



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: September 20, 2018

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. ____, an ordinance approving a change of zoning from General Industrial (GI) to Tourist Commercial (TC), on property located at 1588 Old Hot Springs Road, APN 008-123-23. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The applicant is seeking to both modify the Master Plan designation as well as to amend the zoning map. This will result in the property having a Master Plan designation and Zoning Map designation consistent with what was in place prior to both being amended in 2015.

Agenda Action: Ordinance - First Reading

Time Requested: 15 minutes

Proposed Motion

"I move to introduce, on first reading, Bill No. ____, an ordinance approving a change of zoning from General Industrial to Tourist Commercial on property located at 1588 Old Hot Springs Road, APN 008-123-23 based on the findings contained in the staff's report to the Planning Commission."

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of August 29, 2018, the Planning Commission conducted a public hearing on the subject request, and vote to recommend that the Board of Supervisors amend the Zoning Map as requested. The vote of the Planning Commission was 5-0, 1 absent and 1 vacancy.

Background/Issues & Analysis

The Board of Supervisors is authorized to amend the Zoning Map. The Planning Commission makes a recommendation to the Board. Please see the staff report to the Planning Commission attached to the previous item for further information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.075 (Zoning Map Amendments and Zoning Code Amendments); NRS Chapter 244; Article 2 of the Carson City Charter.

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

Deny the request based on an inability to make the required findings, noting what finding can not be made.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Summary: This Ordinance is to amend the zoning map.

BILL NO. ____

ORDINANCE NO. 2018- _____

AN ORDINANCE TO CHANGE THE ZONING FROM GENERAL INDUSTRIAL (GI) TO TOURIST COMMERCIAL (TC) OF PROPERTY LOCATED AT 1588 OLD HOT SPRINGS ROAD, APN 008-123-23.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-123-23, property owned by Richard Langson, Trustee of the D. R. L. Living Trust 11/7/12 located at 1588 Old Hot Springs Road, 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 changing from General Industrial (GI) to Tourist Commercial (TC) on property located at 1588 Old Hot Springs Road, APN 008-123-23. After proper noticing pursuant to NRS 278 and CCMC Title 18, on August 29, 2018, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 5 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 1588 Old Hot Springs Road, APN 008-123-23, from General Industrial (GI) to Tourist Commercial (TC) as shown on "Exhibit A" attached.

PROPOSED this _____ day of _____, 2018.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2018.

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 _____, 2018.

Exhibit A

EXISTING ZONING

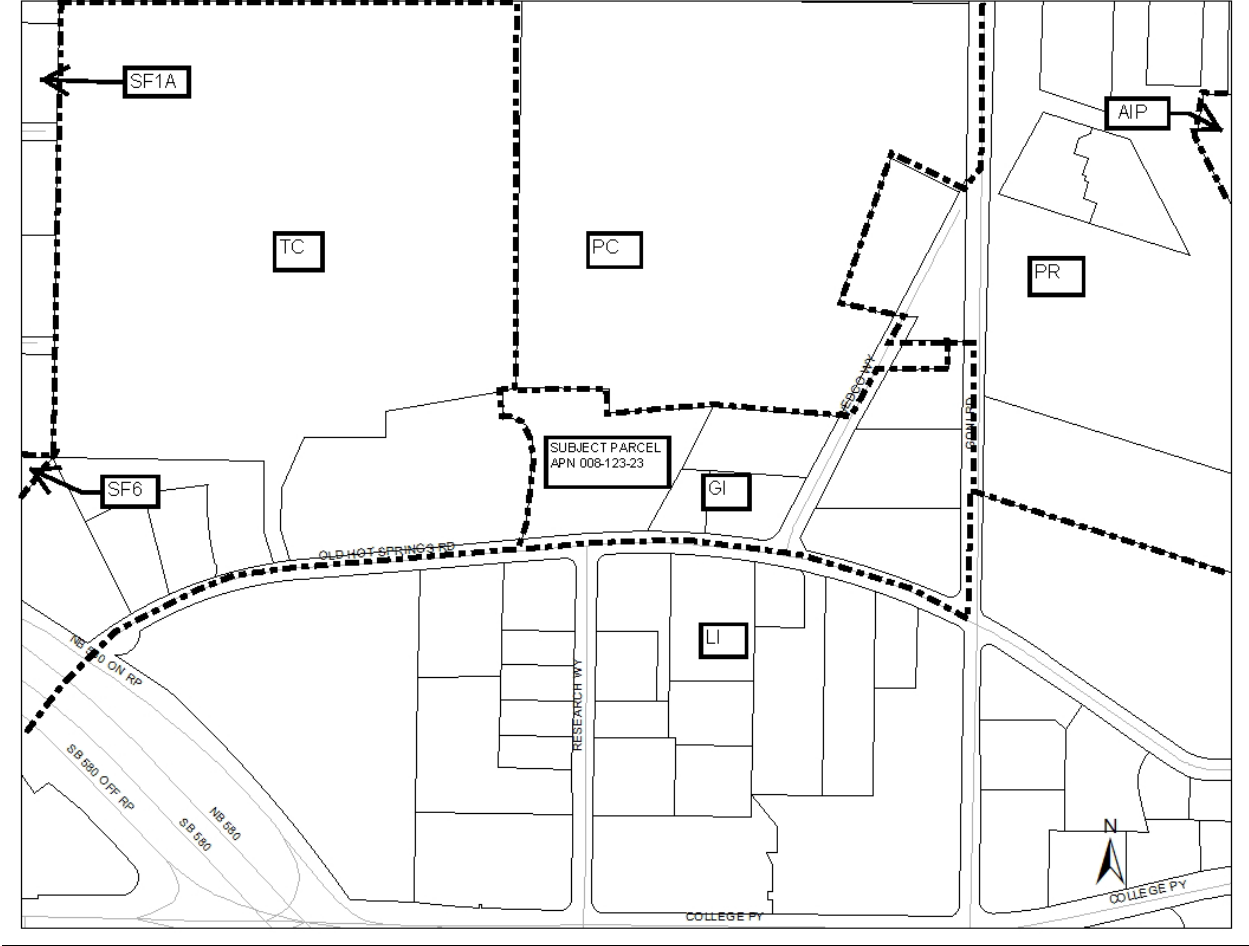


Exhibit A, Continued

PROPOSED ZONING

