

**City of Carson City
Agenda Report**

Date Submitted: March 23, 2007

Agenda Date Requested: April 5, 2007

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to adopt Bill No. 108, on second reading, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01 (File ZMA-07-009)

Staff Summary: Approval of the Zoning Map Amendment would change the designation of the subject portion of the parcel on the official Carson City Zoning Map from Single Family One Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-PUD). This Zoning Map Amendment is directly associated with TPUD-07-010 Ross Park.

Type of Action Requested:

- Resolution
- Ordinance (Second Reading)
- Formal Action/Motion
- Other (Specify)

Board of Supervisors Action: March 15, 2007 - 3 Ayes, 1 Nays, 1 Absent

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on February 28, 2007 by a vote of 4 Ayes and 3 Nay.

Recommended Board Action: I move to adopt Bill No.108, on second reading, Ordinance No. _____, an ordinance affecting a Zoning Map Amendment to change the zoning from Single Family One Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-PUD), on property currently zoned Single Family One Acre (SF1A) located at 4749 Snyder Avenue, APN 009-193-01, subject to the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors have the authority to revise the zoning designations of property in Carson City. This is the second of two readings to amend the Title 18 Zoning Map by ordinance.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A
Explanation of Impact: N/A
Funding Source: N/A

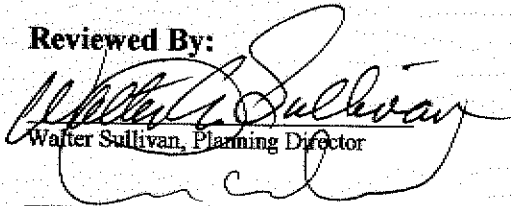
Alternatives:

- 1) Refer back to staff and Planning Commission for further review.


Supporting Material: Ordinance

Prepared By: Jennifer Pruitt, Senior Planner

Reviewed By:


Walter Sullivan, Planning Director

Date: 3-26-07


Larry Werner, Development Services Director/City Engineer

Date: 3/26/07


Linda Ritter, City Manager

Date: 3-27-07


Melanie Rubetta
District Attorney's Office

Date: 3-27-07

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. 108

AN ORDINANCE EFFECTING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE (SF1A) TO MULTI FAMILY APARTMENT-PLANNED UNIT DEVELOPMENT (MFA-P), ON PROPERTY LOCATED AT 4749 SNYDER AVENUE, APN 009-193-01, A TOTAL OF APPROXIMATELY 1.24 ACRES, LOCATED SOUTH OF EAST APPION WAY, NORTH OF SNYDER AVENUE AND WEST OF CALIFORNIA STREET AND OTHER MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-193-01, on property located at 4749 Snyder Avenue, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with section 18.02.075, et seq. Of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Single Family 1 Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-P). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 28, 2007, the Planning Commission review the Planning Division staff report and took public testimony and voted 4 ayes, 3 nays and 0 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 keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has

been made, 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 for Assessor's Parcel Number 009-193-01, a total of approximately 1.24 acres, changing the zoning designation from Single Family 1 Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-P), as shown on Exhibit "A."

In the event the final map(s) related to the Planned Unit Development are not recorded or if the Planned Unit Development project is withdrawn, the zoning map of Carson City will reflect the previous zoning district(s) as noted above. Only when final approval has been granted and the map recorded shall the notation of this fact be placed on the zoning map.

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

_____ of _____, 2007.

EXHIBIT "A"

Subject parcel change from Single Family 1 Acre (SF1A) to Multi Family Apartment-Planned Unit Development (MFA-P)

