to occur, and staff supports this request for the same reasons outlined above in support of the zoning map amendment.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 1,000 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on November 26, 2014. At the time of the writing of this report, no comments have been received in support or opposition to this request. 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 Comments

The Engineering Division has no preference or objection to the zoning change or amendment request. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

### Building Division Comments

No comments or concerns.

### Fire Department Comments

No comments or concerns.

### Environmental Control Comments

No comments or concerns.

### Parks and Recreation Department Comments

No comments received.

**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 and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

### Master Plan Amendment Findings

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

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

#### **Goal 1.1 – Promote the Efficient Use of Available Land and Resources**

##### **1.1b – Urban Service Area**

*The applicant states industrial uses consume the smallest amount of land area of any designated use. Industrial uses provide the primary jobs that build our local economy.*

#### **Goal 2.1 – Encourage Diversity in Citywide Land Use Mix**

##### **2.1a – Range of Land Use Opportunities**

*The proposed amendment would allow development of the site as an industrial use, which would be an appropriate use in this location, as development of the site for residential, commercial or tourist uses has not been successful in this location.*

### **2.1d –Land Use Friction Zones**

*The proposed amendment will contribute to the desire for an increase in the industrial use of the property in the vicinity, while not adding to “friction zones” between land uses- as this property is currently adjacent to general industrial zoning and would be changed to that zoning designation.*

- 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.**

*The proposed amendment will allow the development of the site as an industrial location. The surrounding property to the east and south are also industrial designations. Adjacent property to the east and south are already zoned industrial. This change would be compatible with the surrounding uses and zoning in the area.*

- 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.**

*The subject parcel has been made less accessible and desirable as a tourist destination with the development of the freeway to the west of this site. Hot Springs Road now terminates to the west of this site, making access less available for those not familiar with the area. The current zoning of Tourist Commercial has limited application with this reduction in direct access and no other proposed large scale commercial development under review. The adjacent zoning of General Industrial and Limited Industrial further limits the likelihood of future development of this site with tourist uses. An amendment of the land use from Community/Commercial Regional to Industrial is a more desirable use of the land with the current lack of accessibility and present surrounding uses. No large scale changes or developments to this area have occurred for many years. The proposed change could stimulate development.*

- 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.**

*The proposed amendment will provide a desired pattern of orderly physical growth by creating a possibility of industrial development to an area that consists primarily of individual buildings in support of industrial uses. Public services already exist in this area. Future development of the site is likely to include improvements to the adjacent Old Hot Springs Road, with the improvement to the roadway and addition of curb, gutter and sidewalk when the property is developed with industrial uses.*

### **Zoning Map Amendment Findings**

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

*The proposed change of zoning would be the same as the industrial zoning on the properties adjacent to the site on the east and south of this location. The development of the site with uses allowed in the General Industrial zoning district would be compatible with surrounding uses and Master Plan in the area.*

**Goal 1.1 –Promote the Efficient Use of Available Land and Resources**

**1.1b –Urban Service Area**

*The applicant states industrial uses consume the smallest amount of land area of any designated use. Industrial uses provide the primary jobs that build our local economy.*

**Goal 2.1 –Encourage Diversity in Citywide Land Use Mix**

**2.1a –Range of Land Use Opportunities**

*The proposed amendment would allow development of the site as an industrial use, which would be an appropriate use in this location, as development of the site for residential, commercial or tourist uses has not been successful in this location.*

**2.1d –Land Use Friction Zones**

*The proposed amendment will contribute to the desire for an increase in the industrial use of the property in the vicinity, while not adding to “friction zones” between land uses- as this property is currently adjacent to general industrial zoning and would be changed to that zoning designation.*

- 2. That 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.**

*The proposed amendment will continue the industrial zoning which is on the east and south of this property. The property to the north is zoned Public, while property to the west would continue as Tourist Commercial. The properties to the east and south have been developed with uses which are compatible with the current industrial zoning. Development of this site with a use which is allowed in the General Industrial zoning district would be compatible with the surrounding properties.*

- 3. That 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.**

*The proposed amendment is not anticipated to negatively impact existing or planned public services or facilities as adequate public services and facilities generally exist in the area already. The amendment will not adversely impact the public health, safety and welfare as it is promoting industrial land use in an area that is predominantly industrial uses already.*

**Attachments:**

Planning Commission Master Plan Amendment Resolution 2014-PC-3  
Draft Zoning Map Amendment Ordinance  
Engineering Comments  
Building Comments  
Fire Department Comments  
Environmental Control Comments  
Applications (MPA-14-138 and ZMA-14-137)



November 26, 2014

Susan,

The following are my comments for the noted project:

**ZMA-14-137 & MPA-14-138** – No development is proposed at this time, thus no Building Division comments are applicable.

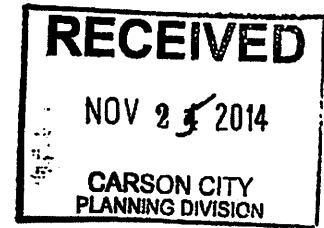
*Ray Proffitt*, CBO  
Chief Building Official  
Building Division  
Carson City, NV  
775-887-2310 – Main  
775-283-7052 - Direct

November 25, 2014

Fire has no comments on ZMA 14-137 or MPA 14-138

Dave Ruben  
Captain – Fire Prevention  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



**Carson City Planning Division**  
 108 E. Proctor Street- Carson City NV 89701  
 Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

**MASTER PLAN AMENDMENT**

**FILE # MPA - 14 - 138**

FEE: \$3,050.00 + noticing fee

**NOTE:** Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.

Richard Langson

**SUBMITTAL PACKET**

- 6 Completed Application Packets (1 Original + 5 Copies) containing the following:
  - 6 Application Form
  - 6 Written Project Description
  - 6 Site Plan Proposal Questionnaire With Both Questions and Answers Given
  - 6 Applicant's Acknowledgment Statement
  - 6 Documentation of Taxes Paid-to-Date (1 copy)
  - 6 Project Impact Reports (Engineering) (4 copies) N/A per Rory Hogan
  - 6 CD containing application digital data (preferably in pdf format)

**APPLICANT**  
 1101 W Winnie LN, Carson City, NV 89708 **PHONE #**  
 775-720-6670

Application Reviewed and Received By:

**MAILING ADDRESS, CITY, STATE, ZIP**  
 richard@langsonenergy.com

Submittal Deadline: See attached PC application submittal schedule.

**EMAIL ADDRESS**  
 Richard Langson

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

**PROPERTY OWNER** **PHONE #**  
 1101 W Winnie LN, Carson City, NV 89708 775-720-6670

**MAILING ADDRESS, CITY, STATE, ZIP**  
 richard@langsonenergy.com

**EMAIL ADDRESS**  
 Rob Joiner, AICP

**APPLICANT AGENT/REPRESENTATIVE** **PHONE #**  
 1817 N Stewart #15, Carson City, NV 89706 775-883-2280

**MAILING ADDRESS, CITY, STATE ZIP**  
 RJoiner2010@gmail.com

**EMAIL ADDRESS**

<b>Project's Assessor Parcel Number(s):</b> 8-123-23	<b>Street Address</b> 1588 Old Hot Springs RD	<b>ZIP Code</b> 89706
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<b>Project's Master Plan Designation</b> Commercial	<b>Project's Current Zoning</b> Tourist Commercial	<b>Nearest Major Cross Street(s)</b> Research Way
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Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: 18.02.070. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Proposal to amend Master Plan land use designation from Commercial to Industrial and change zoning land use classification from Tourist Commercial to General Industrial.

**PROPERTY OWNER'S AFFIDAVIT**

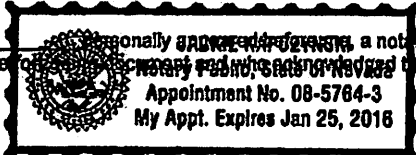
I, Richard K. Langson, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature: [Signature] Address: 1101 W Winnie Ln, CC, NV 89703 Date: 10-8-14

Use additional page(s) if necessary for other names.

STATE OF NEVADA  
 COUNTY

On October 08, 2014, Richard Langson, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, executed the foregoing document.



Notary Public

13. **PROJECT IMPACT REPORTS** - Provide four copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15. *N/A RORY HOGAN 10/7/14*

Submit 6 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 6 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

## **PROPOSAL QUESTIONNAIRE REQUIREMENTS**

### **Master Plan Amendment**

The Carson Hot Springs was sold by the Langson family to the current user/owner of the Hot Springs, and that is the last remnant of Tourist Commercial on the east side of I 580. The subject property has had a 5000 square-foot industrial building on it since 1990 and the owner has been allowed to do research and development, assembly, water bottling and other quasi-industrial uses within the tourist commercial land-use district. At this time the owner wishes to more fully utilize the remaining three and one-half acres of the property which are vacant and nonproductive for the community in a more productive industrial use.

The applicant must make a finding of fact of a), b) and d), and c) if applicable, of the following:

a) Consistency with Master Plan.

- 1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.

Along with the accompanying master plan amendment, the proposed zone change will be compatible with industrial policies and goals of the master plan. Creation of primary jobs in an area compatible with the adjacent land uses is a primary goal of the master plan.

"Excerpts from the Carson City Master Plan" (provided with the master plan amendment application) states that: "Industrial uses consume the smallest amount of land area of any designated use." Industrial uses provide the primary jobs that build our local economy. Therefore, it makes sense that more industrially-zoned land use areas should be provided.

Regarding Master Plan Chapter Three: A Balanced Land Use Pattern, the subject property lies within the urban area served by water and wastewater facilities in conformance with the Wastewater Master Plan (1.1b);

is located to be adequately served by city services, including fire and sheriff services...(1.5d); and allows for development outside the primary floodplain and away from geologic hazard areas (3.3d,e).

Chapter 5 of the master plan, Economic Vitality calls for maintaining a strong and diversified economic base by promoting principles which focus on retaining and enhancing a strong employment base, including the roles of technology and other economic strengths vital to a successful community. The subject proposal will enhance these goals by helping to maintain and enhance the primary job base (5.1).

Chapter 6, Livable Neighborhoods and Activity Centers, identifies "spot zoning" as a pattern to be discouraged. A case can be made for the present commercial zoning and master plan designation as being "spot zoning" due to its adjacent land uses and zoning. Approval of the requested master plan amendment and zone change will provide the property with a more compatible land use with its neighbors.

Chapter 7, A Connected City, seeks promotion of a community linked with neighborhoods, employment areas and activity centers with an extensive system of interconnected roadways and other conveyance. Goal 11.2b calls for promoting transit-supportive development patterns along major travel corridors to facilitate future transit. The subject sites is located within easy walking distance of both Gone Road and East College Parkway where transit services are currently provided to one of Carson City's employment activity centers.

b) Compatible Land Uses.

- 1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

The plan calls for land uses that are productive and non-injurious to surrounding land uses. The subject parcel is surrounded on three sides by airport clear zone, general industrial uses and flex industrial uses. The Commercial land use designation and Tourist Commercial zoning are no longer compatible with the surrounding land uses. There are no immediate plans for further development of the subject parcel. However, the zone change and master plan amendment will allow fully utilization of the existing building and future development of the remaining acreage with land uses that are compatible with the adjacent properties. The existing zoning and master plan are not in conformance to the uses adjacent on three sides and could actually have a detrimental impact if allowed to develop with Tourist Commercial uses. To the north of the subject property is the Carson City airport expanded clear zone; to the east is an electrical distribution and assembly facility; automotive repair and machining; and other industrial uses. To the south is industrial flex land uses, and to the west is the historic Carson Hot Springs.

c) Response to Changed Conditions.

- 1) The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land. Hot Springs Road was cut off by Interstate 580 and thereby made the existing Tourist Commercial zoning and Commercial master designation obsolete. Over the last several years properties adjacent to the east of the subject property have been developed with general industrial land uses. The property owner/applicant and his family contributed land for the airport expansion and the adjacent industrial land at times to the detriment of their own development plans.

d) Desired Pattern of Growth.


- 1) The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services. The subject property has existing ingress and egress and will not provide any detrimental impacts to surrounding properties. The proposed amendment would not negatively impact existing or planned public services or facilities and will not adversely impact the public health safety and welfare. To our knowledge there are no planned public services or facilities that development of the subject property would negatively impact. Hot Springs Road has been terminated to the west, adjacent to the Carson Hot Springs, and the only through traffic proceeds north on Research Way and east along Hot Springs Road. All other adjacent properties have been fully developed and there are no known facility expansions being proposed.

#### ACKNOWLEDGMENT OF APPLICANT

The following acknowledgment and signature are to be the responses to the questionnaire prepared for the project. The original signed response and 5 copies (a total of 6 copies are to be submitted.)

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Richard Langson  
Signature of Applicant



Date

10-8-14

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
  - B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
  - C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
  - D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
  - E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

### **ACKNOWLEDGMENT OF APPLICATION**

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Applicant

Date

10-8-14



# Master Plan Policy Checklist

## Master Plan and Zoning Map Amendments

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Richard Langson MPA & ZMA

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

#### Is or does the proposed amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?



- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

**Is or does the proposed amendment:**

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

**Is or does the proposed amendment:**

- Help maintain and enhance the primary job base (5.1)?





- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks <sup>to</sup> promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

### Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?