



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: November 3, 2016

Contact: Brad Bonkowski, Supervisor - Ward 2

Agenda Title: For Possible Action: To direct Planning staff to initiate a Zoning Map Amendment and Zoning Text Amendment for certain parcels in the vicinity of the Carson City Airport from Air Industrial Park (AIP), Limited Industrial (LI) and Public Community (PC) to General Industrial (GI), with certain land use restrictions on some of the parcels. This direction includes modifying the zoning of the Carson City Airport from Public Regional (PR) and Limited Industrial (LI) to only Public Regional (PR) to eliminate the split-zoning that currently exists on the parcel. (Brad Bonkowski, bbonkowski@carson.org)

Summary: Pursuant to Carson City Municipal Code (CCMC), Section 18.02.075(2) (Zoning Map Amendments and Zoning Code Amendments) the Board of Supervisors may initiate amendments to Title 18 (Zoning) and to the City's official zoning district map.

Agenda Action: Formal Action/Motion

Time Requested: 20 minutes

Proposed Motion

I move to direct staff to initiate a Zoning Map Amendment and Zoning Text Amendment for certain parcels in the vicinity of the Carson City Airport from Air Industrial Park, Limited Industrial and Public Community to General Industrial, with certain land use restrictions on some of the parcels; and to modify the zoning of the Carson City Airport from Public Regional and Limited Industrial to only Public Regional to eliminate the split-zoning that currently exists on the parcel.

Board's Strategic Goal

Economic Development

Previous Action

None

Background/Issues & Analysis

In December 2015, Supervisor Bonkowski sent a letter to property owners in the vicinity of the Carson City Airport whose parcels are currently zoned Air Industrial Park (AIP), Limited Industrial (LI) or Public Community (PC). This letter requested feedback regarding the property owners' opinions on changing the zoning of these parcels to General Industrial (GI) as a more appropriate zoning district to promote new development and expansion of manufacturing in north Carson City, and to revise the zoning to be more in line with truly appropriate uses for the area. GI zoning encompasses a larger range of allowed manufacturing uses, and provides broader opportunities for the subject parcels currently limited by the AIP, LI and PC zoning districts. The letter (including originally attached maps and zoning district information) and the list of affected parcels is attached to this report.

In January 2016, a meeting was held with interested property owners to discuss the potential Zoning Map Amendment proposed by Supervisor Bonkowski. This meeting was attended by several property owners in the

vicinity, Planning staff, and staff, legal counsel and some board members of the Carson City Airport Authority. Those present were generally in favor of the change to GI zoning, with two exceptions. The first exception was that no retail uses be allowed on the parcels that would change from AIP and PC to GI due to the heavy manufacturing environment of the area. The second exception was that no federally-illegal uses be allowed on parcels that would change from LI to GI with direct adjacency to the Carson City Airport.

As a result, Planning staff drafted preliminary language that could be incorporated into Title 18 (Zoning) through a Zoning Text Amendment to accompany the Zoning Map Amendment to GI. The preliminary language is attached to this report.

Should the proposed amendments be initiated by the Board of Supervisors, Planning staff will begin a formal process to change the zoning map and zoning text through the following steps:

- 1) Notify all impacted property owners of possible action to re-zone their property
- 2) Present the Zoning Map and Text Amendments to the Carson City Airport Authority
- 3) Present the Zoning Map and Text Amendments to the Planning Commission for review and recommendation for approval
- 4) Present the Zoning Map and Text Amendments to the Board of Supervisors for approval

Planning staff will also include in the Zoning Map Amendment a change in zoning of the main Carson City Airport parcel from PR and LI to PR only. As shown on the attached zoning map, the LI zoning district extends into the airport property on the northeast side. For consistency and to eliminate a split-zone on the airport parcel, staff proposes that the entire parcel be zoned PR.

Attachments:

- a) December 10, 2015 Letter to property owners from Supervisor Bonkowski (including attachments)
- b) List of affected parcels
- c) Proposed preliminary language for Zoning Text Amendment restricting certain uses

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments; CCMC 18.04.145, Limited Industrial (LI); CCMC 18.04.150, General Industrial (GI); CCMC 18.04.155, Air Industrial Park (AIP); CCMC 18.04.180, Public Community (PC); and CCMC 18.04.185, Public Regional (PR).

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: Planning Postage/101-1425-419-06-02

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: Applicants are required to pay the cost of postage for property owner noticing of zoning applications. The City will bear the cost of noticing (approximately \$125.40) in addition to staff time processing the application.

Alternatives

- 1) Direct staff to initiate the Zoning Map and Text Amendment process with modifications
- 2) Do not direct staff to initiate the Zoning Map and Text Amendment process

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

Supervisor Brad Bonkowski
Carson City Hall
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Carson City, NV 89701
(775) 283-7073

Dec. 10, 2015

Dear Carson City Property Owner:

I am working with Carson City Planning to consider possibly rezoning properties north of Arrowhead Drive, currently zoned AIP (Airport Industrial Park), which may be more appropriately zoned LI or GI (Light Industrial or General Industrial) as well as properties east of the airport, now zoned LI (Light Industrial), to GI (General Industrial). The LI and GI zoning districts allow a wider range of industrial uses than AIP zoning.

Your property may be directly or indirectly affected by such a rezoning, and your input and feedback would be greatly appreciated.

The goal of such a conversation is two-fold: (1) to promote new development and expansion of manufacturing in north Carson City, by revising the zoning to be more in line with truly appropriate uses and (2) to rezone properties so that the zoning is more in line with the current, actual uses.

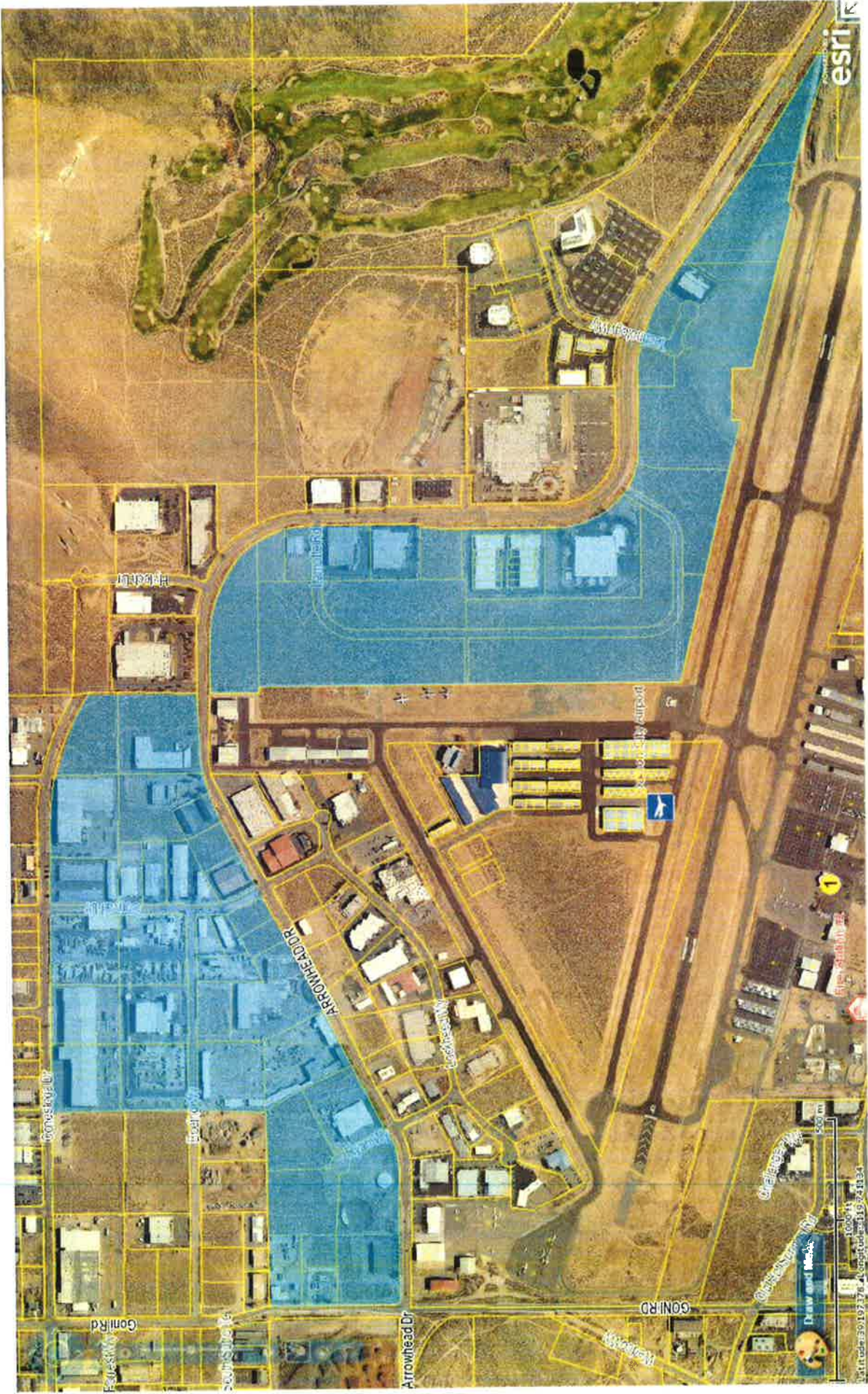
A meeting with property owners, myself and City staff will be held at The BRIC conference room located at 108 E. Proctor St., Carson City on Thursday, Jan. 28, 2016 at 5:30 p.m. to discuss this topic. We hope to see you at this meeting but if you are unable to attend and would still like to share your thoughts and ideas, please email your comments to me at bbonkowski@carson.org or call me at (775) 283-7073 at your convenience. Your emailed comments will be included in the meeting discussion.

Kindest regards,

A handwritten signature in blue ink, appearing to read "Brad Bonkowski".

Brad Bonkowski, Carson City Supervisor Ward 2

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18.04.155 - Air industrial park (AIP).

The AIP District is established to preserve a highly landscaped industrial district with limited types of industrial uses, providing accessory airport and support services, excluding unscreened outside storage.

1.

The following uses and uses of a similar nature are allowed as Primary Permitted Uses in the AIP District:

Airport accessory uses and support services;

Assembly, manufacturing, processing and fabricating of products and materials excluding uses in General Industrial, 18.04.150.3 Conditional Uses, 18.04.150.4 Prohibited Uses, and Air Industrial Park 18.04.155.3 Prohibited Uses;

Machine shop (limited to in-house products or internal use);

Offices (limited contact with general public)

Personal storage within an enclosed building (no storage of paints or chemicals), subject to Division 1 and 1.10 Personal Storage of the Development Standards;

Storage containers as an accessory to a Primary Permitted Use, subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards.

2.

The Conditional Uses in the AIP District which require approval of a Special Use Permit are:

Outside storage, subject to Development Standards, Division 1 and 1.12 Outside Storage of the Development Standards;

Child care facility (accessory to a business within the main building or within an accessory building);

Other uses not listed in Air Industrial Park 18.04.155.1 which, in the opinion of the planning commission, are in keeping with the purpose of the AIP district;

Utility substation.

3.

The following uses are prohibited within the AIP District:

Automobile body repairs, dismantling or storage;

Casting foundry;

Churches;

Contractors yard;

Equipment storage yard;

Extrusion of metals;

Junkyard;

Residential (except watchman's quarters incidental to a legal primary use);

Schools;

Truck depot;

Other prohibited uses are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 6, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VIII, 9-4-2008)

18.04.145 - Limited industrial (LI).

The LI District is established to preserve and industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities). Unless a use is specifically listed in this section, uses listed in the General Industrial district are prohibited in the Limited Industrial district.

1.

The Primary Permitted Uses in the LI District are this list plus other uses of a similar nature. All uses permitted in Section 18.04.135 General Commercial which are not listed as LI conditional uses and except for residential uses. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman's quarters is permitted pursuant to the requirements of this title in conjunction with a primary permitted use.

Assembly, fabricating and manufacturing of products and materials in accordance with the purpose of this section;

Bottling plant/brewery facility;

Grinding and sharpening of tools.

2.

The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the LI District are:

Machine shop (limited to in house products or internal use);

Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards;

Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards;

Temporary Outdoor Sales and Activities subject to Title 18.02.115.8 (Outdoor Sales and Activities).

3.

The Conditional Uses in the LI District which require approval of a Special Use Permit are:

Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area);

Child care facility;

Flea market (indoor only);

Golf course and/or driving range;

Government facilities;

Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;

Metallurgical lab;

Municipal well facility;

Outside storage (as a primary permitted use) subject to Division 1 and 1.12 Outside Storage of the Development Standards;

Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);

Storage business (outside storage within enclosed sight obscured area);

Tattoo parlor (body piercing, accessory);

Utility substation;

Welding supplies and gases (retail and wholesale sales).

4.

The following uses are prohibited within the LI District:

Residential uses (except watchman's quarters as described in 18.04.145.1).

Schools (except vocational), K—12, college or university.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 2, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VI, 9-4-2008)

18.04.150 - General industrial (GI).

The GI district is established to preserve an industrial district for uses engaged in the basics processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions. Specific uses listed in this section are prohibited in the Limited Industrial and Air Industrial Park districts unless specifically listed as a use in those sections.

1.

The Primary Permitted Uses in the GI District are this list plus other uses of a similar nature. Any permitted or conditional uses listed in any commercial or limited industrial zone which are not listed as GI conditional uses, but not outdoor recreational use or facility nor any residential use except as watchman's quarters in conjunction with those uses permitted exclusively in GI District.

Automobile pawn shop;

Automobile storage (no dismantling);

Blacksmith shop;

Building material (bulk)/lumber storage yard and sales;

Butane, propane storage and sales;

Cannery;

Cement or direct products sale;

Cesspool cleaner yard;

Contractor's large equipment, sales, repair, supplies, or storage;

Crane storage yard;

Crating and hauling depot or storage

Crop dusting equipment yard;

Die casting;

Distillation of liquor;

Dog training school;

Dry cleaning plant;

Equipment storage yard;

Farm products storage;

Grain elevator;

House mover;

Industrial service firms;

Laboratories (chemist, veterinarian, and research);

Machine shop;

Metal working plant, plating, shaping and bending process;

Paving contractor large equipment, sales, service and storage;

Planing mill;

Power plant (electrical or gas);

Radio studio or TV station with antenna towers;

Recycle center;

Road building equipment sales and storage;

Septic tank service;

Sheet metal shop;

Stone grinding;

Tattoo parlor (body piercing, accessory);

Termite or pest control;

Tire rebuilding, retreading;

Tractor service;

Tree service;

Truck depot, parking, repair;

Welding shop;

Wood storage yard screened from view from public right-of-way with six-foot sight obscuring fence or wall.

2.

The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the GI District are:

Mechanical equipment building

Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards

3.

The Conditional Uses in the GI District which require approval of a Special Use Permit are:

Acetylene manufacturing and sale;

Acid manufacturing and sales (including class H products);

Adult entertainment facility (no adult entertainment facility shall be located within one thousand (1,000) feet of a park, church, school, residential use district or other adult entertainment facility or in any general industrial district located west of the east boundary of Sections 21, 28 and 33 of T.16 N., R. 20 E., M.D.B.M., Sections 4, 9, 16, 21, 28 and 33 of T. 15 N., R. 20 E., M.D.B.M. and Sections 4 and 9 of T.14 N., R. 20 E.) No outcall performers are permitted outside of this area;

Ammunition manufacturing;

Asphalt manufacturing;

Auto wrecking yards;

Bulk station (fuel);

Chemical manufacturing;

Child care facility (accessory use to a business within the main building or within an accessory building);

Chromium plating;

Coal and coke yard;

Concrete batch plant;

Contractor's wrecking yard;

Creosote manufacturing;

Disinfectant manufacturing;

Dye manufacturing;

Dump refuse or disposal yard;

Electroplating works;

Explosive manufacturing;

Flea market;

Foundry;

Excavation/mining, gravel pit;

Hide and tallow processing;

Incineration of animals and garbage;

Insecticide manufacturing;

Junk dealer's yard;

Leather tanning;

Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;

Lubrication compounds, manufacturing;

Matches, manufacturing;

Meat packer;

Medical marijuana cultivation facility (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

Medical marijuana dispensary (subject to the provisions of Title 18.16 Development Standards, Division 1.20 Medical Marijuana Establishments), limited to those areas zoned General Industrial along the Highway 50 East commercial corridor east of the freeway (I-580), north of the north boundary of Sections 13-18 of Township 15 N, Range 20 E.

Medical marijuana production facility (subject to the provisions of [Title 18.16](#) Development Standards, [Division 1.20](#) Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

Medical marijuana testing laboratory (subject to the provisions of [Title 18.16](#) Development Standards, [Division 1.20](#) Medical Marijuana Establishments), limited to those areas zoned General Industrial east of the freeway (I-580) and north of the north boundary of Sections 13—18 of Township 15 N, Range 20 E.

Metal ore reduction;

Milling company;

Motorcycle race track;

Ore dump;

Oxygen manufacturing;

Paint manufacturing;

Plastic products manufacturing;

Quarry, stone;

Rendering works;

Rock crushing and stripping;

Scrap metal processing;

Sewer service equipment yard;

Slaughterhouse;

Stockyard;

Tannery;

Topsoil stripping;

Tire manufacturing

Utility Substation;

Water, oil, gas or geothermal drilling operations;

Other conditional uses requiring a special use permit are those which may produce excessive noise, gaseous byproducts, obnoxious odors, by or of an inflammable or explosive nature, cause dust which may be offensive to adjoining property owners, or which the planning commission may consider to be detrimental to the public's health, safety and welfare.

4.

The following uses are prohibited within the GI District:

Churches;

Institutions;

Outdoor recreational use or facility;

Residential uses;

Schools (other than vocational).

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2004-12 § 3, 2004: Ord. 2001-23 § 2 (part), 2001).

(Ord. No. 2008-33, § VII, 9-4-2008; Ord. No. 2014-10, § III, 7-3-2014)

	Parcel	Size (acres)	Current Zoning	Proposed Zoning	Proposed Use Restrictions (beyond existing code restrictions)
1.	005-052-01	5.35	LI	GI	Federally illegal uses prohibited – adjacent to airport
2.	005-052-04	11.82	LI	GI	Federally illegal uses prohibited – adjacent to airport
3.	005-054-10	10.14	LI	GI	Federally illegal uses prohibited – adjacent to airport
4.	005-054-09	4.82	LI	GI	Federally illegal uses prohibited – adjacent to airport
5.	005-054-11	14.83	LI	GI	Federally illegal uses prohibited – adjacent to airport
6.	005-054-08	1.21	LI	GI	None
7.	005-054-06	1.00	LI	GI	None
8.	005-054-05	1.24	LI	GI	None
9.	005-054-04	6.59	LI	GI	Federally illegal uses prohibited – adjacent to airport
10.	005-054-03	2.59	LI	GI	Federally illegal uses prohibited – adjacent to airport
11.	005-053-01	7.75	LI	GI	None
12.	005-053-07	7.15	LI	GI	None
13.	005-053-02	6.22	LI	GI	None
14.	005-081-01	.24	LI	GI	None
15.	005-081-16	.30	LI	GI	None
16.	005-081-17	.11	LI	GI	None
17.	005-081-04	.20	LI	GI	None
18.	005-081-05	.17	LI	GI	None
19.	005-081-06	.17	LI	GI	None
20.	005-081-07	.17	LI	GI	None
21.	005-081-08	.17	LI	GI	None
22.	005-081-09	.17	LI	GI	None
23.	005-081-10	.16	LI	GI	None
24.	005-081-11	.18	LI	GI	None
25.	005-081-12	.19	LI	GI	None
26.	005-081-13	.19	LI	GI	None
27.	005-081-14	.19	LI	GI	None
28.	005-081-15	2.78	LI	GI	None
29.	005-081-16	.30	LI	GI	None
30.	005-071-01	5.87	AIP	GI	No carry over of uses from General Commercial and below
31.	005-071-11	3.61	AIP	GI	No carry over of uses from General Commercial and below
32.	005-071-02	4.36	AIP	GI	No carry over of uses from General Commercial and below
33.	005-071-10	5.0	AIP	GI	No carry over of uses from General Commercial and below
34.	005-071-09	2.97	AIP	GI	No carry over of uses from General Commercial and below
35.	005-071-08	1.38	AIP	GI	No carry over of uses from General Commercial and below
36.	005-071-07	1.37	AIP	GI	No carry over of uses from General Commercial and below
37.	005-071-06	2.19	AIP	GI	No carry over of uses from General Commercial and below
38.	005-071-05	1.2	AIP	GI	No carry over of uses from General Commercial and below
39.	005-071-04	1.3	AIP	GI	No carry over of uses from General Commercial and below
40.	005-071-03	1.1	AIP	GI	No carry over of uses from General Commercial and below
41.	005-072-01	.93	AIP	GI	No carry over of uses from General Commercial and below
42.	005-072-02	.98	AIP	GI	No carry over of uses from General Commercial and below
43.	005-072-22	.79	AIP	GI	No carry over of uses from General Commercial and below
44.	005-072-21	.79	AIP	GI	No carry over of uses from General Commercial and below
45.	005-072-20	1.5	AIP	GI	No carry over of uses from General Commercial and below

46.	005-072-23	1.89	AIP	GI	No carry over of uses from General Commercial and below
47.	005-072-24	5.30	AIP	GI	No carry over of uses from General Commercial and below
48.	005-072-18	4.24	AIP	GI	No carry over of uses from General Commercial and below
49.	005-072-03	4.69	AIP	GI	No carry over of uses from General Commercial and below
50.	005-072-04	3.69	AIP	GI	No carry over of uses from General Commercial and below
51.	005-072-05	3.42	AIP	GI	No carry over of uses from General Commercial and below
52.	005-072-06	4.42	AIP	GI	No carry over of uses from General Commercial and below
53.	005-072-07	4.64	AIP	GI	No carry over of uses from General Commercial and below
54.	005-072-08	4.04	AIP	GI	No carry over of uses from General Commercial and below
55.	005-072-09	1.0	PC	GI	No carry over of uses from General Commercial and below
56.	005-072-10	1.0	AIP	GI	No carry over of uses from General Commercial and below
57.	005-072-11	2.17	AIP	GI	No carry over of uses from General Commercial and below
58.	005-073-01	4.32	PC	GI	No carry over of uses from General Commercial and below
59.	005-073-02	3.63	AIP	GI	No carry over of uses from General Commercial and below
60.	005-073-03	4.24	AIP	GI	No carry over of uses from General Commercial and below
61.	005-073-10	4.34	AIP	GI	No carry over of uses from General Commercial and below
62.	005-073-11	3.72	AIP	GI	No carry over of uses from General Commercial and below
63.	005-073-12	4.43	PC	GI	No carry over of uses from General Commercial and below
64.	005-011-01	264.90	PR/LI	PR	Clean Up PR/LI Split-Zone on Airport property – all to PR

AIP and PC to GI (Preliminary language for zoning text amendment ordinance)

Those parcels located north of Arrowhead Drive and east of Goni Road in the following locations:

1. The N ½ of the NE ¼ of the NW ¼ of Section 4, T15N, R20E
2. The N ½ of the NW ¼ of the NE ¼ of Section 4, T15N, R20E
3. The SW ¼ of the SE ¼ of Section 33, T16N, R20E, south of Conestoga Drive
4. The SE ¼ of the SE ¼ of Section 33, T16N, R20E, between Conestoga Drive and Arrowhead Drive

The uses allowed on the parcels described above are limited to those uses specifically identified in the Air Industrial Park (AIP), Limited Industrial (LI) and General Industrial (GI) zoning districts, and do not include any uses that would normally be allowed under the General Commercial (GC) zoning district or any other zoning district outlined in CCMC.

LI to GI (Preliminary language for zoning text amendment ordinance)

Those parcels located south and west of Arrowhead Drive that are immediately adjacent to (share a boundary with) the Carson City Airport.

The uses allowed on the parcels described above include all uses listed in the General Industrial (GI) zoning district including those that carry over from all other applicable zoning districts as outlined in CCMC, with the exception of those land uses and commercial enterprises that are illegal under United States federal law but permissible under Nevada Revised Statutes are prohibited on parcels that share any portion of a boundary with land owned by the Carson City Airport.