

**City of Carson City
Agenda Report**

Date Submitted: January 27, 2015

Agenda Date Requested: February 5, 2015

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Community Development - Planning Division

Subject Title: For Possible Action: To adopt Bill No. 102 on second reading, Ordinance No. _____, an ordinance 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). (ZMA-14-137) (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 area for tourist commercial opportunities. The applicant wishes to change the parcel's zoning from Tourist Commercial to General Industrial, which is in line with adjacent General Industrial property to the east.

Type of Action Requested

Resolution

Formal Action/Motion

Ordinance – Second Reading

Other (Specify)

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

Recommended Board Action: I move to adopt Bill No. 102 on second reading, Ordinance No. _____, an ordinance 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), based on the findings contained in the staff report.

Prior Board Action: Introduced the ordinance on first reading on January 15, 2015, by a 5-0 vote.

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 final of two readings to amend the Title 18 City Zoning Map by ordinance.

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

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: *Susan Dorr Pansky for Lee Hemel* Date: 1.27.15
(Community Development Director)
Nicholas M. ... Date: 1/27/15
(City Manager)
Joseph L. ... Date: 1/27/15
(District Attorney)
Michael ... Date: 1/27/15
(Finance Director)

Board Action Taken:

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

(Vote Recorded By)

BILL NO. 102

ORDINANCE NO. 2015- _____

AN ORDINANCE 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).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-123-23, property owned by Richard Langson, Trustee of the D. R. L. Living Trust 11/7/12 located at 1588 Old Hot Springs Road, 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 property located at 1588 Old Hot Springs Road, APN 008-123-23, changing from Tourist Commercial (TC) to General Industrial (GI). After proper noticing pursuant to NRS 278 and CCMC Title 18, on December 17, 2014, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes and 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

Exhibit A

EXISTING ZONING

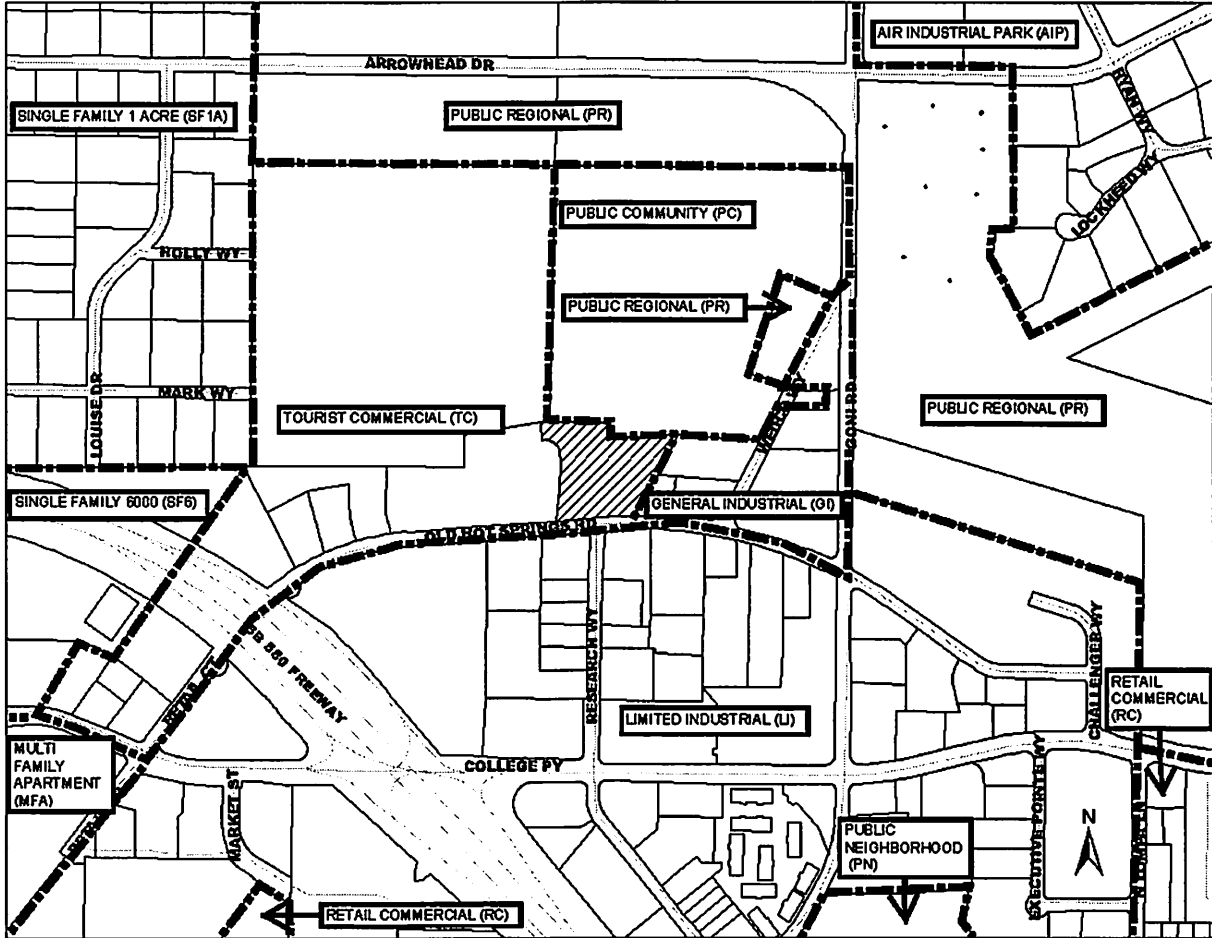


Exhibit A, Continued

PROPOSED ZONING

