



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** March 3, 2016

**Staff Contact:** Susan Dorr Pansky (spansky@carson.org)

**Agenda Title:** For Possible Action: To adopt Bill No. 104 on second reading, Ordinance No. \_\_\_\_\_, an ordinance to change the zoning from Single Family 6,000 (SF6) to Neighborhood Business (NB) on property located on Emerson Drive, APN 002-751-07. (ZMA-15-178)

**Staff Summary:** The existing single family residential zoning district for the subject property is not consistent with the Master Plan land use designation of Community/Regional Commercial. A commercial zoning district such as Neighborhood Business is more consistent with the Master Plan and would allow the applicant to apply for a Special Use Permit to develop the property as multi-family apartments.

**Agenda Action:** Ordinance - Second Reading

**Time Requested:** 5 minutes

---

## **Proposed Motion**

I move to adopt Bill No. 104 on second reading, Ordinance No. \_\_\_\_\_, an ordinance to change the zoning from Single Family 6,000 to Neighborhood Business on property located on Emerson Drive, APN 002-751-07, based on the findings contained in the staff report.

## **Board's Strategic Goal**

Sustainable Infrastructure

## **Previous Action**

The Board of Supervisors introduced the ordinance on first reading at the February 18, 2016 meeting by a 5-0 vote.

## **Background/Issues & Analysis**

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 Zoning Map by ordinance.

Attachments:

- 1) Ordinance

## **Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.075 (Zoning Map Amendments)

## **Financial Information**

Is there a fiscal impact?  Yes  No

If yes, account name/number:

Is it currently budgeted?  Yes  No

Explanation of Fiscal Impact:

**Alternatives**

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

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

ORDINANCE NO. 2016-\_\_

BILL NO. 104

AN ORDINANCE TO CHANGE THE ZONING OF APN 002-751-07, PROPERTY LOCATED ON EMERSON DRIVE FROM SINGLE FAMILY 6,000 TO NEIGHBORHOOD BUSINESS.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor’s Parcel Number 002-751-07, property located at Emerson Drive, Carson City, Nevada, 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 the subject parcel APN 002-751-07 changing from Single Family 6,000 (SF6) to Neighborhood Business (NB). After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 27, 2016, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 0 nays and 1 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 APN 002-751-07 from Single Family 6,000 (SF6) to Neighborhood Business (NB) on an approximately 5.5 acres or 239,580 square feet parcel as shown on “Exhibit A” attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2016.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2016.

VOTE:

AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

ROBERT L. CROWELL, Mayor

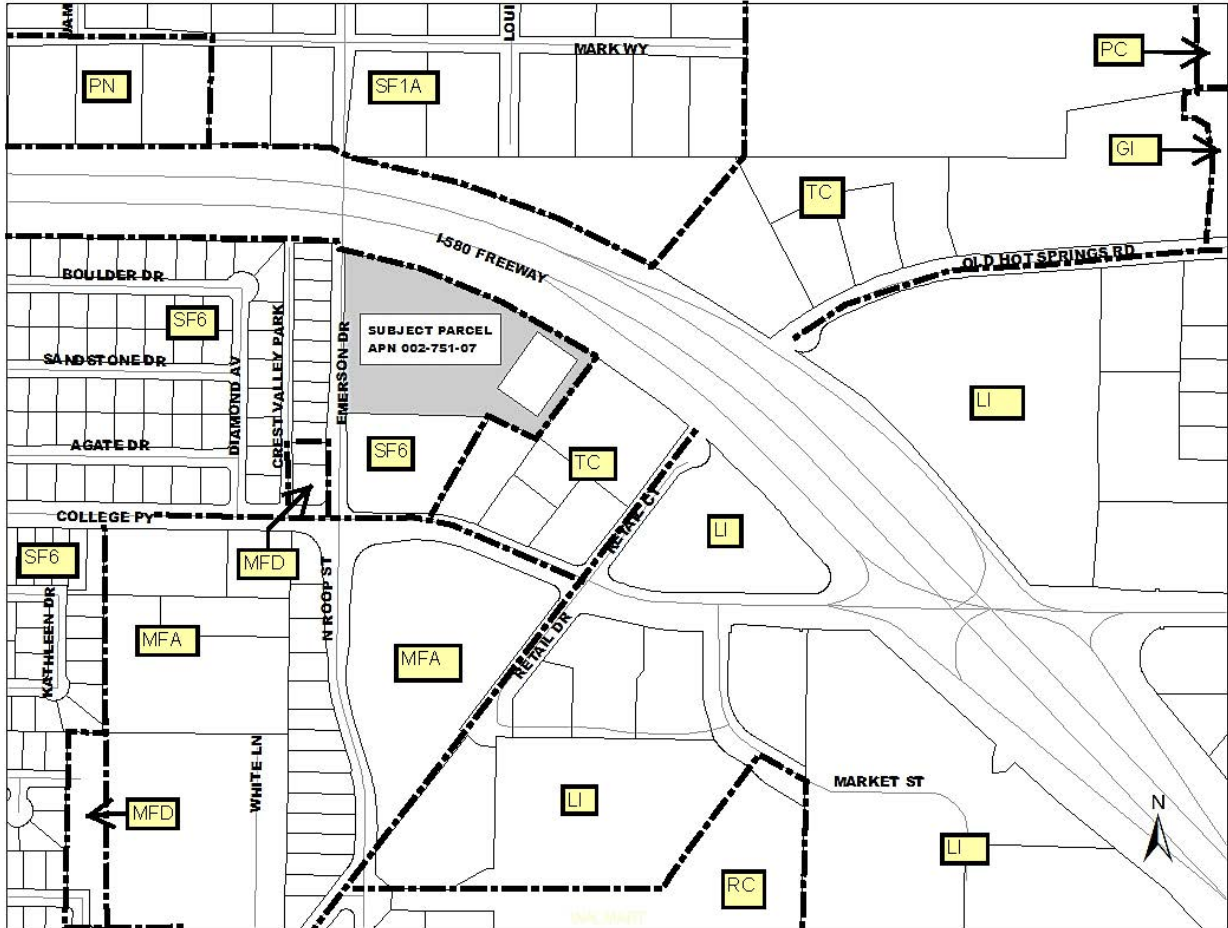
ATTEST:

\_\_\_\_\_  
SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2016.

EXHIBIT A

EXISTING ZONING



# PROPOSED ZONING

