



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** January 7, 2021

Staff Contact: Heather Ferris, Associate Planner

Agenda Title: For Possible Action: Discussion and possible action to introduce, on first reading, an ordinance to change the zoning from General Commercial (GC) to Limited Industrial (LI) on property located at 900 Mallory Way, APN 009-551-03. (Heather Ferris, hferris@carson.org)

Staff Summary: The proposed ordinance, if adopted, would rezone property back to what it was prior to being changed to GC for a school use on the subject property. The proposed LI zoning is consistent with the current zoning of surrounding properties to the east and west as well as with the current uses of the property. The Board of Supervisors is authorized to approve the zoning map amendment.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 Minutes

Proposed Motion

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

Board's Strategic Goal

Quality of Life

Previous Action

December 15, 2020: The Planning Commission recommended approval by a vote of 6 - 0, 1 vacant.

Background/Issues & Analysis

Please refer to the attached December 15, 2020 staff report to the Planning Commission.

Attachments:

Draft Ordinance

December 15, 2020 staff report to the Planning Commission with 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 introduce the ordinance, and do not amend the zoning map.

Attachments:

[ZA-2020-0009_Ord__1st_Reading_.doc](#)

[12-15-20 Staff Report to the Planning Commission with Attachments.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. 2021-__

AN ORDINANCE TO CHANGE THE ZONING FROM GENERAL COMMERCIAL TO LIMITED INDUSTRIAL FOR A PROPERTY LOCATED AT 900 MALLORY WAY, APN 009-551-03.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-551-03, property located at 900 Mallory Way, 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 009-551-03, changing from General Commercial to Limited Industrial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on December 15, 2020, 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 Assessor's Parcel Number 009-551-03 from General Commercial to Limited Industrial, as depicted on Attachment A.

PROPOSED this ____ day of _____, 2021.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2021.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

Lori Bagwell, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2021.

Attachment A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 15, 2020

FILE: ZA-2020-0009

AGENDA ITEM: E.3

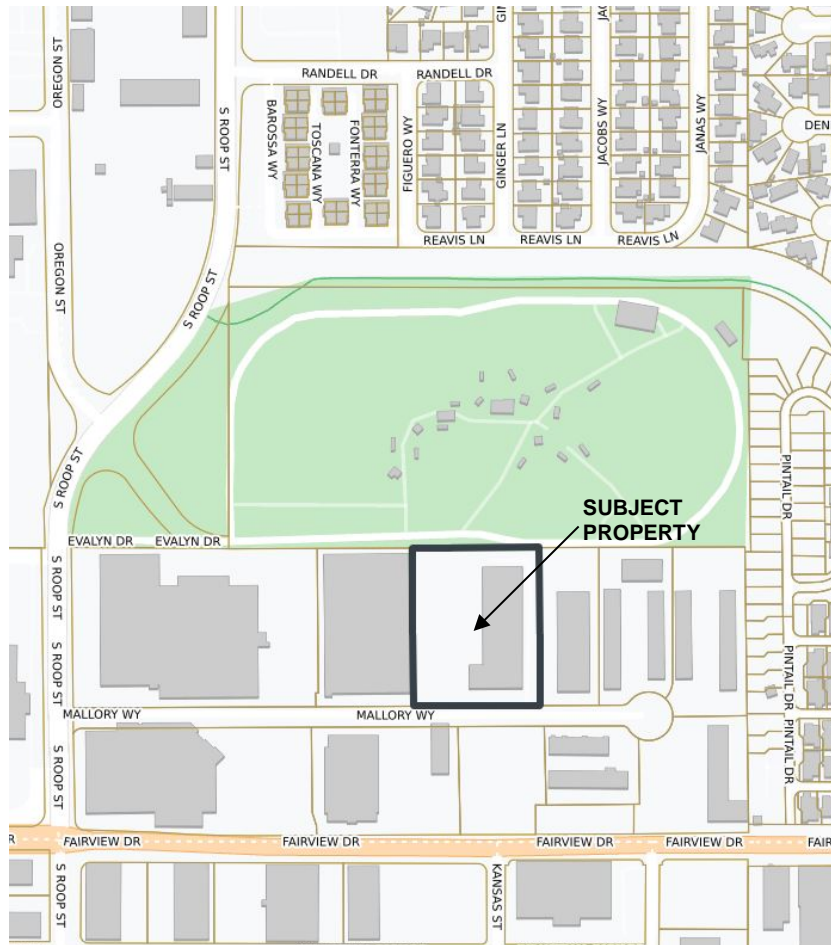
STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a Zoning Map Amendment to change the zoning from General Commercial (GC) to Limited Industrial (LI), on property located at 900 Mallory Way, APN 009-551-03. (Heather Ferris, hferris@carson.org)

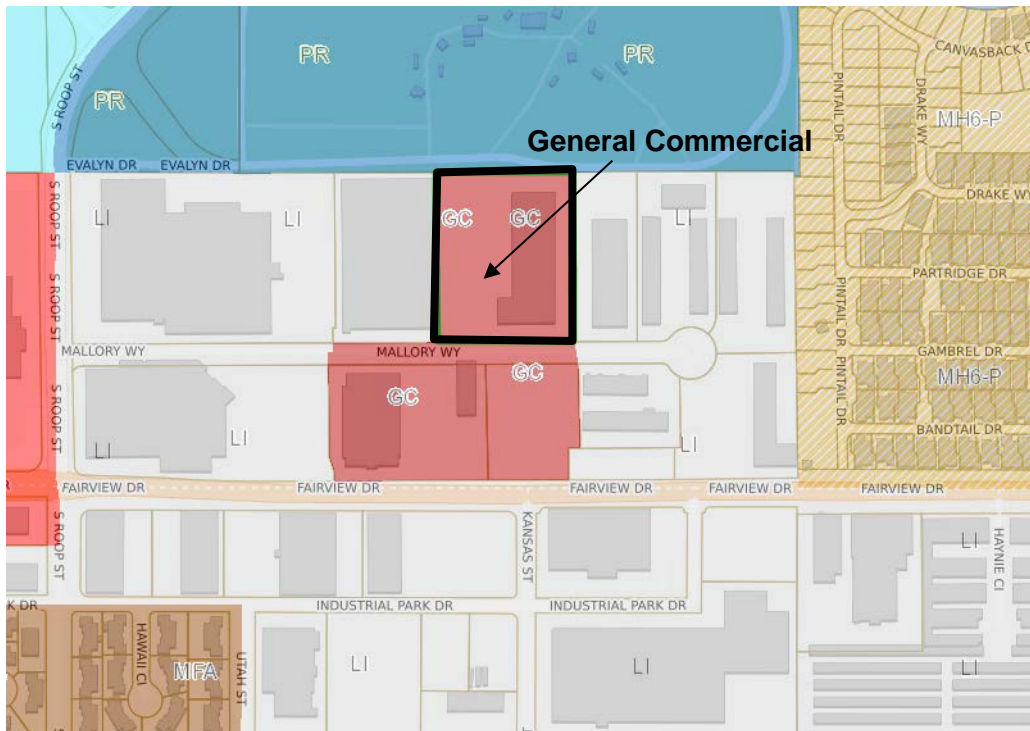
Summary: The proposed amendment would rezone the property back to what it was prior to being changed to GC for a school use on the property. The proposed LI zoning is consistent with the current zoning of surrounding properties to the east and west as well as with the current uses of those properties. 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-2020-0009 as presented."

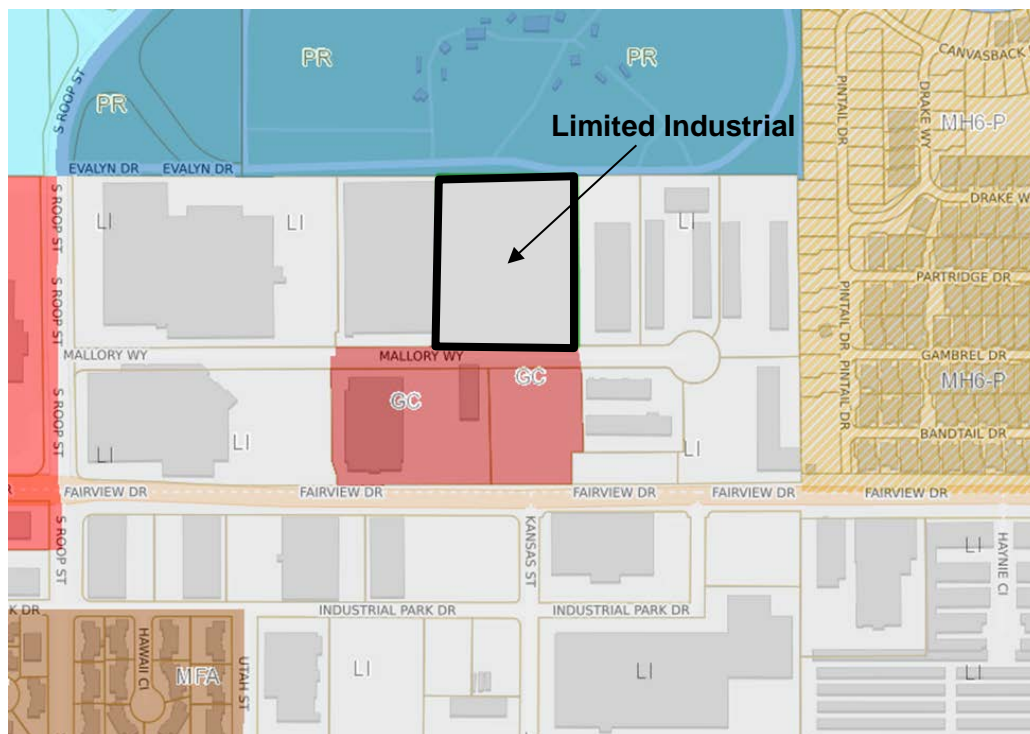
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



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

MASTER PLAN DESIGNATION: Mixed-Use Commercial

EXISTING ZONING: General Commercial

PROPOSED ZONING: Limited Industrial

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: Public Regional/ Governors Field
SOUTH: General Commercial/ vacant and office & warehouse
EAST: Limited Industrial/ warehouse, storage, manufacturing
WEST: Limited Industrial/ distribution warehouse and offices

PREVIOUS REVIEWS:

- SUP-11-014 and ZMA-11-013- On March 30, 2011 the Planning Commission approved a Special Use Permit to allow for a charter high school to operate in the General Commercial zoning district, and recommended to the Board of Supervisors, approval of a zoning map amendment from Limited Industrial to General Commercial. On May 5, 2011 the Board of Supervisors approved the zoning map amendment from Limited Industrial to General Commercial for three parcels (APN 009-551-03; 009-551-08; and 009-551-31).
- SUP-12-019- On April 25, 2012 the Planning Commission approved a Special Use Permit to allow for an increase in the permitted sign area for the Silver State Charter School.
- 2018- Silver State Charter School is closed.

DISCUSSION:

The subject property is approximately 3 acres in size and is located on the north side of Mallory Way immediately south of Governors Field. The site is developed with a warehouse and office building approximately 32,000 square feet in size.

In 2011, the zoning for this parcel (as well as two parcels on the south side of Mallory Way) was changed from Limited Industrial to General Commercial in order to accommodate Silver State Charter School. A Special Use Permit was approved concurrently to allow for the operation of a school on the subject parcel(s). The school operated at this site until 2018 when it was closed.

The current owner of the property leases the space for light industrial and warehouse use and is now seeking a zoning map amendment from General Commercial to the original Limited Industrial zoning district, which more closely represents the current uses.

The Master Plan designation of the subject parcel is Mixed Use Commercial. 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. Both the current zoning designation of General Commercial and the proposed zoning of Limited Industrial are consistent with the Mixed-Use Commercial Master Plan designation.

The Board of Supervisors is authorized to approve a zoning map amendment after receiving a recommendation from the Planning Commission.

PUBLIC COMMENTS: On November 25, 2020, public hearing notices were mailed to 40 property owners within 650 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 not received any public comment. Any comments that are received after this report is completed will be provided to the Planning Commission either prior to or at December 15, 2020 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 or master plan 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 CCMC 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 Mixed-Use Commercial. 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. Both the current zoning district of General Commercial and the proposed zoning district of Limited Industrial are consistent with the underlying Master Plan of Mixed-Use Commercial.

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 parcel was previously zoned Limited Industrial which is consistent with the parcels to the east and west. The parcel directly north of the subject parcel is Governors Field which is zoned Public Regional. Therefore, the proposed zoning of Limited Industrial is compatible with adjacent uses which include other similar office and warehousing uses.

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 site is currently developed and being leased for warehouse and office type uses which is consistent with the proposed Limited Industrial zoning district. The site is currently served by public services including sewer, water, storm drain, and transportation systems. The capacities of the City sewer, water, storm drain, and transportation systems are sufficient to meet the demand for uses allowed by the proposed zoning district. Any new development on this site 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:

Draft Zoning Map Amendment Ordinance
ZA-2020-0009 Application

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2020-__

AN ORDINANCE TO CHANGE THE ZONING FROM GENERAL COMMERCIAL TO LIMITED INDUSTRIAL FOR A PROPERTY LOCATED AT 900 MALLORY WAY, APN 009-551-03.

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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 009-551-03 from General Commercial to Limited Industrial, as depicted on Attachment A.

PROPOSED this ____ day of _____, 2020.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2020.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

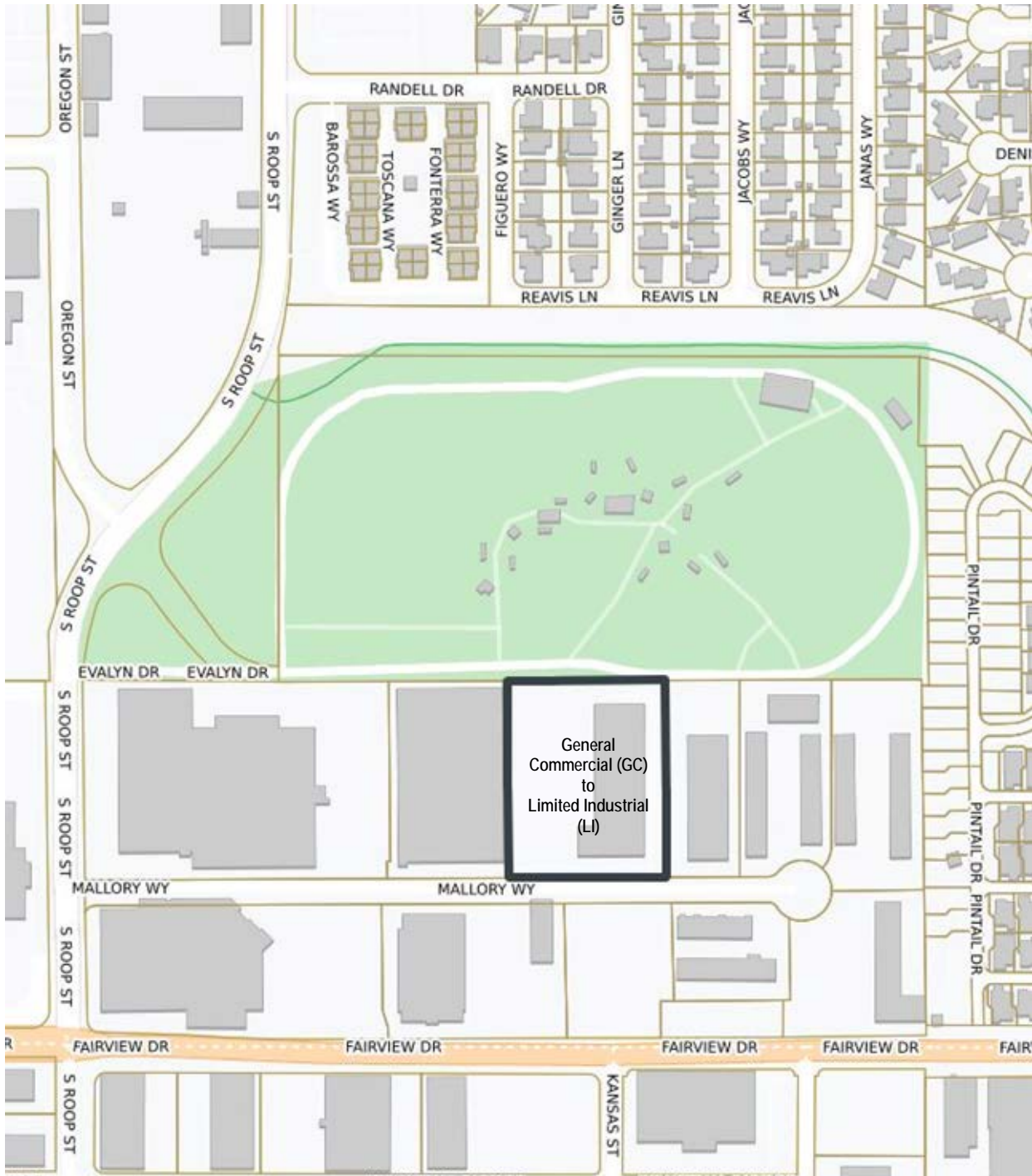
, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

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

Attachment A



900 Mallory Way

Zoning Map Amendment

November 2020



Prepared For:

Holly Center II, LLC

PO BOX 3437

STATELINE, NV, 89449

Prepared By:



Manhard.
CONSULTING

3476 Executive Pointe Way, Suite 12
Carson City, NV 89706

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APPENDICES

-
- Application
 - Not Applicable Letter
 - Documentation of Taxes Paid to Date
 - Proposal Questionnaire



PARCEL LOCATION.....

The parcel, APN 009-551-03, is located north of Mallory Way, east of S. Roop Street and south of Governors Field in Carson City.

Figure 1: Parcel Location



EXISTING CONDITIONS

The parcel is 3 acres with a Master Plan designation of Mixed-Use Commercial, and a zoning designation of General Commercial. The site is developed with a 31,960 square foot warehouse with two attached offices. The surrounding area is a mix of limited industrial, commercial, and parks and recreational uses as shown in Figure 2: Surrounding Property Designations.



Figure 2: Surrounding Property Designations

Direction	Current Zoning	Master Plan	Current Land Use
North	Parks and Recreation	Parks and Recreation	Governors Baseball Fields
South	General Commercial	Mixed-Use Commercial	Charter School
East	Limited Industrial	Mixed-Use Commercial	Industrial
West	Limited Industrial	Mixed-Use Commercial	Industrial

Figure 3: Site Photographs



Facing northeast from Mallory Way



Figure 3: Site Photographs (Continued)



Figure 4: Existing Master Plan Designation

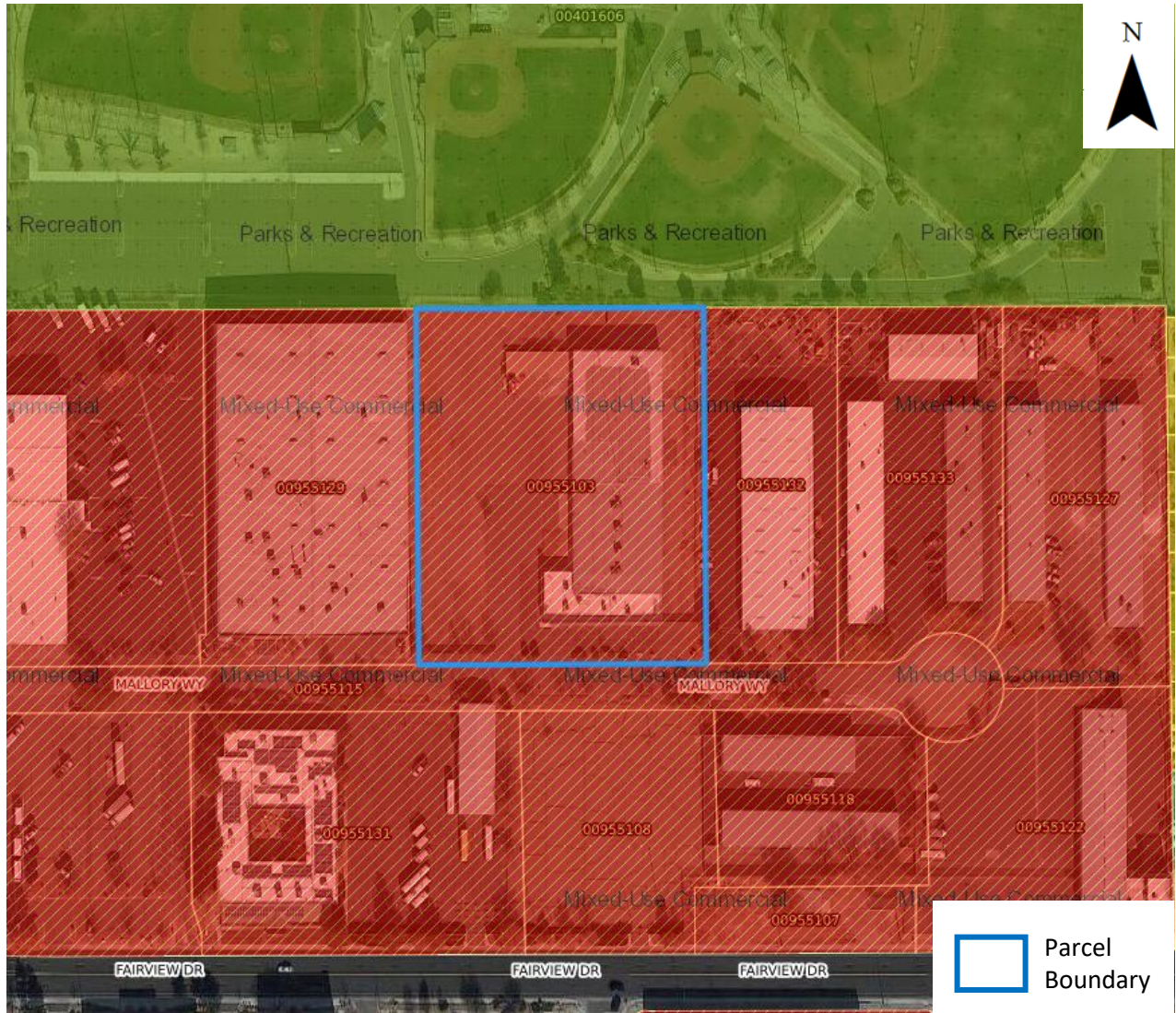


Figure 5: Existing Zoning Designation



APPLICATION REQUEST

The enclosed application is for a:

ZONING MAP AMENDMENT to change the zoning designation to Limited Industrial from General Commercial.

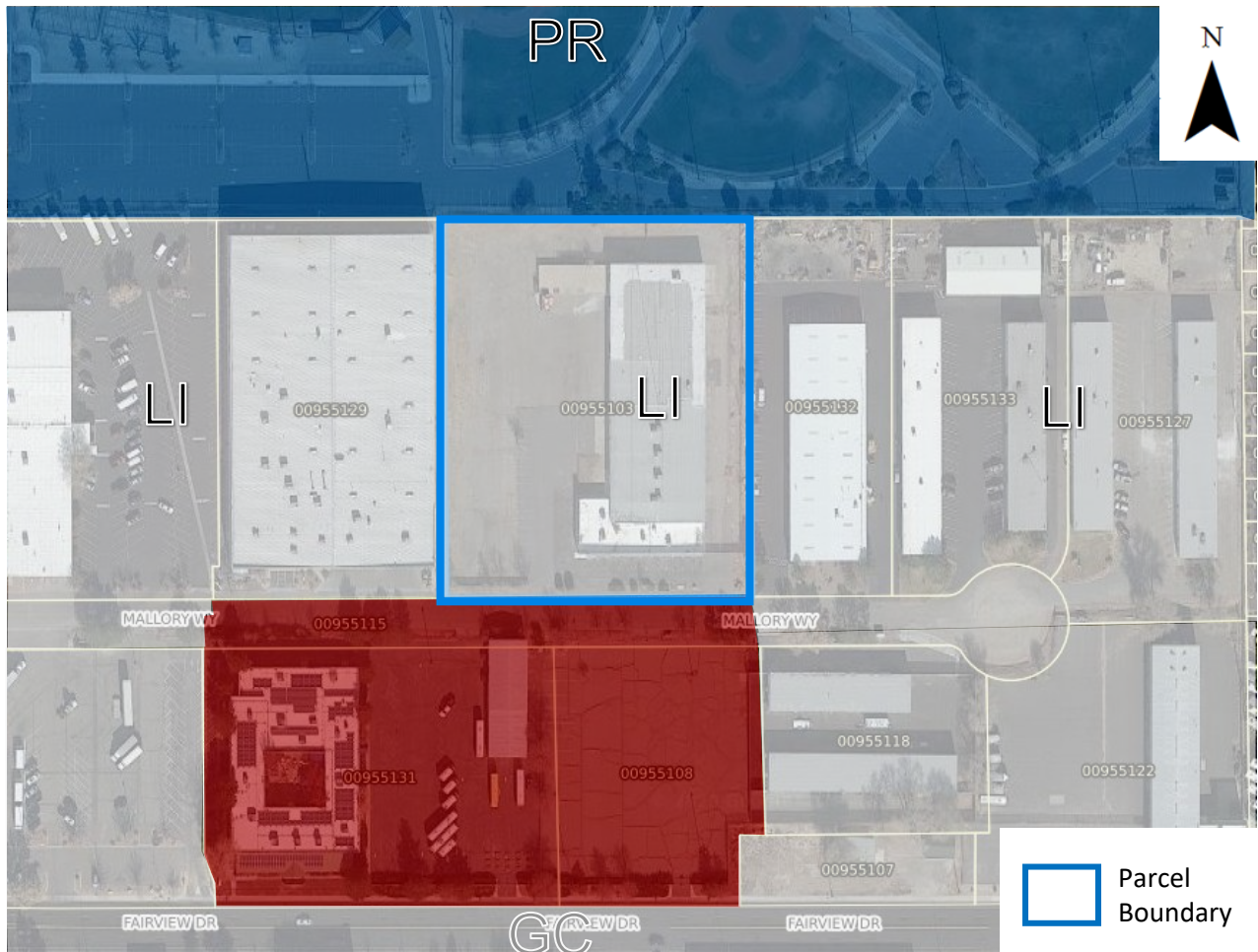
DESCRIPTION AND JUSTIFICATION

In 2011, the parcel was purchased by Silver State Charter School, and the zoning was changed from Light Industrial to General Commercial to allow for a public-school use. The school operated at the site from 2011 until 2018 when it was sold to the applicant, Holly Center II, LLC. The building is currently leased to a tenant who utilizes the space for light industrial and warehouse uses.



The applicant proposes to amend the zoning from General Commercial (GC) back to the original zoning designation of Light Industrial (LI), which is consistent with the surrounding properties to the east and west as well as with the current use.

Figure 6: Proposed Zoning Designation



PROJECT IMPACTS

Project Impacts are not applicable. The amendment proposes a change from General Commercial (GC) to Light Industrial (LI) zoning on a site that was originally zoned and designed for Light Industrial uses. No new development is proposed, and the site will be used for the light industrial uses that it was intended for.

Impacts on Public Services

The Carson City Sheriff's Office currently provides police services to this area and will continue to provide services. The parcel is within the 100507 Police Run District.



Carson City is served by three full-time fire stations. The closest fire station to the parcel is located at 777 S. Stewart Street (Station 51), approximately 1 mile away, and has a +/-4 minute response time.

The proposed amendment to Limited Industrial will not cause additional impact on public services beyond what it was originally designed for.

Flood Zone

The parcel has a Flood Zone X designation, Panel 3280010094F. Flood Zone X is an area of minimal flood hazard and has a .2% annual chance flood hazard.

Compatibility with Adjacent Land Uses

The proposed amendment will be adjacent to existing light industrial development along the east and west boundaries; Silver State Charter School to the south and Governor’s Field to the north.

The proposed Zoning Map Amendment to Light Industrial promotes consistency between land uses within the industrial neighborhood.

ZONING MAP AMENDMENT FINDINGS

In accordance with Carson City Municipal Code Section 18.02.075, this amendment request meets the following findings:

a. The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project.

The parcel is located in an industrial neighborhood and was originally zoned light industrial. The amendment requests that the zoning be changed back to light industrial.

b. The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.

The parcel is currently developed with an industrial use that is consistent with other properties in the neighborhood. The amendment creates consistency and will not have any detrimental impacts on surrounding properties.

c. The Zoning Map Amendment will have a general benefit to the people of the City as a whole.

The amendment allows for light industrial uses that provide job opportunities for the people of the Carson City.

ZONING MAP AMENDMENT QUESTIONNAIRE

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a



zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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.

1. The proposed project is located within an area that is served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans. (1.1b)
2. The site does not have any distinctive topographic features (1.4c)
3. The site is located to be adequately served by city services including fire and sheriff services. (1.5d)
4. The proposed development will not create any “friction zones” between adjacent land uses. The proposed ZMA includes appropriate mitigation measures to provide a buffer between uses, in accordance with the Carson City Master Plan. (2.1d)
5. The proposed development is not within the 100-year floodplain or other hazardous areas. (3.3d)

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.

North: Governor’s Field; South: Charter School; East: Light Industrial; West: Light Industrial. The parcel was originally zoned light industrial. The amendment will not have any detrimental impacts on surrounding properties.

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

The subject parcel’s zoning was amended on March 30, 2011 from Light Industrial to General Commercial for a public-school use.

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 not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety or welfare as the site was originally intended for and designed to meet light industrial standards. No new development is proposed with this rezoning request.



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, Page 4 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?

The drainage that exists at the site is adequate as it was designed for the light industrial uses that the site was originally intended for. No new development is proposed with this rezoning request.

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.

The water infrastructure that exists at the site is adequate as it was designed for the light industrial uses that the site was originally intended for. No new development is proposed with this rezoning request.

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

The roadways that are in place have been designed for existing light industrial uses in the neighborhood, and no new development is proposed with this rezoning request.

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?

The student population will not be impacted by rezoning the site to Light Industrial from General Commercial.

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?

The existing emergency vehicle access was designed for to meet the requirements for the existing structure on the site, and no new development is proposed with this rezoning request. Emergency response time is +/- 4 minutes for fire and EMS services and sheriff.

5. How the proposal will impact the immediate vicinity;

The proposed amendment will not negatively impact the immediate vicinity as the site was originally intended for and designed to meet light industrial standards. No new



development is proposed with this rezoning request.

A. If the proposed amendment will impact properties within that use districts;

The proposed amendment will not impact any other properties zoned GC. This amendment will only amend the zoning map for the one parcel included in this application.

B. Any impacts on public services and facilities.

The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety or welfare as the site was originally intended for and designed to meet light industrial standards. No new development is proposed with this rezoning request.



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

FEE: \$2,450.00 + noticing fee

SUBMITTAL PACKET

- Application Form
- Written Project Description
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- Applicant's Acknowledgment Statement
- 5 Completed Application Packets (1 Original + 4 Copies)
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering-4 copies)
- CD containing application data (all to be submitted once application is deemed complete by staff)

Application Reviewed and Received By: _____

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.

FILE #

APPLICANT **PHONE #**
 Holly Center II, LLC, Robert Waldschmitt 775-525-7544

MAILING ADDRESS, CITY, STATE, ZIP
 PO BOX 3437 STATELINE, NV 89449

EMAIL ADDRESS
 hollycenterii@gmail.com

PROPERTY OWNER **PHONE #**
 Holly Center II, LLC, Robert Waldschmitt 775-525-7544

MAILING ADDRESS, CITY, STATE, ZIP
 PO BOX 3437 STATELINE, NV 89449

EMAIL ADDRESS
 hollycenterii@gmail.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**
 Savannah Dukes, Manhard Consulting 775-321-6545

MAILING ADDRESS, CITY, STATE, ZIP
 241 Ridge Street Ste. 400 Reno, NV 89501

EMAIL ADDRESS
 sdukes@manhard.com

<u>Project's Assessor Parcel Number(s)</u> 009-551-03	<u>Street Address</u> 900 Mallory Way Carson City, NV	<u>ZIP Code</u>
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<u>Project's Master Plan Designation</u> Mixed-Use Commercial	<u>Project's Current Zoning</u> General Commercial	<u>Nearest Major Cross Street(s)</u> S. Roop Street
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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 to change the zoning designation to Limited Industrial from General Commercial.

PROPERTY OWNER'S AFFIDAVIT

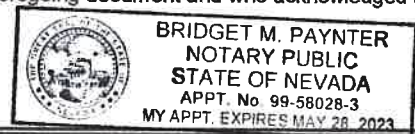
I, Robert Waldschmitt, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Signature: [Signature] Address: 222 Ridge Dr. State Line Date: 3 Nov 2020

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

On October 30 November 3, 2020 Robert Waldschmitt, 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.

Bridget M. Paynter
 Notary Public
 State of Nevada County of Carson



ZONING MAP AMENDMENT QUESTIONNAIRE – 900 MALLORY WAY

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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.

- 1.The proposed project is located within an area that is served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans. (1.1b)
- 2.The site does not have any distinctive topographic features (1.4c)
- 3.The site is located to be adequately served by city services including fire and sheriff services. (1.5d)
- 4.The proposed development will not create any “friction zones” between adjacent land uses. The proposed ZMA includes appropriate mitigation measures to provide a buffer between uses, in accordance with the Carson City Master Plan. (2.1d)
- 5.The proposed development is not within the 100-year floodplain or other hazardous areas. (3.3d)

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.

North: Governor's Field; South: Charter School; East: Light Industrial; West: Light Industrial. The parcel was originally zoned light industrial. The amendment will not have any detrimental impacts on surrounding properties.

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

The subject parcel's zoning was amended on March 30, 2011 from Light Industrial to General Commercial for a public-school use.

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 not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety or welfare as the site was originally intended for and designed to meet light industrial standards. No new development is proposed with this rezoning request.

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, Page 4 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?

The drainage that exists at the site is adequate as it was designed for the light industrial uses that the site was originally intended for. No new development is proposed with this rezoning request.

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.

The water infrastructure that exists at the site is adequate as it was designed for the light industrial uses that the site was originally intended for. No new development is proposed with this rezoning request.

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

The roadways that are in place have been designed for existing light industrial uses in the neighborhood, and no new development is proposed with this rezoning request.

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?

The student population will not be impacted by rezoning the site to Light Industrial from General Commercial.

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?

The existing emergency vehicle access was designed for to meet the requirements for the existing structure on the site, and no new development is proposed with this rezoning request. Emergency response time is +/- 4 minutes for fire and EMS services and sheriff.

5. How the proposal will impact the immediate vicinity;

The proposed amendment will not negatively impact the immediate vicinity as the site was originally intended for and designed to meet light industrial standards. No new development is proposed with this rezoning request.

A. If the proposed amendment will impact properties within that use districts;

The proposed amendment will not impact any other properties zoned GC. This amendment will only amend the zoning map for the one parcel included in this application.

B. Any impacts on public services and facilities.

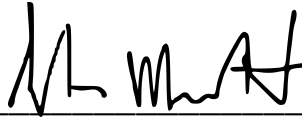
The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact public health, safety or welfare as the site was originally intended for and designed to meet light industrial standards. No new development is proposed with this rezoning request.

ACKNOWLEDGEMENT OF APPLICATION

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

Robert Waldschmitt

APPLICANT



PRINT NAME

11/05/2020

DATE



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

November 5, 2020

Ms. Hope Sullivan
Planner
108 E. Proctor St.
Carson City, NV 89701

RE: Not-applicable letter Zoning Map Amendment for 900 Mallory Way

Ms. Sullivan,

On behalf of Holly Center II, LLC, Manhard Consulting is pleased to submit this application for Zoning Map Amendment for 900 Mallory Way.

A Site Plan is not applicable because no new development is proposed with the amendment.

Project Impacts are not applicable because no new development is proposed, and the site will be used for the light industrial uses that it was designed to accommodate.

Please contact me at 775-321-6545 if you need any further information.

Sincerely,




A handwritten signature in blue ink, appearing to read 'Savannah Dukes', is written in a cursive style.

Savannah Dukes
Manhard Consulting
241 Ridge Street #400
Reno, Nevada 89501
sdukes@manhard.com
775-321-6545

Billing Fiscal Year (2020 - 2021)

Installment	Date Due	Date Paid	Tax Billed	Cost Billed	Penalty/Interest	Total Due	Amount Paid	Total Unpaid
1	8/17/2020	8/5/2020	\$3,024.04	\$0.00	\$0.00	\$3,024.04	\$3,024.04	\$0.00
2	10/5/2020	10/7/2020	\$3,023.68	\$0.00	\$0.00	\$3,023.68	\$3,023.68	\$0.00
3	1/4/2021		\$3,023.68	\$0.00	\$0.00	\$3,023.68	\$0.00	\$3,023.68
4	3/1/2021		\$3,023.68	\$0.00	\$0.00	\$3,023.68	\$0.00	\$3,023.68
Total			\$12,095.08	\$0.00	\$0.00	\$12,095.08	\$6,047.72	\$6,047.36

Payment History

	Fiscal Year	Total Due	Total Paid	Amount Unpaid	Date Paid
	(2020 - 2021)	\$12,095.08	\$6,047.72	\$6,047.36	10/7/2020
	(2019 - 2020)	\$12,058.45	\$12,058.45	\$0.00	2/20/2020
	(2018 - 2019)	\$13,033.74	\$13,033.74	\$0.00	4/15/2019

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