



STAFF REPORT

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

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action to adopt, on second reading, Bill No 114, an ordinance changing the 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 ordinance, if adopted, would rezone property to be consistent with the current use of the property as well as the current zoning and use of the properties located to the west and northwest. The Board of Supervisors is authorized to approve the zoning map amendment.

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

Proposed Motion

I move to adopt Ordinance 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.

At its meeting of September 16, 2021, the Board of Supervisors introduced the ordinance by a vote of 5-0.

Background/Issues & Analysis

This request was considered concurrently with a Master Plan Amendment to change the Master Plan from Industrial to Low Density Residential to be consistent with the existing, on-site residential use and the uses and Master Plan designations to the west and northwest. The Master Plan Amendment was approved by the Board of Supervisors at its September 16, 2021 meeting by a vote of 5-0.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 244; Article 2 of the Carson City Charter; CCMC 18.02.075 (Zoning Code Amendments)

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 on second reading, or provide alternative direction, or both.

Attachments:

[ZA-2021-0256 Ord 2nd reading \(1449 S Sutro\).doc](#)

[1449 S Sutro- PC report-no attachments.docx](#)

Board Action Taken:

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

(Vote Recorded By)

SUMMARY – Amends the Carson City zoning map.

BILL NO. 114
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 16th day of September 2021 by Supervisor Maurice White

PASSED on the _____ day of _____ 2021.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

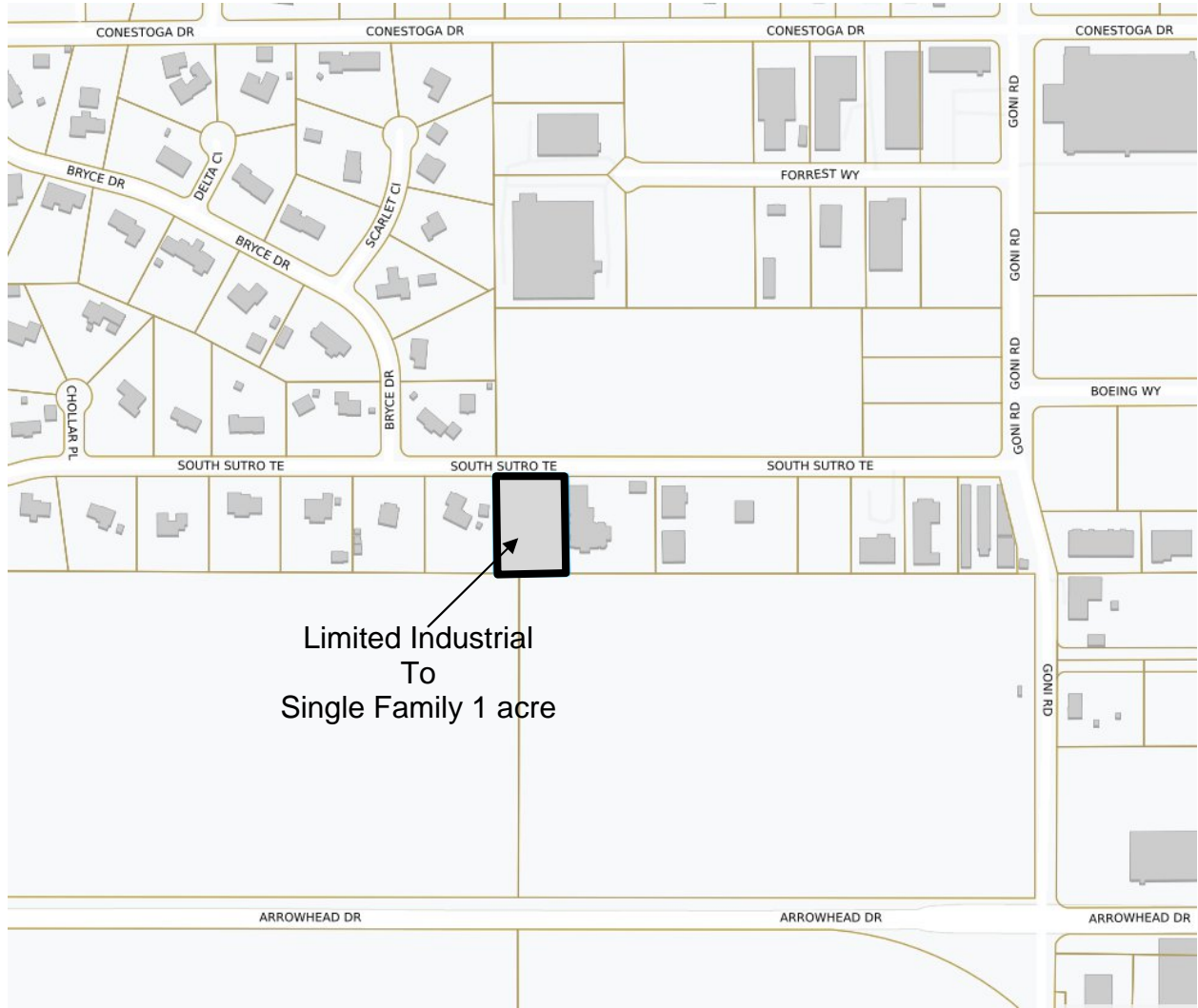
Lori Bagwell, Mayor

ATTEST:

Aubrey Rowlatt, 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 AUGUST 25, 2021

FILE: MPA-2021-0257 & ZA-2021-0256

AGENDA ITEM: 13.A and 13.B

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a proposed resolution recommending to the Carson City Board of Supervisors approval of a proposed Master Plan Amendment to change the Master Plan designation from Industrial to Low Density Residential for a 1-acre parcel located at 1449 S. Sutro Terrace, APN 008-683-01. (Heather Ferris, hferris@carson.org)

Summary: The proposed Master Plan amendment would designate the property Low Density Residential consistent with the existing on-site single-family residential use and properties located to the west. The Board of Supervisors is authorized to amend the Master Plan. The Planning Commission makes a recommendation to the Board by resolution.

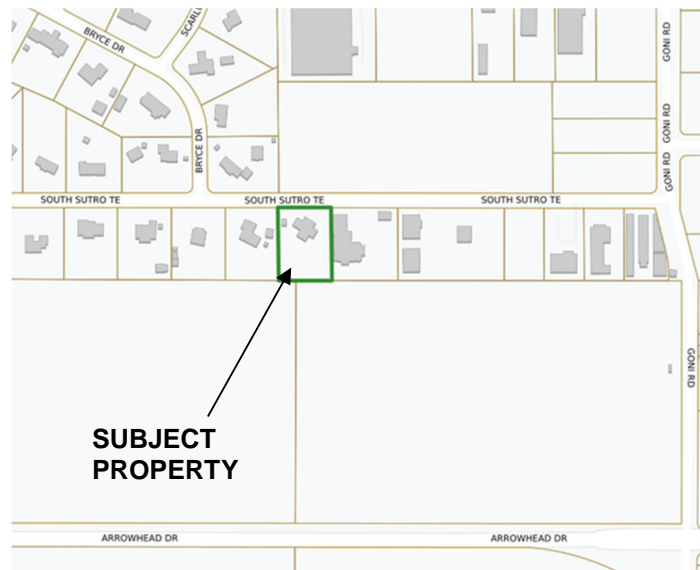
ZA-2021-0256 For Possible Action: Discussion and possible action regarding a recommendation to the Carson City Board of Supervisors concerning a proposed ordinance amending the Zoning Map to change the zoning from Limited Industrial (LI) to Single Family 1 acre (SF1A), for a 1-acre parcel located at 1449 S. Sutro Terrace APN 008-683-01. (Heather Ferris, hferris@carson.org)

Summary: The proposed zoning map amendment would rezone the property to be consistent with the existing on-site single family residential use. Additionally, the proposed SF1A zoning is consistent with the current zoning and use of properties to the west. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

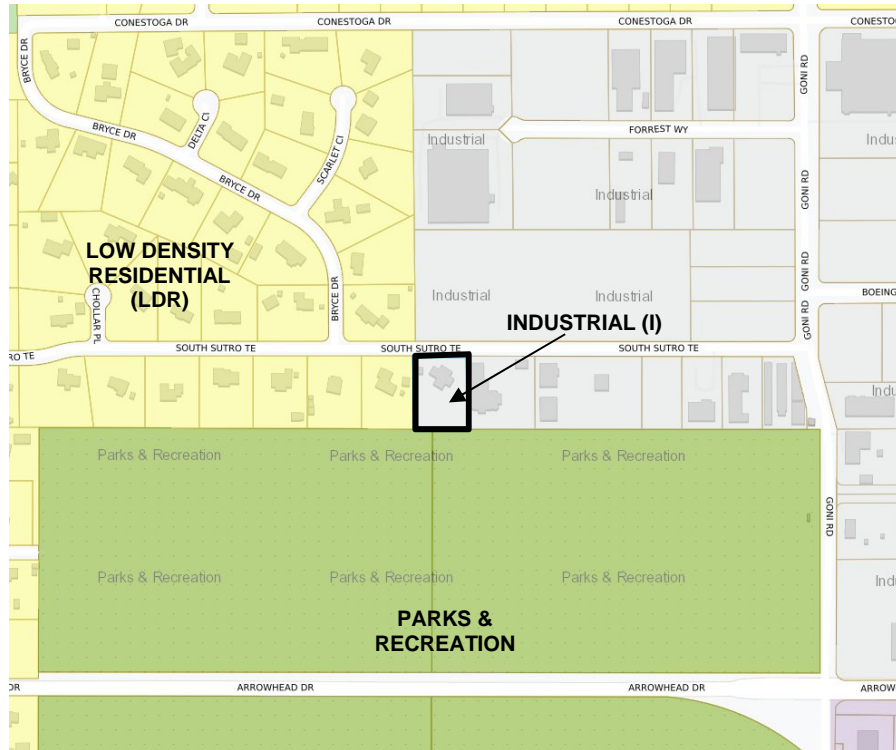
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt resolution number 2021-PC-R-2.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2021-0256 as presented.”

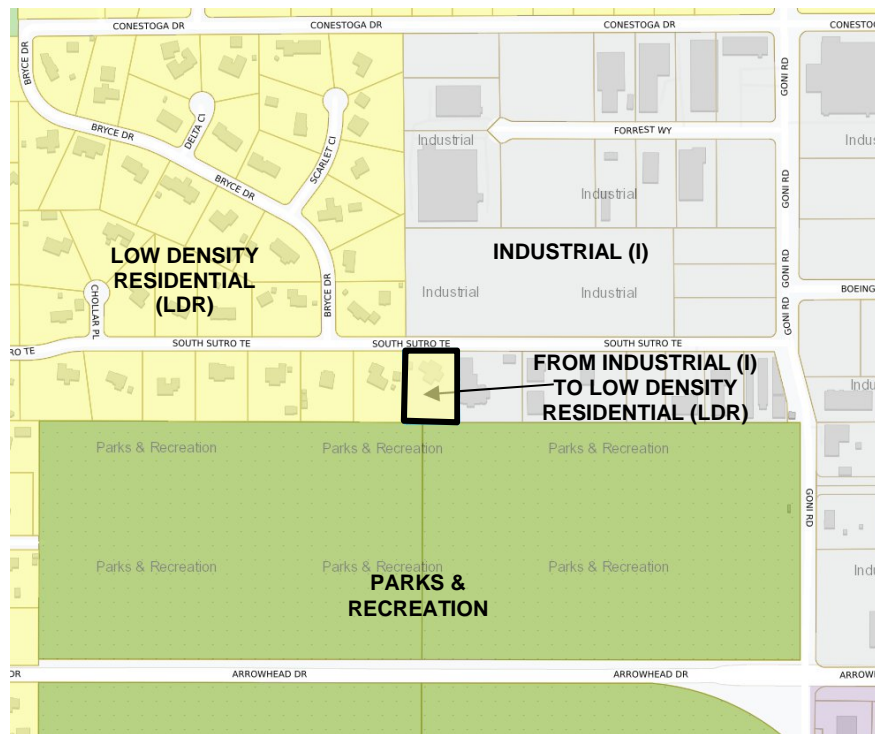
VICINITY MAP:



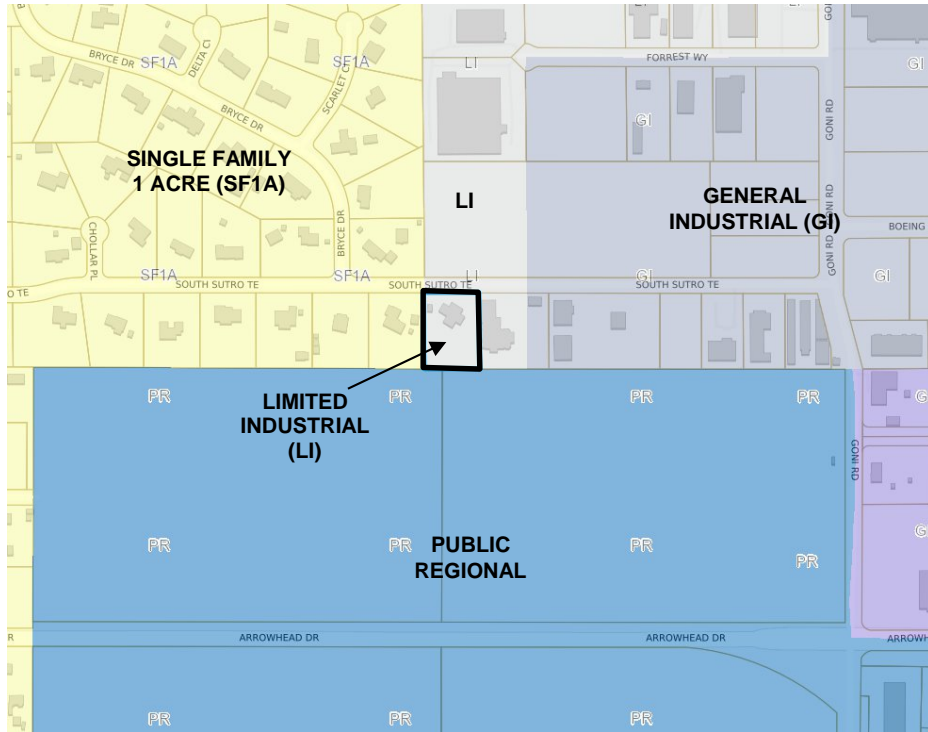
EXISTING MASTER PLAN



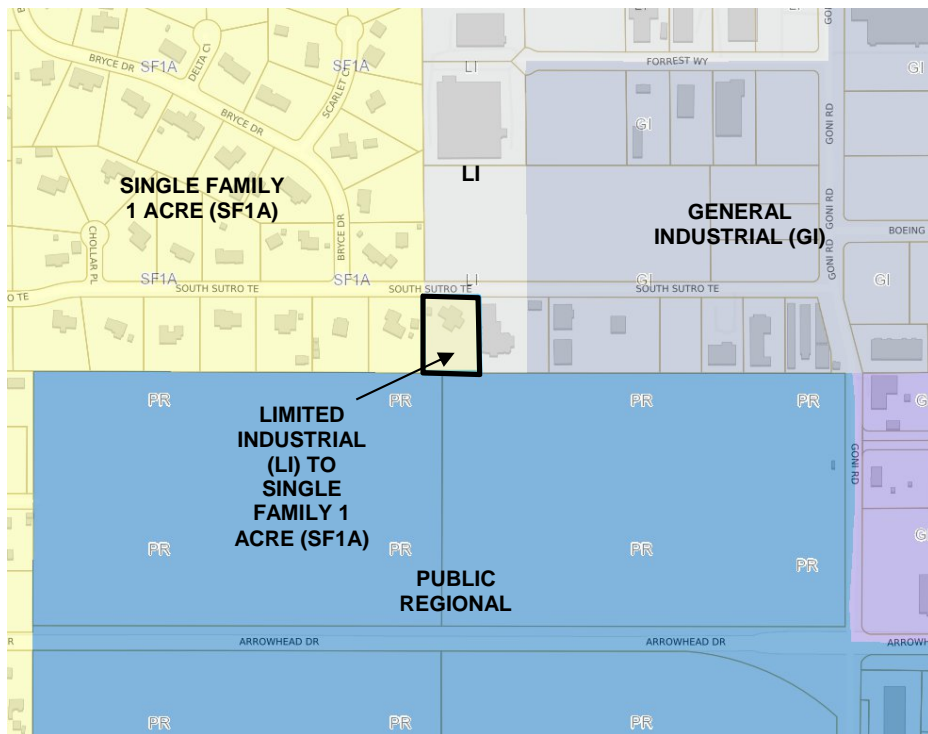
PROPOSED MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan) 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Industrial

PROPOSED MASTER PLAN DESIGNATION: Low Density Residential

EXISTING ZONING: Limited Industrial (LI)

PROPOSED ZONING: Single Family 1 acre (SF1A)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial & General Industrial/ landscape rock & material yard

SOUTH: Public Regional/ vacant & cinders pit

EAST: Limited Industrial/ warehouse & storage

WEST: Single Family 1 acre/ single family residence

BACKGROUND AND DISCUSSION:

The subject property is 1 acre in size and is located on the south side of South Sutro Terrace approximately ¼ mile west of Goni Road. The site is developed with a single-family residence.

In 1975 the subject parcel was rezoned from Industrial to Residential One Acre. In 1976 the city initiated a comprehensive rezoning for all property within Carson City with the new zoning being adopted by the Board of Supervisors in 1978. As a result of this rezoning, the subject property was zoned General Industrial. In January of 1979 the then property owners began construction of their residence at the subject property and subsequent to that, the Board of Supervisors changed the zoning of the parcel from General Industrial to Limited Industrial.

The Master Plan designation of the subject parcel is Industrial. While the property is zoned Limited Industrial, it has only ever been developed with a single-family residence. The current owner of the property is in the process of selling the property and wishes to amend the master plan and zoning to reflect the actual use of the property.

The proposed Master Plan designation of Low Density Residential and the proposed zoning of Single Family 1 acre are consistent with the existing use of the property as well as properties to the west and northwest of the subject property.

The Board of Supervisors may amend the Master Plan and Zoning Maps. The Planning Commission makes a recommendation to the Board.

PUBLIC COMMENTS: On August 13, 2021, public hearing notices were mailed to 32 property owners within 850 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 August 25, 2021 meeting depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The requests were routed to other departments for review and comment. All indicated they had no comments or concerns with the proposed amendments.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment and Zoning Map Amendment pursuant to the Carson City Municipal Code 18.02.070 and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

MASTER PLAN AMENDMENT FINDINGS: Per the provisions of CCMC 18.02.070

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

The proposed amendment is in substantial compliance with the following policy of the Master Plan:

2.2a Variety of Housing Types

Encourage a mix of housing models and densities for projects within the urbanized areas based upon their size, location, surrounding urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies

The subject parcel currently exists and improved with a single-family residence. The parcel size corresponds to the Low-Density Residential designation. In terms of the surrounding neighborhood context, the subject property has Low Density Residential designations to the west and northwest with Industrial designations to the north and east, and Parks and Recreation to the south.

2. 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 amendment will provide for land uses compatible with the existing on-site use and land uses to the west and northwest. The subject parcel is currently developed with a single-family residence and is 1 acre in size, consistent with the Low-Density Residential land use designation. Additionally, the properties to the west and north west are designated Low Density Residential and developed with single family residences. The proposed designation will cause the existing development to be consistent with the Master Plan.

3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.

The proposed amendment is to correct an existing inconsistency between actual on-site residential development and the existing Master Plan designation of Industrial. The proposed Low Density Residential designation will cause the existing development to be consistent with the Master Plan.

- 4. The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

The subject property is already developed. The proposed designation will simply create consistency between the existing residential development and the Master Plan.

ZONING MAP AMENDMENT FINDINGS:

- 1. That 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 districts corresponds to the land use designation. If the Master Plan is amended to designate the property as Low Density Residential, the proposed Single Family 1 acre zoning district would be a corresponding zoning district that will implement 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 proposed amendment will provide for land uses compatible with the existing on-site single family residential land use. The proposed zoning map amendment will not have a detrimental impact on other properties in the vicinity as the property is already developed consistent with the proposed master plan and zoning. The proposed zoning map amendment will cause the existing development to be in compliance with the zoning designation. The proposed zoning designation is also consistent with the zoning designation of parcels to the west and northwest of the subject parcel.

- 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 with a single-family residence which is consistent with the proposed Single Family 1 acre zoning, and is currently served by public services and facilities.

Attachments:

Planning Commission Master Plan Amendment Resolution 2021-PC-R-3
Draft Zoning Map Amendment Ordinance
MPA-2021-0257 application
ZA-2021-0256 application