



STAFF REPORT

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

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding the adoption of Bill No 110, on second reading, an ordinance changing the zoning from Public Regional to Multi-Family Apartment on property located at 3410 Butti Way, APN 010-037-04.

Staff Summary: The applicant is seeking to rezone 6.45 acres of the 7.81-acre subject property to Multi-Family Apartment. The eastern portion of the lot, with a width of approximately 427 feet, and a depth of 152 feet would remain zoned Public Regional. The subject property has a Master Plan designation of High Density Residential. The Board of Supervisors is authorized to amend the zoning map.

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

Proposed Motion

I move to adopt Ordinance No. 2020 - _____.

Board's Strategic Goal

Quality of Life

Previous Action

April 29, 2020: The Planning Commission recommended approval by a vote of 7 - 0.

June 4, 2020: The Board of Supervisors introduced the ordinance by a vote of 5 - 0.

Background/Issues & Analysis

Please see the attached April 29, 2020 staff report to the Planning Commission.

Attachments:

Draft Ordinance

April 29, 2020 staff report to the Planning Commission without attachments

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, and do not amend the zoning map.

Attachments:

[ZA-2020-0004 Butti Way.doc](#)

[ZA-2020-0004 4-29-20 Staff Report to Planning Commission.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO.110
ORDINANCE NO. 2020-__

AN ORDINANCE TO CHANGE THE ZONING FROM PUBLIC REGIONAL (PR) TO MULTIFAMILY APARTMENT (MFA) ON PROPERTY LOCATED AT 3410 BUTTI WAY, APN 010-037-04 EXCEPT FOR THE EASTERN MOST 1.5 ACRES OF THE PARCEL.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on property located at 3410 Butti Way, and further identified as Assessor's Parcel Number 010-037-04, was duly submitted by the Carson City Engineer 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 changing from Public Regional to Multifamily Apartment. The eastern most 1.5-acre portion of the property is not included in the request. After proper noticing pursuant to NRS 278 and CCMC Title 18, on April 29, 2020, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of APN 010-037-04 and further described as 3410 Butti Way excluding the easternmost 1.5 acres from Public Regional to Multifamily Apartment.

PROPOSED this ____ day of _____, 2020.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2020.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

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

STAFF REPORT FOR PLANNING COMMISSION MEETING OF APRIL 29, 2020

FILE: ZA-2020-0004

AGENDA ITEM: E.4

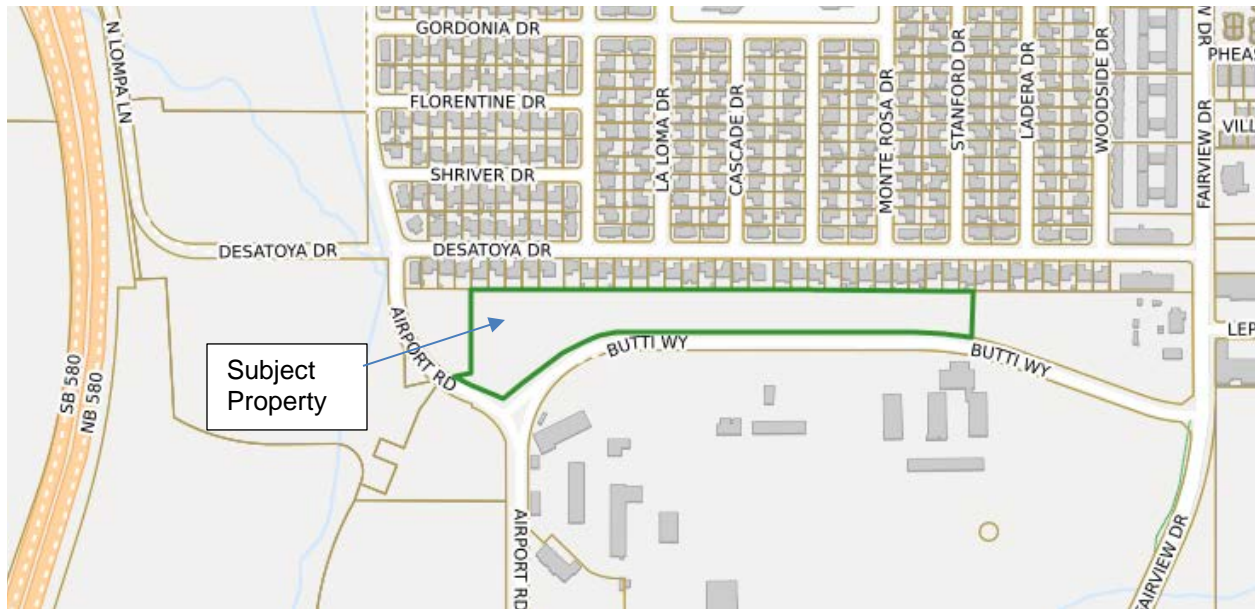
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Public Regional (PR) to Multi-Family Apartment (MFA), on property located at 3410 Butti Way, APN 010-037-04. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is seeking to rezone 6.45 acres of the 7.81-acre subject property to Multi-Family Apartment. The eastern portion of the lot, with a width of approximately 427 feet, and a depth of 152 feet would remain zoned Public Regional. The subject property has a Master Plan land use designation of High 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 approve the zoning map amendment ZA-2020-0004 as presented."

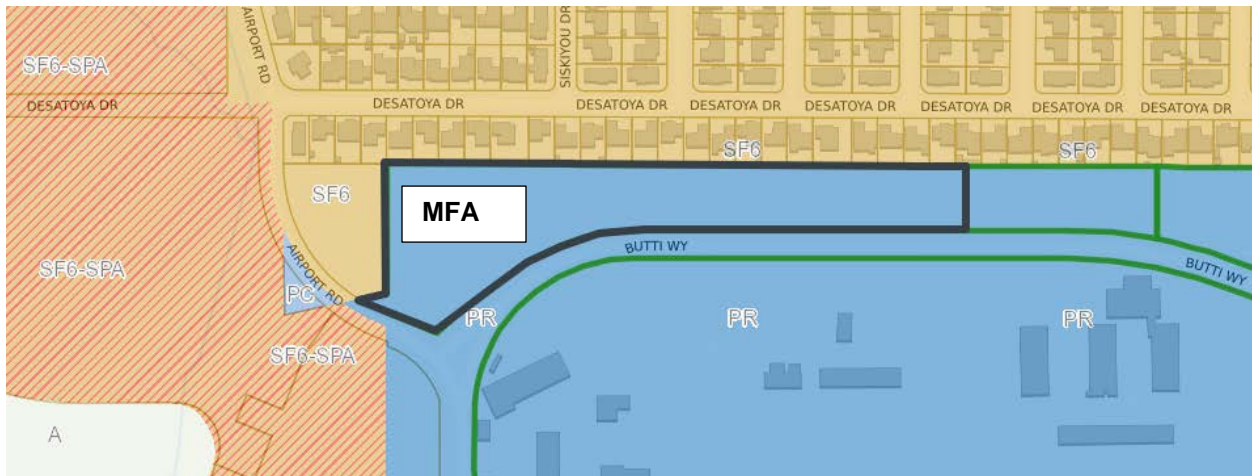
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



Legend

PR: Public Regional Zoning

MFA: Multi-Family Apartment Zoning

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

DISCUSSION:

The subject property is owned by Carson City. The Carson City Board of Supervisors issued a request for proposals for affordable housing on the property. In issuing the request for proposals, the City committed to rezoning the property to Multi-Family Apartment.

The subject property has a Master Plan designation of High Density Residential. Zoning to Multi-Family Apartment will allow for consistency with and implementation of the Master Plan.

The applicant is proposing to maintain the Public Regional zoning designation on the eastern 1.5 acre portion of the property.

PUBLIC COMMENTS: On April 17, 2020, public hearing notices were mailed to 194 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, 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.

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

Zoning Map Amendment Findings

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

Chapter 3 of the Master Plan identifies the land use designations, and identifies what zoning district corresponds to the land use designation. A corresponding zoning district allows for implementation of the Master Plan. The subject area is designated for High Density Residential land uses. The Multi-Family Apartment zoning district corresponds to that land use designation, and allows for implementation of the 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 subject property is in between single-194family homes to the north and City facilities to the south. The City facilities include office space and parking areas for the fleet. Multi-family development will create a transition between the two uses. The multi-family use will be compatible with the residential in that times of activity and times of quiet will be consistent with the single family residential.

- 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 will allow for implementation of the Master Plan in an infill area. The zoning map amendment will not negatively impact existing or planned public services. Any new project that is proposed 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. These impact reports must include demand imposed by neighboring entitled projects in the existing demand on mains and streets.

Attachments:
Draft Zoning Map Amendment Ordinance
Application