

**City of Carson City  
Agenda Report**

**Date Submitted:** November 24, 2015

**Agenda Date Requested:** December 3, 2015

**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Community Development - Planning Division

**Subject Title:** For Possible Action: To introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning from Agriculture (A) to Public Community (PC) on property located east of Interstate 580 between East Fifth Street and North Lompa Lane, APN 010-041-74 and to change the zoning from Single Family 6,000 (SF6) and Single Family Two Acre (SF2A) to Public Community (PC) on property located at 501 and 502 South Ormsby Boulevard, APNs 003-151-25 and 009-014-05. (ZMA-15-155) (Susan Dorr Pansky, [spansky@carson.org](mailto:spansky@carson.org))

**Staff Summary:** The subject properties have recently been acquired by Carson City for public uses. The parcel east of Interstate 580 will be used to create a pathway that will connect existing pathways on the north and south sides of the property. The two parcels on South Ormsby Boulevard will be used for public open space.

**Type of Action Requested**

Resolution

Formal Action/Motion

Ordinance-First Reading

Other (Specify)

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

**Planning Commission Action:** Recommended approval on November 18, 2015 with a vote of 7 ayes and 0 nays.

**Recommended Board Action:** I move to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning from Agriculture to Public Community on property located east of Interstate 580 between East Fifth Street and North Lompa Lane, APN 010-041-74 and to change the zoning from Single Family 6,000 and Single Family Two Acre to Public Community on property located at 501 and 502 South Ormsby Boulevard, APNs 003-151-25 and 009-014-05, 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. Please 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


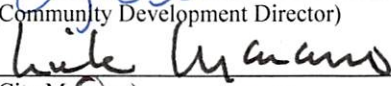
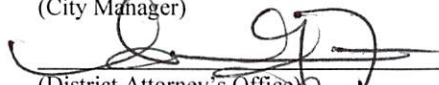

**Alternatives:**

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

**Supporting Material:**

- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Staff Report and Planning Commission Packet

**Prepared By:** Susan Dorr Pansky, Planning Manager

**Reviewed By:**  Date: 11-23-15  
(Community Development Director)  
 Date: 11/23/15  
(City Manager)  
 Date: 11/23/15  
(District Attorney's Office)  
 Date: 11/23/15  
(Finance Director)

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

BILL NO. \_\_\_\_

ORDINANCE NO. 2015- \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF PROPERTY LOCATED ON EAST FIFTH STREET, 501 AND 502 SOUTH ORMSBY BLVD, APNS 010-041-74, 003-151-25 AND 009-014-05 FROM AGRIGULTURE (A), SINGLE FAMILY 6,000 (SF6) AND SINGLE FAMILY 2 ACRE (SF2A) TO PUBLIC COMMUNITY (PC).

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 010-041-74, 003-151-25 and 009-014-05, property owned by Carson City at East Fifth Street, 501 and 502 South Ormsby Blvd, 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 East Fifth Street, 501 and 502 South Ormsby Blvd, APNs 010-041-74, 003-151-25 and 009-014-05 changing from Agriculture (A), Single Family 6,000 (SF6) and Single Family 2 Acre (SF2A) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on October 29, 2015, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 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 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 East Fifth Street, 501 and 502 South Ormsby Blvd, APNs 010-041-74, 003-151-25 and 009-014-05 from Agriculture (A), Single Family 6,000 (SF6) and Single Family 2 Acre (SF2) to Public Community (PC) as shown on Exhibit A and Exhibit B 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

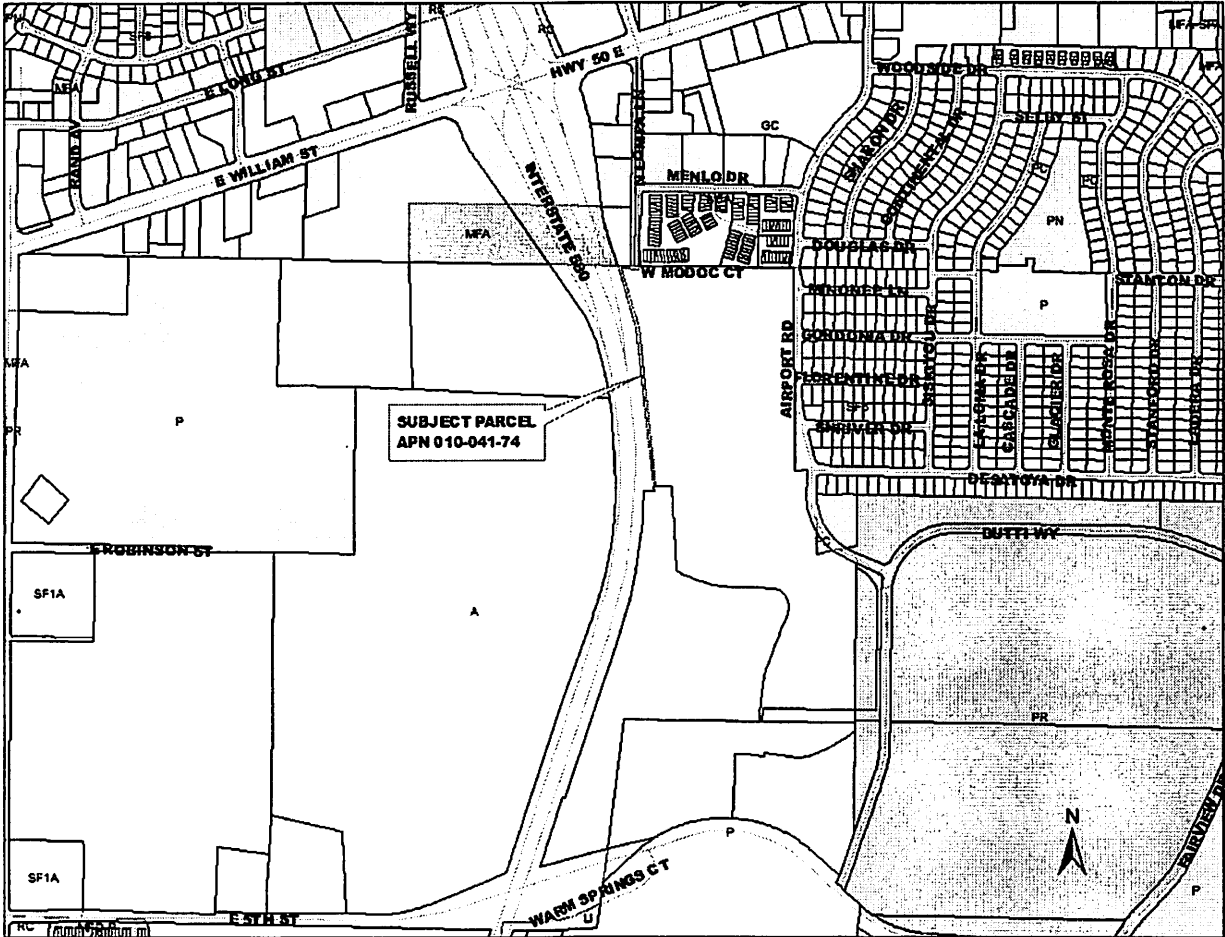
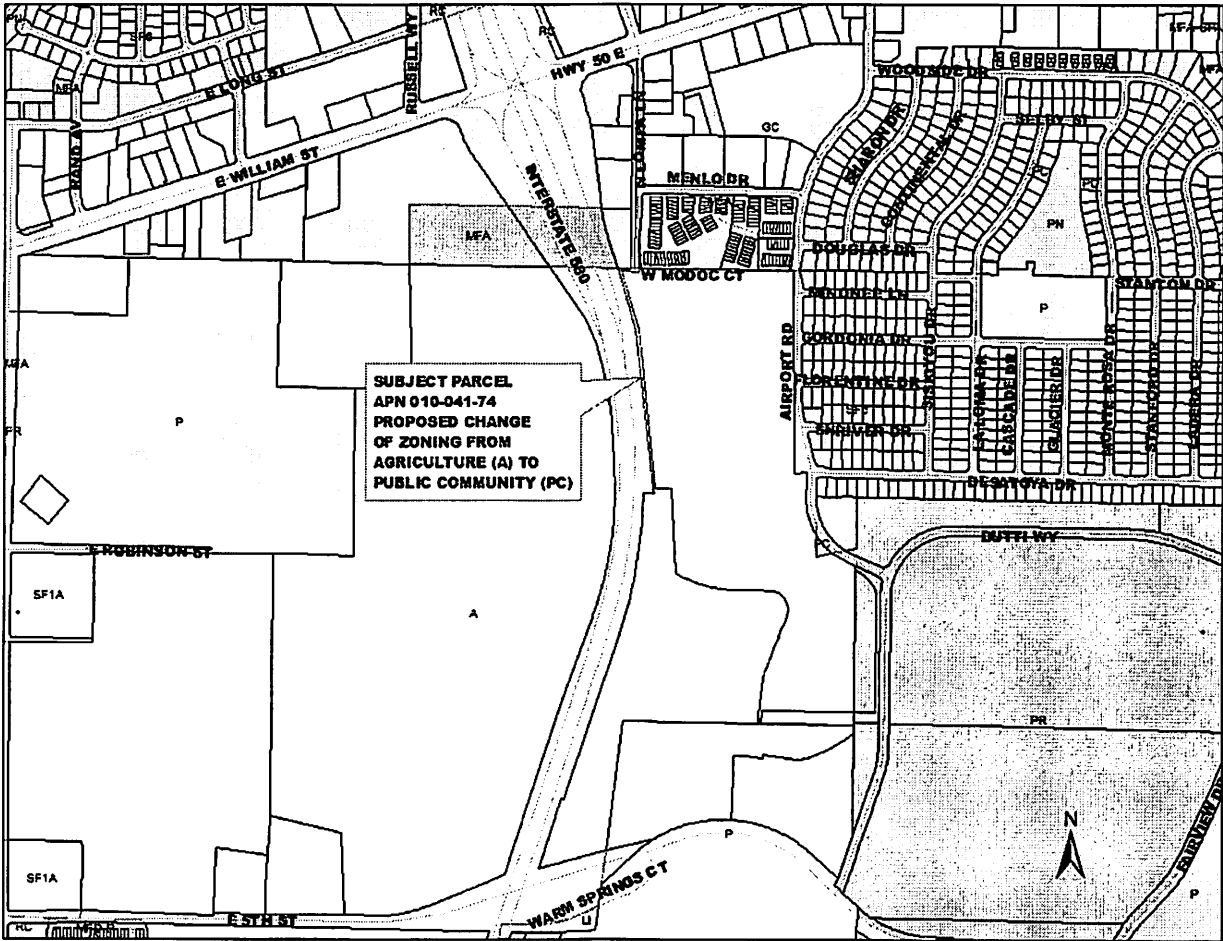


Exhibit A, Continued

**PROPOSED ZONING**



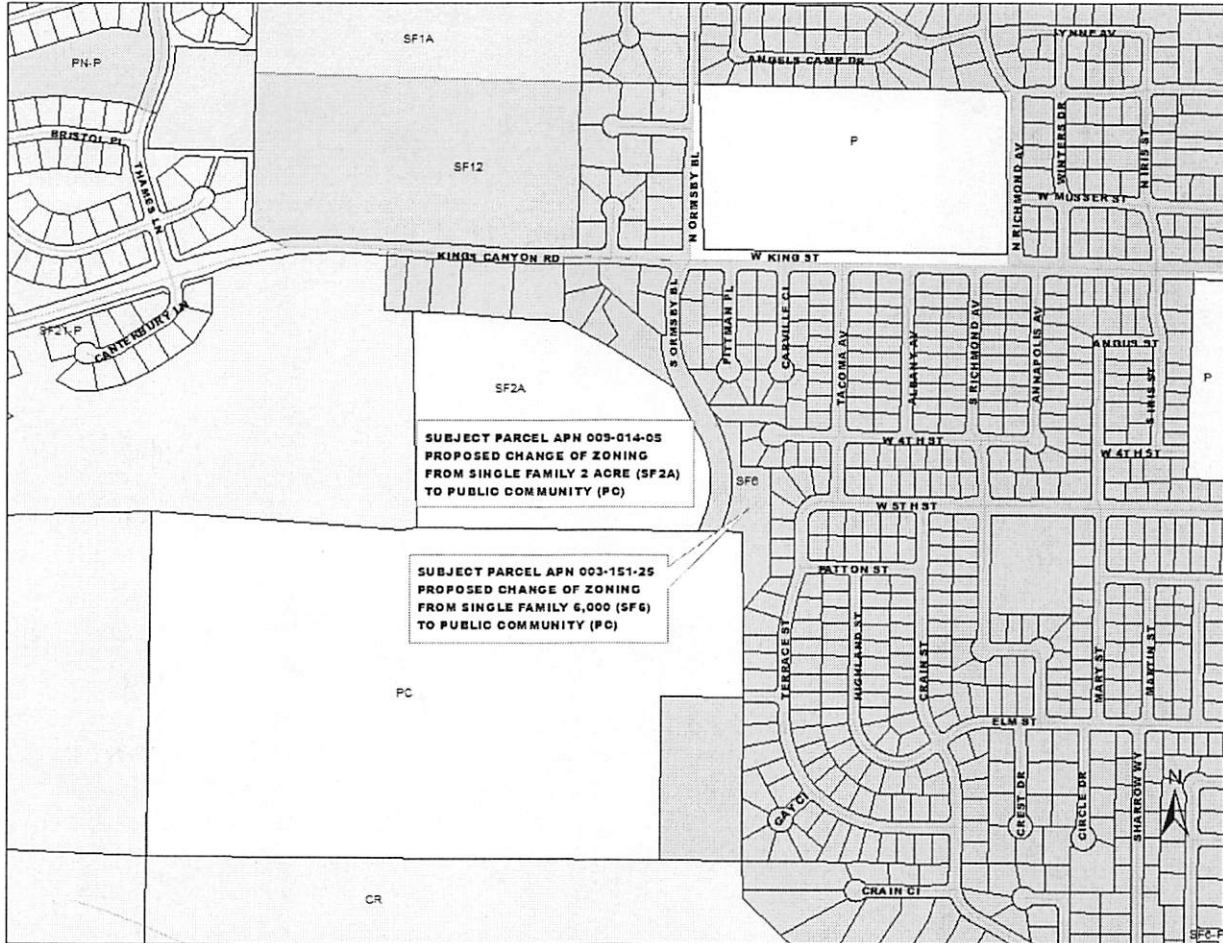
# Exhibit B

## EXISTING ZONING



# Exhibit B

## PROPOSED ZONING





**CARSON CITY PLANNING COMMISSION**

**CASE RECORD**

**MEETING DATE:** November 18, 2015

**AGENDA ITEM NO.:** F-3C

**APPLICANT(s) NAME:** City of Carson City  
**PROPERTY OWNER(s):** City of Carson City

**FILE NO.** ZMA-15-155

**ASSESSOR PARCEL NO(s):** APNs 003-151-25 and 009-014-05 and 010-041-74  
**ADDRESS:** 501 & 502 S. Ormsby Blvd. and E. Fifth Street

**APPLICANT'S REQUEST:** For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Single Family 6,000 (SF6), Single Family 2 Acre (SF2A) and Agriculture (A) to Public Community (PC).

**COMMISSIONERS PRESENT:**       CASTRO                       ESSWEIN                       SATTLER  
  
    GREEN                                       SALERNO                       OWEN                                       MONROY

**STAFF REPORT PRESENTED BY:** Susan Dorr Pansky                       REPORT ATTACHED  
**STAFF RECOMMENDATION:**                       APPROVAL  
**APPLICANT REPRESENTED BY:** Ann Bollinger, Carson City Parks and Recreation

  X   APPLICANT/AGENT WAS and PRESENT and SPOKE/ but did NOT SPEAK

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.

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

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

**MOTION WAS MADE TO APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT. APPLICATION WILL BE HEARD BY BOARD OF SUPERVISORS ON DECEMBER 3, 2015.**

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

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2015**

**FILE: MPA-15-153, MPA-15-154 and ZMA-15-155**

**AGENDA ITEMS: F-3A, F-3B, F-3C**

**STAFF AUTHOR: Kathe Green, Assistant Planner**

**MASTER PLAN AMENDMENT REQUEST MPA-15-153:** A Master Plan Amendment to change the Land Use designation of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Mixed-Use Employment (MUE) to Parks and Recreation (PR); and

**MASTER PLAN AMENDMENT REQUEST MPA-15-154:** A Master Plan Amendment to change the Land Use designation of property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Medium Density Residential (MDR) and Low Density Residential (LDR) to Open Space (OS); and

**ZONING MAP AMENDMENT REQUEST ZMA-15-155:** A Zoning Map Amendment to change the zoning of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Agriculture (A) to Public Community (PC); and change the zoning of property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Single Family 6,000 (SF6) and Single Family 2 Acre (SF2A) to Public Community (PC).

**APPLICANT:** Carson City Parks and Recreation Division

**OWNER:** Carson City

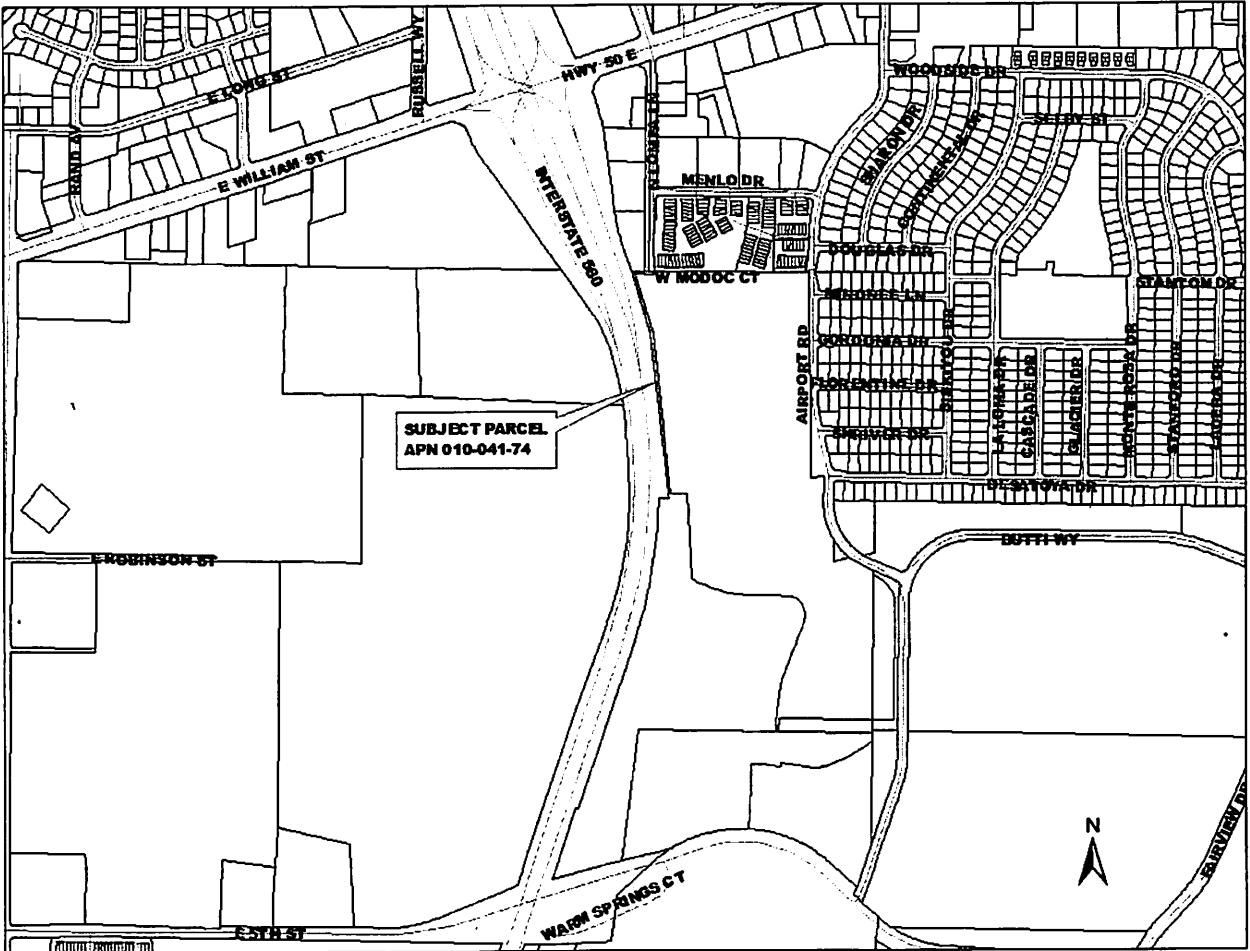
**APNs:** 010-041-74, 003-151-25 and 009-014-05

**LOCATION:** East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane south of Highway 50, and 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street (see maps on following pages)

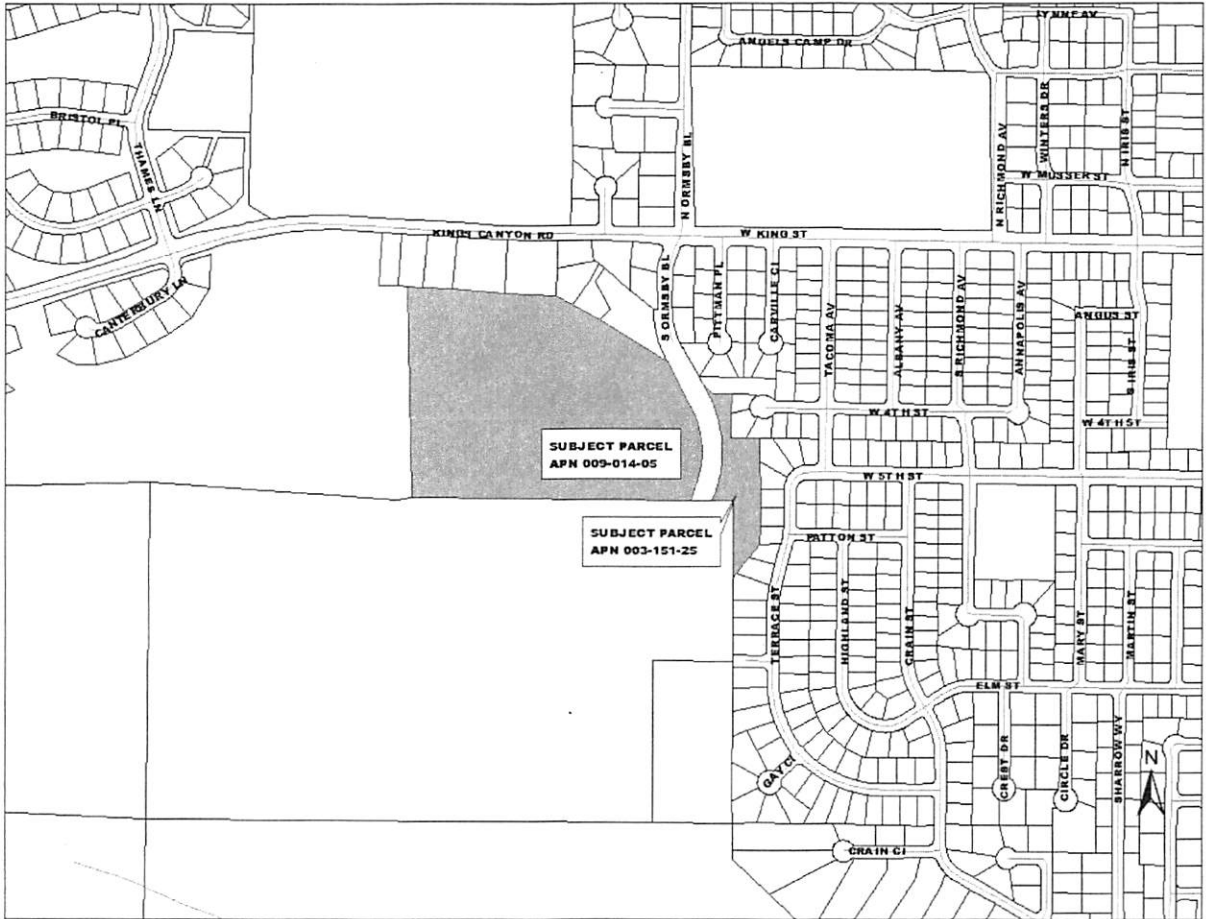
**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt Resolution 2015-PC-R-2 recommending to the Board of Supervisors approval of MPA-15-153 and MPA-15-154, Master Plan Amendments to change the Land Use Designation of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Mixed-Use Employment to Parks and Recreation; and property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Medium Density Residential and Low Density Residential to Open Space 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-15-155, a Zoning Map Amendment to change the zoning of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Agriculture to Public Community; and property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Single Family 6,000 and Single Family 2 Acre to Public Community, based on the findings contained in the staff report.”

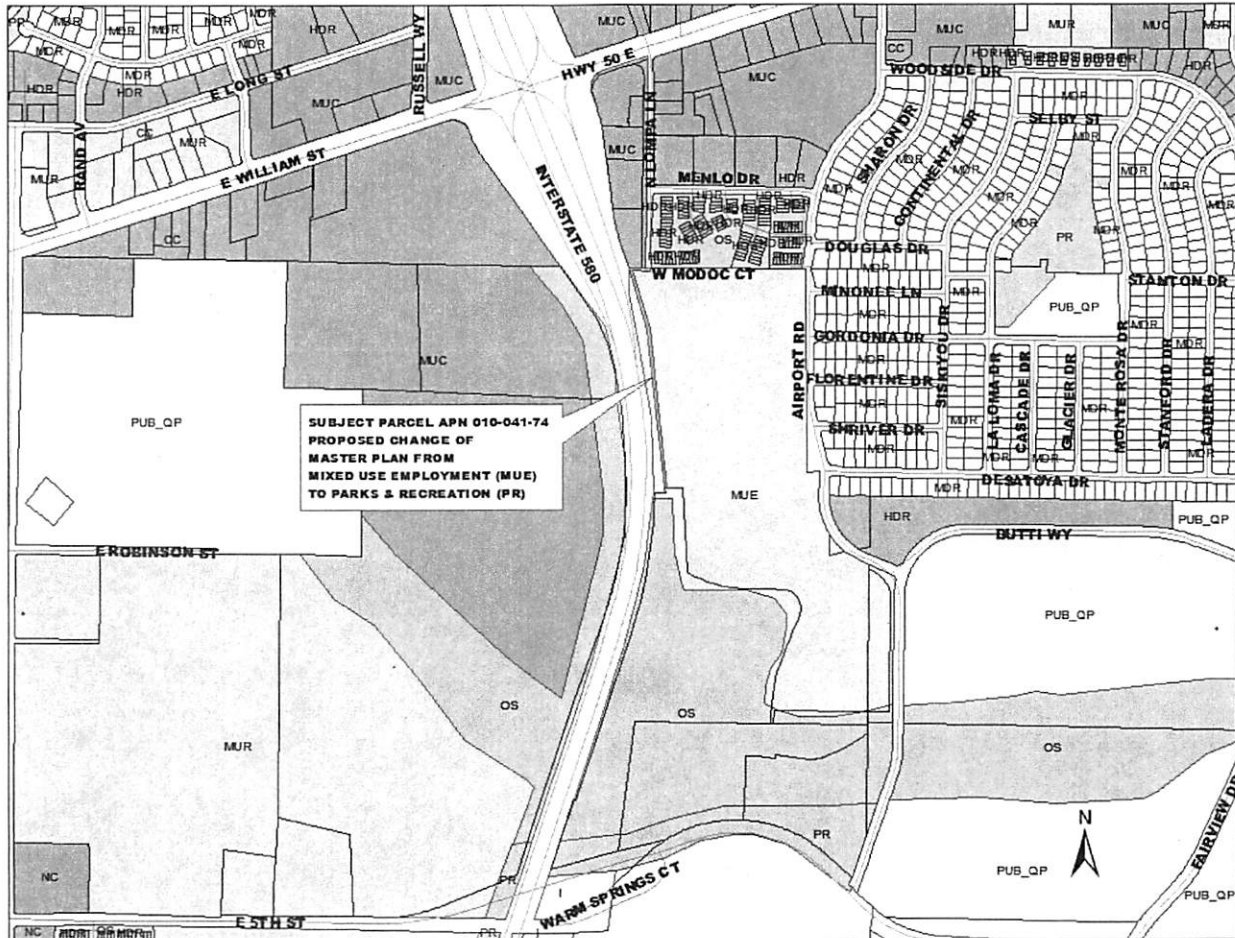
**SUBJECT PROPERTY MPA-15-153 and ZMA-15-155**



**SUBJECT PROPERTIES MPA-15-154 and ZMA-15-155**



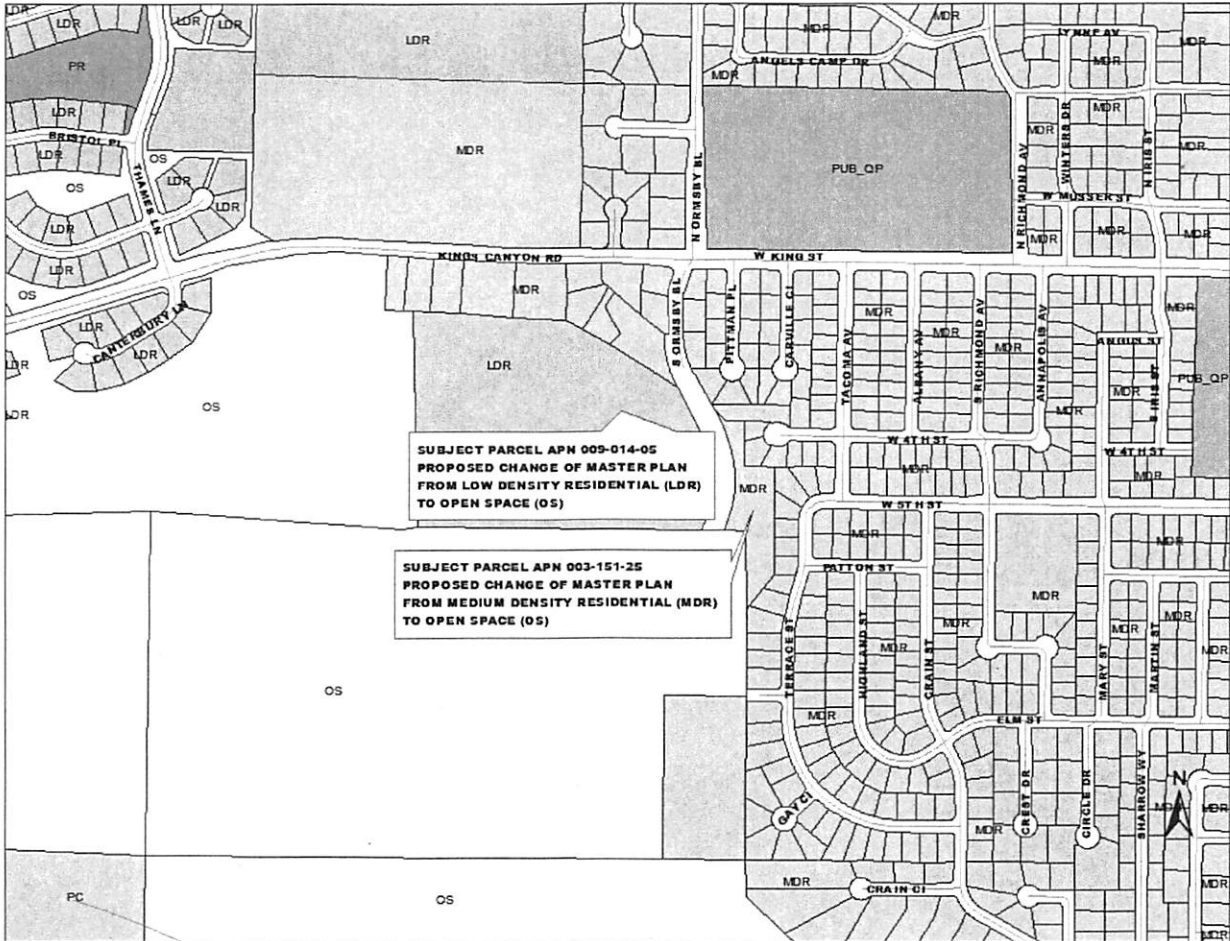
**MASTER PLAN MPA-15-153 APN 010-041-75**  
**CURRENT MASTER PLAN MIXED-USE EMPLOYMENT (MUE)**  
**PROPOSED MASTER PLAN PARKS & RECREATION (PR)**



**LEGEND**

|     |                               |        |                         |
|-----|-------------------------------|--------|-------------------------|
| CC  | Community/Regional Commercial | MUR    | Mixed-Use Residential   |
| HDR | High Density Residential      | NC     | Neighborhood Commercial |
| LDR | Low Density Residential       | OS     | Open Space              |
| MDR | Medium Density Residential    | PR     | Parks & Recreation      |
| MUC | Mixed-Use Commercial          | PUB-QP | Public/Quasi-Public     |
| MUE | Mixed-Use Employment          |        |                         |

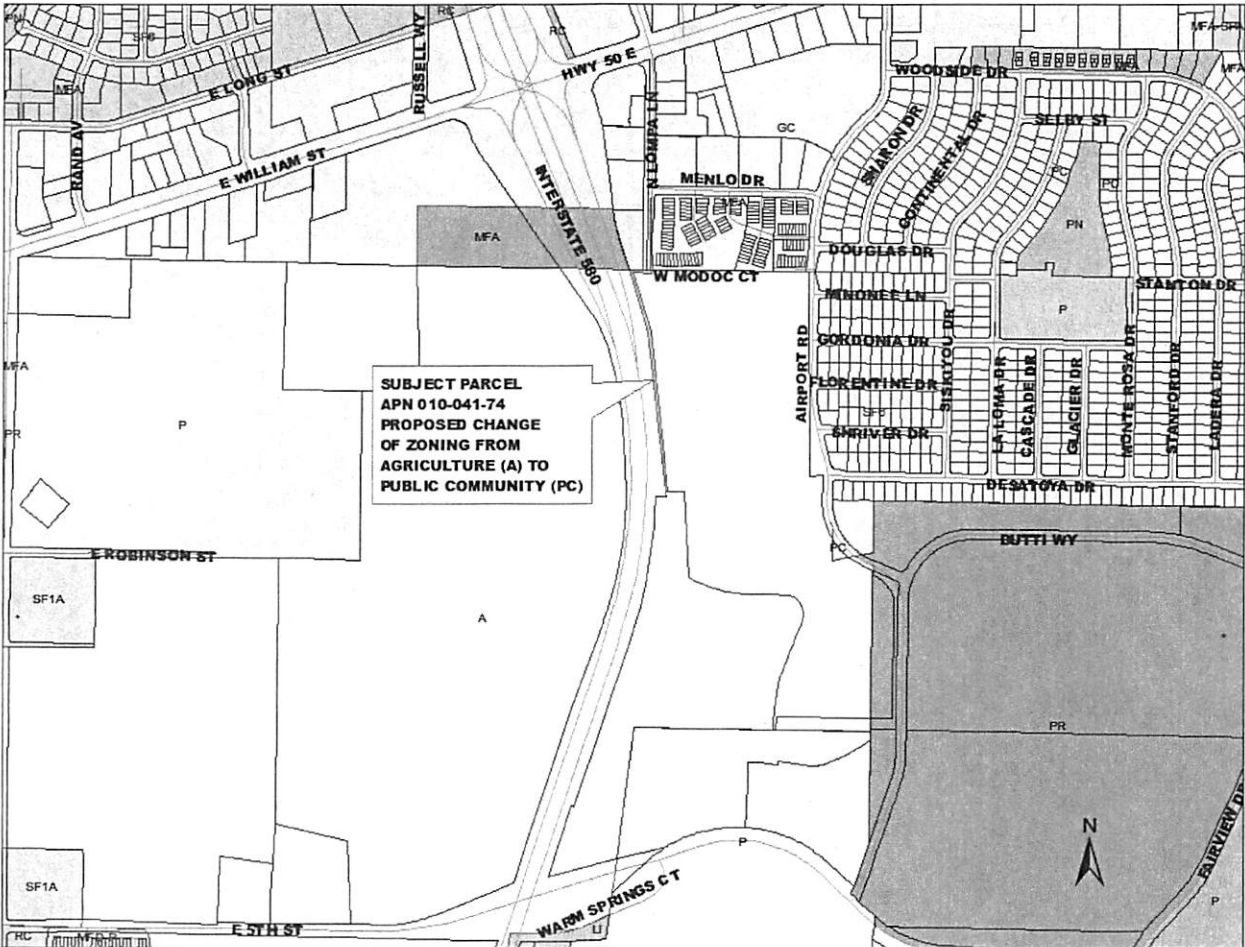
**MASTER PLAN MPA-15-154 APNs 003-151-25 and 009-014-05**  
**CURRENT MASTER PLAN**  
**LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM DENSITY RESIDENTIAL (MDR)**  
**PROPOSED MASTER PLAN OPEN SPACE (OS)**



**LEGEND**

- |     |                            |        |                     |
|-----|----------------------------|--------|---------------------|
| LDR | Low Density Residential    | PC     | Public Community    |
| MDR | Medium Density Residential | PR     | Parks & Recreation  |
| OS  | Open Space                 | PUB-QP | Public/Quasi-Public |

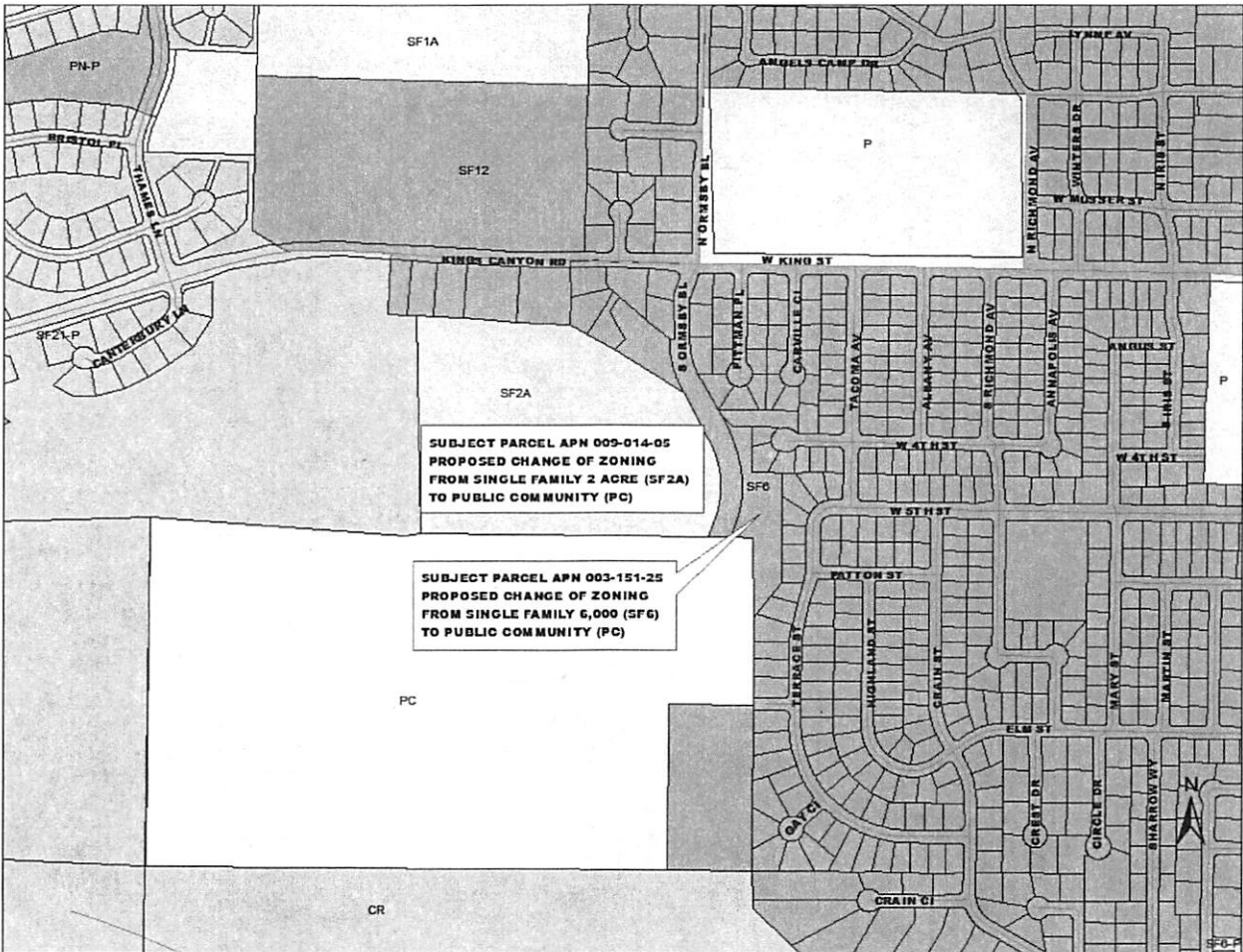
**ZONING ZMA-15-155 APN 010-041-74**  
**CURRENT ZONING AGRICULTURE (A)**  
**PROPOSED ZONING PUBLIC COMMUNITY (PC)**



**LEGEND**

|     |                        |     |                     |
|-----|------------------------|-----|---------------------|
| A   | Agriculture            | PC  | Public Community    |
| GC  | General Commercial     | PN  | Public Neighborhood |
| MFA | Multi-Family Apartment | PR  | Public Regional     |
| LI  | Limited Industrial     | RC  | Retail Commercial   |
| P   | Public                 | SF6 | Single Family 6,000 |
| PC  | Public Community       |     |                     |

**ZONING ZMA-15-155 APNs 003-151-25 and 009-014-05**  
**CURRENT ZONING SINGLE FAMILY 2 ACRE (SF2A) AND SINGLE FAMILY 6,000 (SF6)**  
**PROPOSED ZONING PUBLIC COMMUNITY (PC)**



**LEGEND**

|     |                      |      |                      |
|-----|----------------------|------|----------------------|
| CR  | Conservation Reserve | SF12 | Single Family 12,000 |
| P   | Public               | SF21 | Single Family 21,000 |
| PC  | Public Community     | SF1A | Single Family 1 Acre |
| PN  | Public Neighborhood  | SF2A | Single Family 2 Acre |
| SF6 | Single Family 6,000  |      |                      |



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

**DISCUSSION:** The first subject parcel, APN 010-041-74, is located east of Interstate 580, between East Fifth Street on the south and North Lompa Lane south of Highway 50 on the north. The parcel is .66 acres or 28,750 square feet and is a long narrow strip. This parcel will connect the existing paths on the south at East Fifth Street and north at Lompa Lane on the east side of the freeway, where the path will connect to the existing path on the west side of the freeway north of Highway 50. This parcel has a current Master Plan designation of Mixed-Use Employment (MUE) and is currently zoned Agriculture (A). It has been acquired by the Carson City Parks and Recreation Department for the express purpose of expanding and connecting this pathway area. The proposal for this parcel is to change the Land Use Master Plan to Parks and Recreation (PR) and the zoning to Public Community (PC).

The second and third subject parcels, APNs 003-151-25 and 009-014-05, are located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street. The parcels are 1.83 and 19.00 acres or 79,714 and 827,640 square feet respectively, and have also been purchased by Carson City Parks and Recreation Department. They currently have Master Plan designations of Low Density Residential (LDR) and Medium Density Residential (MDR). The proposal for these parcels is to change the Land Use Master Plan to Open Space (OS) and the zoning to Public Community (PC). There is presently an active non-motorized path on these parcels, providing access from King Street to the C-Hill area. The intention is to continue this access.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels were recently acquired Carson City. These applications are initiated by the Planning Division for the Parks and Recreation Department in response to the purchases of this private property by the City and the change of ownership to public. Carson City would prefer to maintain properties which have public ownership with Master Plan and Zoning designations which reflect the current public purpose uses of the parcels.

**PUBLIC COMMENTS:** Public notices were mailed to 31 adjacent property owners within 340 feet of APN-010-041-74 for MPA-15-153 and ZMA-15-155 and to 69 adjacent property owners within 300 feet of APNs 003-151-25 and 009-014-05 for MPA-15-154 and ZMA-15-155, in accordance with the provisions of NRS and CCMC 18.02.045. As of the writing of this staff report no comments have been received in support or objection of these applications. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting November 18, 2015, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

- Building Division:** No concerns
- Engineering Division:** No concerns
- Fire Department:** No concerns
- Health Department:** No concerns
- Environmental Control Authority:** No concerns

**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 1.4- Manage the Impacts of Future Growth within the Urban Interface

1.4a- Vehicular and Pathway Access

Ensure that the vehicular and pathway access to surrounding public lands are maintained as development occur within the Urban Interface- the area on the fringe of the City's core area that borders both urban development and open lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

The proposed pathway on the east side of the Interstate 580 freeway, between East Fifth Street and North Lompa Lane will connect existing pathways and allow additional access to these public areas. At Highway 50 the path will connect to an existing path on the west side of the Interstate 580 freeway from the south to the north. Linear pathways are being created throughout the environs of Carson City, to allow the public non-motorized methods to access these public locations and traverse these public areas with ease.

The parcels on the west side of Carson City, on Ormsby Blvd, south of King Street are being proposed for open space to allow continued pathway access to the C-Hill area. No expansion of this pathway access is planned at this time. The property will remain as an access only, with scenic views of the City from this area, but no development proposed for the sites.

- 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.***

Parks and Recreation is the proposed land use designation for the first parcel of property on the east side of Carson City. The proposed use of the site is the continuation of the linear pathway between East Fifth Street and North Lompa Lane. This use is compatible with adjacent land uses as the area directly to the east of this site has not yet been developed, while the area on the west of the proposed path is the existing Interstate 580 freeway. This proposal will connect the linear pathway which presently exists at East Fifth Street and north of Highway 50 on the west side of Interstate 580, by connecting the areas adjacent to the freeway on the north and south of the parcel, providing continuity for additional public access for non-motorized travel within Carson City.

Open Space is the proposed land use designation for the second and third parcels of property on the west side of Carson City. This use is consistent with the public uses that are already occurring on the properties. There is an existing pathway on the site, which provides access to the C-Hill area. The use of the subject parcels is proposed to be limited to the continued use of this pathway, with no other development of the site proposed. The parcels will continue to be open space and will reflect the current ownership by the Carson City Open Space program through the Parks and Recreation Department.

- 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 properties have been acquired by Carson City. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels for Parks and Recreation, open space and pathway purposes. No other development of the parcels is anticipated.

- 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 limiting the uses of the sites to public access and open space uses. This proposal is to add a public access path on the east side of Carson City between East Fifth Street and North Lompa Lane, south of Highway 50, on the east side of the Interstate 580 freeway, in an area that is presently not developed with other uses. The intent is to connect this pathway to an existing pathway on the west side of Interstate 580, from East Fifth Street to the area north of Highway 50. In addition, the two parcels on the west side of Carson City on South Ormsby Blvd near King Street are intended to be utilized only as a pathway access for non-motorized travel and to continue to provide a scenic view. These parcels will be limited to open space, with no development of the site proposed or anticipated by the Parks and Recreation Department. The expenditure of funds for purchase of the sites has already occurred. This proposal is to coordinate the Master Plan and Zoning to reflect the public ownership and limit the proposed use of the parcels to pathways in the future.

### **Zoning Map Amendment Findings**

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

Goal 4.3 –Expand the City's Open Space Network

Policy 4.3a –Open Space Master Plan- Continue to review future development proposals for consistency with the City's Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.

Policy 4.3b–Open Space Network-Continue to pursue opportunities to expand or

enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

The proposed amendment will ensure public review of all future uses to be established on the properties, while allowing review of existing site features. Typically all parcels owned by Carson City are zoned Public, Public Community, Public Neighborhood or Public Regional. This proposal will align the zoning of these publicly-owned parcels to reflect these designations.

The proposed amendment demonstrates the City's willingness and ability to work toward the ultimate goal of providing a non-motorized public path or recreational trail for the benefit of residents and visitors throughout the region. This proposal would continue the path from East Fifth Street on the east side of the Interstate 580 freeway on the south to North Lompa Lane, just south of Highway 50 on the north, where the existing linear pathway is continued on the west side of the freeway.

The proposal would also utilize property on South Ormsby Blvd as another pathway, continuing to provide access and scenic views from the area south of Kings Canyon Road and West King Street to the C-hill area, with the parcels to remain as open space. No development of the sites beyond the non-motorized pathway is proposed.

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 change the zoning of the property on the east side of the freeway from Agriculture (A) to Public Community (PC) to properly reflect the ownership as public. Carson City Parks and Recreation will create a linear pathway for the public to utilize to traverse the area from East Fifth Street on the south to North Lompa Lane, south of Highway 50 on the north. There is an existing path north of Highway 50 on the west side of the Interstate 580 freeway, connecting these two areas and allowing the public to continue to utilize non-motorized means of travel within large sections of Carson City.

The proposed amendment will change the zoning of the two parcels on the west from Single Family 1 Acre (SF1A) and Single Family 6,000 (SF6) to Public Community (PC), to reflect the use of the parcels as a public access pathway and public ownership while limiting the use of the parcels to open space.

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.***

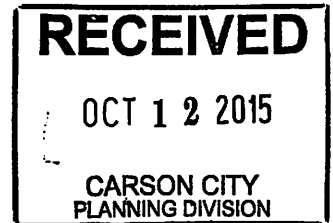
The proposed zoning amendment is not anticipated to negatively impact existing or planned public services or facilities as adequate public services and facilities generally exist in these areas. The amendments will not adversely impact the public health, safety and welfare as they are promoting public pathways or trails and open space uses in areas that are predominantly not developed and are not competing with other uses proposed or on site at the present time. These pathways will provide an increase in public services by providing enlarged pathway areas for non-motorized travel within Carson City.

**Attachments:**

Planning Commission Master Plan Amendment Resolution 2015-PC-R-2  
Draft Zoning Map Amendment Ordinance  
Building Department Comments  
Fire Department Comments  
Engineering Department Comments  
Health Department Comments  
Environmental Control Authority Comments

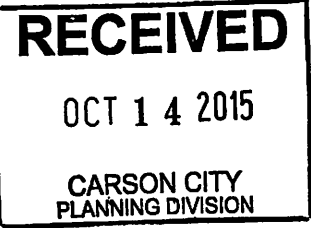
October 12, 2015

MPA-15-153, MPA-15-154, and ZMA-15-155



Building has no comments at this time.

Shawn Keating CBO  
Building Official  
Carson City Community Development Department  
Web page <http://www.carson.org/index.aspx?page=172>  
[skeating@carson.org](mailto:skeating@carson.org)  
Office 775-887-2310 X 7052  
Fax 775-887-2202  
Cell 775-230-6623



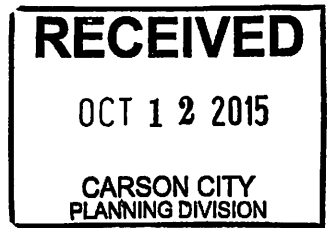
October 14, 2015

MPA-15-153, MPA-15-154, and ZMA-15-155

Fire Department has no concerns with this project.

Dave Ruben

Fire Department



**Engineering Division  
Planning Commission Report  
File Number MPA 15-153, MPA-15-154**

**TO:** Planning Commission

**FROM:** Stephen Pottéy, P.E.

**DATE:** Oct. 12, 2015      **MEETING DATE:** Nov. 18, 2018

**SUBJECT TITLE:**

Action to consider a Master Plan Amendment for parcel 010-041-74, E Fifth St. to change parcel from Mixed Use Employment (MUE) to Parks & Rec (P&R), and parcels 003-151-25 and 009-014-014-05, 501 & 502 S. Ormsby Blvd to change parcels from Medium Density Residential (MDR) and Low Density Residential (LDR) to Public Community (PC)

Action to con.

**RECOMMENDATION:**

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

**DISCUSSION:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

**CCMC 18.02.080(2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

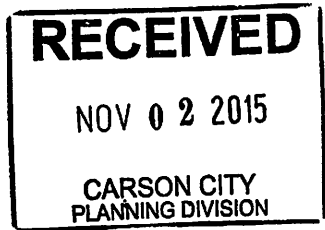
**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

**CCMC 18.02.080 (5d) - Public Services**

Public sewer and water are available in the adjacent right of ways at this site and will likely be adequate depending on the type of future development.





**Engineering Division  
Planning Commission Report  
File Number ZMA 15-155**

**TO:** Planning Commission  
**FROM:** Stephen Pott y, P.E.  
**DATE:** Oct. 12, 2015      **MEETING DATE:** Nov. 18, 2015

**SUBJECT TITLE:**

Action to consider a change in zoning for parcels 003-151-25, 009-014-05 & 010-041-74 at 501 and 502 S. Ormsby Blvd, and E. Fifth St. from Single Family 6,000 (SF6), Single Family 2 Acre (SF2A) and Agriculture (A) to Public Community (PC).

**RECOMMENDATION:**

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

**DISCUSSION:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

**CCMC 18.02.080(2a) - Adequate Plans**

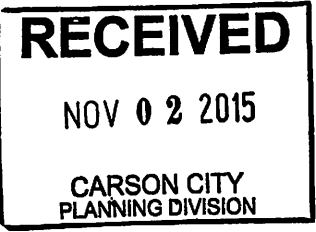
The information submitted by the applicant is adequate for this analysis.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

**CCMC 18.02.080 (5d) - Public Services**

At 501 and 502 Ormsby Blvd., public sewer is not available. It may be possible to extend a sewer main from Kings Canyon Rd along S Ormsby Blvd. Public water is available in the right of way bordering the properties on S Ormsby Blvd. but may need improvements to ensure adequate water and fire flows depending on the type of future development. For the bike path, apn 010-041-74, there is public sewer and water available in the adjacent right of ways.



November 2, 2015

**MPA-15-153, MPA-15-154 and ZMA-15-155]**

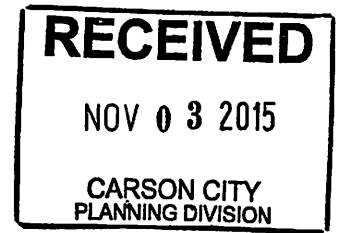
Carson City Health and Human Services has no comments

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

[dboothe@carson.org](mailto:dboothe@carson.org)

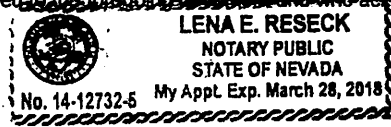
November 3, 2015

MPA-15-153  
MPA-15-154  
ZMA-15-155



ECA has no comments regarding these items.

Mark Irwin  
Environmental Control Authority

|   |  |   |
|---|--|---|
| <b>Carson City Planning Division</b><br>108 E. Proctor Street Carson City NV 89701<br>Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>  |  | FOR OFFICE USE ONLY:<br><b>MASTER PLAN AMENDMENT</b><br><b>RECEIVED</b><br>OCT 13 2015<br>FEE: \$3,050.00 + noticing fee<br>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.<br><b>CARSON CITY</b><br>ENGINEERING |
| <b>FILE # MPA – 15 - 153</b>  |  |   |
| <b>APPLICANT</b><br>Carson City   | <b>PHONE #</b>                                 |   |
| <b>MAILING ADDRESS, CITY, STATE, ZIP</b><br>201 N. Carson St  |  |   |
| <b>EMAIL ADDRESS</b>  |  |   |
| <b>PROPERTY OWNER</b><br>Carson City  | <b>PHONE #</b>                                 |   |
| <b>MAILING ADDRESS, CITY, STATE, ZIP</b><br>201 N. Carson St  |  |   |
| <b>EMAIL ADDRESS</b>  |  |   |
| <b>APPLICANT AGENT/REPRESENTATIVE</b><br>Ann Bollinger  | <b>PHONE #</b>                                 |   |
| <b>MAILING ADDRESS, CITY, STATE, ZIP</b><br>201 N. Carson St  |  |   |
| <b>EMAIL ADDRESS</b>  |  |   |
| <b>Project's Assessor Parcel Number(s):</b><br>010-041-74   | <b>Street Address</b><br>E. Fifth St           | <b>ZIP Code</b>   |
| <b>Project's Master Plan Designation</b><br>MUE   | <b>Project's Current Zoning</b><br>Agriculture | <b>Nearest Major Cross Street(s)</b>  |
| Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: <u>18.02.070</u> . 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.<br><b>Change the Master Plan designation from Mixed Use Employment (MUE) to Parks &amp; Rec (P&amp;R)</b>                 |  |   |
| <b>PROPERTY OWNER'S AFFIDAVIT</b><br>I, <u>Ann Bollinger</u> , 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.<br><u>Ann Bollinger</u> <u>3303 Bucc. Way Bldg 9</u> <u>10/13/15</u><br>Signature      Address      Date<br>Use additional page(s) if necessary for other names. <u>Carson City, NV 89701</u> |  |   |
| STATE OF NEVADA<br>COUNTY _____ )<br>On <u>October 13</u> , 2015, <u>Ann Bollinger</u> , personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.<br><u>Lena E. Reseck</u><br>Notary Public   |  |   |
|   |  |   |
| <b>NOTE:</b> If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you make the above determination.                                 |  |   |

# PROPOSAL QUESTIONNAIRE REQUIREMENTS

Please list each question, then your response after each question.

To respond to a), please review the Goals and Policies listed in the Master Plan Checklist at the back of this packet. Choose as many of the Goals and its accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy.

You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at [www.carson.org](http://www.carson.org)

To respond to questions b), c) and d), list the question, then respond in your own words to each question, listing adjacent land uses and fully explaining how your proposal is compatible, provides a desired growth pattern for Carson City and the changes that have occurred between the time the Master Plan was adopted and the present time.

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

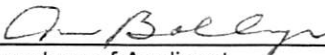
- a) Consistency with Master Plan.
  - 1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.
- b) Compatible Land Uses.
  - 1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.
- c) Response to Change 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.
- 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.

**INCLUDE THE FOLLOWING ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:**

## 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.

      Ann Bollinger      10/13/15  
Signature of Applicant      Print Name      Date

**From:** [Planning Department](#)  
**To:** [Eva Chwalisz](#)  
**Subject:** FW: MPA-15-154 and ZMA-15-155  
**Date:** Wednesday, November 18, 2015 11:15:15 AM

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Eva – this is late material for Item F-3.

Susan Dorr Pansky  
Planning Manager  
Phone 775.283.7076

**From:** Sean Whaley [mailto:seanw801@gmail.com]  
**Sent:** Wednesday, November 18, 2015 11:09 AM  
**To:** Planning Department  
**Subject:** MPA-15-154 and ZMA-15-155

Hello:

I am Sean Whaley, a resident of Carson City at 1306 W. Fourth St. I want to express my support for these proposed amendments to designate areas near my home as open space. My wife Carol and I have lived at our home since 1990, and I use the open space to the immediate west of our home for recreation and exercise on a regular basis. This designation will preserve an access point I use just a few yards from my home to reach the "C" Hill area for hiking and dog walking.

I fully support the proposed amendments and the strong efforts city officials have made over the years to preserve and expand open space in and around Carson City.

I supported the bond measure many years ago to expand and acquire open space and am very pleased at all of the work that has been done in this area.

Thanks

Sean Whaley