



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. 117, on second reading, Ordinance No. 2018-__, an ordinance to change the zoning from Agriculture (A) to Single Family 6000 (SF6) on property located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The applicant is seeking to amend the zoning map. As the Board amended the Master Plan by adopting the Blackstone Ranch Specific 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. 117, on second reading, Ordinance No. 2018 - __, an ordinance to change the zoning from Agriculture to Single Family 6000 on property located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44, 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 – An ordinance amending the Carson City zoning map.

BILL NO. 117

ORDINANCE NO. 2018-__

AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURE TO SINGLE FAMILY 6,000 ON PROPERTY LOCATED AT THE EAST END OF RAILROAD DRIVE AND WEST OF INTERSTATE 580, APN 010-051-44.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 010-051-44, property located at the east end of Railroad Drive and west of Interstate 580, Carson City, Nevada, 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 the subject parcel APN 010-051-44 changing from Agriculture (A) to Single Family 6,000 (SF6). After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 30, 2018, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 1 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 APN 010-051-44 from Agriculture (A) to Single Family 6,000 (SF6) on an approximately 26.89 acre parcel.

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.

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 30, 2018

FILE NO: MPA-17-185 and ZMA-17-186

AGENDA ITEM: G.4 & G.5

STAFF CONTACT: Hope Sullivan, AICP, Planning Manager

AGENDA TITLE:

For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44.

For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment to change the zoning from Agriculture (A) to Single Family 6,000 (SF6) on 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive and West of Interstate 580, APN 010-051-44.

STAFF SUMMARY:

The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure. The applicant is seeking a zoning designation of Single Family 6,000.

RECOMMENDED MOTIONS:

"I move to adopt Resolution No. 2018-PC-R-3 recommending to the Board of Supervisors approval of MPA-17-185, a Master Plan Amendment to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive, APN 010-051-44 based on the findings contained in the staff report and subject to the incorporation of modified language to policies 3.1.2.b and 3.1.2.c as follows:

3.1.2.b The Unified Pathways Master Plan (UPMP) identifies two non-motorized path systems adjacent to the subject property. Future development plans will provide for path connectivity from the proposed development to the City's Linear Park multi-use path along the west side of the Carson City Freeway. These two neighborhood access corridors shall be approximately 30 feet wide and have ten foot wide multi-use paths located in them. A public access easement or a similar legal instrument will be utilized to grant public access in perpetuity for these two neighborhood access corridors. The applicant will prepare the legal documents and record with final map.

3.1.2.c Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within developments and between project sites and the City's existing sidewalk / path systems. The design of the sidewalk system, including pedestrian crosswalks, connections to the adjacent residential neighborhood, and connections to the City's non-motorized path system will be reviewed for consistency with the UPMP at the time development is proposed."

"I move to recommend to the Board of Supervisors approval of ZMA-17-186, a Zoning Map Amendment to change the zoning designation from Agricultural to Single Family

6,000 on a 26.89 acre property located at the east end of Railroad Drive, APN 010-051-44, based on the findings contained in the staff report.”

**Vicinity Map
Exhibit 1**



RECOMMENDED CONDITIONS OF APPROVAL: None

LEGAL REQUIREMENTS: CCMC 18.02.070 (Master Plan) & CCMC 18.02.075 (Zoning Map and Zoning Code Amendment)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Agriculture (A)

KEY ISSUES: Does the request meet the findings required for a Master Plan Amendment?
Does the request meet the findings required for a Zoning Map Amendment?

SURROUNDING MASTER PLAN:

NORTH: Parks and Recreation
SOUTH: Community / Regional Commercial
WEST: Medium Density Residential
EAST: Industrial

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Community / Linear Park
SOUTH: Limited Industrial / Vacant
WEST: Agriculture/ Interstate 580
EAST: Single Family 21,000 square feet Planned Unit Development (SF21-P)/ Single Family Homes

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (area of minimal flooding) and Zone AH (100 year flood plain)
SLOPE: Flat
SEISMIC ZONE: Zone II (Moderate)
FAULT: Within 500 feet

SITE DEVELOPMENT INFORMATION:

SUBJECT SITE AREA: 26.89 acres
EXISTING LAND USE: Vacant land

SITE HISTORY:

None

BACKGROUND:

The Carson City Master Plan was adopted on April 6, 2006. As stated in Chapter 1 of the Master Plan:

“This Master Plan is an officially adopted advisory document that outlines Carson City’s vision and goals for the future and provides guidance for elected and appointed officials in making choices regarding the long-range needs of the community. The written goals and guiding principles, policies, and recommended actions, in combination with the Land Use Map, provide guidance for decisions affecting growth, the use and development of land, preservation of open space and the expansion of public facilities and services. The Master Plan consists of both written policy recommendations and maps, which should be used together when making decisions. It is also recognized that this document should be reviewed annually at a public hearing and revised as needed to reflect the availability of new implementation tools, changes in State and Federal law, changes in funding sources, the results of monitoring the effectiveness of existing policies and the impact of past decisions, as well to reflect changes in the community’s vision for the future.”

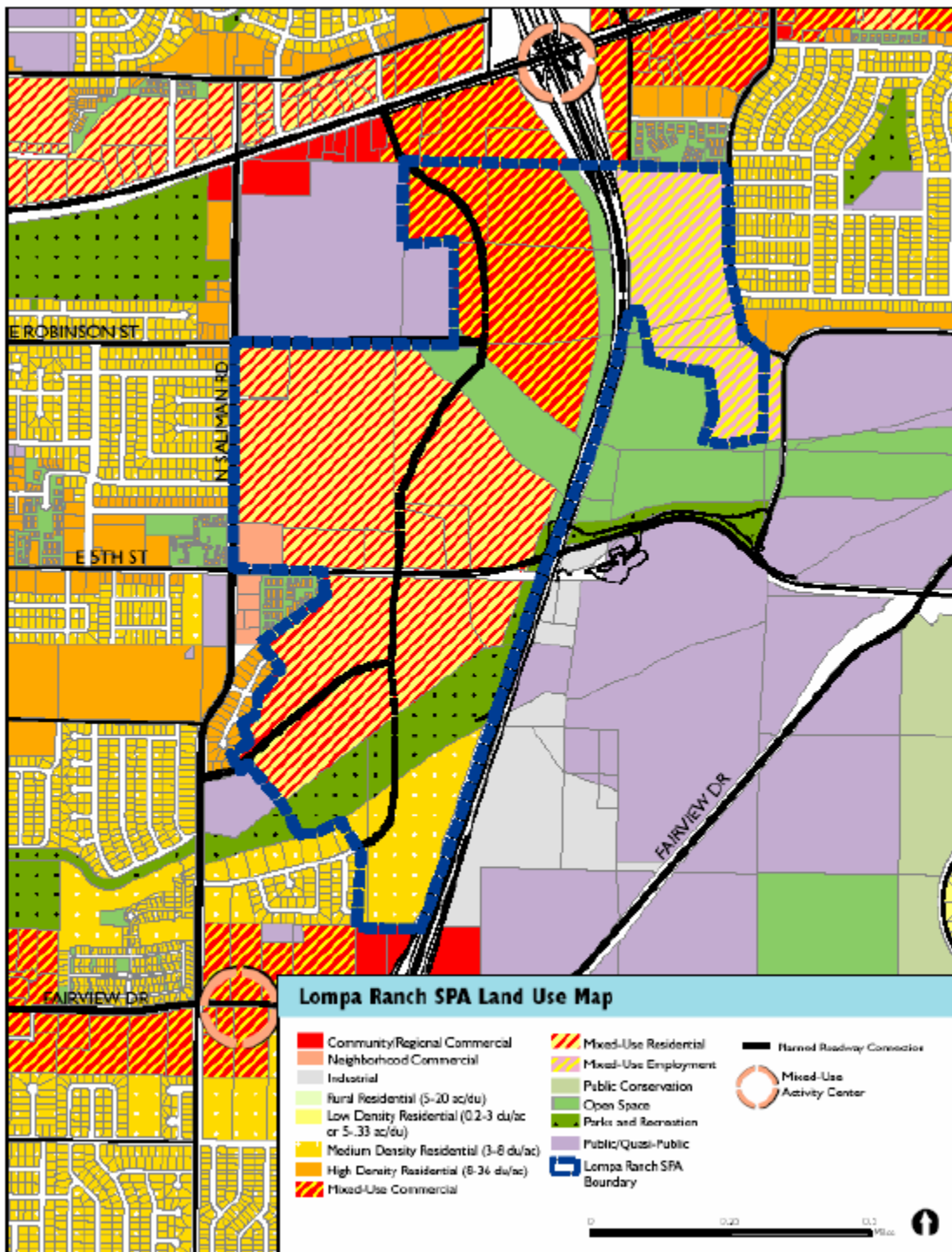
When the Carson City Master Plan was adopted in 2006, it included a specific plan area for the Lompa Ranch that established policies to provide framework for the future development of the property. The map from the existing Master Plan depicting the Lompa Ranch Specific Plan area is included as Exhibit 2 in this report. The Lompa Ranch Specific Plan Area (SPA) policies were

created to ensure that any development of this large area of vacant land would accomplish the following:

- Provides for a comprehensive Development Plan for a balanced mix of land uses and a variety of housing options;
- Ensures the creation of cohesive neighborhoods within the SPA;
- Ensures adequate vehicular and non-motorized circulation throughout the SPA;
- Ensures the compatibility of future development with established neighborhoods in the area;
- Ensures that adequate public facilities and services will be provided to serve the area;
- Will not adversely impact the public health, safety and welfare.

Per the LR-SPA, adoption of a new SPA and rezoning of the areas with the LR-SPA is required. The new SPA and the rezoning must be in compliance with the existing Specific Plan policies that exist in Chapter 8 of the City's Master Plan. The intent of the new SPA is to more specifically define the design standards and infrastructure provisions consistent with the existing Master Plan.

**Existing Lompa Ranch SPA as Adopted in the City's Master Plan in 2006
 Exhibit 2**



The subject 26.89 acre property is located within the SPA. The land use designation per the SPA is Medium Density Residential. Per the requirements of the Master Plan, the applicant is seeking approval of a Specific Plan, called the Blackstone Ranch Specific Plan, that addresses Design Standards and Guidelines, and Public Services and Infrastructure. The applicant is also seeking a zoning map amendment to zone the land Single Family 6000.

Of note, the Board of Supervisors adopted the Lompa Ranch North Specific Plan in April 2016. That plan includes the portion of Lompa Ranch north of Fifth Street, and includes the following mix of land use designations:

- Medium Density Residential (MDR)
- High Density Residential (HDR)
- Mixed-Use Residential (MUR)
- Neighborhood Commercial (NC)
- Mixed-Use Commercial (MUC)
- Open Space (OS)

As previously noted, the proposed Specific Plan must be consistent with the policies of the existing SPA. Staff finds the proposed Specific Plan to be consistent with the policies of the existing SPA as noted below.

LR-SPA 1.1—Specific Plan Area Requirement

The Master Plan Land Use Map identifies a mix of uses for the property but is merely intended as a guide for future development of the property. Prior to any development occurring on the property, a new Specific Plan Area (SPA) must be approved to more specifically establish land uses, densities, design standards, and other standards pursuant to the general policies of this SPA. The SPA shall modify the Land Use Map, as appropriate, to identify land use areas, parks, open space, drainage facilities, etc. Appropriate zoning of the property may be included as part of the SPA process.

The applicant has proposed a new Blackstone Ranch Specific Plan to comply with this policy requirement. The existing Master Plan Land Use Map identifies the subject property as Medium Density Residential. The applicant is seeking zoning consistent with that designation.

The Blackstone Ranch SPA provides design standards based on single family residential lots on lots that are a minimum of 6,000 square feet. The guidelines housed in the Blackstone Ranch SPA address architectural style, fencing, landscaping, and lighting. The Public Services and Infrastructure provisions addresses trails, open space, sanitary sewer, water service, stormwater management, utility service, roadways, traffic impacts, and schools.

LR-SPA 1.2—Mix of Land Uses

The SPA encourages a mix of land uses, including a variety of residential densities, employment/office uses and commercial uses to serve the local neighborhood as well as the region. The incorporation of higher density housing within the mixed-use commercial area to compliment retail and employment uses is encouraged. The final SPA shall establish guidelines for the mix of uses desired within the Activity Center and the appropriate configuration (i.e. vertical or “stacked” mixed-use, or horizontal or “side-by-side” mixed-use) of uses within it.

The development of the subject property constitutes a relatively small segment of the overall Lompa Specific Plan area. This particular area is designated for Medium Density Residential, whereas other areas are designated as Mixed Use Residential and Mixed Use Commercial. The overall buildout of Lompa Ranch will yield a diversity of uses. However, the Blackstone Ranch Specific Plan will provide for medium density residential uses as opposed to a diversity of uses.

LR-SPA 1.3—Development of Activity Center

The Master Plan Land Use Map identifies an “Activity Center” in the vicinity of the freeway and Highway 50 East. In the Mixed-Use Commercial portion of the property, an Activity Center should be integrated into the surrounding neighborhood and should incorporate a mix of complementary uses (including residential), increased densities, clear pedestrian connectivity and other transit supportive features.

While an Activity Center is not specifically identified in the new Blackstone Ranch SPA, the proposed SPA does address connectivity issues including trails and roadways that will allow for access to the Activity Center.

LR-SPA 1.4—Mix of Housing Types

A range of housing types shall be included in the SPA, including single-family detached, single-family attached, duplexes, multi-family residential units and housing included as part of the mixed-use development to meet varying functional and pricing needs. Single family neighborhoods shall provide a range of lot sizes.

The overall Lompa Ranch Specific Plan will, upon build out, have a variety of housing types. The housing included in the Blackstone Ranch Specific Plan will contribute to that variety. However, the housing in the Blackstone Ranch Specific Plan area will be medium density residential as opposed to a range of densities. This is consistent with the Lompa Ranch Specific Plan.

LR-SPA 1.5—Compatibility with Existing Neighborhoods

Land use patterns and development intensity shall be designed to provide for compatibility with existing, surrounding neighborhoods, including consideration of lot sizes and development intensities adjacent to existing residential neighborhoods.

The subject property is somewhat isolated in that it has a freeway to the east, a recreational linear park to the north, and vacant industrial land to the south. The one area where compatibility is a consideration is the residential area to the west. The subject property is planned for medium density residential, thus resulting in residential uses adjacent to residential uses. The intensity of uses in the area to the west is somewhat diverse in that the properties on the northside of Railroad Drive are one acre lots, while the lots on Trolley Way are in the 7,000 square foot range. The applicant is proposing a Single Family 6000 zoning district that would yield a minimum lot size of 6,000 square feet, but has included Policy 2.1.1.b which states “Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Proper transitions can include feathering of density / lot size, landscape buffers, or walls/fences that serve to identify community boundaries.” Incorporation of this policy will allow for the Planning Commission and the Board to consider the lot sizes abutting Trolley Way homes during the tentative map process.

LR-SPA 2.1—Roadway Linkages

The general vehicular circulation network shall be established with the final SPA to connect the neighborhood within the SPA and surrounding neighborhood and shall include, at a minimum:

- *a north-south collector between Highway 50 East and Fifth Street;*
- *connection of the north-south collector to Robinson Street;*
- *a collector from Fifth Street to Railroad Street across the Linear Park;*
- *and other roadways and connections as required by a traffic study.*

The Blackstone Ranch SPA addresses the Roadway. Section 3.6.b states:

“Railroad Street will be extended as a collector street to the northern boundary of the Linear Park. All development plans, including construction plans, will reflect this improvement and the road will be constructed at the time of site improvement. Consistent with the Lompa Ranch SPA, the intent of the collector street is to connect Railroad Street to Fifth Street.”

When the property to the north of the linear park prepares its specific plan, consistent with policy LR-SPA 2.1, it will include a policy to continue the collector from the northern boundary of the linear park to Fifth Street.

LR-SPA 2.2—Traffic Study Requirement

A traffic study shall be required for review with the final SPA. The traffic analysis shall meet the requirements of the Carson City Development Standards and shall be conducted for the buildout of the entire SPA.

A traffic study is included in the Blackstone Ranch SPA. The Traffic Study concludes that no traffic mitigations are needed as all the study intersections operate at acceptable levels of service conditions with the addition of the project traffic. Per 3.7 of the Blackstone Ranch Specific Plan, a comprehensive traffic impact analysis for the overall Blackstone Ranch SPA shall be reviewed and approved with the tentative map. Additionally, updates to the master traffic impact analysis shall be provided for any project generating more than 80 peak hour trips to determine if roadway upgrades / improvements are triggered.

LR-SPA 2.3—Pedestrian and Bicycle Connections

Pedestrian and bicycle connections shall be provided to link all internal neighborhoods to each other and all areas of the development to:

- *the linear park south of Fifth Street and along Fifth Street;*
- *any commercial, mixed use or employment areas with the SPA;*
- *the Highway 50 East multi-use path;*
- *the high school;*
- *Saliman Street;*
- *any internal trails, open space and parks provided as part of the SPA development.*

Section 3.1.2 of the Blackstone Ranch SPA addresses Trails and Pathways. It calls for path connectivity from the future development on the subject property to the city’s Linear Park multi-use path, and to the future north/south multi-use path along the west side of the Carson City Freeway. This is consistent with the recommendation in the Traffic Impact Study, which recommends that the project construct a connection to the multi-use trail north of the project site to provide for a quality walking and cycling connection to Freemont Elementary School.

Per 3.1.2.c, the design of the future projects internal pathway / sidewalk system will be reviewed for compliance with the Unified Pathways Master Plan at the time of development review.

To improve clarity, staff recommends that language associated with 3.1.2.b and 3.1.2.c be modified as follows:

3.1.2.b The Unified Pathways Master Plan (UPMP) identifies two non-motorized path systems adjacent to the subject property. Future development plans will provide for path connectivity from the proposed development to the City’s Linear Park multi-use path along the west side of the Carson City Freeway. These two neighborhood access corridors shall be approximately 30 feet wide and have ten foot wide multi-use paths located in them. A public access easement or a similar legal instrument will be utilized to grant public access in perpetuity for these two neighborhood access corridors. The applicant will prepare the legal documents and record with final map.

3.1.2.c Chapter 7 in the UPMP provides the City's sidewalk policies and implementation strategies for pedestrian connectivity within developments and between project sites and the City's existing sidewalk / path systems. The design of the sidewalk system, including pedestrian crosswalks, connections to the adjacent residential neighborhood, and connections to the City's non-motorized path system will be reviewed for consistency with the UPMP at the time development is proposed.

LR-SPA 3.1—Floodplain and Drainage

The existing floodplain shall be identified based on FEMA mapping with post-freeway drainage improvements for development of the final SPA. In order to develop the property, drainage improvements will be required to mitigate the 100-year floodplain on the property. This may also require amending the FEMA mapping through a letter map amendment process. Once the new floodplain is determined, designated land use intensities shall be developed outside this floodplain area.

An overall storm water management plan shall be developed with the final SPA to ensure adequate drainage facilities to serve the entire SPA area.

A detailed wetlands delineation shall be provided with the final SPA identifying any areas that meet the Federal 404 definition of wetlands. Following wetland identification, designated land use intensities shall be developed outside the wetlands.

The applicant submitted a Conceptual Drainage Study with the application for a Specific Plan. This document has been reviewed by the City's Engineering Division, and incorporates design standards consistent with City standards and FEMA standards to accommodate one hundred (100) year peak flows, hence mitigating adverse storm water conditions and impact on downstream properties.

Section 3.4 of the Blackstone Ranch SPA addresses Stormwater Management. With respect to FEMA mapping, subsection "e" acknowledges that prior to the recordation of the final map, a Conditional Letter of Map Revision (CLOMR) must be approved with design recommendations for the channel to accommodate one-hundred year peak flows.

A wetland delineation is currently being prepared, and is anticipated to be complete by June 30, 2018. The wetland delineation will be incorporated into any future development plans, with an explanation of any mitigation requirements associated with the Federal permitting.

LR-SPA 4.1—Quality Design

The final SPA shall promote a variety and visual interest in the design of new residential neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features.

The final SPA shall promote variety and visual interest in the design of new commercial centers through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping and other features.

The Blackstone Ranch SPA sets forth design standards that promote variety and visual interest for residential properties within the SPA area. The applicant has dedicated Chapter 2 in its entirety to design standards and guidelines that are intended to create a high level of quality in residential development within the SPA. The standards in the Blackstone Ranch SPA includes policies related to "forward" architecture, not allowing garages to dominate the building façade, providing visual interest in the streetscape pattern, limiting fencing materials, mandating

architectural features, limiting roof materials, and having architectural standards that promote an upscale development concept that reflects a western and ranching heritage while providing for modern features.

LR-SPA 5.1—Provision of Park, Multi-Use Paths and Open Space Facilities

Parks shall be provided commensurate with demand created by the SPA development consistent with the City's adopted Parks and Recreation Master Plan standards. Drainage and flood control areas may be used as part of the parks and multi-use trail system. Parks shall be connected to existing multi-use trail facilities. Parks, open space and multi-use path areas shall be generally depicted on the final SPA Land Use Plan.

Section 3.1 of the Blackstone Ranch SPA addresses Parks, Open Space, and Trails. No public parks will be incorporated into the development as the Parks and Recreation Master Plan does not call for them.

As previously noted, path connectivity to the City's Linear Park multi-use path located on the north side of the linear ditch and to the future north/south multi-use path along the west side of the Carson City Freeway will be incorporated into any future development. These pathways will be designated for public access in perpetuity. The internal pathway system will be evaluated for compliance with the UPMP at the time a development is proposed.

LR-SPA 6.1—Extension of Public Utilities

Water, sewer, storm drainage, gas, electric, telephone and cable television utilities shall be extended to serve the entire SPA and shall be coordinated with the applicable providers to ensure such facilities can be provided for the proposed development.

As part of the application for a Specific Plan, the applicant submitted Water and Sewer Demands for Saliman Road & Fairview Drive 26.89 Acre Conceptual Drainage Study, a technical document prepared by a licensed engineer. The City's Engineering Division has reviewed these documents.

Section 3 of the Blackstone Ranch SPA addresses Public Services and Infrastructure. Sanitary Sewer is addressed in Section 3.2. The policies obligate a future developer to preparing a final sewer report to demonstrate capacity to serve the development with each individual project. The site has no known constraints which would impact the ability to be served by a gravity fed extension of the public sewer.

Water is addressed in Section 3.3. Policy "b" states the sizing of water lines is to be sufficient to accommodate ultimate buildout, with a trunk line running in Railroad Drive.

Stormwater is addressed in Section 3.4. Policy "a" states that drainage channels shall be designed to contain the existing off-site watershed discharges as well as the existing discharges from the SPA area. Policy "b" states that existing drainage patterns shall be maintained.

Utility Services are addressed in Section 3.5. Policy "b" states that plans for electrical, natural gas, telephone, and cable service shall be reviewed and approved by the applicable purveyor prior to the issuance of a building permit.

LR-SPA 6.2—Undergrounding of Utilities

All utilities, including electric, shall be extended underground from their present locations to serve the development.

Section 3.5 of the Blackstone Ranch SPA states that all utility services within the new SPA shall be undergrounded and that overhead power lines shall be prohibited.

LR-SPA 6.3—School Facilities

The applicant shall work with the Carson City School District to establish adequate school sites and facilities, as necessary, to provide for adequate levels of service for the proposed development.

Section 3.8 of the Blackstone Ranch SPA provides for the future developer to provide estimated student enrollment projections to the Carson City School District.

LR-SPA 7.1—Adequate Public Safety Facilities

Adequate police and fire protection needs to be established within the SPA. Police and fire protection at an urban level of service needs to be demonstrated. Any additional services or facilities necessary to provide this level of service should be established on a prorated basis to serve the entire SPA.

No special or extraordinary services are incorporated into the Blackstone Ranch SPA. It is anticipated the future development of this site will not compromise the level of service.

LR-SPA 7.2—Fire Station Location

The applicant shall work with the Carson City Fire Department to identify potential fire station locations, including off-site locations in the vicinity, to adequately serve the proposed SPA development area.

This policy was addressed in the Lompa Ranch North Specific Plan.

PUBLIC COMMENTS: Public notices were mailed to 49 adjacent property owners within 600 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on May 11, 2018. At the time of the writing of this report, staff has not received any formal comments. Staff did have an informal conversation with one abutting neighbor who suggested the incorporation of a sound wall along the freeway. This recommendation is not included in the document.

Any other 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:

All comments and revisions received by City departments have been incorporated into the document or into the motion.

FINDINGS: Staff recommends the following findings for approval of the Master Plan 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.***

As discussed in detail in the Discussion section in this staff report, the proposed Blackstone Ranch SPA is in compliance with policies set forth in the original Lompa Ranch SPA.

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 provides for land uses that are compatible with existing adjacent land uses by creating the same or similar land use designations and intensities. The proposed SPA also includes a policy 2.1.1.b to specifically address compatibility, stating “Neighborhood density shall properly relate to adjoining developed areas and provide for transition between neighborhood types. Property transitions can include feathering of density/lot size, landscape buffer, or walls/fences that serve to identify community boundaries.” This policy will be implemented during the review of a development project.

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.***

It has been anticipated that development would ultimately occur on the Lompa Ranch. The 2006 Carson City Master Plan adopted a SPA for the Lompa Ranch area that outlined, in general terms, desired land use designations and policies for future development. A requirement of the original Lompa Ranch SPA was to create and adopt a new SPA for the area to address development. The proposed amendment is in response to this requirement and represents the desired use of the land as set forth in the original Lompa Ranch SPA.

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 requested amendment creates a new SPA for the Lompa Ranch properties on the east end of Railroad Drive. It provides development policies and design standards that promote desired growth patterns and quality development for the area as envisioned with the 2006 adoption of the original Lompa Ranch SPA.

Zoning Map Amendment Findings

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

The original Lompa Ranch SPA states in Policy LR-SPA 1.1 – Specific Plan Area Requirement, that appropriate zoning of the property may be included as part of the SPA process. The applicant is proposing a Zoning Map Amendment in conjunction with the adoption of the Blackstone Ranch SPA that will make the underlying zoning of the

properties consistent with the land use designations proposed with the new SPA, and will support the goals and policies set forth in the new SPA.

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 Zoning Map Amendment will change the zoning of the Blackstone Ranch SPA properties to Single Family 6000. This is a residential zoning district that will be compatible with existing adjacent land uses, particularly those residential uses located to the west of the site.

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 Zoning Map Amendment is consistent with the proposed land use designations in the proposed Blackstone Ranch SPA and is appropriately proposed for adoption at the same time as the new SPA. Provisions have been set forth in the policies and development standards of the new SPA to ensure that public services and facilities are adequately planned for and will not adversely impact the public health, safety and welfare.

Attachments:

Planning Commission Master Plan Amendment Resolution 2018-PC-R-3
Blackstone Ranch Specific Plan Design Guidelines Dated May 10, 2018.
Blackstone Ranch Master Plan Amendment and Zone Change Application