



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** June 18, 2020

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action to introduce, on first reading, Bill No _____, an ordinance changing the zoning from Single Family One Acre (SF1A) to Single Family 6,000 (SF6), on property located at the northeast corner of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

Staff Summary: The applicant is seeking to rezone a vacant 5.266-acre parcel from Single Family One Acre to Single Family 6,000 consistent with the existing Master Plan designation of Medium Density Residential. The Board of Supervisors is authorized to amend the zoning map.

Agenda Action: Ordinance - First Reading **Time Requested:** 15 Minutes

Proposed Motion

I move to introduce, on first reading, Bill No. _____.

Board's Strategic Goal

Quality of Life

Previous Action

May 27, 2020: The Planning Commission recommended approval by a vote of 6 – 1.

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 additional information.

Attachments:

Draft Ordinance

May 27, 2020 staff report to the Planning Commission with attachments and late material

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 introduce the Ordinance and do not amend the zoning map.

Attachments:

[ZMA-2020-0005 DRAFT Ord \(6-18-20\).doc](#)

[ZA-2020-0005 -5-27-20 Planning Commission Packet and 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. _____
ORDINANCE NO. 2020-__

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE TO SINGLE FAMILY 6,000 FOR A PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-124-03, property located at the northeast corner of Silver Sage Drive and Clearview Drive, Carson City, Nevada, was duly submitted to 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 009-124-03, changing from Single Family 1 acre to Single Family 6,000. After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 27, 2020, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 1 nay 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 009-124-03 from Single Family 1 acre to Single Family 6,000, as depicted on Attachment A.

PROPOSED this ____ day of _____, 2020.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2020.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

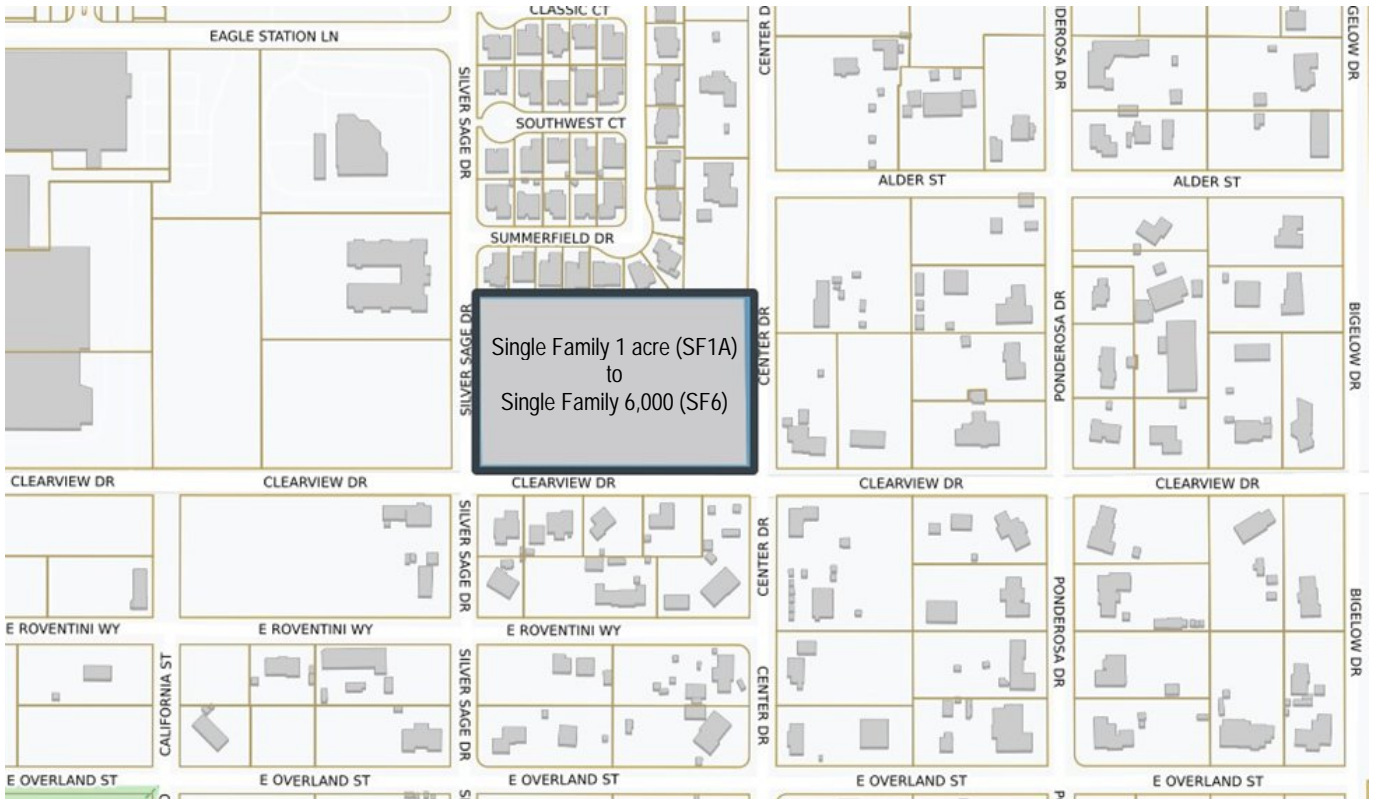
ROBERT L. CROWELL, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2020.

Attachment A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 27, 2020

FILE: ZA-2020-0005

AGENDA ITEM: E.3

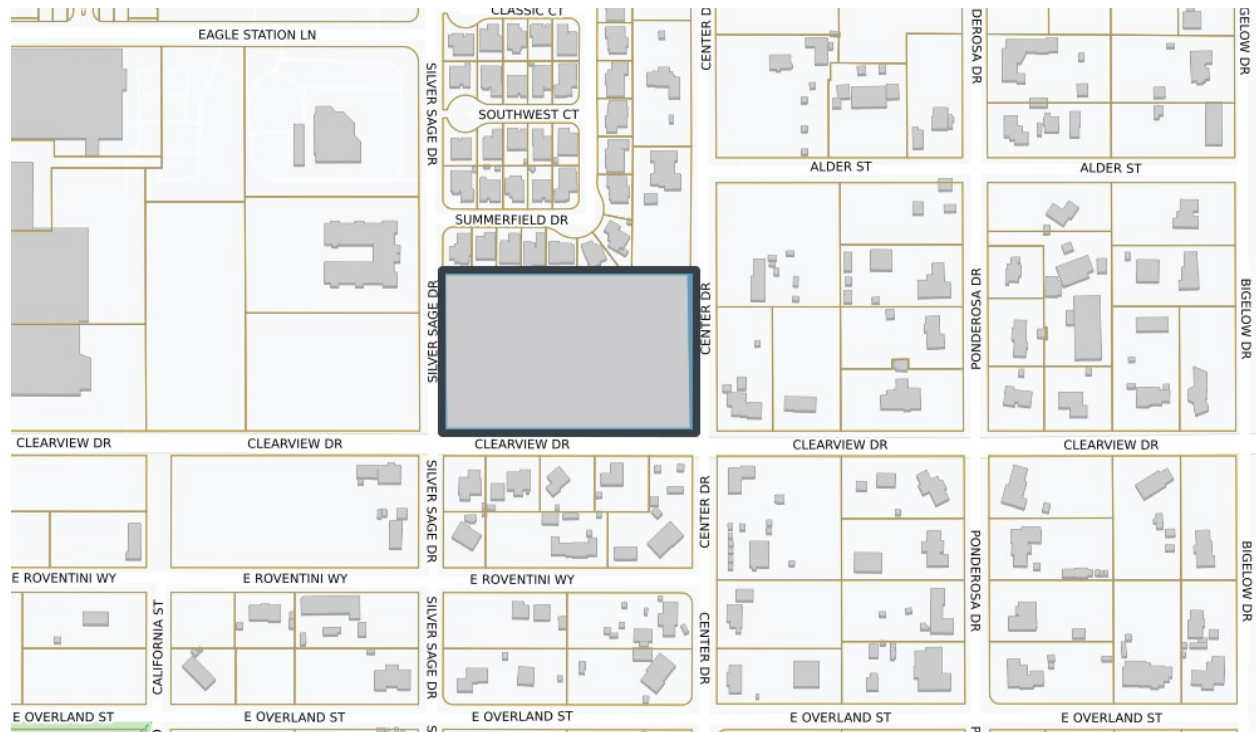
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: ZA-2020-0005 For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Single-Family One Acre (SF1A) to Single-Family 6,000 (SF6), on property located at the northeast corner of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

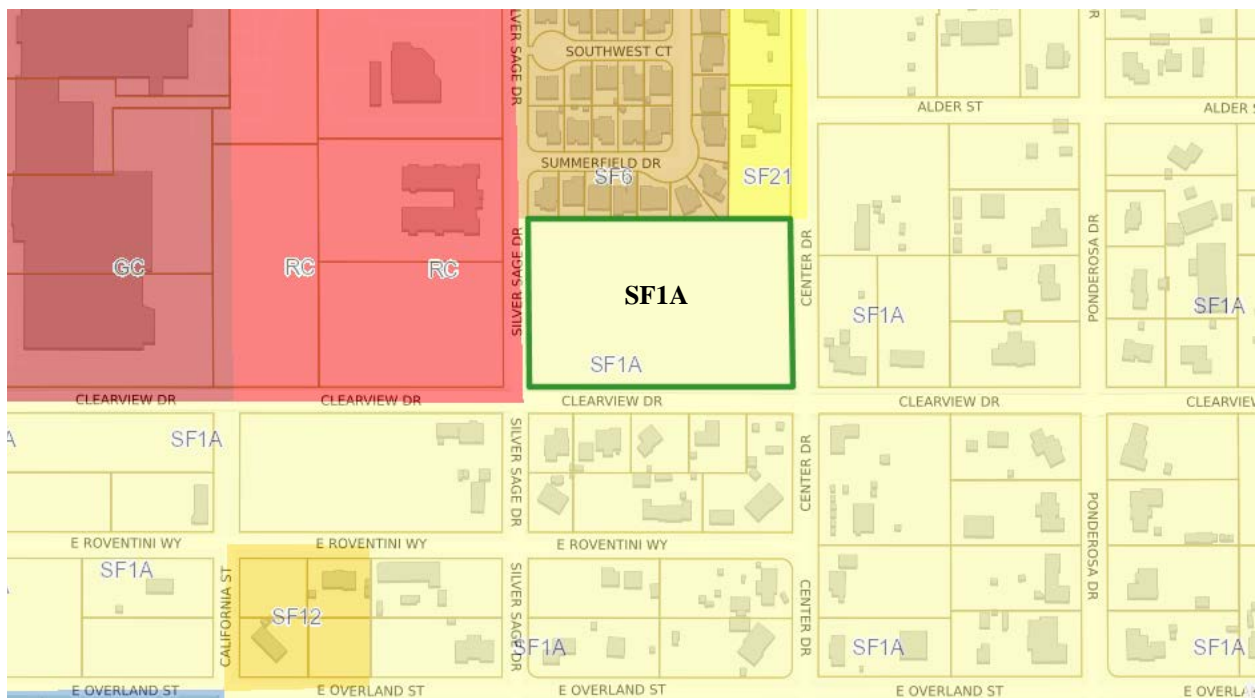
Summary: The applicant is seeking to rezone a vacant 5.266-acre parcel from Single-Family One Acre to Single-Family 6,000 consistent with the existing Master Plan designation of Medium Density Residential. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2020-0005 as presented."

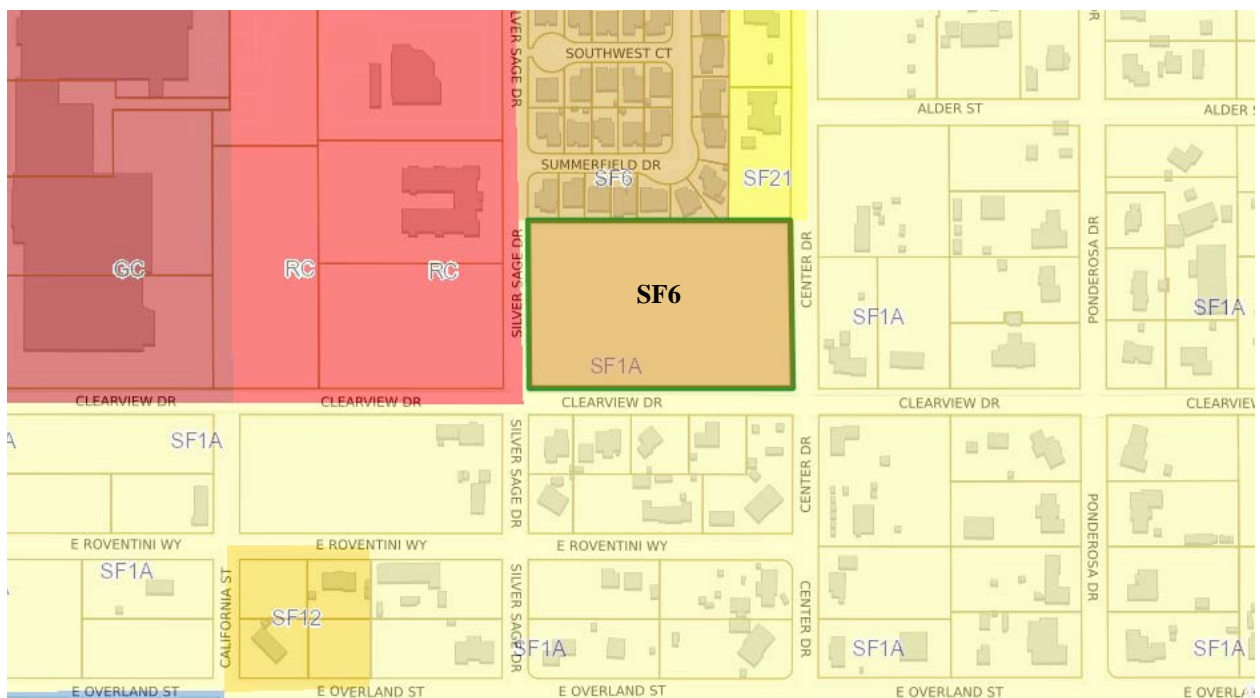
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



LEGEND

SF1A: Single Family One Acre
SF6: Single Family 6,000

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

MASTER PLAN DESIGNATION: Medium Density Residential

EXISTING ZONING: Single Family 1 acre

PROPOSED ZONING: Single Family 6,000

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: Single Family 6,000 & Single Family 21,000/ Single Family Residences

SOUTH: Single Family 1 acre/ Single Family Residences

EAST: Single Family 1 acre/ Single Family Residences

WEST: Retail Commercial/ Bank & vacant (approved townhome development)

DISCUSSION:

The subject property is located at the northeast corner of Silver Sage Drive and Clearview Drive. The parcel is vacant and approximately 5.26 acres in size.

The Master Plan designation of the subject parcel is Medium Density Residential. 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. The current zoning designation of Single Family 1 acre is not consistent with the underlying Master Plan of Medium Density Residential.

Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties to the north and south are designated as Medium Density Residential with properties to the west and east being designated Mixed-Use Employment and Low Density Residential, respectively. The applicant is proposing to change the zoning of the parcel from Single Family 1 acre to Single Family 6,000 which is consistent with the underlying Master Plan.

PUBLIC COMMENTS: On May 15, 2020, public hearing notices were mailed to 71 property owners within 600 feet of the subject property in accordance with the provisions of NRS and CCMC 18.02.045. At the time of the writing of this report staff has received one written comment (attached) expressing concern with potential future development, lot sizes, and access. Any additional 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 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. Any project will need to meet Carson City Development Standards.

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.

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.***

The Master Plan designation of the subject parcel is Medium Density Residential. 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. The current zoning designation of Single Family 1 acre is not consistent with the underlying Master Plan of Medium Density Residential.

Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties to the north and south are designated as Medium Density Residential with properties to the west and east being designated Mixed-Use Employment and Low Density Residential, respectively. The applicant is proposing to change the zoning of the parcel from Single Family 1 acre to Single Family 6,000 which is consistent with the underlying Master Plan.

- 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 not have a detrimental impact on other properties in the vicinity. The proposed SF6 zoning will allow for lot sizes similar to those along the northern boundary of the subject parcel. The proposed zoning is compatible with adjacent land uses. Parcels in this area are a transition between the commercially zoned parcels to the west and the low-density single-family residential parcels to the east. This area of the City is beginning to transition into higher density residential developments. For example, the parcel immediately west of the subject parcel was recently approved for a townhome development.

- 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 will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare. The capacities of the City sewer, water, storm drain, and transportation systems are sufficient to meet the demand that may result from a future project. However, any new project will be required complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any new proposed project on the subject parcel 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.

Attachments:

Public Comment
Draft Zoning Map Amendment Ordinance
ZA-2020-0005 Application

From: [Planning Department](#)
To: [Heather Ferris](#)
Subject: FW: Zoning Map Amendment ZA-2020-0005
Date: Wednesday, May 20, 2020 8:00:51 AM

From: Greg Short <gregpatshort@gmail.com>
Sent: Wednesday, May 20, 2020 7:59 AM
To: Planning Department <planning@carson.org>
Subject: Zoning Map Amendment ZA-2020-0005

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

Subject Property:009-124-03

As a home owner on Clearview Dr adjacent to the above mentioned I strongly feel that it should be consistent with the sub division to the north of it. The Clearview and Center Dr lots should remain One acre to conform with existing zoning.

Without any idea what the developer is proposing as far as lot lay out, I strongly feel egress should be on Silver Sage Dr for the SF6000 lots

Thank You,
Greg Short
545 Clearview Dr
CC, NV 89701

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2020-__

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE TO SINGLE FAMILY 6,000 FOR A PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor’s Parcel Number 009-124-03, property located at the northeast corner of Silver Sage Drive and Clearview Drive, Carson City, Nevada, was duly submitted to 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 009-124-03, changing from Single Family 1 acre to Single Family 6,000. After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 27, 2020, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted XX ayes, XX 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 a portion of Assessor’s Parcel Number 009-124-03 from Single Family 1 acre to Single Family 6,000, as depicted on Attachment A.

PROPOSED this ____ day of _____, 2020.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2020.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

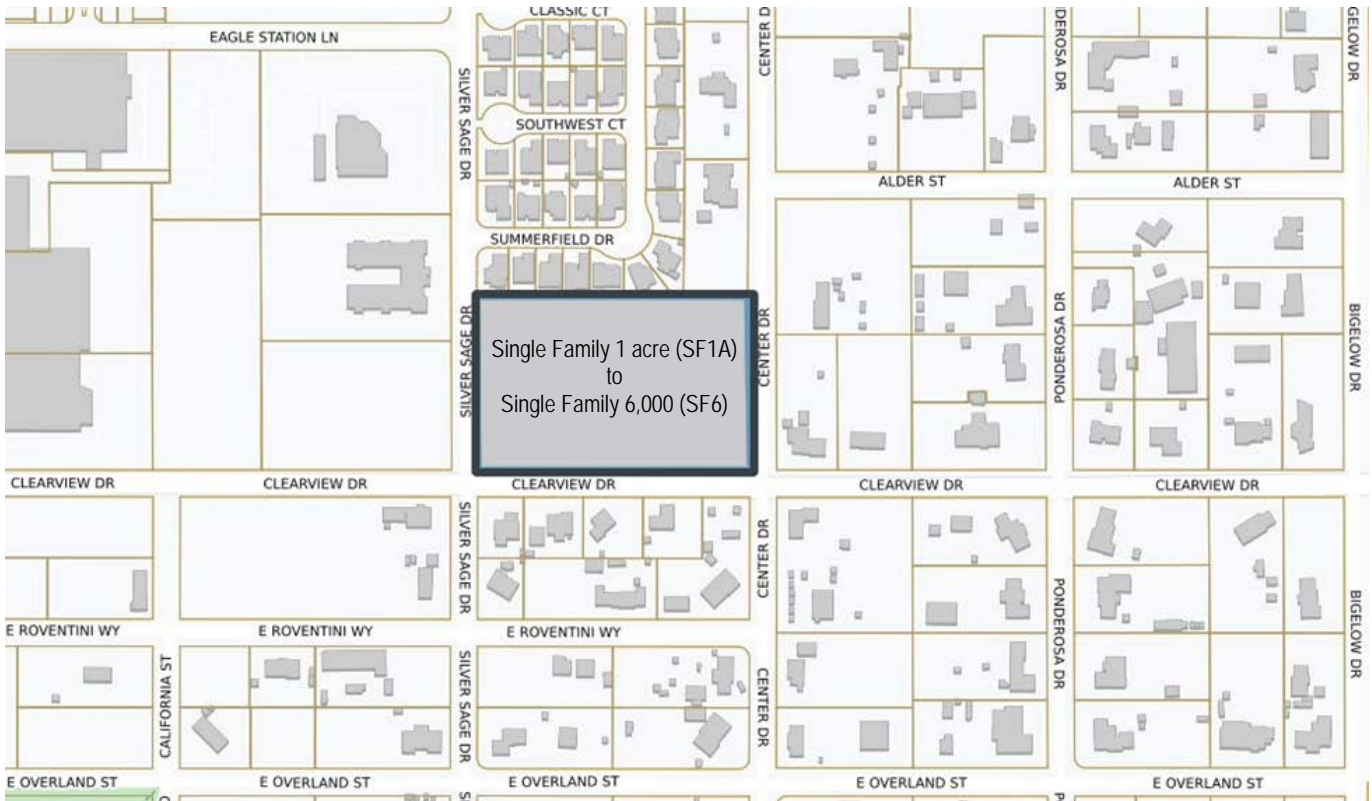
ROBERT L. CROWELL, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2020.

Attachment A



Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FILE #

FEE: \$2,450.00 + noticing fee

APPLICANT

JJ Summers LLC

PHONE #

SUBMITTAL PACKET

MAILING ADDRESS, CITY, STATE, ZIP

P.O. Box 2007, Stateline, NV 89449

EMAIL ADDRESS

nsummers257@hotmail.com

PROPERTY OWNER

Same as applicant

PHONE #

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE

Susan Pansky, AICP (775) 250-7981

PHONE #

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP

615 Ubaldo Ct., Reno, NV 89521

EMAIL ADDRESS

sdpansky@gmail.com

Submittal Deadline: Planning Commission application submittal [schedule](#).

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.

Project's Assessor Parcel Number(s)

009-124-03

Street Address

Clearview Drive/Silver Sage Drive

ZIP Code

Project's Master Plan Designation

MDR

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

Clearview Drive/Silver Sage Drive

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.

Zoning Map Amendment request to change the zoning on the subject property from SF1A to SF6.

PROPERTY OWNER'S AFFIDAVIT

I, Juanita Borda Summers, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

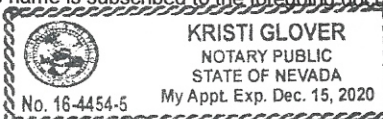
Address

Date

Use additional page(s) if necessary for other names.

On April 7, 2020, Juanita Borda Summers, 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.

Notary Public



SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

Carson City, Nevada

April 16, 2020

Prepared For:

JJ Summers LLC
P.O. Box 2007
Stateline, NV 89449
Reno, NV 89509

Prepared By:



Susan Pansky Planning
615 Ubaldo Court
Reno, NV 89521
(775) 250-7981
sdpansky@gmail.com

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SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

INTRODUCTION AND REQUEST

This application includes the following request:

- A **Zoning Map Amendment** to change the zoning on the subject property from Single-Family One Acre (SF1A) to Single Family 6,000 (SF6) consistent with the Carson City Master Plan land use designation of Medium Density Residential (MDR).

PROJECT LOCATION

The subject property consists of 5.266± acres located at the northeast corner of Silver Sage Drive and Clearview Drive in Carson City on APN 009-124-03. Figure 1 (below) depicts the project's location.

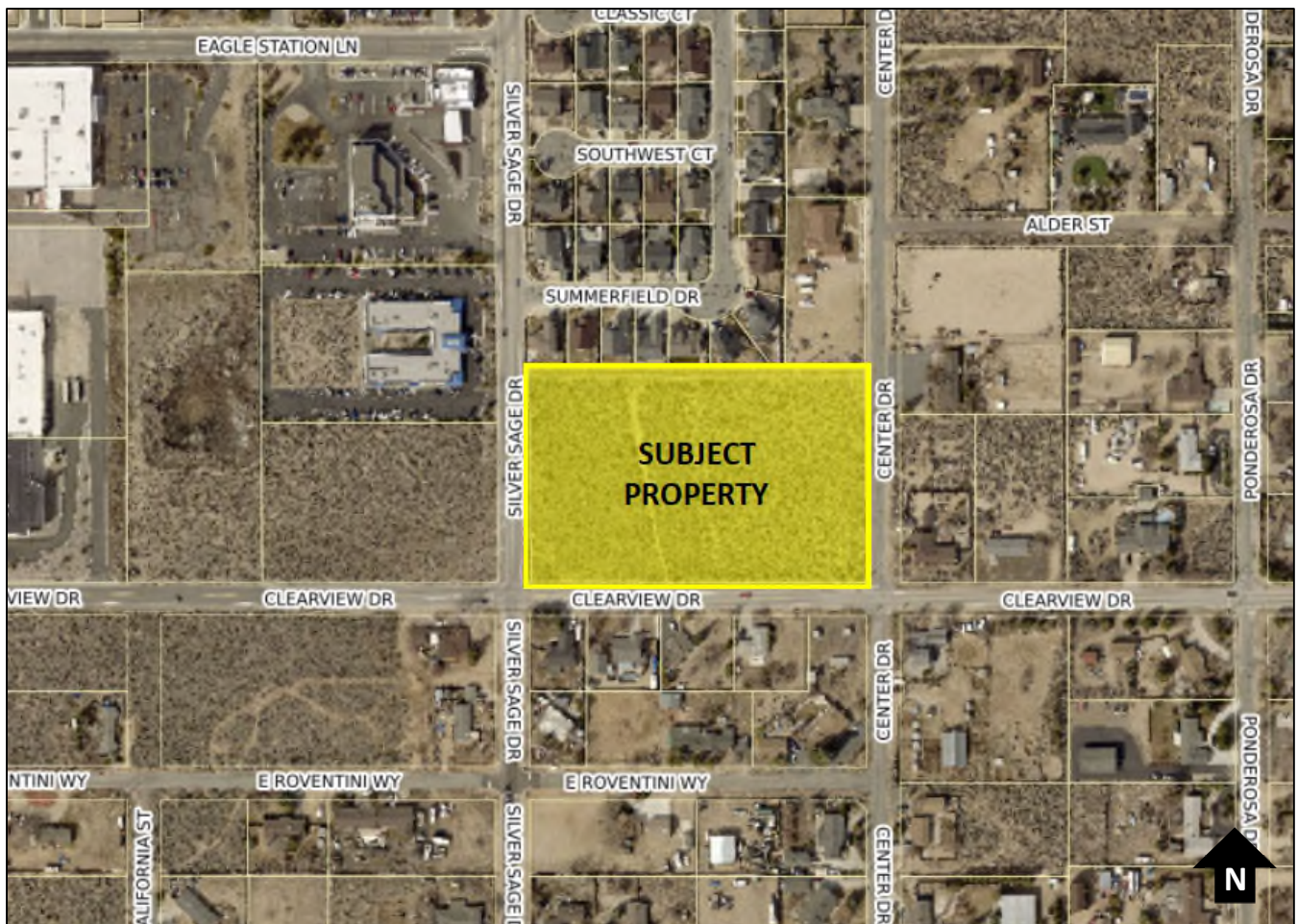


Figure 1 – Vicinity Map

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

EXISTING CONDITIONS

The subject property is currently vacant with single family residential uses to the north, south, and east. Vacant commercial land and a banking facility are located across Silver Sage Drive to the west. The property has public right-of-way on three sides and can be accessed from Silver Sage Drive, Clearview Drive, and Center Drive.

The parcel is flat and located in FEMA Flood Zone X. Water, sewer and stormwater facilities are located in the general vicinity and available for future connection. Recent photos of the property are shown in Figure 2 (below). The site is currently located in the SF1A zoning district and has a Master Plan land use designation of MDR. Table 1 (Page 3) outlines the zoning, Master Plan and current land use of the surrounding parcels. Figure 3 (Page 3) shows the current zoning district for the property and its surrounding parcels, and Figure 4 (Page 4) shows the Master Plan land use designation for the property and its surrounding parcels.

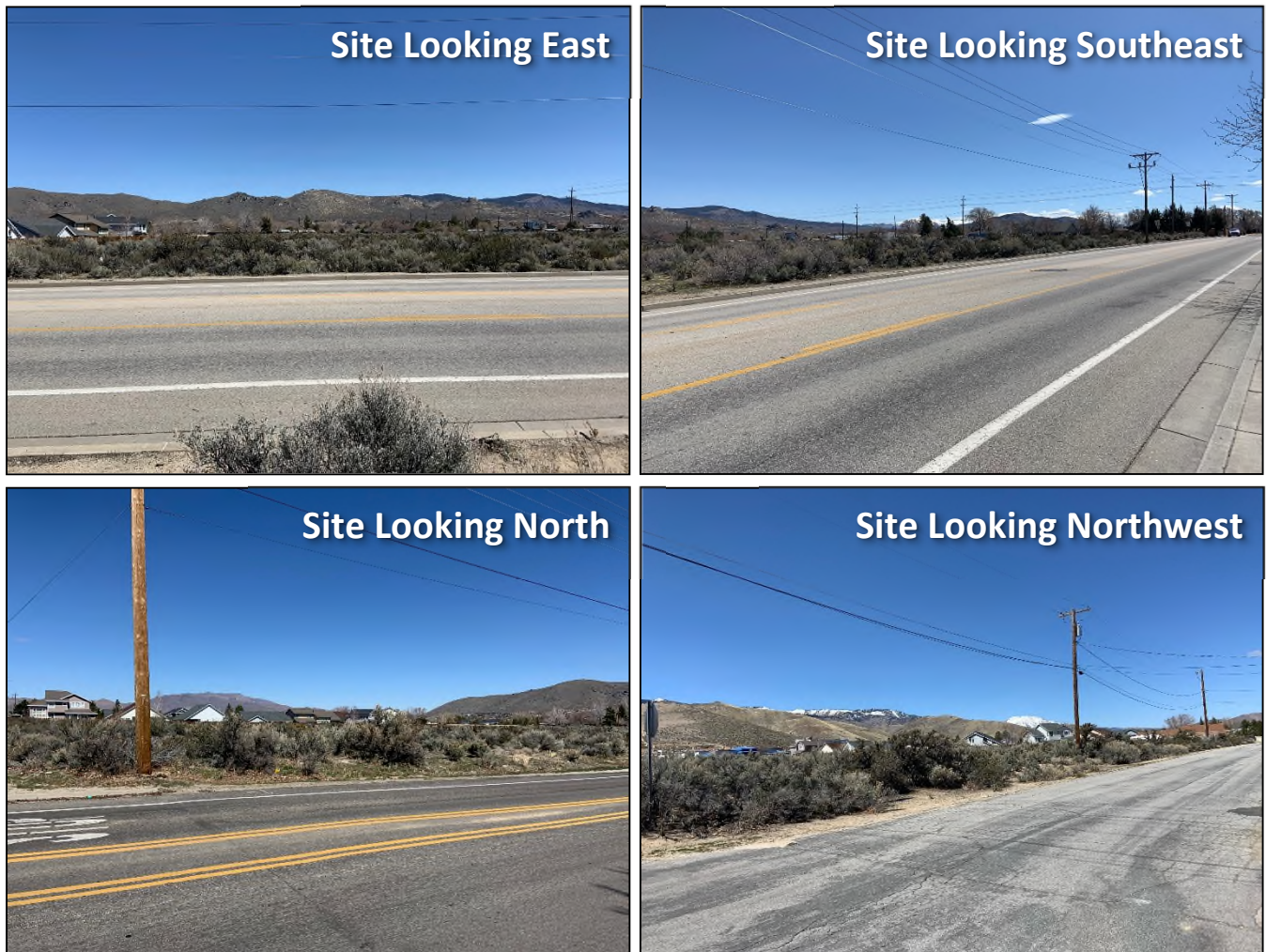


Figure 2 – Site Photos

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

Table 1: Surrounding Property Designations

Location	Zoning	Master Plan	Current Land Use
North	SF6 and SF21	Medium Density Residential	Single Family Residential
East	SF1A	Low Density Residential	Single Family Residential
South	SF1A	Medium Density Residential	Single Family Residential
West	RC	Mixed-Use Employment	Vacant and Commercial

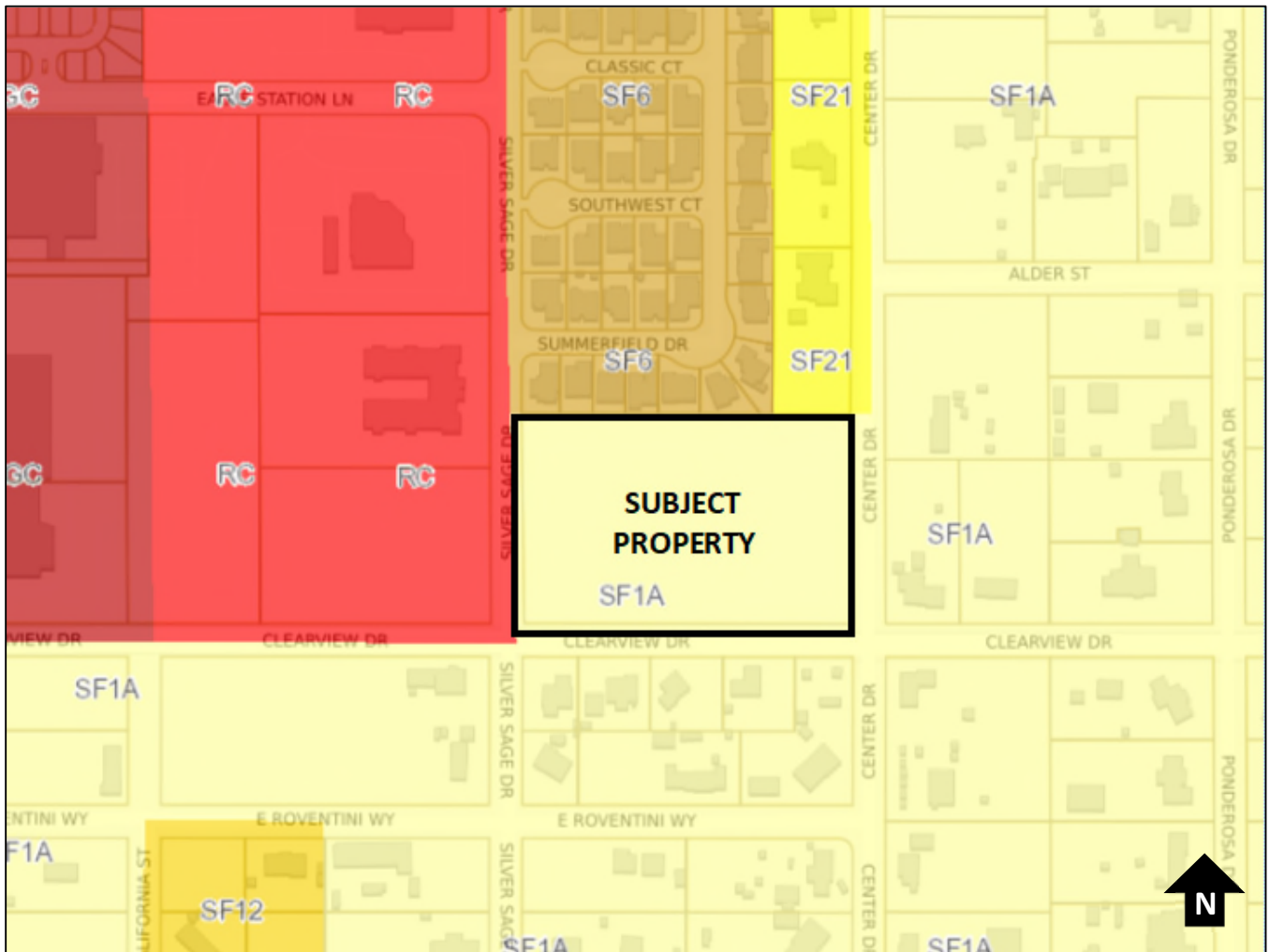


Figure 3 – Existing Zoning

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

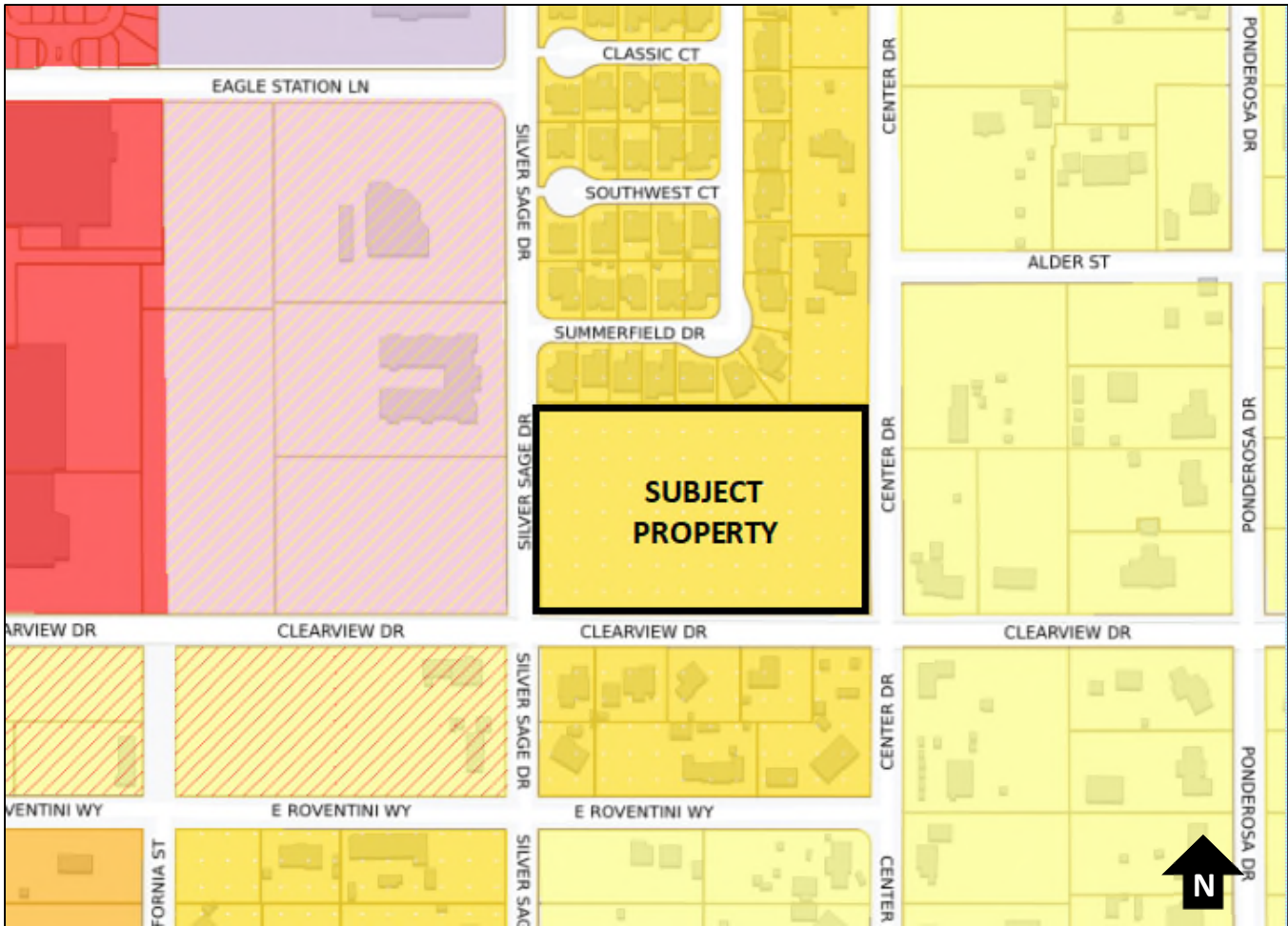


Figure 4 – Existing Master Plan

DESCRIPTION OF REQUEST

This request proposes a Zoning Map Amendment from SF1A to SF6 on the 5.266± acre parcel, which would result in an increase in density from five total residential units to a maximum of 38 total residential units. Figure 5 (Page 5) shows the subject property with the proposed SF6 zoning along with the surrounding existing zoning. With this modification, the overall gross density for the parcel would be approximately seven units per acre. A future single-family residential subdivision is envisioned for the site which would provide additional new housing opportunities in South Carson City.

As discussed in the Existing Conditions section earlier in this report, the Master Plan land use designation for the subject property is MDR, which allows for a maximum density of eight units per acre. The proposed Zoning Map Amendment to SF6 is consistent with this land use designation. The parcel is also located directly south of an existing residential subdivision with 6,000 square-foot parcels and immediately east of retail commercial uses on Silver Sage Drive. Additional commercial and higher density residential exist to the west of the subject parcel, most of which are within walking distance. The proximity to these uses supports a higher density on the parcel and represents a more appropriate use of the land that is consistent with the Master Plan.

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

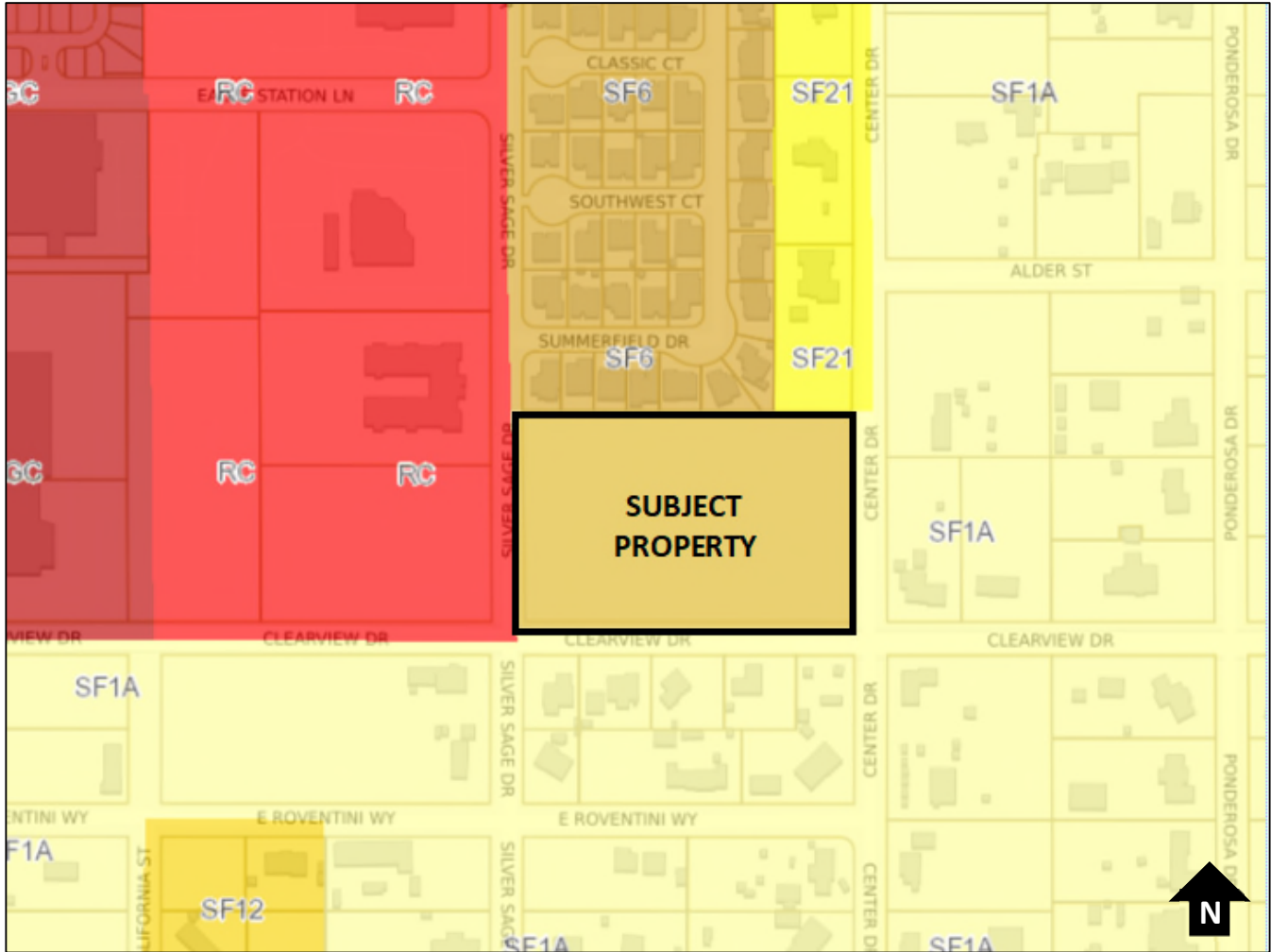


Figure 5 – Proposed Single Family 6,000 (SF6) Zoning

Impacts as a result of the Zoning Map Amendment are anticipated to be minimal due to the relatively small size of the parcel and its proximity to existing services and public facilities. Per Development Engineering staff's direction, brief descriptions of existing public improvements in the vicinity of the property and the Zoning Map Amendment's potential impact on them have been provided below in lieu of formal project impact reports. The specific public facilities addressed include water, sewer, stormwater and traffic. The information outlined below was created with the assistance of members of Carson City Development Engineering and Public Works staff. School impacts have also been considered and information provided by the Carson City School District is outlined below as well.

Water

According to the Water Operations Supervisor, Tom Grundy, the water master plan is based on the Carson City Master Plan's future land use designation, which is eight units per acre in this case and consistent with the SF6 zoning district that is being requested. For reference, the water master plan anticipates a citywide build out of 75,000 to 80,000 people. While fire flow tests are not available in the area of the property, modeling results indicate that available fire flows should exceed 1,500 gallons per minute (gpm). There are no planned water

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

system improvements in the area nor are any projects currently contemplated with the water master plan. However, domestic water lines exist in the vicinity to provide connection for a future project on the subject parcel.

Sewer

Darren Anderson, a Project Manager with Public Works, has indicated that the sewer master plan is based on the current zoning of SF1A. However, he stated the sewer line that a future project on the property would connect to is likely at less than 25 percent capacity and very possibly closer to only 10 percent capacity. He also stated that there are no downstream sewer capacity concerns.

Stormwater

According to the Chief Stormwater Engineer, Robb Fellows, the location of the subject property is lacking in stormwater infrastructure. There are underground systems to the north in Koontz Lane and to the east in Hillview Drive. For future development, a detention basin would be required on the project site as well as roadway drainage conveyance either to the north or east. The north would likely be a better route, if possible, due to the shorter distance as well as the presence of curb and gutter along Silver Sage Drive between the parcel and Koontz Lane.

Traffic

The proposed density increase from SF1A to SF6 will result in a maximum of 38 future single-family residential units on the project site. The Institute of Traffic Engineers (ITE) Trip Generation Rates Manual (9th Edition) indicates that 38 units would generate approximately 362 average daily trips, with AM peak trips estimated at 29 trips per day and PM peak trips estimated at 38 trips per day. The subject parcel is adjacent three existing roadways, two of which are classified at higher traffic volume levels than local streets. Silver Sage Drive is shown as a minor collector roadway and Clearview Drive is shown as minor arterial roadway in the Nevada Department of Transportation (NDOT) Roadway Functional Classification Map. Both roadways are not heavily traveled and have capacity for the additional traffic volume that would come with a future project.

Chris Martinovich, a Transportation/Traffic Engineer with Public Works, has indicated that a traffic study may be needed with a future project depending upon the number of units proposed. However, based on the current application a study is not anticipated at this time. Improvements that may be required with a future project will likely include half street improvements on Clearview Drive including the addition of a center turn lane depending on the future development's access locations. Additional improvements will include typical curb, gutter and sidewalk along the property frontages of the adjacent streets and a share of the road signage on Clearview Drive.

Schools

Andrew Feuling, Director of Fiscal Services for the Carson City School District, generally expects 30 students for every 100 residential housing units. Using this estimate, approximately 10 students across all grade levels would be expected with a project on the subject parcel. The school district stated that while the aggregate of all development in the city is an ongoing concern for capacity, adding 10 students with a future project on this site would not be a concern.

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

Zoning Map Amendment Findings Questionnaire

The following questionnaire is taken from the Carson City Zoning Map Amendment application and paraphrases the required findings identified in Carson City Municipal Code (CCMC) Section 18.02.075. The answers to the questionnaire are addressed in support of the Zoning Map Amendment for the subject parcel. Each question/finding is listed in *italic type* below and is immediately followed in **bold type** with the question/finding response.

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

The subject property is located in the MDR land use designation in the Carson City Master Plan. This land use designation allows for a density range of 3-8 units per acre and lists the primary use as single family residences. The proposed SF6 zoning on the property will yield a gross density of approximately seven units per acre and will allow single family residences, which is consistent with MDR land use designation. In addition, the proposed zoning is in substantial compliance with and supports the following goals and policies of the Master Plan:

Goal 1:1: Promote the Efficient Use of Available Land and Resources

Policy 1.1a – Balanced Land Use Plan. Ensure that the City’s Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity.

The proposed Zoning Map Amendment to SF6 is consistent with the MDR land use identified for this parcel on the City’s Land Use Map. It promotes efficient use of the available land by encouraging an increase in density that can be accommodated by water and sewer services while also remaining compatible with surrounding land uses.

Policy 1.1b – Urban Service Area. Discourage growth in locations not currently served by urban services or not planned to be served by the City’s water and wastewater infrastructure by prohibiting the rezoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City’s Water and Wastewater Master Plan.

The property is located within the City’s Urban Service area and the proposed urban density can be served by water and sewer infrastructure located in the vicinity.

Goal 2.1 – Encourage Diversity in Citywide Land Use Mix

Policy 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 proposed amendment supports diversity in the citywide land use mix by allowing a higher density land use in an area that has slowly been transitioning from rural to suburban for several years. The amendment represents a more efficient use of a parcel that is bounded by three public roads and located where it can be served by water, sewer and other public facilities. The parcel is located within walking distance of extensive retail commercial services, making it ideal for higher density residential uses and the promotion of walkability.

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

MDR Policy 1.2 – Density Range. The MDR designation allows for densities of 3-8 dwelling units per acre.

The proposed SF6 zone would allow for a density of seven units per acre, which is within the desired range for the MDR land use designation.

MDR Policy 1.3 – Location. MDR neighborhoods will typically be located within the urbanized area of the City and should be located close to arterial streets and be bounded by collector streets where possible.

The subject property is located within the urbanized area and is located immediately adjacent to both an arterial and a collector roadway.

Goal 6.2 – Promote Compatible Infill and Redevelopment

Policy 6.2a – Neighborhood Compatibility. Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

The proposed Zoning Map Amendment to SF6 is of similar scale and character to the existing SF6 development to the north and provides a transition from the commercial zoning and land uses on the west to the lower density residential uses located to the east.

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 to SF6 is compatible with existing adjacent land uses. Land uses to the north include a single-family subdivision with lot sizes that are similar to the zoning requested in this application, and land uses to the west across Silver Sage Drive are commercial. Land uses to the south and east are lower density and typically either Single Family 21,000 (SF21) or SF1A consistent with the historically larger lot residential land uses that continue to the east. These land uses are generally separated from the subject parcel by a roadway, either Clearview Drive or Center Drive.

The area surrounding Silver Sage Drive on both the east and west sides has been transitioning to higher density residential and commercial land uses slowly over the past several years. More recent examples of these changes include expansion and improvements to the credit union banking facility to the west, construction of the new high density residential community, Jackson Village, to the west, construction of street improvements for the high density residential townhome community, Ross Park, to the south, and approval of a subdivision map and special use permit for a 51-unit condominium development on East Roland Street. Changing the zoning on the subject parcel to SF6 provides an appropriate transition between commercial uses to the west and lower density residential land uses by creating a medium density residential buffer between them. Due to the relatively small size of the parcel at just over five acres, a limited number of future residential units can be constructed on the site. Detrimental impacts to other properties in the vicinity are unlikely as the site will be compatible with the surrounding uses and create a small number of houses.

SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

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 the expansion of a medium density residential land use that already exists in the vicinity and has been in place for more than 20 years without significant impact. It is consistent with the Master Plan that anticipates higher density residential development in the area. The maximum density for the subject parcel with the proposed zoning is 38 residential units. Public services and facilities exist in the vicinity and can accommodate the proposed density for a future project without negative impact. The addition of higher density in this area is not anticipated to adversely impact the public health, safety and welfare.

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, school, emergency services, roadways and other city services.*

Sufficient consideration has been exercised in analyzing the project site for the suitability of the proposed SF6 zoning. As outlined in the findings above as well as in the project description, minimal impact is anticipated because the proposed zoning is consistent with the Master Plan and is proposed in an area where public improvements exist. Please refer to the more detailed analysis provided on Pages 5 and 6 regarding water, sewer, stormwater, traffic and schools. All information has been obtained from Carson City staff members, indicates minimal impact to existing improvements and services, and makes recommendations for improvements that would likely be required with a future subdivision proposal. The property is easily accessible for emergency services with existing roads on three sides. A fire station is located within 0.5 miles of the subject property and is within the existing service area of the Sheriff's department. An addition of up to 38 single family residential units in not anticipated to create a burden on any services in the vicinity of the property.

RECEIVED

MAY 26 2020

CARSON CITY
PLANNING DIVISION

From: Larry <llvfr@sbcglobal.net>
Sent: Thursday, May 21, 2020 3:34 PM
To: Heather Ferris <HFerris@carson.org>; Planning Department <planning@carson.org>
Subject: Zoning Map Amendment ZA-2020-0005

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

Here is our input regarding the above-referenced zoning map amendment application:

People buy homes and property based on what is around them at the time of purchase including the applicable zoning laws. Our area in south Carson City is still largely rural with a lot of horse property. We are now significantly hemmed in by the freeway and, unfortunately, have never nor will probably ever receive the pedestrian/equestrian overpass at Valley View Drive that was initially planned. To put a larger number of homes than currently zoned for with the resulting traffic into this area is not prudent nor fair to the local residents. There is so much other development/construction occurring on the south end of town that is already impacting us.

Furthermore, it is hard to consider a level of tolerance for a significant zoning amendment when we are not even presented with a drawing of what is envisioned for the subject property. Therefore, we recommend the following stipulations:

- Any egress into the proposed "subdivision" should only be from Silver Sage Drive the same as the subdivision directly to the north.
- There is a lot of traffic on Clearview Drive already so there should be no access to any of the lots from that street.
- Any lots facing Center Drive should remain Single-Family One Acre (SF1A) as all other lots on Center Drive between Clearview Drive and Valley View Drive are from .93 acre to 2.07 acres with the exception of the .5 acre parcel next to the retention pond/dog park which gives it a bigger look. Center Drive should remain consistent with larger parcels on it. This appears to have been stipulated when the subdivision to the north of the subject parcel was approved.
- The lots to the south across Clearview Drive range in size from .32 acre to .95 acre with an average lot size of .41 acre. The lots in the proposed "subdivision" should not be any smaller.
- There should be some open space included.
- At the very minimum, if the Planning Commission recommends approval of a zoning change, the 5.266 acre lot should be developed consistently with the subdivision to the north so that it is contiguous in appearance.
- Obviously, we would prefer the zoning remained at SF1A with nothing smaller than Single-Family 21,000 SF (SF21).

Sincerely,
Krista E. and Lawrence L. Leach

Valley View Trust
4031 Center Drive
Carson City, NV 89701-6453
775-882-7769 home

LATE MATERIAL

RECEIVED

MAY 26 2020

CARSON CITY
PLANNING DIVISION

May 25, 2020,

To members of the Board of Supervisors and the Carson City Planning Commission

Re: Zoning Map Amendment – File No. ZA-2020-005

We would like to provide public comment to the proposed rezoning of the 5.266-acre parcel from SF1A to SF6 located on Clearview Dr. Silver Sage Dr. and Center Dr.

We currently reside and have lived at our residence at 4071 Center Dr. for 42 years. We have enjoyed living in the rural area with open space and have seen almost all of the growth and development in southeast Carson City during this time. It is important to keep this area as a rural lifestyle.

1. We propose rezoning of this parcel to include one acre lots adjacent to Center Dr. and Clearview Dr. with the medium density SF6 on the inside of the development such as how the development north of this property was rezoned. This will allow space for the existing residents living adjacent to the development and not feel so crowded in.
2. We are concerned with the traffic on Clearview Dr. which will increase immensely already with the apartments being built on the west side of Carson St. We are also concerned this will increase traffic on Center Dr. As traffic increases so does speed. We would like our neighborhood to continue to appeal to joggers, dogs, walkers, strollers, horseback riders, and bicycles as well as those visiting our city parks.

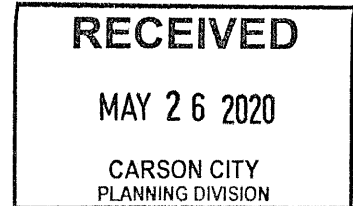
Thank you for your consideration of our comments.

Sincerely,

Connie L. Creech
Kenneth J. Creech
4071 Center Dr.
Carson City, NV 89701

LATE MATERIAL

From: Peggy ODriscoll <peggy_odriscoll@yahoo.com>
Sent: Monday, May 25, 2020 12:29 PM
To: Planning Department <planning@carson.org>
Subject: Zoning change File #ZA-2020-0005 (APN 009-124-03)



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

My name is Margaret O'Driscoll and I live at 740 Clearview Drive in Carson City. The front of our property faces Clearview Drive, but the bulk of our 1-acre lot faces the vacant property along Center Drive that has been proposed for rezoning (APN 009-124-03).

We bought our property 28 years ago because we liked that the area was zoned for 1-acre residential lots. Over the years we've seen zoning changes approved that allowed for much denser development in our area, and I have no doubt that this proposed zoning change will also be approved, even though I object strongly to it.

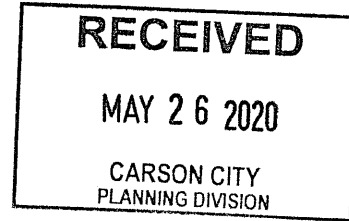
I would like to request that we at least be given the same consideration that our other neighbors located along Center Drive were given in the past, and that there be a transition of lot sizes between our property and the future planned development. That transition included that the future planned development have houses located along Center Drive be built on 1-acre lots.

Thank you for the opportunity to comment on the proposed zoning change.

Margaret O'Driscoll
740 Clearview Drive
775-883-3129

From: Carson City <webmaster@carson.org>
Sent: Tuesday, May 26, 2020 2:08 PM
To: Heather Ferris <HFerris@carson.org>
Subject: eissel@sbcglobal.net

LATE MATERIAL

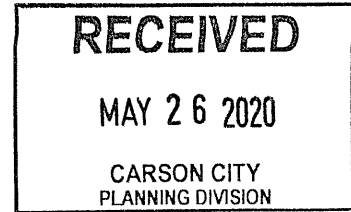


Message submitted from the <Carson City> website.

Site Visitor Name: Earlene Issel
Site Visitor Email: eissel@sbcglobal.net

Re: ZA-2020-0005. I am against the rezoning from SF1A to SF6 on the property at the northeast corner of Silver Sage Dr. and Clearview Dr. The issue is TRAFFIC on Clearview Dr. and on Silver Sage Drive as well as the side streets like Center, Ponderosa, and the surrounding neighborhoods that feed onto Koontz Dr. as well. There's too much traffic now. All of the development that has taken place in the past several years has made it very difficult to access the commercial areas. I bought my property 20 years ago in good faith of the SF1A zoning. Not a little housing development. Is this Masterplan one of UNRESTRAINED GROWTH, with no consideration to livability or quality of life of the residents in this area? Please DO NOT DO THIS.

LATE MATERIAL



From: aecanary775@charter.net <aecanary775@charter.net>
Sent: Tuesday, May 26, 2020 1:55 PM
To: Planning Department <planning@carson.org>
Subject: comment on ZA-2020-0005

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

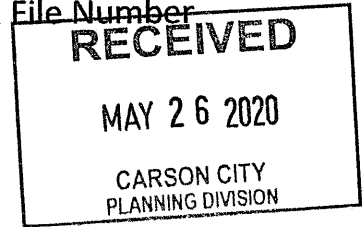
I live across street from this property and am against letting anyone making size of lots smaller than four parcels per acre!

Alfred E Canary
4350 Center Dr.
Carson City,Nv 89701

LATE MATERIAL

Public Comment Concerning Zoning Map Amendment, File Number
ZA-2020-0005

Michael J. Tanchek
740 Clearview Drive
Carson City, NV



I am objecting to the zoning map amendment to the 5.266 acre parcel west of Center Drive and north of Clearview Drive (APN 009-124-03) ("the proposal") as recommended by Carson City's Planning staff.

I have resided at 740 E. Clearview Drive since 1992. My property, on the northeast corner of Clearview and Center, fronts almost the entire east side of the area proposed to be rezoned. I would like to incorporate my comments from the February 26, 2020 meeting of the Commission when I expressed my objections to the Special Use permit for the Silverview Townhomes which is now being used as justification for the proposal.

There is no SF 6 zoning along either side of Center between Koontz and Clearview. The east side is all one or more acre parcels. As part of the rezoning allowing the Southpointe development to extend into the semi-rural neighborhood south of Koontz, the east side of Southpointe (west side of Center) was changed from a proposed SF 6 to SF 21 to act as a reasonable buffer and transition between Southpointe and the adjacent SF 1A properties to the east. to SF 6. Prior to that time, everything south of Koontz was on 1 acre minimums.

Extending a narrow strip of SF 6 zoning a quarter of a mile into an otherwise semi-rural neighborhood is still out of place. Using Southpointe to justify the continued creep of higher density housing into the semi-rural community runs counter to and is inconsistent with the master plan's supposed objectives of encouraging "diversity" and "open space" as semi-rural SF 1A properties (and larger tracts, as well) are converted to higher density housing and commercial uses.

The sense I got from the February 26 meeting of the Commission was that each proposal is viewed in isolation and the cumulative effects aren't considered. Currently there are about 40 single family residences on Clearview between Southgate and the I-580 overpass. Between the current proposal and the Silverview Townhomes, there will be 72 more housing units added to Clearview. To say that there will not be any impacts on the infrastructure in the area doesn't seem to be supported by any real facts. Traffic is already a problem at the four way stop at Silversage. At the February 26 meeting one of the residents from Southpointe was concerned about real existing traffic issues just from Silverview. This proposal would more than double the number of units and still no effect on local traffic? Factor in the reduction in driving lanes on South Carson Street which will most likely serve to divert traffic to Edmonds and Saliman via Koontz and Clearview and it would be reasonable to reevaluate the consequences of this additional development.

Current land uses adjacent to the proposal lean heavily towards the rural, particularly horses. Silver Peak Stables is located at the corner of Clearview and Center. The other two properties have infrastructure for horses and smaller livestock such as llamas or goats. At the northeast corner of the proposal on Center is a roping arena. These types of activities are generally treated

as incompatible with urban neighborhoods.

Water and stormwater are also concerns. While the report ignores any wellhead protection issues, there are at least four domestic wells in close proximity to the proposal. My well is within sixty feet of the east edge of the property. Groundwater contamination was purportedly the main driving force behind the mandatory sewer connections that occurred in the area in the not too distant past. Non-point source pollution of the groundwater as a result of the urbanization above the aquifer is a significant to those of us with domestic wells. Mr. Fellows, the City's Chief Stormwater Engineer, identified dealing with stormwater run-off as an issue requiring mitigation, including a retention basin. This is particularly concerning in this instance because the retention basin at Mayors Park at the corner of Center and Koontz frequently fills up with contaminated run-off and I am worried about infiltration into our wells as the water percolates out of a basin in such close proximity to our wells.