

**City of Carson City
Agenda Report**

Date Submitted: February 24, 2015

Agenda Date Requested: March 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. 104 on second reading, Ordinance No. _____, an ordinance to change the zoning of property located at 1001 Mountain Street and 608 and 610 W. Washington Street, APNs 001-201-15, -16, -26 and -27, from Public Community (PC) to Multi-Family Apartment (MFA). (ZMA-14-161) (Susan Dorr Pansky)

Staff Summary: The applicant wishes to construct a congregate care facility to provide memory care and skilled nursing services on the subject parcels, which is not an allowed use in the Public Community (PC) zoning district. A congregate care facility is allowed with the approval of a Special Use Permit in the Multi-Family Apartment (MFA) zoning district. The applicant received approval of a Special Use Permit from the Planning Commission for a congregate care facility on January 28, 2015. This Special Use Permit approval is contingent on the property being changed to the Multi-Family Apartment (MFA) zoning district.

Type of Action Requested

Resolution

Formal Action/Motion

Ordinance-Second Reading

Other (Specify)

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

Prior Board Action: Introduced the ordinance on first reading on February 19, 2015, by a 5-0 vote.

Recommended Board Action: I move to adopt Bill No. 104 on second reading, Ordinance No. _____, an ordinance to change the zoning of property located at 1001 Mountain Street and 608 and 610 W. Washington Street, APNs 001-201-15, -16, -26 and -27, from Public Community to Multi-Family Apartment, based on the findings contained in the staff report.

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 first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission for more information.

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) Deny the Zoning Map Amendment
- 2) Refer the matter back to Planning Commission for further review

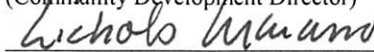
Supporting Material:

- 1) Ordinance


Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: 
(Community Development Director)

Date: 2-24-15


(City Manager)

Date: 2/24/15


(District Attorney)

Date: 2/24/15


(Finance Director)

Date: 2/24/15

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

BILL NO. 104

ORDINANCE NO. 2015- _____

AN ORDINANCE TO CHANGE THE ZONING OF PROPERTY LOCATED AT 1001 MOUNTAIN STREET, 608 AND 610 WEST WASHINGTON STREET, APNS 001-201-15, -16, -26 AND -27 FROM PUBLIC COMMUNITY (PC) TO MULTI-FAMILY APARTMENT (MFA).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DOES ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 001-201-15, -16, -26 and -27, property owned by Carson-Tahoe Hospital located at 1001 Mountain Street, 608 and 610 West Washington Street, 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 1001 Mountain Street, 608 and 610 West Washington Street, APNs 001-201-15, -16, -26 and -27, changing from Public Community (PC) to Multi-Family Apartment (MFA). After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 28, 2015, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 5 ayes and 0 nays with 2 absent 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 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 at 1001 Mountain Street, 608 and 610 West Washington Street, APNs 001-201-15, -16, -26 and -27, from Public Community (PC) to Multi-Family Apartment (MFA) as shown on "Exhibit A" attached.

PROPOSED this ____ day of _____, 2015.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2015.

VOTE:	AYES: _____ _____ _____ _____ _____ NAYS: _____ _____ ABSENT: _____ _____
-------	---

 ROBERT L. CROWELL, Mayor

ATTEST:

 SUE MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ of
 _____, 2015

Exhibit A

EXISTING ZONING

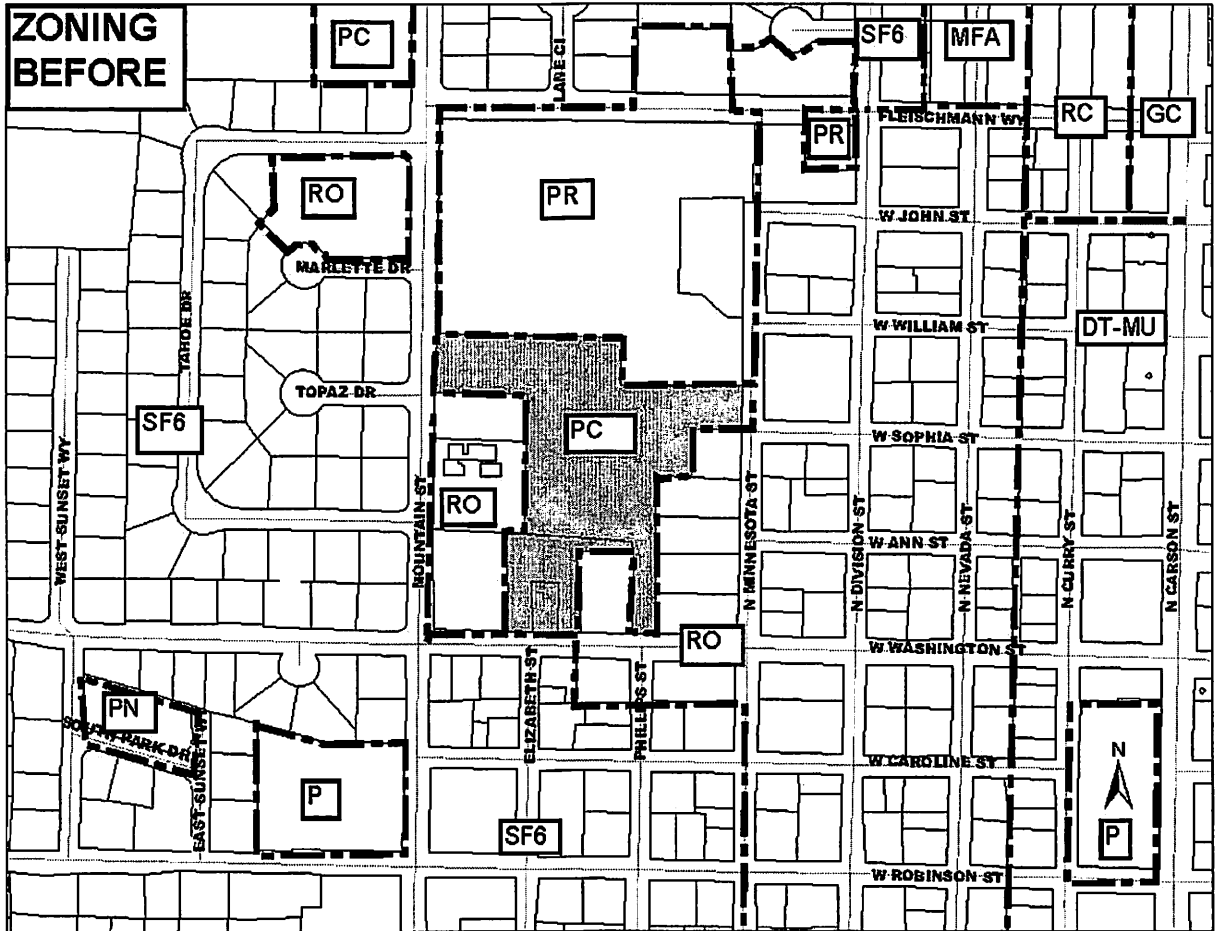


Exhibit A, Continued

PROPOSED ZONING

