



# STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** September 16, 2021

**Staff Contact:** Heather Ferris, Planning Manager

**Agenda Title:** For Possible Action: Discussion and possible action to introduce, on first reading, an ordinance approving a change of zoning from Limited Industrial (LI) to Single Family 1 acre (SF1A), for a 1 acre parcel located at 1449 S. Sutro Terrace, APN 008-683-01. (Heather Ferris, hferris@carson.org)

Staff Summary: The proposed zoning map amendment would rezone the property to be consistent with the current zoning and use of properties to the west. The Board of Supervisors is authorized to amend the zoning map.

**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**

At its meeting of August 25, 2021, the Planning Commission voted 7-0 to recommend to the Board of Supervisors approval of the zoning map amendment based on the ability to make the required findings.

**Background/Issues & Analysis**

Please reference the supporting documentation attached to the Master Plan Amendment MPA-2021-0257 for additional information.

**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, denying the requested zoning change.

**Attachments:**

[ZA-2021-0256 Ord 1st reading \(1449 S Sutro\).doc](#)

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

SUMMARY – Amends the Carson City zoning map.

BILL NO. \_\_\_\_\_  
ORDINANCE NO. 2021-\_\_

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL TO SINGLE FAMILY 1 ACRE ON PROPERTY LOCATED AT 1449 S. SUTRO TERRACE, ASSESSOR’S PARCEL NUMBER 008-683-01.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number 008-683-01, property located at 1449 S. Sutro Terrace, Carson City, Nevada, was duly submitted to the Planning Division of the Carson City Community Development Department in accordance with section 18.02.075 of the Carson City Municipal Code (“CCMC”) to revise the existing zoning designation of Assessor’s Parcel Number 008-683-01 from Limited Industrial to Single Family 1-acre. After proper noticing in accordance with chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on August 25, 2021, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted 7 ayes and 0 nay to recommend to the Board of Supervisors approval of the application for the zoning map amendment.

SECTION II:

The zoning map of Carson City is hereby amended to change the zoning of Assessor’s Parcel Number 008-683-01, approximately 1.0 acre in size, from Limited Industrial to Single Family 1 Acre, as depicted in Attachment A, based on the findings that the zoning map amendment:

1. Is in substantial compliance with the goals, policies and action programs of the Carson City master plan.
2. Will provide for land uses that are compatible with existing adjacent land uses.
3. Will not have a detrimental impact on other properties within the vicinity.
4. Will not negatively impact existing or planned public services or facilities.
5. Will not adversely impact the health, safety or welfare of the public.
6. Satisfies all other required findings of fact as set forth in CCMC 18.02.075(5).

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

