

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

Alternatives

Do not adopt the ordinance.

Attachments:

[ZA-2020-0009 Ord \(2nd Reading\).doc](#)

[ZA-2020-0009 Mallory Way \(12-15-20\).docx](#)

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. 101
ORDINANCE NO. 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

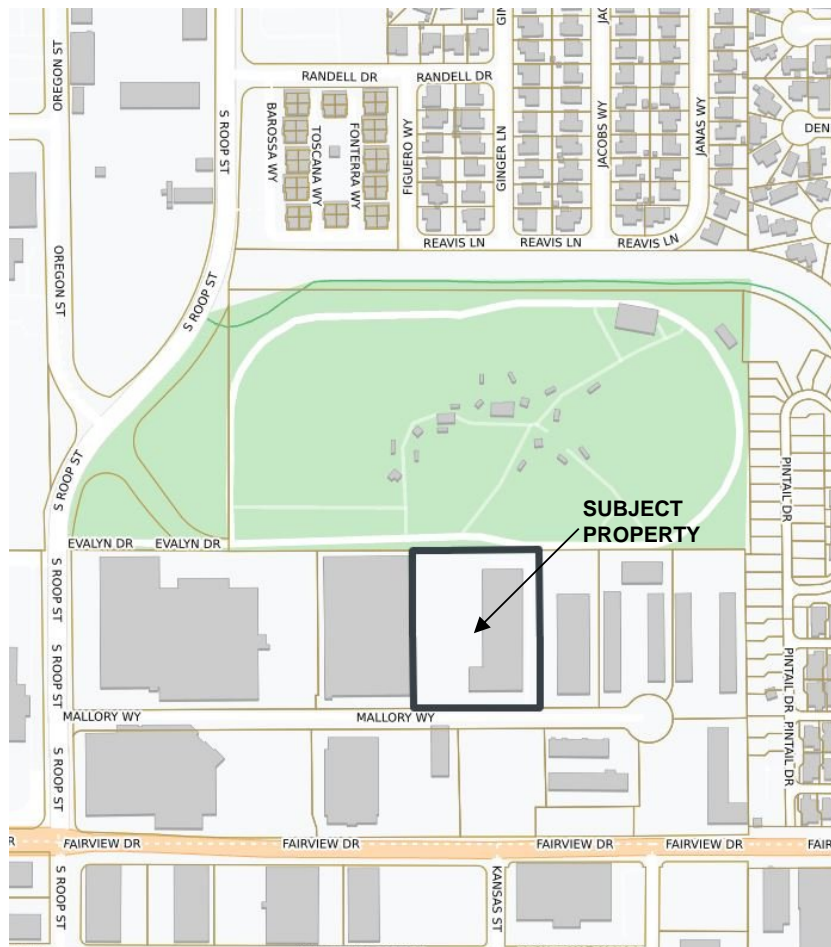
STAFF CONTACT: Heather Ferris, Associate Planner

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)

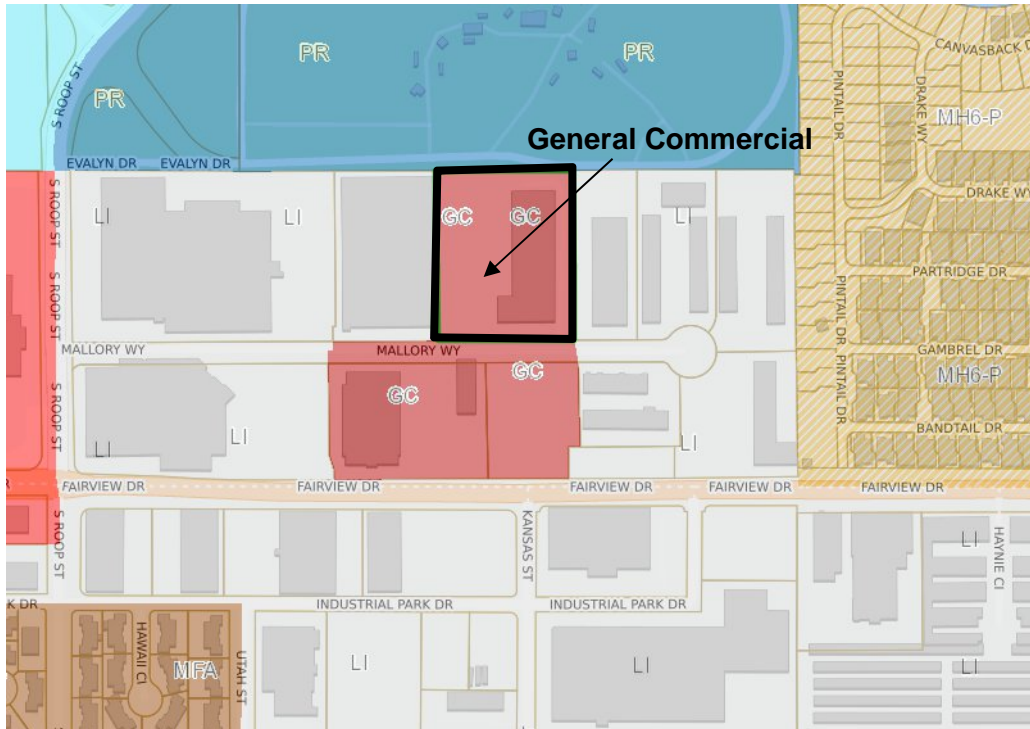
Summary: The proposed amendment would rezone the property back to what it was prior to being changed to GC for a school use on the property. The proposed LI zoning is consistent with the current zoning of surrounding properties to the east and west as well as with the current uses of those properties.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

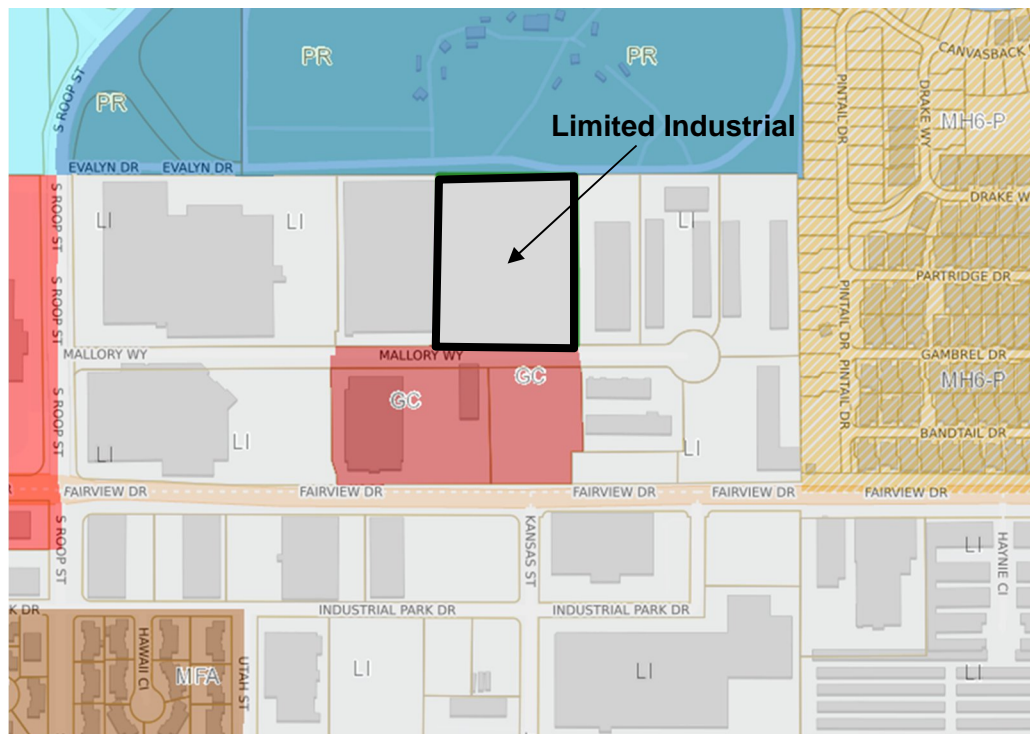
VICINITY MAP:



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