



# STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** February 21, 2019

**Staff Contact:** Heather Ferris, Associate Planner

**Agenda Title:** For Possible Action: To adopt Bill No. 101, on second reading, an ordinance approving a change of zoning from Retail Commercial to General Commercial on a portion of APN 002-061-34, for property that is located at 2203-2323 North Carson Street. (Heather Ferris, hferris@carson.org)

Staff Summary: The Board introduced the ordinance at its meeting of February 7, 2019. The applicant is requesting a split zoned parcel with Retail Commercial zoning remaining along the North Carson Street frontage and General Commercial to the rear. The General Commercial zoning will provide the land owner with a broader range of uses for the property. The Board of Supervisors has the authority to amend the zoning map.

**Agenda Action:** Ordinance - Second Reading                      **Time Requested:** 5 minutes

**Proposed Motion**

I move to adopt Bill No. 101 on second reading.

**Board's Strategic Goal**

Quality of Life

**Previous Action**

At its meeting of February 7, 2019, the Board introduced the Ordinance by a vote of 5-0.

At its meeting of January 15, 2019 the Planning Commission conducted a public hearing on the subject request, and voted to recommend that the Board of Supervisors amend the Zoning Map as requested. The vote of the Planning Commission was 6-0, 1 absent.

**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 attached staff report to the Planning Commission 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? No

**If yes, account name/number:**

**Is it currently budgeted? No**

**Explanation of Fiscal Impact:**

**Alternatives**

Do not adopt the ordinance based on an inability to make the required findings, noting what finding cannot be made.

**Attachments:**

[ZMA-18-180 - Ordinance \(2.21.19\).doc](#)

[ZMA-18-180 PC Packet with Late Material.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. 101  
ORDINANCE NO. 2019-\_\_

AN ORDINANCE TO CHANGE THE ZONING FROM RETAIL COMMERCIAL TO GENERAL COMMERCIAL FOR A PORTION OF A PROPERTY LOCATED AT 2203-2323 NORTH CARSON STREET, APN 002-061-34.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor’s Parcel Number 002-061-34, property located at 2203-2323 N. Carson Street, 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 a portion of the subject parcel APN 002-061-34 changing from Retail Commercial to General Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 15, 2019, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 0 nays (1 absent) 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 a portion of Assessor’s Parcel Number 002-061-34 from Retail Commercial to General Commercial, as depicted on Attachment A.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2019.

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

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2019.

VOTE:                      AYES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

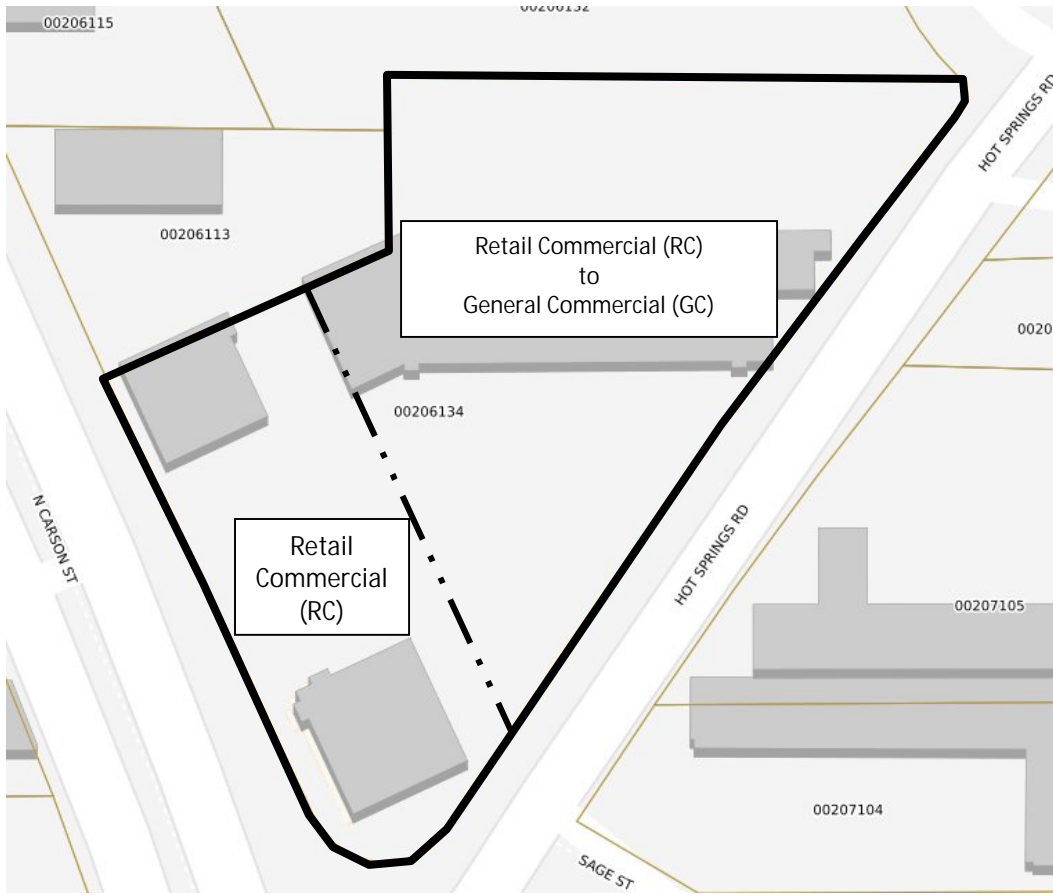
\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2019.

# Attachment A



**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 15, 2019**

**FILE: ZMA-18-180**

**AGENDA ITEM: E.4**

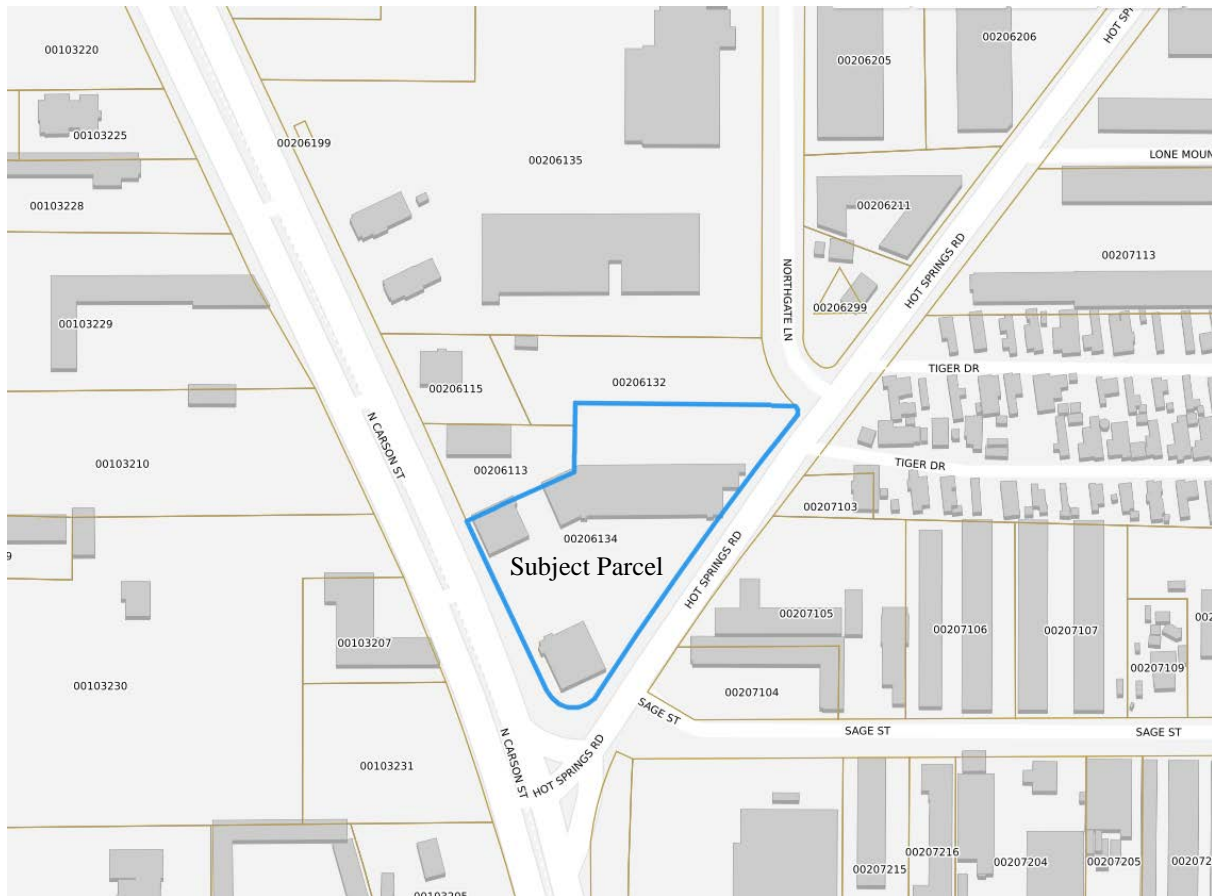
**STAFF CONTACT:** Heather Ferris, Associate Planner

**AGENDA TITLE:** To make recommendation to the Board of Supervisors regarding a Zoning Map Amendment for a zoning change from Retail Commercial (RC) to General Commercial (GC) on a portion of APN 002-061-34. The subject property is located at 2203-2323 North Carson Street (Hot Springs Center).

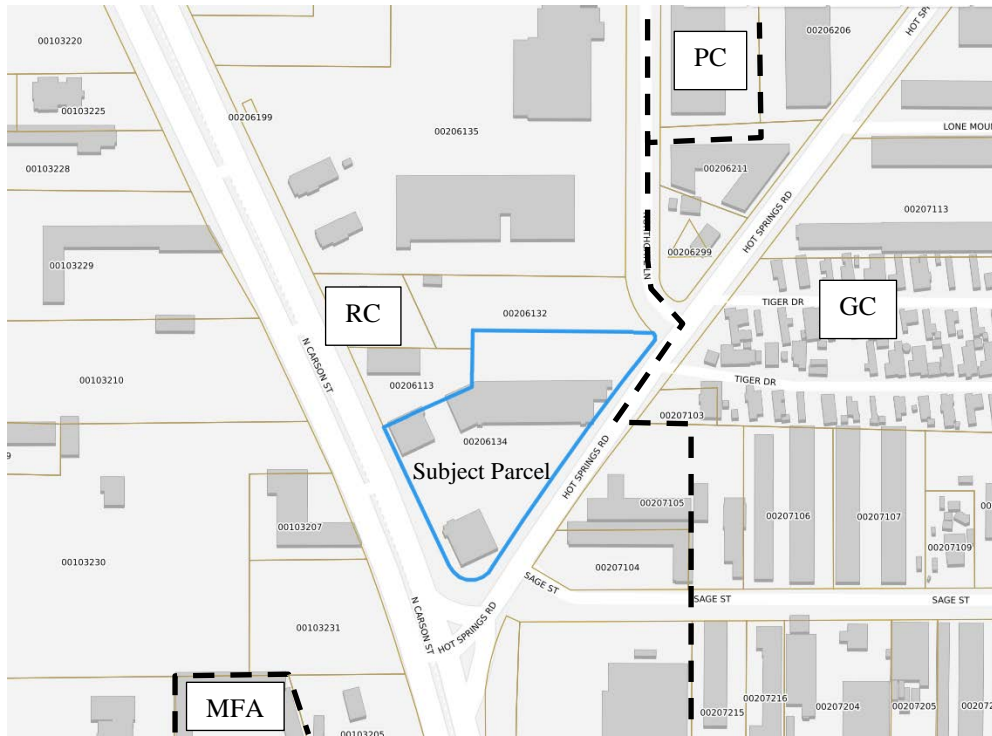
**STAFF SUMMARY:** The applicant is requesting a split zoned parcel with Retail Commercial zoning remaining along the North Carson Street frontage and General Commercial to the rear. The General Commercial zoning will provide the land owner with a broader range of uses for the property.

**RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-18-180, a Zoning Map Amendment to change the zoning from Retail Commercial to General Commercial for a portion of a property located at 2203-2323 North Carson Street, based on the findings contained in the staff report.”

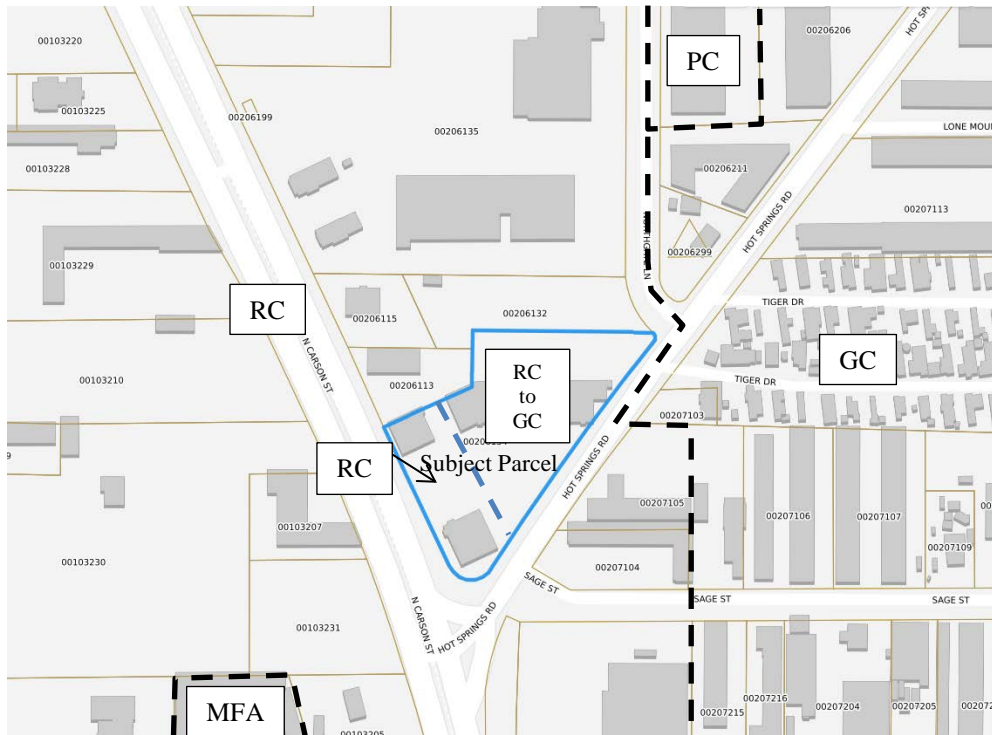
**VICINITY MAP:**



**EXISTING ZONING**



**PROPOSED ZONING**



**KEY**

RC= Retail Commercial      MFA= Multi-Family Apartment  
GC= General Commercial      PC= Public Community

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

**MASTER PLAN DESIGNATION:** Community/Regional Commercial (C/RC)

**EXISTING ZONING DESIGNATION:** Retail Commercial (RC)

**PROPOSED ZONING DESIGNATION:** Retail Commercial (RC) and General Commercial (GC)

**KEY ISSUES:** Is the zoning map amendment consistent with the Master Plan? Is the zoning map amendment compatible with existing adjacent uses?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Retail Commercial/ Restaurant and Vacant

SOUTH: Retail Commercial/ Retail

EAST: General Commercial and Retail Commercial/ Retail

WEST: Retail Commercial/ Retail

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (Area of Minimal Flooding)

EARTHQUAKE FAULT: Beyond 500 feet; Severe earthquake potential

SLOPE/DRAINAGE: Site is flat

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 2.34 acres

BUILDING SIZE: 3 buildings totaling 23,031 square feet

**SITE HISTORY:**

- AB-97/98-13: Abandonment of a portion of right-of-way for Hot Springs Road. Approved by the Board of Supervisors July 16, 1998.
- MPR-12-144: Major Project Review for Jimmy John's restaurant, completed December 18, 2012.
- ADM-12-137: Administrative Permit to allow for the Jimmy John's restaurant drive-through window facing a street frontage. Approved by the Administrative Permit Hearing Examiner on January 4, 2013.
- MPR-17-077: Major Project Review for a daycare facility for 65 children, completed June 20, 2017.
- SUP-17-084: Special Use Permit to allow for a child care facility for 65 children. Approved by the Planning Commission on July 26, 2017.

**DISCUSSION:**

The subject property is located at the northeast corner of N. Carson Street and Hot Springs Road. The parcel is approximately 2.34 acres in size and contains three buildings totaling 23,031 square feet in size.



The current Master Plan designation of the subject parcel is Community/Regional Commercial. Per the Master Plan, the characteristics of the Community/Regional Commercial designation is to provide for a mix of retail services in a concentrated setting that serves the local community, but may also include larger retail centers with unique stores or characteristics that provide a regional draw. Surrounding properties are all designated as Community/Regional Commercial on the Master Plan. 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. Pursuant to Nevada Revised Statutes (NRS) 278.250 the zoning map designation shall be consistent with the Master Plan designation. There are several zoning districts that are consistent with the Master Plan designation of Community/Regional Commercial, including Retail Commercial, General Commercial, Neighborhood Business, and Tourist Commercial.

The property is currently zoned Retail Commercial. The applicant is proposing to change the zoning on the rear portion of the property (approximately 1.6 acres) to General Commercial, leaving the portion of the parcel that fronts N. Carson Street in a Retail Commercial zoning district. Both the Retail Commercial and General Commercial zoning districts are consistent with the underlying Master Plan of Community/Regional Commercial.

The front portion of the property, which would remain Retail Commercial, contains the existing Jimmy John's and Denny's restaurants. The rear portion of the property, proposed for General Commercial, contains a strip mall type building which houses Athena's Daycare, various retail uses, as well as several vacant store fronts. The applicant notes the change in retail shopping patterns in recent years and the coinciding struggle to attract and keep retail tenants over the 10 or more years. Amending the zoning for a portion of the property from Retail Commercial to General Commercial would allow for a broader range of business uses for the property. It is the applicant's hope that these broader range of uses will result in filling the underutilized retail spaces.

The uses allowed in the Retail Commercial zoning district are limited primarily to offices and retail sales of new merchandise, whereas the General Commercial zoning district allows for expanded uses such as retail and wholesale sales of new and used material, repair and service facilities, and offices.

**PUBLIC COMMENTS:** Public notices were mailed to 37 adjacent property owners and 87 mobile home park tenants within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on December 27, 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:**

The following comments were received from City departments.

Engineering Division:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

The Engineering Division has reviewed the request within its areas of purview relative to 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water.

CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

Fire Department: No concerns.

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

**1. *That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.***

Chapter 3 of the Master Plan addresses a balanced land use pattern. Policy C/RC 1.1 of the Master Plan sets out the characteristics of the commercial uses associated with this land use designation. The uses could include a variety of general merchandise, grocery, apparel, appliances, specialty markets, restaurants, and specialty stores. The variety of uses allowed in the Community/Regional Commercial land use designation is intended to provide for a variety of community needs. The zoning districts that correspond to that land use designation are General Commercial, Retail Commercial, Neighborhood Business, and Tourist Commercial. Therefore, the proposed zoning map amendment to General Commercial for a portion of the subject property will maintain consistency with the Master Plan Land Use Map while allowing for a wider variety of uses than is currently allowed in the Retail Commercial zoning.

**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 property is located in a commercial area and is surrounded by other commercial properties in the Retail Commercial and General Commercial zoning districts. The proposed amendment would extend the General Commercial zoning that is to the northeast of the subject property, while maintaining the Retail Commercial zoning along the N. Carson Street frontage consistent with the other commercial properties that front N. Carson Street in this area of the City. Therefore, the proposed amendment will be

compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

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. The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially result from a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code.

Attachments:

Draft Zoning Map Amendment Ordinance  
Engineering comments  
Application (ZMA-18-180)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. \_\_\_\_\_  
ORDINANCE NO. 2019-\_\_

AN ORDINANCE TO CHANGE THE ZONING FROM RETAIL COMMERCIAL TO GENERAL COMMERCIAL FOR A PROTION OF A PROPERTY LOCATED AT 2203-2323 NORTH CARSON STREET, APN 002-061-34.

The Board of Supervisors of Carson City do ordain:

SECTION I:

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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 a portion of Assessor’s Parcel Number 002-061-34 from Retail Commercial to General Commercial, as depicted on Attachment A.

PROPOSED this \_\_\_ day of \_\_\_\_\_, 2019.

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

PASSED on the \_\_\_ day of \_\_\_\_\_, 2019.

VOTE: AYES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

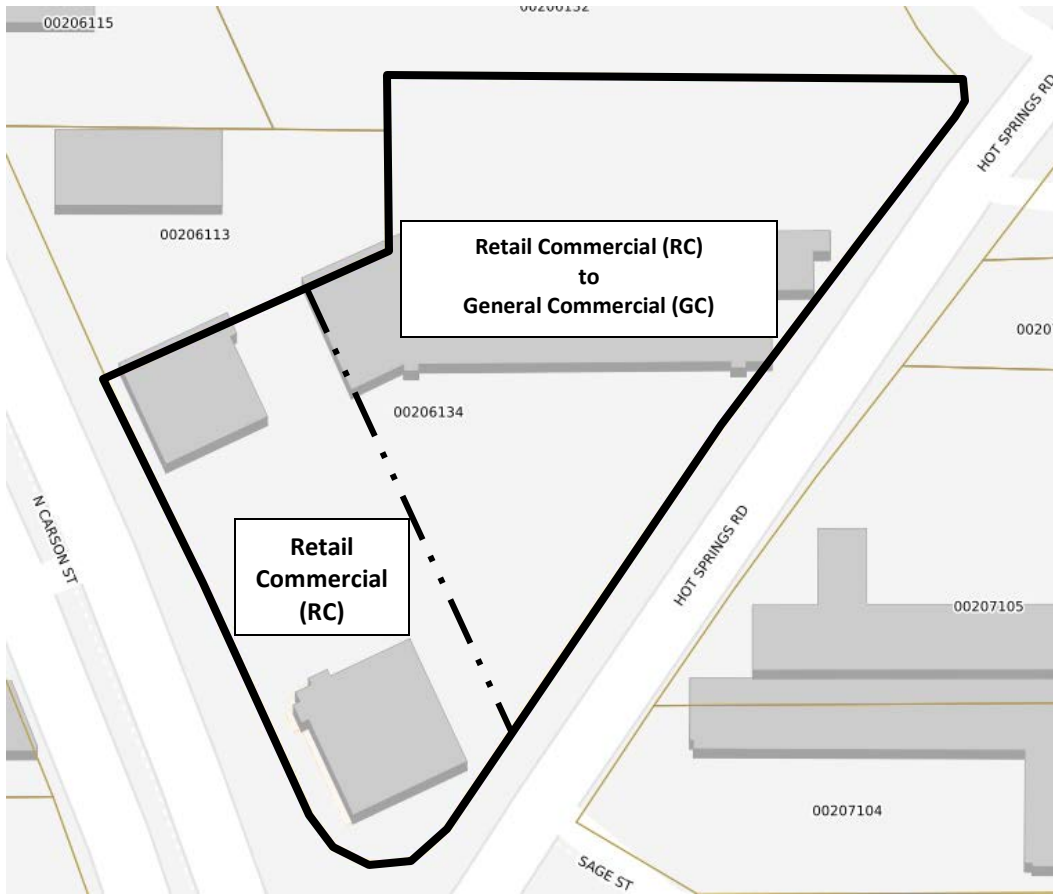
ROBERT L. CROWELL, Mayor

ATTEST:

\_\_\_\_\_  
SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2019.

# Attachment A



**Engineering Division  
Planning Commission Report  
ZMA-18-180 2203-2323 N Carson St (Glyn Burge)**

**TO:** Heather Ferris - Planning Department

**FROM:** Guillermo Munoz E.I. - Development Engineering Dept.

**DATE:** 12-21-2018    **MEETING DATE:** January 15, 2019

**SUBJECT TITLE:**

Action to consider a change in zoning for parcel 002-061-34 at 2203-2323 N Carson St from Retail Commercial to General Commercial

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

**DISCUSSION:**

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

**CCMC 18.02.075 (5.b.1) – Compliance with Master Plan**

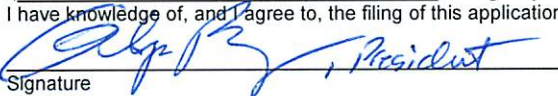
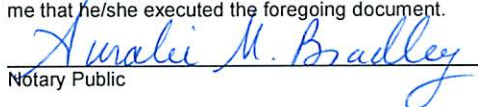
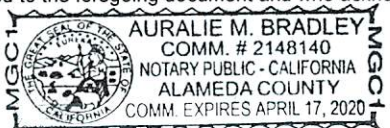
The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water.

**CCMC 18.02.075 (5.b.2&3) – Compatible Land Use**

Development Engineering has no comment on these findings.

**CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare**

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

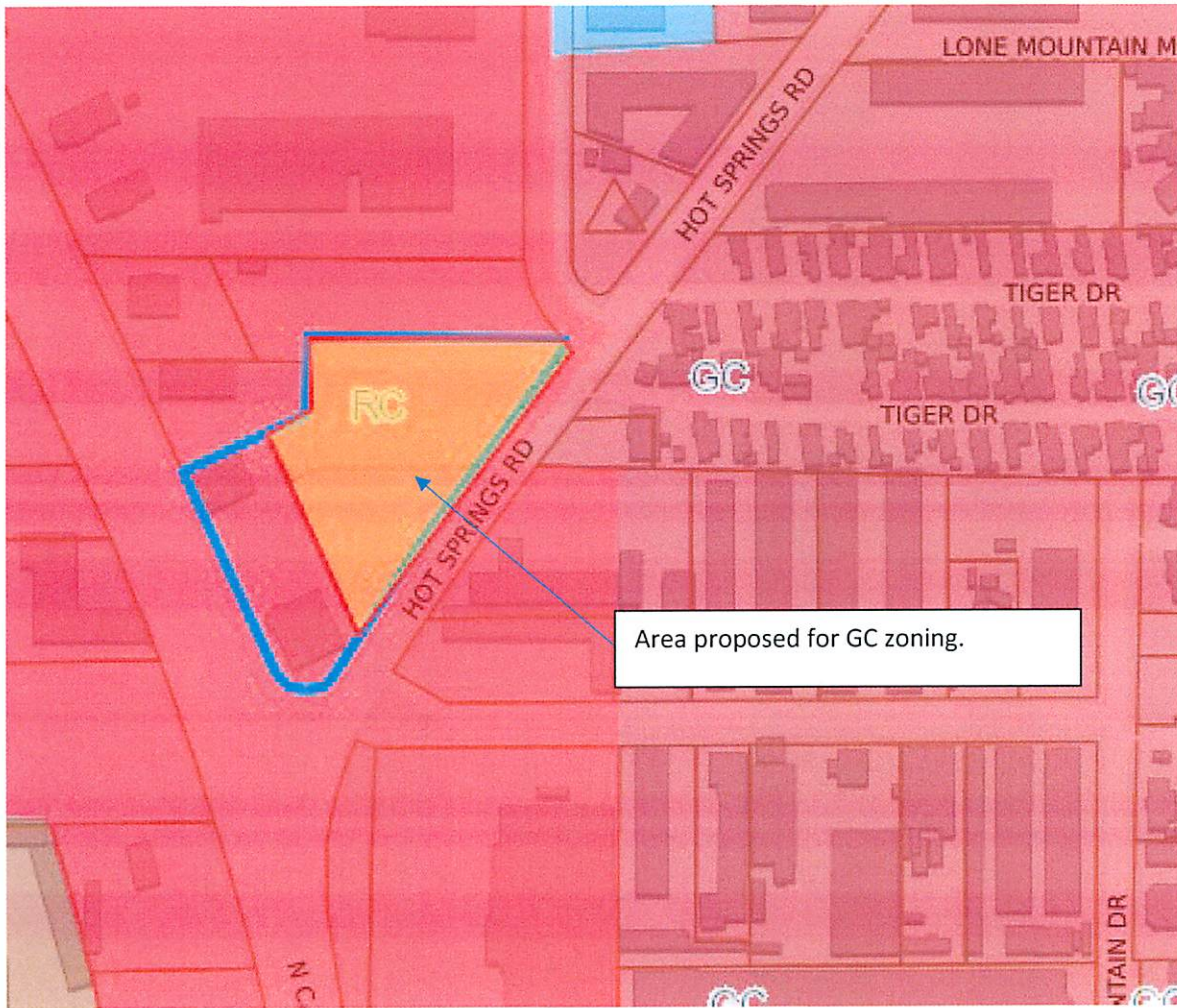
<b>Carson City Planning Division</b> 108 E. Proctor Street· Carson City NV 89701 Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>		FOR OFFICE USE ONLY:  <h2 style="text-align: center;">ZONING MAP AMENDMENT</h2>	
<b>FILE # ZMA – 18 -</b>		<b>FEE: \$2,450.00 + noticing fee</b>	
<b>APPLICANT</b> Glyn Burge	<b>PHONE #</b> 510-452-1433	<b>SUBMITTAL PACKET</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 490 Grand Avenue, Suite 200, Oakland, CA 94610		<input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering-4 copies) <input type="checkbox"/> CD containing application data (all to be submitted once application is deemed complete by staff)	
<b>EMAIL ADDRESS</b> <a href="mailto:glyn@burgepacific.com">glyn@burgepacific.com</a>		<b>Application Reviewed and Received By:</b> <hr/>	
<b>PROPERTY OWNER</b> Hot Springs Center, LLC	<b>PHONE #</b> 510-452-1433	<b>Submittal Deadline: See attached PC application submittal schedule.</b> <b>Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b> 490 Grand Avenue, Suite 200, Oakland, CA 94610			
<b>EMAIL ADDRESS</b>			
<b>APPLICANT AGENT/REPRESENTATIVE</b>		<b>PHONE #</b>	
<b>MAILING ADDRESS, CITY, STATE, ZIP</b>			
<b>EMAIL ADDRESS</b>			
<u>Project's Assessor Parcel Number(s)</u> 002-061-34	<u>Street Address</u> 2203-2323 N. Carson Street, Carson City, NV 89706	<u>ZIP Code</u>	
<u>Project's Master Plan Designation</u>	<u>Project's Current Zoning</u> RC	<u>Nearest Major Cross Street(s)</u> Hot Springs Road	
Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.			
<b>Change zoning from RC to GC on a portion of APN 002-061-34 (Hot Springs Center).</b>			
A split zoned parcel is proposed with this application, however rezoning the entire parcel to GC would also be acceptable.			
<b>PROPERTY OWNER'S AFFIDAVIT</b>			
I, <u>Glyn Burge, President of Hot Springs Center, LLC</u> , being duly deposed, do hereby affirm that <u>I am</u> the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.			
<u>Signature</u> 	<u>Address</u> 490 Grand Avenue, Suite 200, Oakland, CA 94610	<u>Date</u> 12/17/2018	
Use additional page(s) if necessary for other names.			
On <u>DECEMBER 17, 2018</u> , 2 <u>GLYN BURGE</u> , personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.			
<u>Notary Public</u> 			

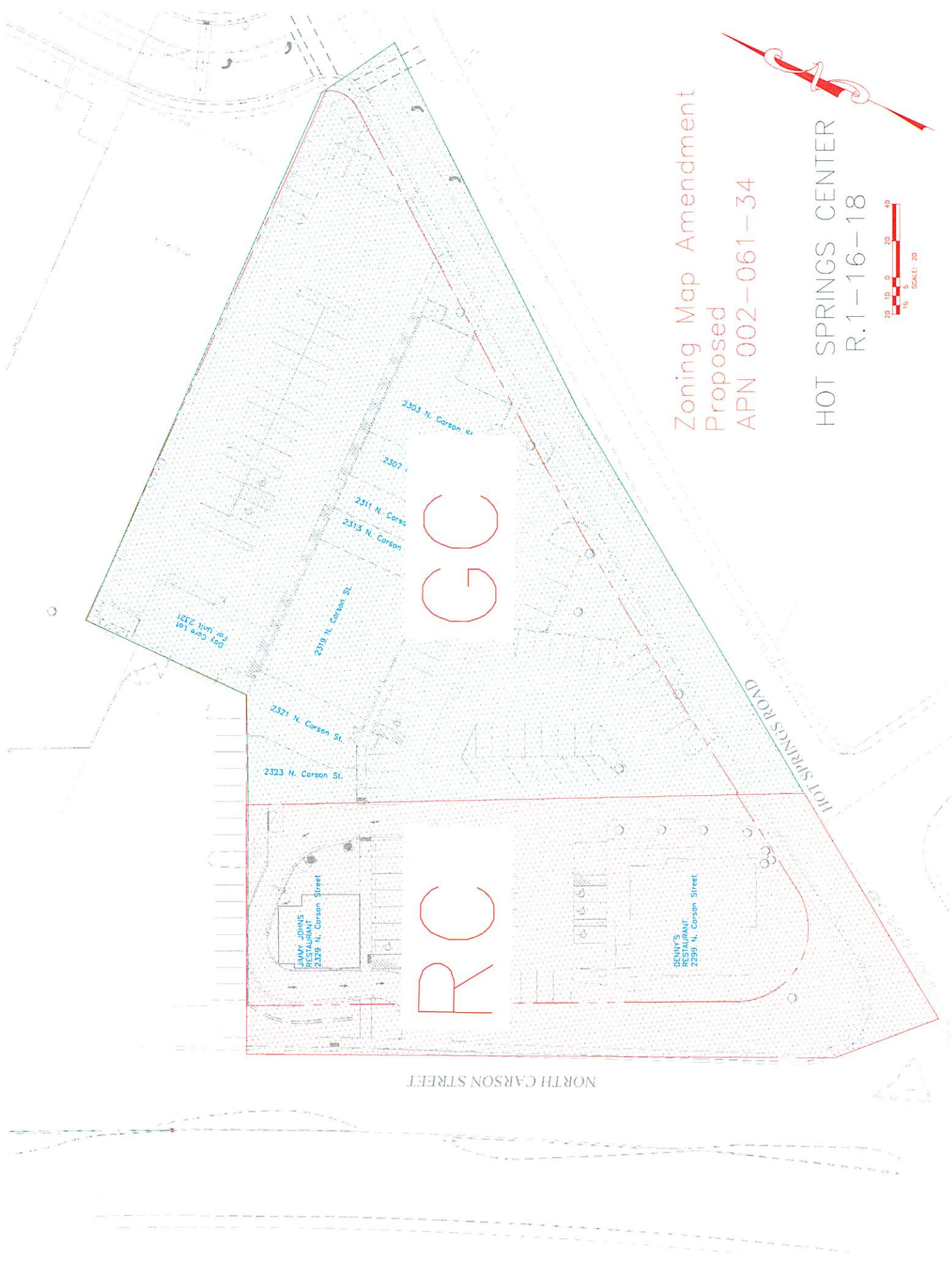


Hot Springs Center

APN 002-061-34

Proposed GC zoning.





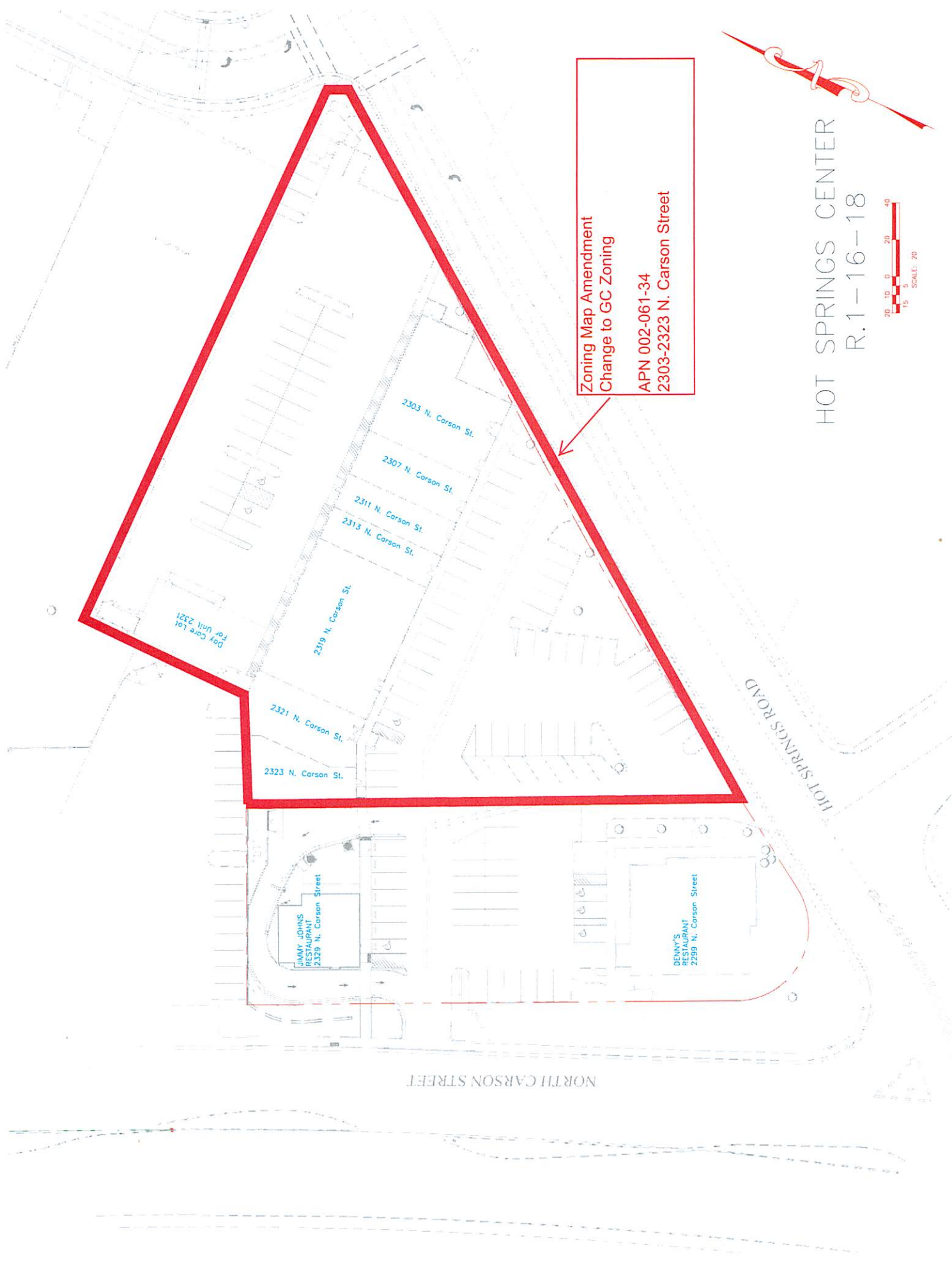
Zoning Map Amendment  
 Proposed  
 APN 002-061-34

HOT SPRINGS CENTER  
 R.1-16-18



NORTH CARSON STREET





Zoning Map Amendment  
 Change to GC Zoning  
 APN 002-061-34  
 2303-2323 N. Carson Street

HOT SPRINGS CENTER  
 R.1-16-18

NORTH CARSON STREET

HOT SPRINGS ROAD

JIMMY JOHNS  
 RESTAURANT  
 2329 N. Carson Street

DENNY'S  
 RESTAURANT  
 2299 N. Carson Street

Day Care Lot  
 For Unit 2321

2323 N. Carson St.

2321 N. Carson St.

2319 N. Carson St.

2313 N. Carson St.  
 2311 N. Carson St.

2307 N. Carson St.

2303 N. Carson St.

## **Applicant's Answers to Application Questionnaire**

Hot Springs Center, LLC – Proposed Zoning Change from RC to GC

APN 002-061-34

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

A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

*We are requested a zoning map amendment to change the zoning for a portion of this parcel from RC – Retail Commercial to GC – General Commercial. The resulting parcel would be split-zoned keeping the Denny's and Jimmy John's restaurants on N. Carson Street in RC zoning and changing the adjacent 17,000 SF retail/commercial building to GC zoning. GC zoning for the eastern half of the property is consistent with zoning to the east and north east of the property across Hot Springs Road and Northgate Lane. RC zoning for the west half of the property is consistent with the north south corridor on N. Carson Street, which is mostly RC zoned. No other changes are proposed for the site.*

### **Chapter 3: A Balanced Land Use Pattern**

*GC zoning for this site is consistent with a balanced land use pattern in this part of Carson City. It matches many similarly zoned contiguous commercial parcels in the area. It expands the supply of "general commercial" properties and thereby discourages growth in areas not planned to be served by the city. It promotes infill and redevelopment by expanding the number of businesses able to use the site. It incorporates all RC uses and is compatible with adjacent RC and GC zoned properties. The closest housing to the site is the Safari Mobile Home Village across Hot Springs Road to the north east, which is itself GC zoned.*

### **Chapter 5: Economic Vitality**

*The Hot Springs Center was constructed in about 1985 and has three buildings including a Denny's restaurant, a Jimmy John's restaurant, and a ±17,000 SF retail/commercial building. Over the years as retail shopping patterns have changed, the retail/commercial building has struggled to attract and keep retail tenants and for the past 10+ years has remained largely vacant. Modifying the zoning will allow a broader range of business uses for the property. This is consistent with the city's goal to reuse or redevelop "underused retail spaces."*

### **Chapter 6: Livable Neighborhoods and Activity Centers**

***The proposed zoning amendment promotes the reuse of existing buildings for local services and is consistent with contiguous uses in the area. Businesses in the immediate area include C-A-L Ranch Stores, Carson City Tire and Automotive, Economy Wash and Dry, Victory Christian Center, and various retail shops, restaurants, light industrial/small warehouses, thrift stores, storage units, offices, etc.***

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.

A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

***GC zoning for the eastern half of the property would match the zoning to the east and north east of the property across Hot Springs Road and Northgate Lane.***

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

***None known within 5 years.***

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.

***No physical changes are being proposed for the site, just a zoning change. We do not believe GC zoning will have any adverse impact on public health, safety or welfare. All adjacent properties are either GC or RC zoned.***

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

***Not applicable. No physical changes are being proposed for the site.***

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

***Not applicable. No physical changes are being proposed for the site.***

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

**Not applicable. No physical changes are being proposed for the site. All adjacent properties are already either RC or GC zoned.**

D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

**Not applicable as no new residential is being proposed.**

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

**Not applicable. No physical changes are being proposed for the site.**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

*Glyn Burge*  12/17/2018  
Applicant                      Glyn Burge/Hot Springs Center, LLC                      Date



# Master Plan Policy Checklist

## Master Plan and Zoning Map Amendments

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Hot Springs Center Zoning Change

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

**Is or does the proposed amendment:**

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

**CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES**



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

**Is or does the proposed amendment:**

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

**CHAPTER 5: ECONOMIC VITALITY**



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

**Is or does the proposed amendment:**

- Help maintain and enhance the primary job base (5.1)?



- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

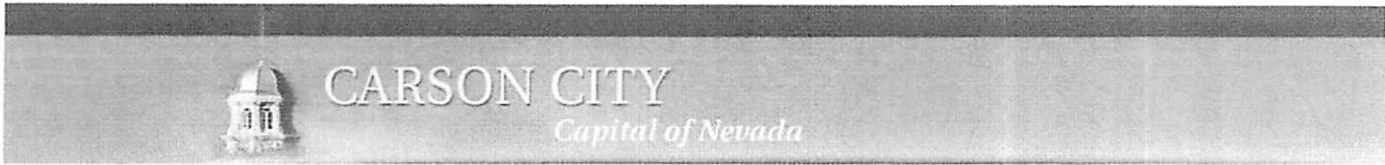
## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

### Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?



[Treasurer Home](#)   [Assessor Data Inquiry](#)   [Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 002-061-34					
Property Location: 2299 N CARSON ST			Tax Year: 2018-19		
Billed to: HOT SPRINGS CENTER LLC			Roll #: 008277		
490 GRAND AVE #200			District: 1.0		
OAKLAND, CA 94610-0000			Tax Service:		
			Land Use Code: 400		
<a href="#">Code Table</a>					
<b>Outstanding Taxes:</b>					
<u>Prior Year</u>	<u>Tax</u>	<u>Penalty/Interest</u>	<u>Total</u>	<u>Amount Paid</u>	<u>Total Due</u>
No Prior Year Taxes					
<u>Current Year</u>					
08/20/18	5,310.54		5,310.54	5,310.54	.00
10/01/18	5,310.00		5,310.00	5,310.00	.00
01/07/19	5,310.00		5,310.00	.00	5,310.00 <a href="#">&lt;--Pay</a>
03/04/19	5,310.00		5,310.00	.00	10,620.00 <a href="#">&lt;--Pay</a>
<b>Totals:</b>	<b>21,240.54</b>	<b>.00</b>	<b>21,240.54</b>	<b>10,620.54</b>	
<a href="#">Payment Cart</a> <a href="#">History</a>					

Additional Information					
	<u>2018-19</u>	<u>2017-18</u>	<u>2016-17</u>	<u>2015-16</u>	<u>2014-15</u>
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	3,172.33	2,879.05	2,390.06		

#### 18.04.130 - Retail commercial (RC).

The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. 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 RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

Accounting and Bookkeeping

Alcoholic Beverage Sales (accessory to a restaurant)

Amusement Devices, Sales and Service

Apparel Shop

Appliances

Art Studio

Artist, Commercial

Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry

Automobile Parts, Tires and Accessories

Automobile Rental

Automobile Retail New or Used

Automobile Service (automobile gas, maintenance and repair service, no body repair)

Bible and Church Supplies

Blood Bank

Blueprint and Photocopy Services

Boarding and Rooming House

Body Piercing

Bowling Alley

Brew Pub

Cafeteria

Candy and Confectionary, Retail

Carpet and Floor Coverings

Caterer

Ceramics, Ceramic Products with Kiln

Chemist, Analytical and Consulting

Christmas Tree Sales

Clock, Retail and Repair  
Club, Supper and Amusement  
Collectible Store  
Computer Sales and Repair  
Copy Center  
Costumes, Party and Wedding Supplies and Rental  
Credit Bureau  
Delivery Service  
Department Store  
Detective or Private Investigation Agency  
Draperies, Blinds and Window Coverings  
Drugstore and Pharmacy  
Dry Goods Store  
Electrical Appliances, Retail  
Embroidery Shop  
Employment Agency  
Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)  
Factory Outlet Store  
Fraternal Association  
Furniture and Home Furnishings, Office and Home, including Retail  
Furs and Leather Goods  
Garden Supplies  
Grocery Store  
Gun Store  
Gunsmith  
Herbs, Retail  
Hotel  
Juice Bar  
Lapidary Service  
Magazine Sales  
Mail Order House  
Mail Services, Parcel Post, Post Boxes  
Market (Mini-Market, Food-Market, Super-Market)  
Mobilehome Sales, (Office)  
Motel  
Motorcycle Sales, Service and Accessories  
Office Supplies

Optician  
Photographic Finishing, Supplies and Picture Framing  
Pumpkin Sales  
Radio, Stereo Store  
Radio Studio (no antennas)  
Recreational Vehicle and Trailer Sales (including Rental)  
Rubber and Metal Stamp, Retail (shop accessory)  
Satellite Equipment Sales  
Security Service  
Stained Glass  
Stamp Shop  
Taxi Cab Stand  
Telephone Sales Office  
Television Repair Store  
Theater  
Wedding Chapel

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

Home Occupation

Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12 Outside Storage

Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards

Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

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

Amusement Arcade

Bar

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)

Building Materials (indoor only)

Bus Passenger Depot

Child Care Facility

Community/Regional Commercial or Office Center

Congregate Care Housing/Senior Citizen Home

Facial Cosmetic Shading, Permanent

Farmers Market

Funeral Home, Mortuary

Gaming (unlimited)

Golf Course and Driving Range  
 Hospital  
 Hotel Residence  
 Janitorial and Building Cleaning Service  
 Kennel  
 Miniature Golf Course  
 Mobilehome Park  
 Municipal Well Facility  
 Newspaper Print Office  
 Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)  
 Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards  
 Printer and/or Publisher  
 Recreational Vehicle Park  
 Schools, K-12, College, University or Vocational  
 Single Family, Two-Family and Multi-Family Dwelling  
 Skating Arena  
 Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards  
 Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards  
 Tattoo Parlor  
 Tennis or Swimming Facility  
 Trailer or Truck Rental  
 Utility Substation  
 Veterinary Clinic  
 Youth Recreation Facility

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2001-23 § 2 (part), 2001).

( [Ord. No. 2008-33, § IV, 9-4-2008](#) ; [Ord. No. 2013-20, § III, 7-18-2013](#) ; Ord. No. [2018-4](#) , § I, 3-1-2018)

18.04.135 - General commercial (GC).

The purpose of the GC District is to preserve a commercial district limited primarily to retail and wholesale sales of new and used material, repair and service facilities, and offices. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director pursuant to subsection 8 of CCMC 18.02.115, which establishes provisions relating to outdoor sales and activities.

1. The Primary Permitted Uses in the GC District are retail and wholesale uses, and other uses of a similar nature. Except for any use described in subsection 3 of CCMC 18.04.135 that is a

general commercial conditional use which requires a Special Use Permit, retail commercial uses as described in CCMC 18.04.130 are allowed in addition to the following:

Animal hospital;

Appliance repair shop;

Archery range;

Assayer;

Assembly (of product incidental to sales use and limited to thirty percent (30%) of the primary uses floor area);

Auction sales;

Automobile repair;

Ballroom;

Billiard or pool hall;

Bookbindery;

Diaper service;

Display designer;

Express office;

Facial cosmetic shading, permanent;

Lithographer, screen printer;

Nightclub;

Parcel delivery service, branch (off-street loading only);

Pawn shop;

Personal storage within an enclosed building (no storage of paints or chemicals);

Plumbing and heating equipment and supplies;

Second hand business;

Sign painting and lettering;

Sport playing field;

Sports arena;

Taxidermist;

Thrift store;

Tire sales, repair and mounting;

Upholstery (wholesale, retail, installation and incidental manufacturing);

Warehouse.

2. The accessory permitted uses incidental to primary permitted uses in the GC District are:

Automobile pawn (accessory to automobile sales);

Home occupation;

Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards;

Temporary outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities).

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

Ambulance service and garage;

Armored car service and garage;

Automobile body repair, painting, towing service and garage (vehicles must be stored within enclosed sight-obscured area). The following conditions shall apply to auto body repair in addition to all other requirements in this chapter.

a. Required minimum land area in the GC District for auto body repair shall be twelve thousand (12,000) square feet.

b. All outside storage containers or other similar enclosures shall be screened to public rights-of-way by a maintained one hundred percent (100%) sight obscuring fence or wall permanently installed and maintained at a minimum height of six (6) feet.

Automobile pawn (not accessory to automobile sales);

Bus line office, service and storage garage;

Cabinet shop (manufacturing);

Cemetery, mausoleum, sarcophagus, crypt;

Child care facility;

Community/regional commercial or office center;

Congregate care housing/senior citizen home;

Crematorium;

Equipment rental (outside storage);

Farmers market;

Flea market (indoor);

Golf course and driving range;

Hospital;

Hotel, residence;

Medical Marijuana Dispensary or Marijuana Retail Store (subject to the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments), limited to those areas zoned General Commercial within Sections 29 through 32 of Township 15 N., Range 20 E., south of Moses Street (South Carson Street vicinity) and within Sections 1, 2, 9, 10, 11 and 12 of Township 15 N., Range 20 E., and Section 36 of Township 16 N., Range 20 E., east of the I-580 freeway (Highway 50 East vicinity).

Mobilehome park;

Municipal well facility;

Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);

Recreational vehicle park;

Recycling collection center;

Schools, K—12, college or university;

Single-family two-family and multi-family dwelling;

Utility substation;

Welding supplies and gases (retail and wholesale sales) (no filling or repair of cylinders);



Youth recreation facility.

(Ord. 2007-23 § 1 (part), 2007: Ord. 2006-4 § 10 (part), 2006: Ord. 2001-23 § 2 (part), 2001).

( [Ord. No. 2008-33, § V, 9-4-2008](#); Ord. No. [2014-10](#), § II, 7-3-2014; Ord. No. [2017-21](#), § II, 10-5-2017)