

Late Material

Community Development - Planning

Item 26.B

ZMA-17-049

1 ORDINANCE NO. _____

2 BILL NO. 110

3 AN ORDINANCE EFFECTING A CHANGE OF LAND USE BY
4 RESOLUTION OF INTENT ON ONE PARCEL, FROM MOBILE HOME 6,000
5 (MH6000) TO NEIGHBORHOOD BUSINESS (NB) ON PROPERTY
6 LOCATED AT 806 RANDELL DRIVE, APN 009-072-01, CARSON CITY,
7 NEVADA, AND OTHER MATTERS PROPERLY RELATED THERETO.

8 Fiscal effect: None

9 THE CARSON CITY BOARD OF SUPERVISORS DOES HEREBY ORDAIN:

10 SECTION I:

11 That an application for a Change of Land Use by Resolution of Intent on
12 Assessor's Parcel Number 009-072-01, said parcel located at 806 Randell Drive, Carson
13 City, Nevada, was duly submitted by Builders Association of Western Nevada
14 (BAWN)/Agent Ron Kipp (property owner: Builders Association of Western Nevada), in
15 accordance with Section 18.02.100, et. seq. of the Carson City Municipal Code. Proper
16 noticing was given, the Planning Commission held a public hearing, and received public
17 testimony relative to the Change of Land Use application. The requested change will result
18 in the land use district designation being changed from Mobile Home 6,000 (MH6000) to
19 Neighborhood Business (NB). The Carson City Planning Commission on May 30, 2001,
20 recommended approval of said application on a vote of 6 ayes, 1 nay, and 0 absent.

21 SECTION II:

22 Pursuant to said approval and based on the findings that the Change of Land
23 Use would be in keeping with the objectives of the Master Plan; that the Change of Land
24 Use would be beneficial to the immediate vicinity, and would not be detrimental, and that
25 the community as a whole would receive merit and value from said change, and the
26 property owner has made adequate consideration for surrounding properties; the zoning
27 map of Carson City is amended for Assessor's Parcel Number 009-072-01, changing the
land use district from Mobile Home 6,000 (MH6000) to Neighborhood Business (NB) as
shown on Exhibit "A".

SECTION III:

Said Resolution of Intent contains the following conditions, stipulations, and limitations:

1. That the Builders Association of Western Nevada (BAWN) business office location shall be zoned for Neighborhood Business (NB) with a Resolution of Intent tied to APN 9-072-01, otherwise known as 806 Randell Drive; and that the only use allowed in the Neighborhood Business zoning, either primary permitted uses, accessory uses, or conditional uses, shall be for an office (business) for the Builders Association of Western Nevada (BAWN). In the future, should BAWN wish to sell the property, BAWN is responsible for filing a Change of Land Use to rezone the subject property at 806 Randell Drive, APN 9-072-01, back to Mobile Home 6,000 (MH6000), a residential zoning district, and only then could the structure be sold as a residence.

2. The Builders Association of Western Nevada (BAWN) must construct a modified standard plan of a residential unit as offered by Richard Homes and Development, which will serve as BAWN's office. The structure must have the same architectural style, materials, and colors as does the rest of the residential units in the residential subdivision. BAWN has indicated that the subject lot is 80 feet wide, however, in a Neighborhood Business zoning district, there shall be a 30 foot setback requirement from the adjacent residential lots to the east, therefore, they are limited to a 45 foot building width. Therefore, BAWN will submit to the City a modified standard residential plan by adding additional depth to the residential building to meet their needs of approximately 2,000 square feet of office space.

3. The structure must be one single story in height.

4. A landscaping and fence plan is required to be submitted to the Planning and Community Development Department for review and approval. City staff will require that French Lilacs and Arrowwood Viburnum (Snowball shrub), be planted along the 6-foot wooden fence along the eastern and northern property lines. If the plants are 15 gallon size, they can be planted 8 feet on center, or if they are 5 gallon size, they are to be planted 6 feet on center. An automatic irrigation system will be required as well as front yard irrigated turf.

1 5. One wooden sign, 2 feet x 3 feet, is allowed to denote the BAWN offices. Said sign
2 will be placed within the front yard, adjacent to the structure.

3 6. No parking of BAWN member vehicles will occur in the residential area of the
4 subdivision.

5 SECTION IV:

6 That no other provisions of Chapter 18.02 of the Carson City Municipal Code
7 are affected by this ordinance.

8
9
10 PROPOSED this 21st of June, 2001.

11 PROPOSED by Supervisor Pete Livermore

12 PASSED on the ____ day of _____, 2001.

13 VOTE: AYES:

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18 NAYS:

19
20 ABSENT:

21
22 ATTEST:

RAY MASAYKO, Mayor

23
24
25 ALAN GLOVER, Clerk-Recorder

26 This ordinance shall be in force and effect from and after the ____ day of
27 _____, 2001.

Chapter 18.04 Use Districts

Congregate Care Housing/Senior Citizen Home
Municipal Well Facility
School, K-12
Temporary Tract Sales Office
Utility Substation

18.04.110 Residential Office (RO). The purposes of the RO District are to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected, nonresidential uses; to promote the development of offices in appropriately located areas in the vicinity of commercial zones and multiple family residential zones, along major thoroughfares, or in other portions of the city in conformity with the Master Plan; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

1. The Primary Permitted Uses in the RO District are this list plus other uses of a similar nature:

Art Gallery
Massage Therapy
Museum
Office
Park
Single Family, Two-Family Dwelling
Tea House

2. The Accessory Permitted Uses in the RO District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation

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

Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)
Child Care Facility (accessory to residential use)
Church
Clinic
Funeral Home, Mortuary
Laboratory (Medical, Optical, Dental and Veterinarian)
Medical Durable Goods
Multi-Family Dwelling
Municipal Building
Municipal Well Facility
Pharmacy
School, K-12
Temporary Tract Sales Office
Utility Substation

Chapter 18.04 Use Districts

18.04.115 General Office (GO). The purpose of the GO District is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single family and multi family residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the Master Plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

1. The Primary Permitted Uses in the GO District are this list plus other uses of a similar nature district and those uses allowed in Section 18.04.110 Residential Office, except those uses appearing in Section 18.04.115.3 General Office as conditional uses which require a Special Use Permit:

Community Clubhouse
Library (Public or Private)
Utility Company (bill paying office)

2. The Accessory Permitted Uses in the GO District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation

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

Automobile Parking Lot or Garage
Beauty Shop
Child Care Facility
Church
Funeral Home, Mortuary
Municipal Well Facility
School, K-12
Temporary Tract Sales Office
Utility Substation

18.04.120 Neighborhood Business (NB). The purpose of the NB District is to provide services for the larger neighborhood, within walking or bicycling distance, and limited primarily to offices, retail sale of new merchandise. Unless expressly permitted otherwise by this section, all uses within the NB District shall be conducted within a building with no outside storage. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the NB District are this list plus other uses of a similar nature and those uses allowed in Section 18.04.115 General Office, except those uses appearing in Section 18.04.120.3 Neighborhood Business as Conditional uses which require a Special Use Permit:

Antiques, Retail

Chapter 18.04 Use Districts

Architect and Engineering Supplies
Art Store
Automobile Service (automobile gas, with minor maintenance and repair service, no body repair)
Automobile Wash (full and self service)
Bakery
Bank
Barber Shop
Bicycle Shop, Retail (repair, accessory)
Bookstore
Cameras and Film, Retail (photo finishing, accessory)
Clothing Sales/Dress Shop
Coffee Shop
Coin Store
Convenience Store
Delicatessen
Drugstore and Pharmacy
Dry Cleaning
Fabric Store
Florist
Gaming (limited)
Gift Shop and Souvenirs
Green House
Handyman Repair Shop
Hardware Store
Health Food Products, Retail
Hobbies and Crafts, Retail
Ice Cream Parlor
Interior Decorator
Jewelry Store, Retail
Knit Shop
Launderette (coin operated)
Liquor and Alcoholic Beverages, Retail
Locksmith
Perfumery
Photographer's Studio
Post Office
Sewing Machine, Retail and Repair
Shoe Repair
Shoe Store
Shoeshine Stand
Sporting Goods Store
Stationery Store
Tailoring
Tobacco Shop
Toys, Retail
Travel Agency
Variety Store
Video Rental and Sales
Watch Repair

Chapter 18.04 Use Districts

Yarn Shop

2. Accessory Permitted Uses, Incidental to Primary Permitted Uses, in the NB District are:

Automobile Parking Lot or Garage (Commercial or Public)
Home Occupation
Park

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

Automobile Parts, Tires and Accessories
Bar
Business operating continually between 8:00 p.m. and 6:00 a.m. or on a 24 hours a day basis
Child Care Facility
Church
Congregate Care Housing/Senior Citizen Home
Equipment Rental (within a building)
Funeral Home, Mortuary
Health and Fitness Club
Municipal Well Facility
Music Studio
Personal Storage Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards
Pet Grooming
Pet Shop
Restaurant, with or without outdoor seating and cooking
School, K-12
Single Family, Two-Family and Multi-Family Dwelling
Temporary Tract Sales Office
Utility Substation
Veterinary Clinic
Wallpaper and Interior Decorating Supplies

18.04.125 Downtown Mixed-Use (DT-MU). The purpose of the DT-MU District is to preserve a mixed-use district limited primarily to retail sales of new merchandise, office, residential and tourist related uses. All uses within the DT-MU District shall be conducted within a building except by approval of a Special Use Permit or as otherwise permitted by this section or the DT-MU development standards.

1. The Primary Permitted Uses in the DT-MU District are this list, plus other uses of a similar nature:

Accounting and Bookkeeping
Alcoholic Beverage Sales (accessory to restaurant)
Antiques, Retail
Art Gallery
Art Store
Art Studio

Planning Department

From: Sam Birchill <sb@macsp.com>
Sent: Saturday, May 06, 2017 6:03 PM
To: Planning Department
Subject: Special Use Permit for 806 Randell Drive

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

The request for the special use permit at 806 Randell Drive should be denied. At this time there is already a shortage of parking on Randell as well as the surrounding streets. If you have 36 children in a day care, with no off street parking or loading area, that would be at least 82 additional vehicles pulling into that area and every one of those vehicles would have to make a u-turn to access the proposed business. Most of this additional traffic would be at the commute times at 7:30 to 8:30 AM and 4:30 to 5:30 PM during the work week.

In addition there are the employees who would be working in the day care. They would need parking for all day and with 36 children that would be at least 4 vehicles parked all day, leaving very little space for parents dropping off children. Small children, who are in child seats can't just be dropped off. The parents of these children have to park; get out of their vehicle's; take the child inside and then go out to their parked car. This would cause a huge traffic mess just when most people are on their way to work. This also doesn't even take into consideration the USPS vehicles going in and out of their yard which adjacent to the proposed day care.

Children in the neighborhood play on the sidewalks in the area and this would put them at additional risk.

This type of business needs off street parking and this special use permit should be denied.

Carol and Sam Birchill
Figuerro Way.

From the Samster