



# STAFF REPORT

**Report To:** Board of Supervisors

**Meeting Date:** January 19, 2017

**Staff Contact:** Hope Sullivan (hsullivan@carson.org)

**Agenda Title:** For Possible Action: To adopt Bill No. 102, on second reading, Ordinance No. 2017-\_\_, an ordinance to change the zoning from Single Family 1 Acre (SF1A) to Multifamily Apartment (MFA) on property located at 150 East Roland and 4810 Snyder Avenue, APNs 009-197-02 and 009-197-03. (Hope Sullivan, hsullivan@carson.org)

**Staff Summary:** The existing single family residential zoning district for the subject property is not consistent with the Master Plan land use designation of High Density Residential. The Multifamily Apartment zoning district is consistent with the Master Plan, and will allow future development consistent with the Master Plan designation.

**Agenda Action:** Ordinance - Second Reading

**Time Requested:** 10 Minutes

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## **Proposed Motion**

I move to adopt Bill No. 102, on second reading, Ordinance No. 2017 - \_\_, an ordinance to change the zoning from Single Family 1 Acre to Multifamily Apartment on property located at 150 East Roland and 4810 Snyder Avenue, APNs 009-197-02 and 009-197-03, 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 January 5, 2017, by a vote of 5-0.

## **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 second 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.

Attachments:

1. Ordinance
2. Planning Commission Staff Report

## **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)

BILL NO. 102

ORDINANCE NO. 2017- \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE (SF1A) TO MULTI-FAMILY APARTMENT (MFA) ON PROPERTY LOCATED AT 150 EAST ROLAND STREET AND 4810 SNYDER AVENUE, APNS 009-197-02 AND 009-197-03.

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 APNS 009-197-02 and 009-197-03, property owned by Lake Tahoe Christian Fellowship and Janet Mello located at 150 East Roland Street and 4810 Snyder Avenue, 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 150 East Roland Street and 4810 Snyder Avenue, APNs 009-197-02 and 009-197-03, changing from Single Family 1 Acre (SF1A) to Multi-Family Apartment (MFA). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 30, 2016, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 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 150 East Roland Street and 4810 Snyder Avenue, APNs 009-197-02 and 009-197-03, from Single Family 1 Acre (SF1A) to Multi-Family Apartment (MFA) as shown on "Exhibit A" attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2017.

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 \_\_\_\_\_, 2017

Exhibit A

**EXISTING ZONING**

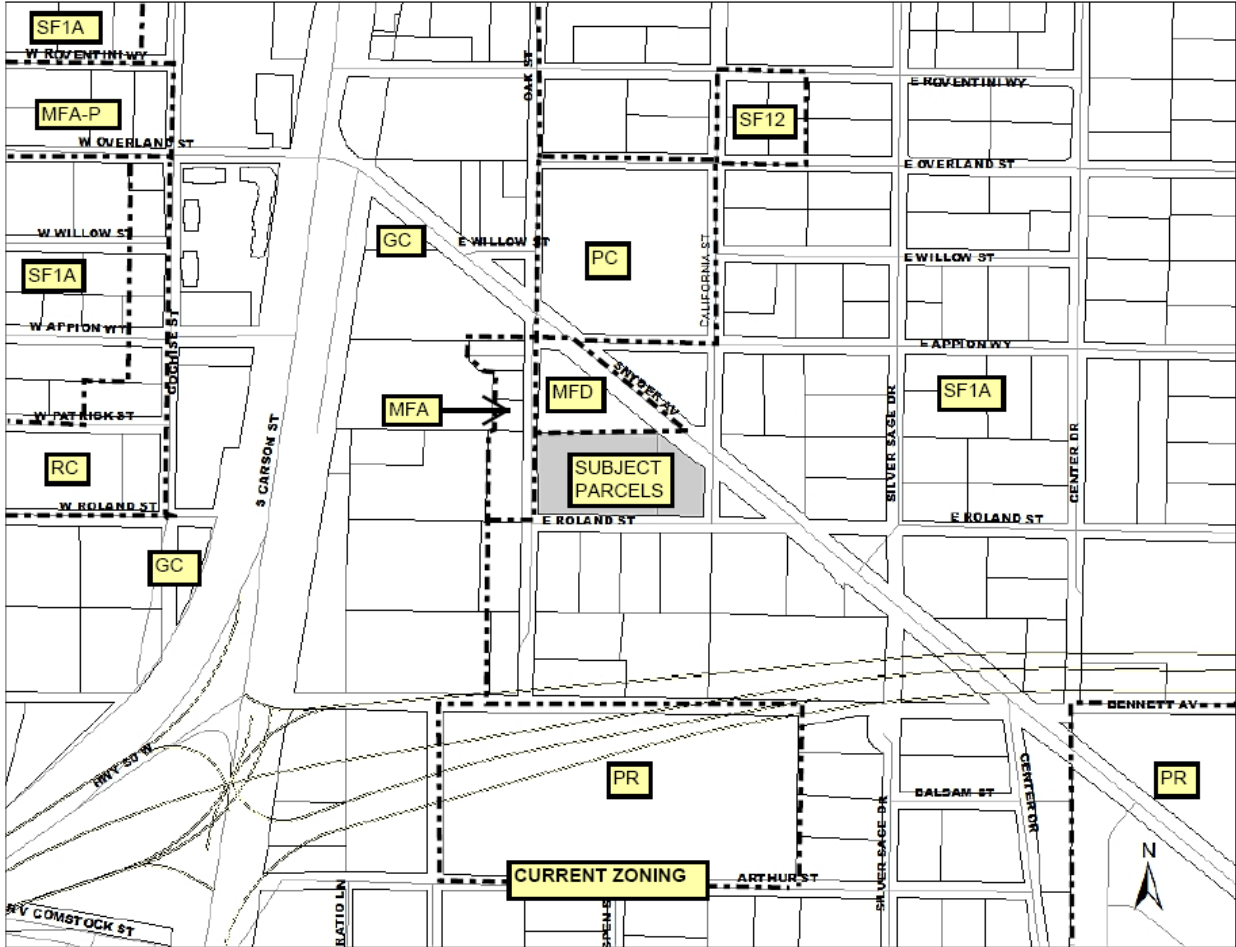
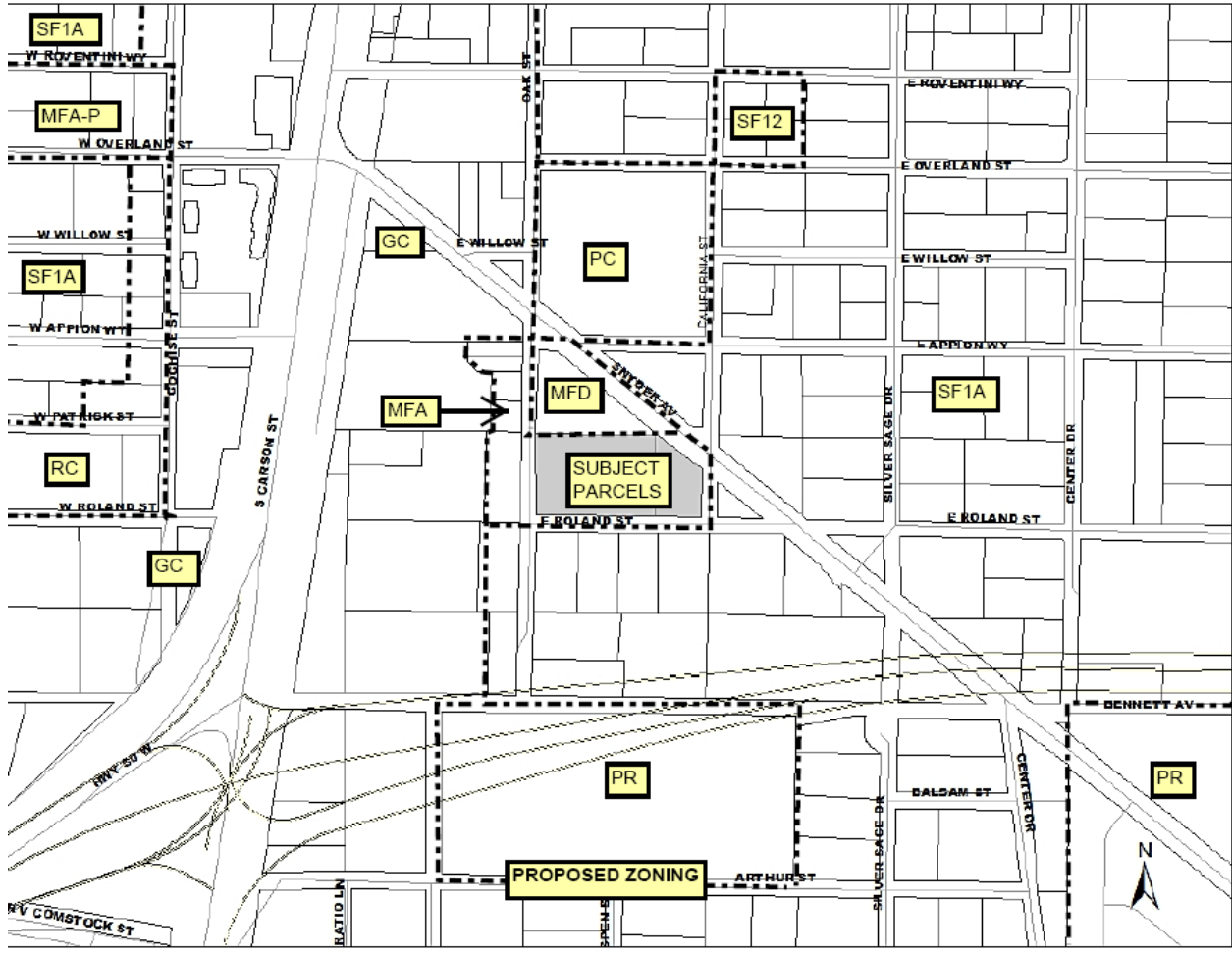


Exhibit A, Continued

**PROPOSED ZONING**



**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2016**

**FILE:** ZMA-16-153

**AGENDA ITEM:** F-5

**STAFF AUTHOR:** Hope Sullivan, Planning Manager

**REQUEST:** A Zoning Map Amendment request to change the zoning on a parcel from Single Family 1 Acre (SF1A) to Multi-Family Apartment (MFA)

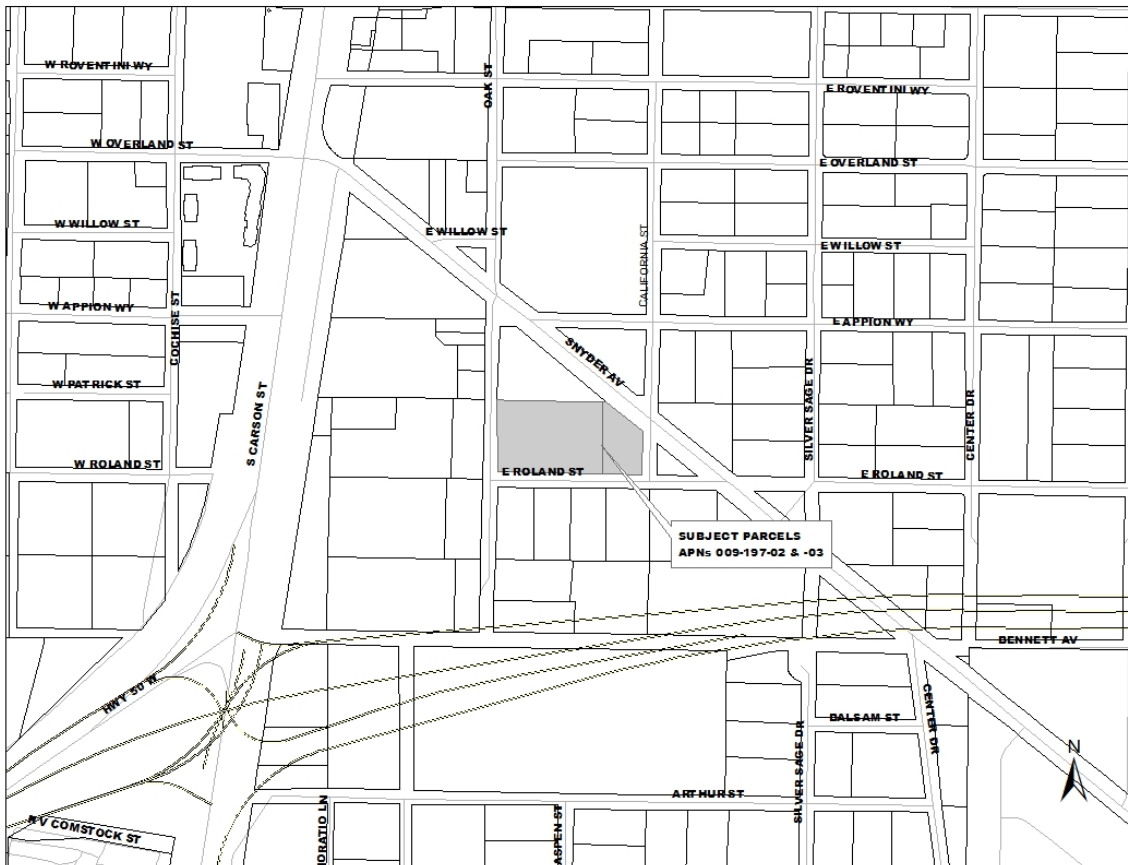
**APPLICANT:** Janet Mello and Lake Tahoe Christian Fellowship

**OWNER:** Janet Mello and Lake Tahoe Christian Fellowship

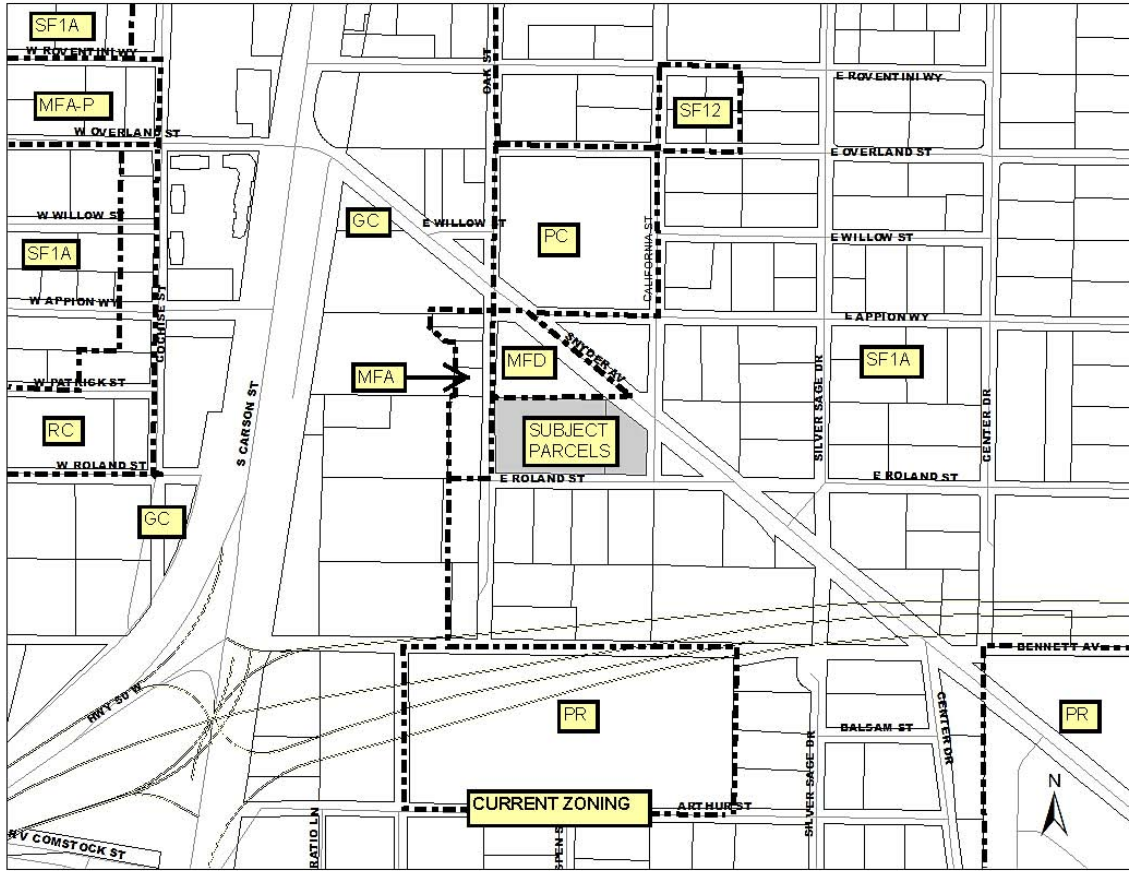
**LOCATION:** 150 East Roland Street and 4810 Snyder Avenue

**APNs:** 009-197-02 and 009-197-03

**RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-16-153, a Zoning Map Amendment to change the zoning of APNs 009-197-02 and 009-197-03 from Single Family 1 Acre to Multi-Family Apartment, on property located at 150 East Roland Street and 4810 Snyder Avenue, based on the findings contained in the staff report.”

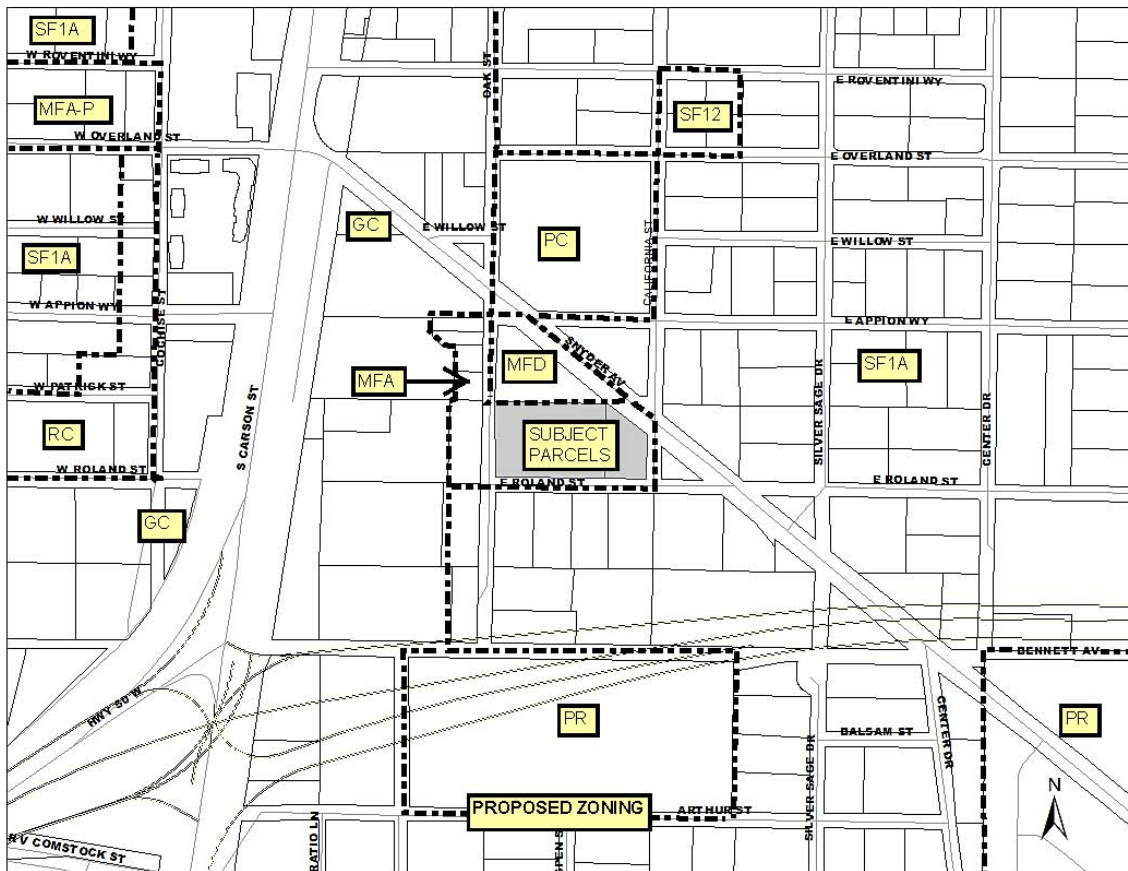


### EXISTING ZONING





## PROPOSED ZONING



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

**MASTER PLAN DESIGNATION:** High Density Residential (HDR)

**ZONING DESIGNATION:** Single Family 1 Acre (SF1A)

**PROPOSED ZONING DESIGNATION:** Multi-Family Apartment (MFA)

### **BACKGROUND:**

The property under discussion is zoned Single Family 1 Acre with a Master Plan designation of High Density Residential. The request under review is to change the zoning to Multi-Family Apartment. The current zoning designation of the property is not consistent with the Master Plan designation. The requested zoning map amendment would create consistency between the Master Plan designation and the zoning map.

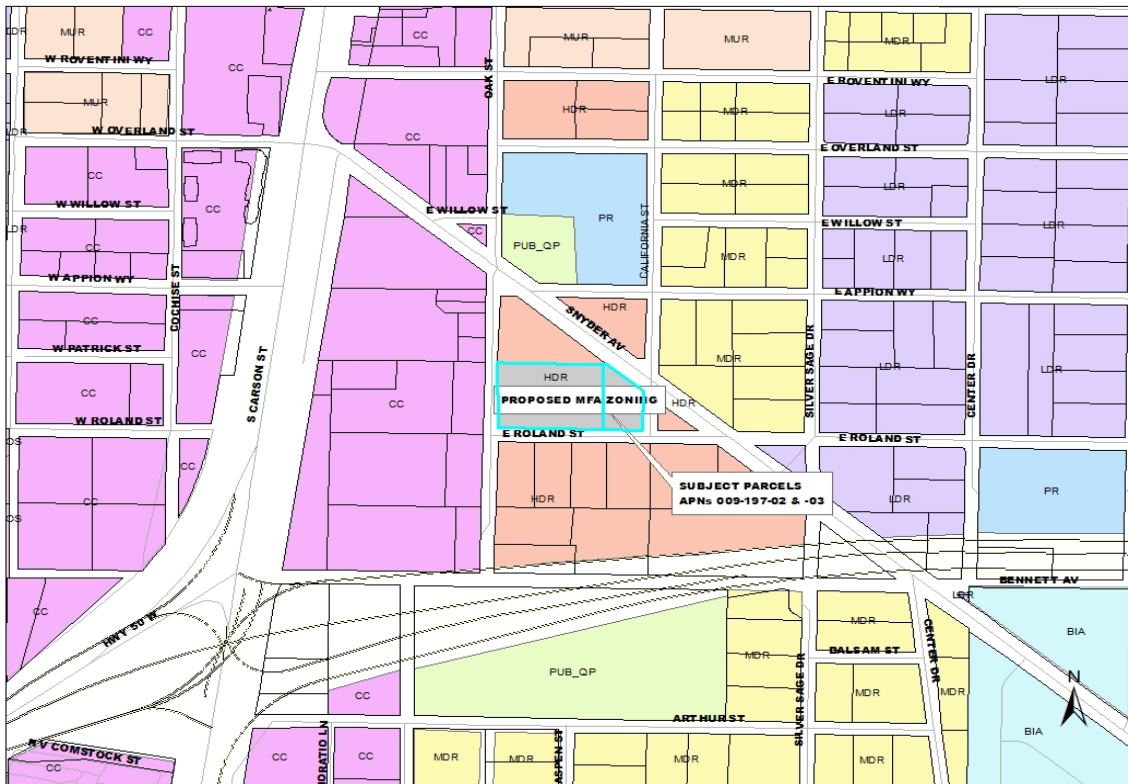
**DISCUSSION:**

The Master Plan is a policy document that outlines the City’s vision and goals for the future and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Given the function of the two documents, the zoning map designation should be consistent with the Master Plan designation.

The subject property is currently improved with a house on one parcel, and a church on the other. The requested rezoning will not result in any non-conforming uses as a Single Family Dwelling is an allowed use and a Church is a Conditional Use in the MFA zoning district.

As noted on the below map depicting the Master Plan land use designations, the subject properties are designated High Density Residential as are properties to the north and to the south. Property to the west is designated Community / Regional Commercial. Property to the east, south of Snyder Avenue is designated as High Density Residential, while property north of Snyder Avenue is designated Medium Density Residential.

The applicant does not have any development plans for the site, and does not plan to be the developer of the site. Rather, should the property be rezoned, the applicant would likely sell the property to a developer. However, in considering the zoning map amendment, the applicant has met with City staff to verify that area infrastructure, specifically roads, water, and sewer have adequate capacity for multi-family development so as to verify the feasibility of future multi-family development.



**PUBLIC COMMENTS:** Public notices were mailed to 34 property owners within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on November 10, 2016. As of November 14, 2016, no written comments have been received in opposition or support of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

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

### **Engineering Division:**

*No comments*

### **Fire Department:**

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.
2. Future projects must comply with the currently adopted Carson City fire code and adopted amendments.
3. Apartments would need fire sprinklers and fire alarms.
4. Additional fire hydrants may be needed depending on the final project design.

**Building Division:** No concerns

**Environmental Control:** No concerns

**FINDINGS:** Per the provisions of CCMC Section 18.02.075.5.b, the Commission, in forwarding a recommendation to the Board for approval of a Zoning Map Amendment, shall make the following findings of fact:

### **1. *The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

Chapter 3 of the Master Plan addresses a balanced land use pattern. As part of the effort to achieve a balanced land use pattern, the Master Plan includes a Land Use Map. The Land Use Map identified locations within the City where various land uses may occur during the next 10 to 20 years and where the City would support the development of these uses.

The Land Use Map identifies the subject property as High Density Residential, with an intended density of 8 – 36 dwelling units per acre. The primary land uses in this land use category are apartments, condominiums, townhomes, fourplexes and duplexes. The secondary land uses in this category are complementary uses including parks and recreation amenities, places of worship, schools, and other civic uses. The zoning districts associated with the High Density Residential Land Use Category are Multi-Family Apartment (MFA), Multi-Family Duplex (MFD), and Mobile Home Park (MHP).

The proposed zoning map amendment to Multi-Family Apartment will create consistency with the Master Plan Land Use Map, and allow for implementation of the Master Plan.

**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.**

The proposed amendment will provide for future development of land that is compatible with adjacent land uses. The specifics of the development will be reviewed upon development application to prevent detrimental impacts to other properties. The development regulations for multi-family development includes requirements intended to avoid conflict when adjacent to single family residential. For example, building setbacks for side and rear setbacks are increased by 10 feet for each story above one story when adjacent to a single family zoning district. Additionally, the landscaping standards identified in Division 3 of the Development Standards apply to all multi-family residential development involving three or more units.

The location is a transitional area from a land use perspective, where multi-family residential, non-residential, and single family residential uses come together. To the north of the site is multi-family residential. To the northwest is multi-family residential. Due west is a single family home, and southwest are storage units. To the south, properties are developed as single family residential, and to the east is vacant land.

Snyder Avenue, a designated collector in the City's functional classification plan, serves as a boundary between the properties designated on the Master Plan land use map as High Density Residential and those designated as Medium Density Residential.

Given the location of the freeway vis-à-vis this property, particularly future access to the freeway at South Carson Street, staff finds the single family residential currently in the High Density Residential land use designation will transition over time to more intensive uses.

**3. 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 map amendment will not allow for land uses that will negatively impact existing or planned public services or facilities. Any future project will constitute an infill project. The Engineering staff has reviewed the request, and found that there are adequate utilities to accommodate more intensive development, such as multi-family development. Snyder Avenue is a collector road that can accommodate increased traffic volumes. There is a Fire Department and a park just to the north of the site on Appion Way.

Attachments:

Application ZMA-16-154