



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: October 4, 2018

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

Agenda Title: For Possible Action: To adopt Bill No. 116, on second reading, Ordinance No. 2018-___, an ordinance to change the 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 amend the zoning map. As the Board amended the Master Plan at its meeting of September 20, 2018, the zoning map amendment will create consistency with the Master Plan, and will allow for future development consistent with the Master Plan designation.

Agenda Action: Ordinance - Second Reading

Time Requested: 5 Minutes

Proposed Motion

I move to adopt Bill No. 116, on second reading, Ordinance No. 2018 - ___, an ordinance to change the 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

Economic Development

Previous Action

The Board of Supervisors introduced the ordinance on September 20, 2018, by a vote of 3-0, 2 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 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); 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

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)

Summary: This Ordinance is to amend the zoning map.

BILL NO. 116

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

STAFF REPORT FOR PLANNING COMMISSION MEETING OF AUGUST 29, 2018

FILE: MPA-18-109 and ZMA-18-110

AGENDA ITEM: E.3 & E.4

STAFF CONTACT: Kathe Green, Assistant Planner

AGENDA TITLE:

MPA-18-109: For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Master Plan Land Use designation from Industrial (I) to Community/Regional Commercial (C/RC) on property located at 1588 Old Hot Springs Road, APN 008-123-23.

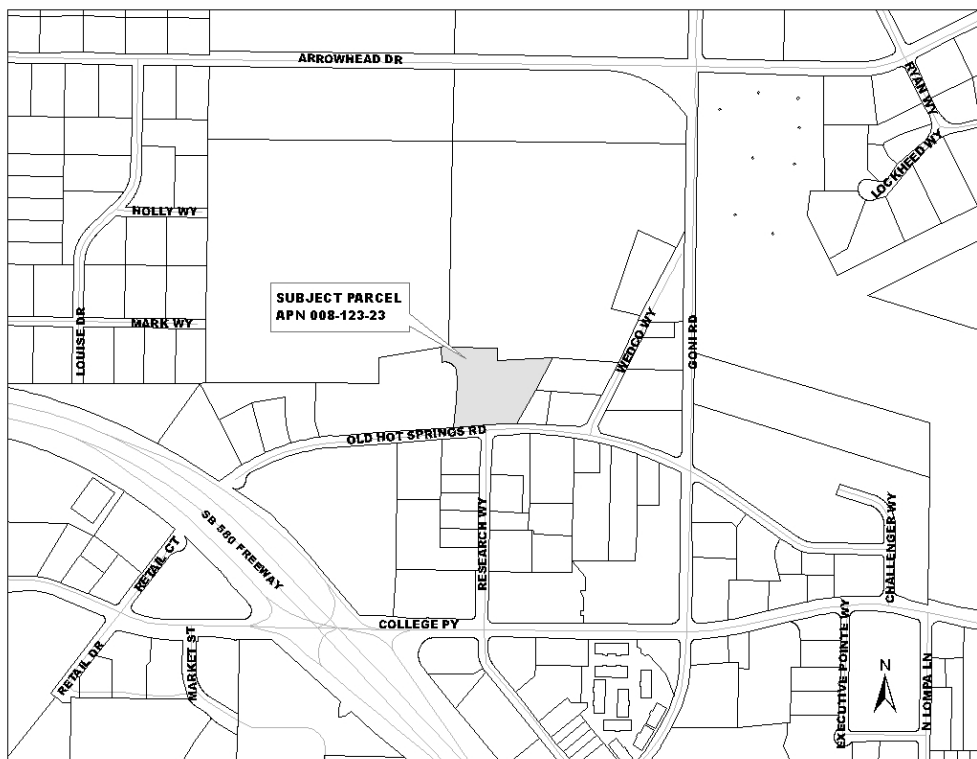
ZMA-18-110 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment to change the zoning from General Industrial (GI) to Tourist Commercial (TC) on property located at 1588 Old Hot Springs Road, APN 008-123-23.

STAFF SUMMARY: The applicant is seeking to both modify the Master Plan designation as well as to amend the zoning map. This will restore the property to the Master Plan designation and the Zoning designation to what was in effect prior to both being amended in 2015. .

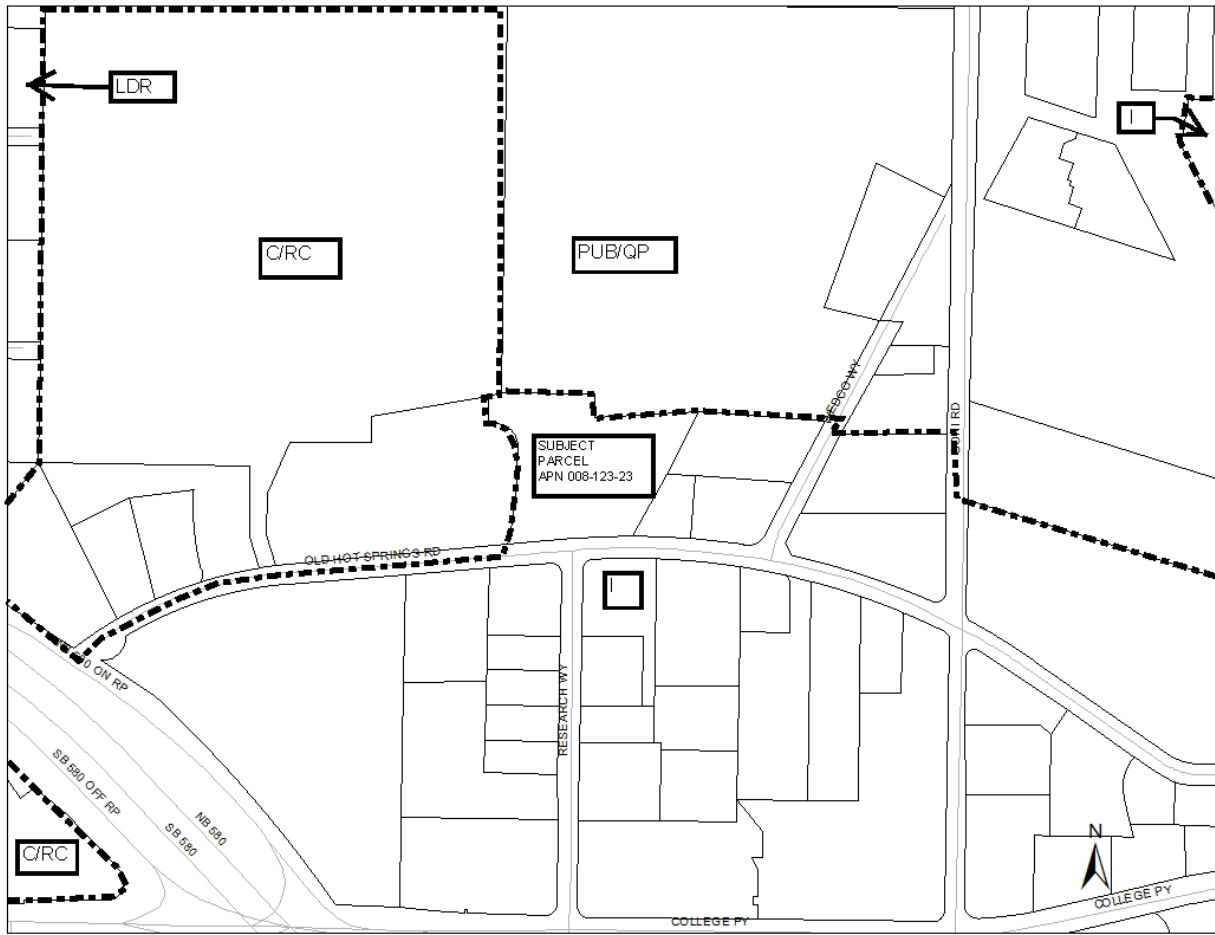
MASTER PLAN RECOMMENDED MOTION: “I move to adopt Resolution No. 2018-PC- R-4 recommending to the Board of Supervisors approval of MPA-18-109, a Master Plan Amendment to change the land use designation from Industrial to Community/Regional Commercial on property located at 1588 Old Hot Springs Road, APN 008-123-23, based on the findings contained in the staff report.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-18-110, a Zoning Map Amendment to change the 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 report.”

VICINITY MAP:



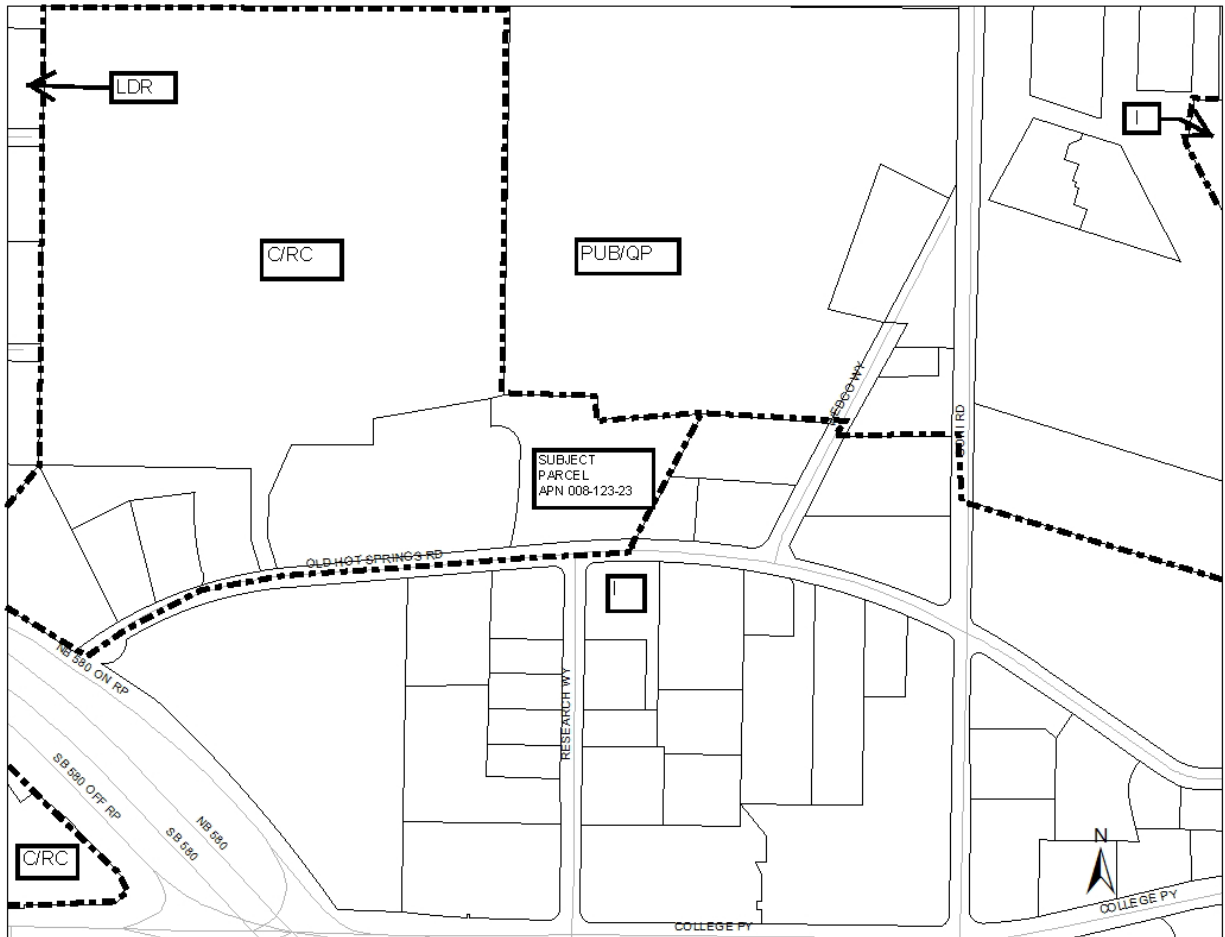
EXISTING MASTER PLAN



LEGEND:

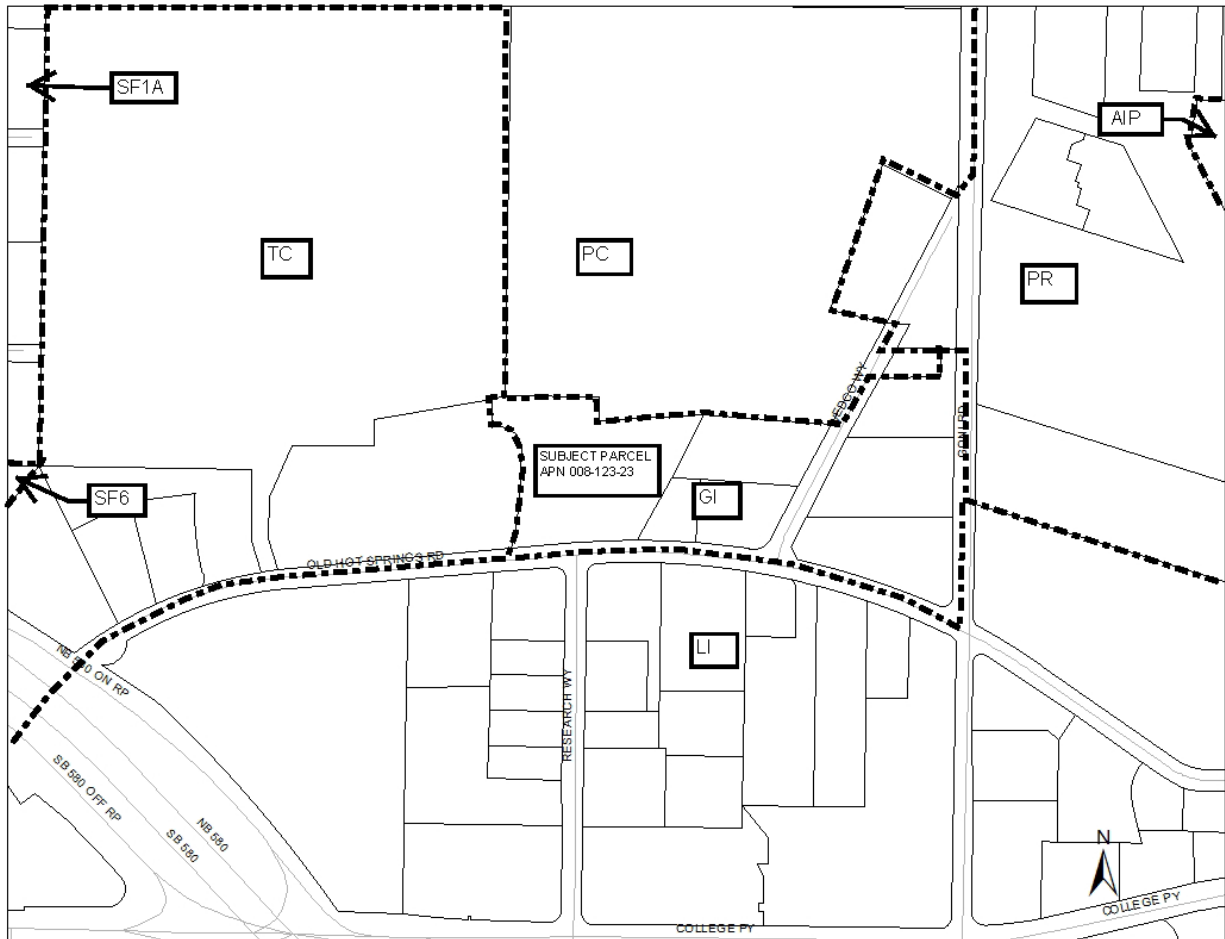
- C/RC Community/Regional Commercial
- I Industrial
- LDR Low Density Residential
- PUB/QP Public/Quasi Public

PROPOSED MASTER PLAN



- LEGEND:**
- C/RC Community/Regional Commercial
 - I Industrial
 - LDR Low Density Residential
 - PUB/QP Public/Quasi Public

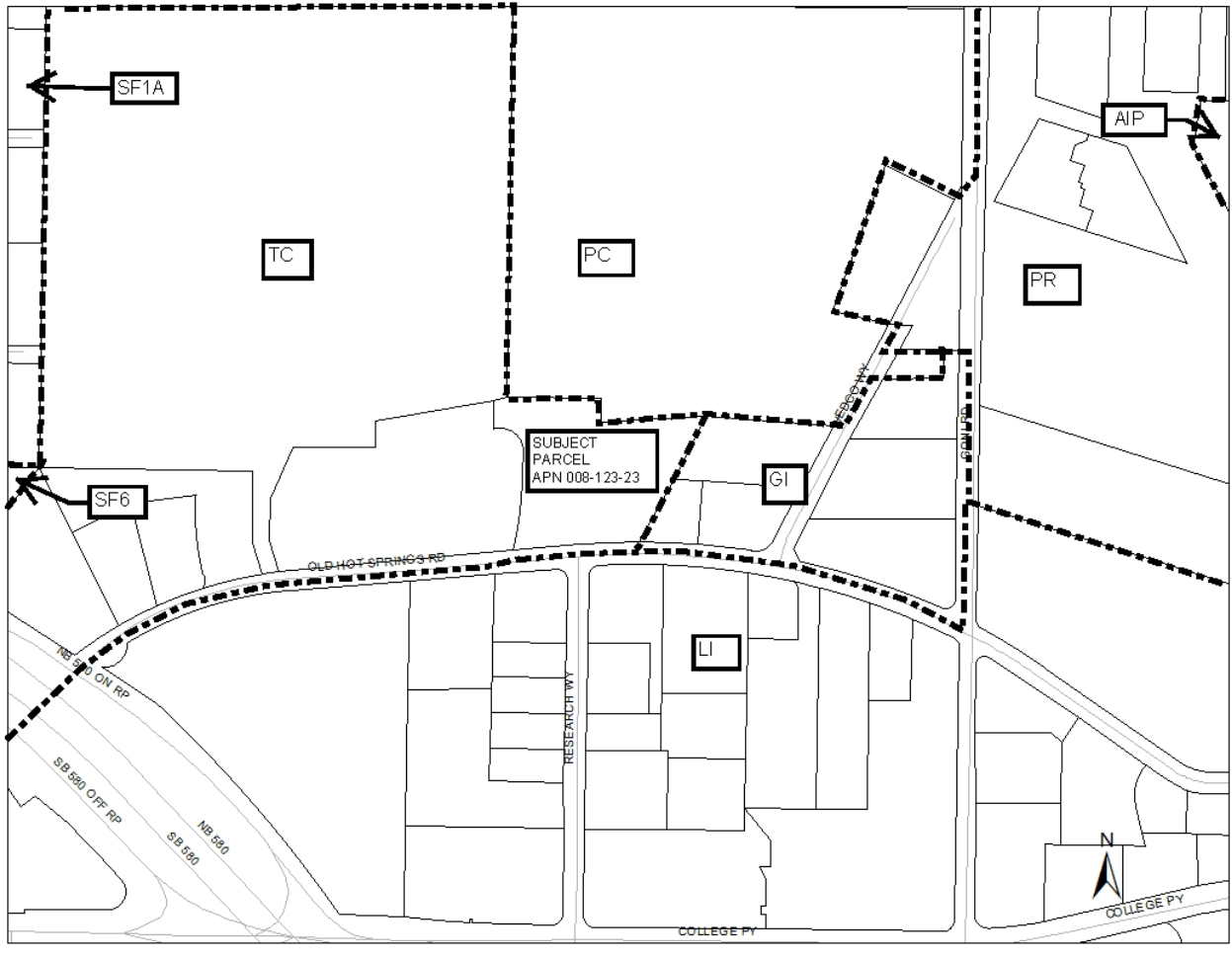
EXISTING ZONING



LEGEND:

- AIP Airport Industrial Park
- GI General Industrial
- LI Limited Industrial
- PC Public Community
- PR Public Regional
- SF6 Single Family 6,000
- SF1A Single Family 1 Acre
- TC Tourist Commercial

PROPOSED ZONING



LEGEND:

- AIP Airport Industrial Park
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LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

The subject parcel is located at 1588 Old Hot Springs Road and is approximately 3.94 acres in size. A 5,000 square foot warehouse sits at the northwest corner of the property, and was previously used as a bottling plant. The current Master Plan designation is Industrial, and the current zoning is General Industrial. The applicant is proposing to change the Master Plan designation to Community/Regional Commercial and the zoning to Tourist Commercial. The Board of Supervisors may amend the Master Plan and amend the Zoning Map. The Planning Commission makes a recommendation to the Board.

This request will cause the land use and zoning designations to revert to those which were in effect prior amendment in 2015 by the Board of Supervisors. The site has not been re-developed since the amendments. The Commercial/Regional Community master plan designation and Tourist Commercial zoning are consistent with the designation of parcels to the west of the subject parcel.

Initially, the subject property along with property to the west and northwest were designated as Community / Regional Commercial and zoned Tourist Commercial with the intention of developing a large resort in the area, in conjunction with the existing natural hot springs. These designations occurred before the alignment and on/off ramp locations for the I-580 freeway were finalized, and it was anticipated that the freeway would incorporate an on/off ramp in the general vicinity of Old Hot Springs Road.

The freeway has been constructed, and does not provide for an on/off ramp to Old Hot Springs Road, nor does it have an underpass to allow for the connection of Old Hot Springs Road, eliminating direct access from the west. The indirect access to a major commercial corridor was thought to be a limiting factor in commercial development, thus the concept of development of this area with tourist related uses was thought to be a non-viable option. Therefore, the subject property was re-designated to industrial, and rezoned to general industrial.

Since the re-designation of the subject property in 2015, despite the access issues, the Tourist Commercial area has received considerable investment and interest as a commercial area. In 2015, Sassafras Restaurant took occupancy of the vacant restaurant space to the west of the natural hot springs. In 2016, the hot springs remodeled the bathrooms. In 2017, Shoe Tree Brewing Company constructed a brewery and tasting room to the west of Sassafras. Currently, the hot springs has a building permit pending for a new spa.

In terms of interest, there have been three Major Project Reviews (MPRs) in this area for RV Parks. Two were for the property to the rear of Sassafras, one in April 2016 and the other in April 2018. The third MPR was to place a RV Park on the subject property.

The adjacent property to the east is currently zoned General Industrial and the property to the south is zoned Limited Industrial. The property to the north is zoned Public Community and is vacant to allow for a runway protection zone for the Carson City Airport.

PUBLIC COMMENTS: Public notices were mailed to 33 adjacent property owners within 1,100 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on August 10, 2018. At the time of the writing of this report, no comments have been received in support or opposition to this request. 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 concerns.

Building Division: No concerns.

Fire Department: No concerns.

Environmental Control: No concerns.

Health Department: No concerns.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment and the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings

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

The proposed amendment is in substantial compliance with the following goals and policies of the Master Plan:

Guiding Principle 1: A compact and efficient pattern of growth.

“Carson City will have a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment – particularly where public lands abut the urban interface...”

Goal 1.1: Promote the efficient Use of Available Land and Resources.

Goal 1.2: Promote Infill and Redevelopment in targeted areas.

This principle, goals and associated policies advises that growth should be directed to areas served by urban services including water and sewer. It also discusses prioritizing infill development. The subject property is in an area served by water and sewer, and constitutes infill.

Guiding Principle 2: Balanced Land Use.

“The City will work to broaden and diversity its mix of land uses in targeted areas as well as citywide. Particular emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City’s large non-resident workforce – achieving a better balance as a place to live as well as work.

Goal 2.1a – Range of Land Use Opportunities

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

The requested map amendment will provide for increased commercial uses to improve the vitality of this portion of the City.

Guiding Principle 5: A strong diversified economic base.

“... The City will also seek opportunities to promote its historic and recreational resources and overall quality of life as a means of generating tourism revenue and attracting new employers to the community. The City will strive to approach economic development activities using a collaborative and innovative approach that encourages cooperation between the public and private sector, and with other jurisdictions as appropriate to achieve the objectives of this Master Plan.”

The proposed amendment will create for increased commercial activity in an area where commercial uses have recently established, thus creating complementary uses.

- 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 would allow the development of the site as a commercial use that will attract outside consumers. This is consistent with the established hot springs, which is experiencing investment in the form of new amenities, and the newly established restaurant and brewery. Staff finds that although this site is adjacent to industrially designated areas, it will help create a commercial focus that can co-exist with the industrial uses while strengthening the commercial uses in this area.

- 3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.**

When the Master Plan was amended in 2015, it was thought that commercial uses would not thrive in this area due to the lack of a convenient freeway on / off ramp, and a lack of direct access to the west side of the freeway. Since 2015, Sasafra Restaurant has established in the area, Shoe Tree Brewery has established in the area, and the hot springs have made and are planning more improvements in its facility. The applicant believes that this is an area that will thrive commercially, as evidenced by the success of the existing businesses. This area can be a vibrant, commercial area.

- 4. The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

The area that is subject to consideration for re-designation would constitute an infill area, located in an area currently served by public infrastructure including water and sewer. The proposed designation would allow for a continuation of the commercial development currently occurring in this area of the City. The proposed designation will not compromise natural resources.

Zoning Map Amendment Findings

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

The proposed amendment is in substantial compliance with the following goals and policies of the Master Plan:

Guiding Principle 1: A compact and efficient pattern of growth.

“Carson City will have a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment – particularly where public lands abut the urban interface...”

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Guiding Principle 2: Balanced Land Use.

“The City will work to broaden and diversity its mix of land uses in targeted areas as well as citywide. Particular emphasis will be placed on expanding housing, retail, and service options to better serve both existing residents and the City’s large non-resident workforce – achieving a better balance as a place to live as well as work.”

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“Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

The requested map amendment will provide for increased commercial uses to improve the vitality of this portion of the City.”

Guiding Principle 5: A strong diversified economic base.

“... The City will also seek opportunities to promote its historic and recreational resources and overall quality of life as a means of generating tourism revenue and attracting new employers to the community. The City will strive to approach economic development activities using a collaborative and innovative approach that encourages cooperation between the public and private sector, and with other jurisdictions as appropriate to achieve the objectives of this Master Plan.”

The proposed amendment will create for increased commercial activity in an area where commercial uses have recently established, thus creating complementary uses.

- 2. That 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 would extend the Tourist Commercial zoning in an easterly direction, thus complementing the other Tourist Commercially zoned uses to the west of the site. The naturally occurring hot springs are a unique feature in this land, and do not have flexibility in terms of location. To identify that as a resource, and allow complementary uses to surround it will increase land use compatibility.

It is recognized that there are industrially zoned parcels and uses in the area. Given the Tourist Commercial is one of the only commercial districts that does not allow for residential uses, staff finds that the proposed zoning will be compatible with the industrial uses as it will involve visitors to the area as opposed to residents.

- 3. That 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 amendment is not anticipated to negatively impact existing or planned public services or facilities as public services and facilities, including public water and sewer, exist in the area. The subject property was previously zoned for Tourist Commercial, and was only re-zoned to industrial because of concerns relative to the potential vitality of the site given vehicular access limitations. It seems the access limitations do not disqualify this area from being a successful commercial area.

Attachments:

Planning Commission Master Plan Amendment Resolution 2018-PC-R-4
Draft Zoning Map Amendment Ordinance
Engineering comments
Applications (MPA-18-109 and ZMA-18-110)

Exhibit A

EXISTING ZONING

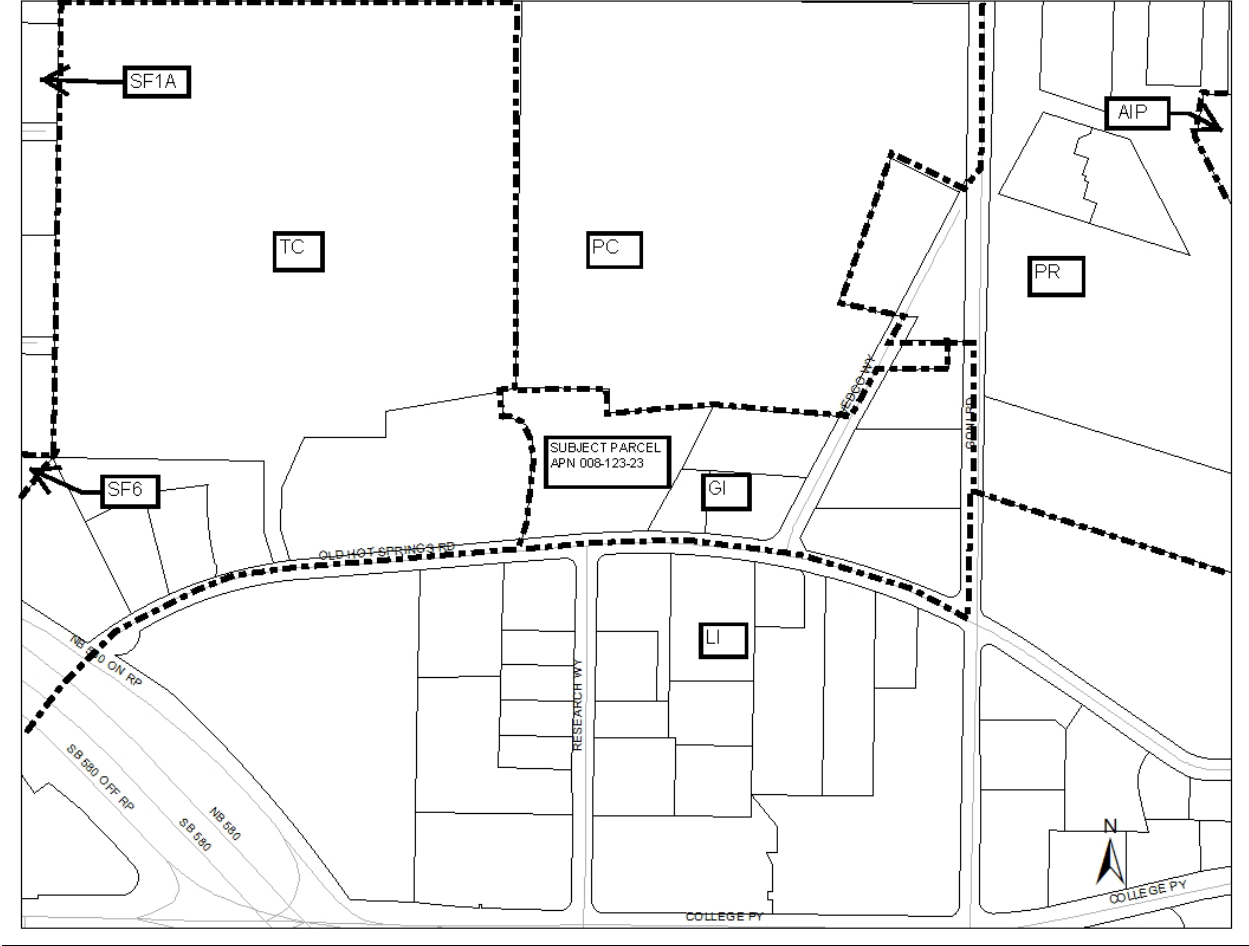


Exhibit A, Continued

PROPOSED ZONING

