



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: March 17, 2016

Staff Contact: Susan Dorr Pansky, Planning Manager (spansky@carson.org)

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. ____, an ordinance to change the zoning from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC) on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71, and -73. (ZMA-15-163)

Staff Summary: The applicant is proposing to change the zoning districts on the subject properties to align with the master plan designations and policies proposed in the new Lompa Ranch North Specific Plan Area under MPA-15-162 that will be heard by the Board of Supervisors immediately preceding this item.

Agenda Action: Ordinance - First Reading

Time Requested: 5 minutes

Proposed Motion

I move to introduce, on first reading, Bill No. ____, an ordinance to change the zoning from Single Family One Acre and Agriculture to Single Family 6,000, Multi-Family Duplex, Multi-Family Apartment, Neighborhood Business and General Commercial on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71, and -73 based on the findings contained in the staff report.

Board's Strategic Goal

Sustainable Infrastructure

Previous Action

The Planning Commission recommended approval of the proposed Zoning Map Amendment by a vote of 6 ayes, 0 nays and 1 absent.

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 first of two readings to amend the Title 18 City Zoning Map by ordinance. In addition to the ordinance attached to this item, please refer to the supporting documentation for the Lompa Ranch North Specific Plan Area Master Plan Amendment (MPA-15-162) for additional information.

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. ____

AN ORDINANCE TO CHANGE THE ZONING OF APNs 010-041-16, -38, -52, -70, -71 AND -73, PROPERTY LOCATED ON THE NORTH SIDE OF EAST 5TH STREET BETWEEN SALIMAN ROAD AND AIRPORT ROAD, FROM SINGLE FAMILY ONE ACRE (SF1A) AND AGRICULTURE (A) TO SINGLE FAMILY 6,000 (SF6), MULTI-FAMILY DUPLEX (MFD), MULTI-FAMILY APARTMENT (MFA), NEIGHBORHOOD BUSINESS (NB) AND GENERAL COMMERCIAL (GC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-041-16, -38, -52, -70, -71 and -73, property located on the north side of East 5th Street between Saliman Road and Airport Road, 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 APNs 010-041-16, -38, -52, -70, -71, and -73 changing from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 24, 2016 the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted _____ ayes, _____ 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 shall be changing the zoning of APNs 010-041-16, -38, -52, -70, -71 and -73 from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC) on

approximately 249.95 acres or 10,887,821 square feet of parcels as shown on "Exhibit A" attached.

SECTION III:

This Ordinance amending the zoning map of Carson City shall become effective only upon the transfer of ownership of the aforementioned properties from MTK Properties, LLC, Arraiz Family Trust and Tom and Martha Keating Family Trust.

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 ____ day of _____, 2016.

EXHIBIT A



