



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** December 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 General Commercial ("GC") to Multi-Family Apartments ("MFA") for parcels created as part of the Sundance Ridge Subdivision and Edmonds Industrial Park, located on Lepire Drive, Cassidy Court, and Etta Place, Assessor's Parcel Numbers ("APNs") 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 through -22, 010-651-25, 010-651-29 through -50; and from GC to Public ("P") for parcels located on Etta Place and Cassidy Court, APNs 010-351-94 and 010-651-24. (Heather Ferris, hferris@carson.org)

Staff Summary: At its meeting of January 21, 2021, the Board of Supervisors ("Board") identified the subject area as appropriate for a mapping correction. The area has transitioned towards residential uses since the adoption of the Master Plan in 2006. The area is currently a mix of residential, commercial, and industrial uses. The proposed modifications will be consistent with the current uses of the developed properties and anticipated uses of the vacant properties. The Board is authorized to approve a zoning map amendment after recommendation from the Planning Commission. The Planning Commission recommended the zoning map amendment to the Board.

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

On November 17, 2020, the Planning Commission was provided with an update on the master plan implementation activities and reviewed and made recommendation to the Board on the Master Plan Action Plan and other master plan related matters.

On January 21, 2021, the Board accepted the 2020 Master Plan report from the Planning Commission and identified the subject property as appropriate for a mapping correction.

On November 16, 2021, the Planning Commission voted 7-0 to recommend to the Board approval of the zoning map amendment based on the ability to make the required findings.

Background/Issues & Analysis

See the attached staff report to the Planning Commission for additional information and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 244; Article 2 of the Carson City Charter; CCMC 18.02.075 (Zoning Map Amendments and 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 introduce the ordinance, denying the requested zoning change.

Attachments:

[ZA-2021-0368 \(Ord\).doc](#)

[ZA-2021-0368 Lepire Drive \(11-16-21\) approved.docx](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(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 GENERAL COMMERCIAL (“GC”) TO MULTI-FAMILY APARTMENTS (“MFA”) FOR PARCELS CREATED AS PART OF THE SUNDANCE RIDGE SUBDIVISION AND EDMONDS INDUSTRIAL PARK, LOCATED ON LEPIRE DRIVE, CASSIDY COURT, AND ETTA PLACE, APNS 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 THROUGH -22, 010-651-25, 010-651-29 THROUGH -50; AND FROM GC TO PUBLIC (“P”) FOR PARCELS LOCATED ON ETTA PLACE AND CASSIDY COURT, APNS 010-351-94 AND 010-651-24.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Numbers (“APNs”) 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 through -22, 010-651-25, 010-651-29 through -50; and 010-351-94 and 010-651-24, property located on Lepire Drive, Cassidy Court, and Etta Place, 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 APNs 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 through -22, 010-651-25, 010-651-29 through -50 from General Commercial (“GC”) to Multi-Family Apartments (“MFA”); and APNs 010-351-94 and 010-651-24 from GC to Public (“P”). After proper noticing in accordance with chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on November 16, 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 nays 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 APNs 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 through -22, 010-651-25, 010-651-29 through -50 from General Commercial (“GC”) to Multi-Family Apartments (“MFA”); and Assessor’s Parcel Numbers 010-351-94 and 010-651-24 from General Commercial (“GC”) to Public (“P”), 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: _____

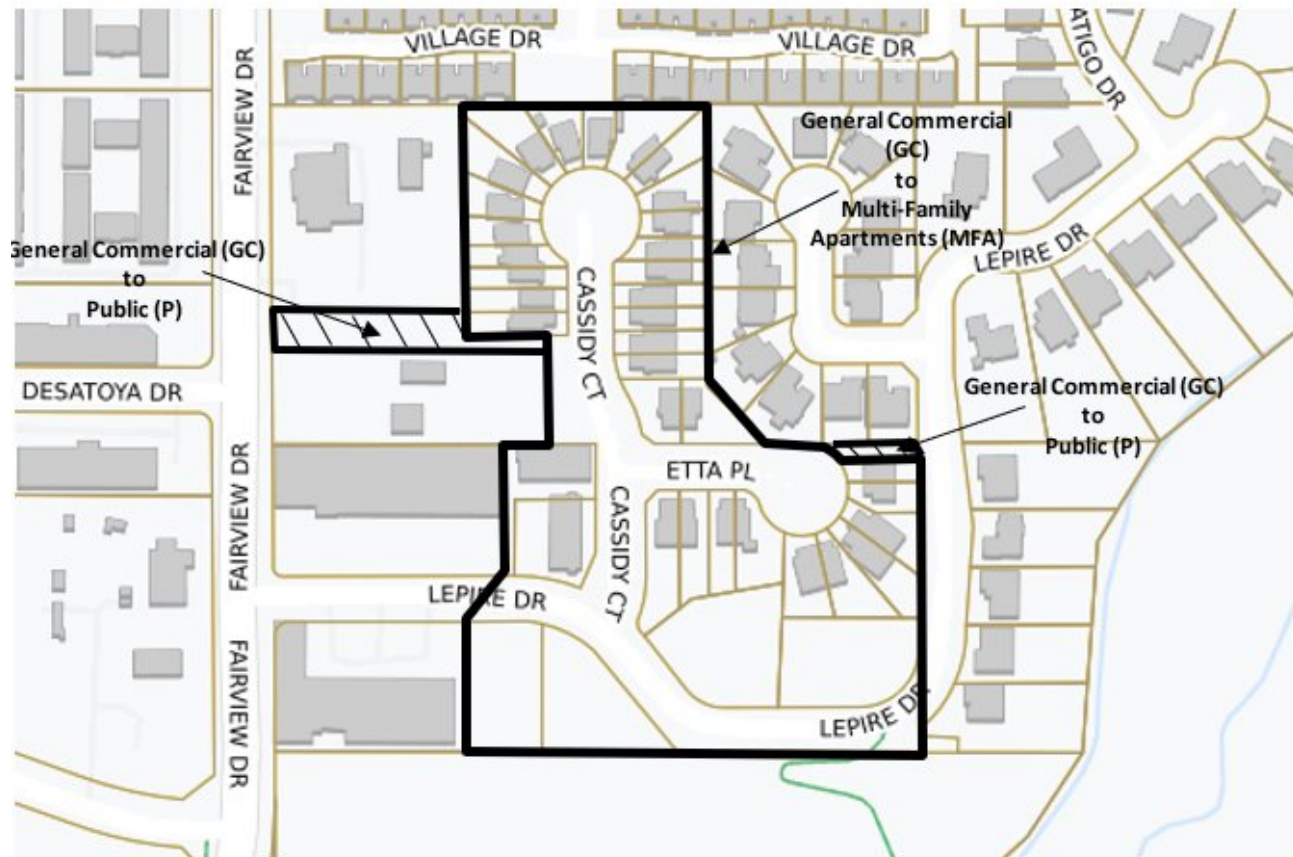
Lori Bagwell, Mayor

ATTEST:

Aubrey Rowlett, Clerk-Recorder

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

Attachment A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF November 16, 2021

FILE: ZA-2021-0368

AGENDA ITEM: 6.C

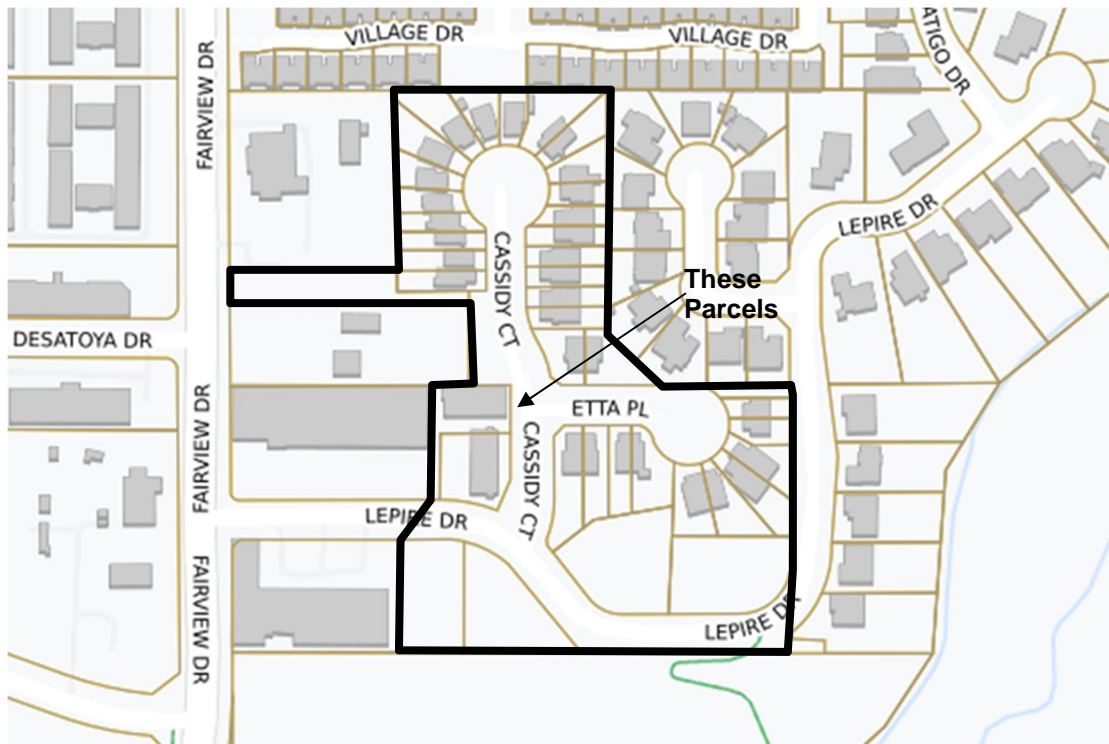
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from General Commercial (“GC”) to Multi-Family Apartments (“MFA”) for parcels created as part of the Sundance Ridge Subdivision and Edmonds Industrial Park, located on Lepire Drive, Cassidy Court, and Etta Place, Assessor’s Parcel Numbers (“APNs”) 010-351-06, 010-351-07, 010-351-14, 010-351-15, 010-351-95, 010-351-96, 010-651-14 through -22, 010-651-25, 010-651-29 through -50; and from GC to Public (“P”) for parcels located on Etta Place and Cassidy Court, APNs 010-351-94 and 010-651-24. (Heather Ferris, hferris@carson.org)

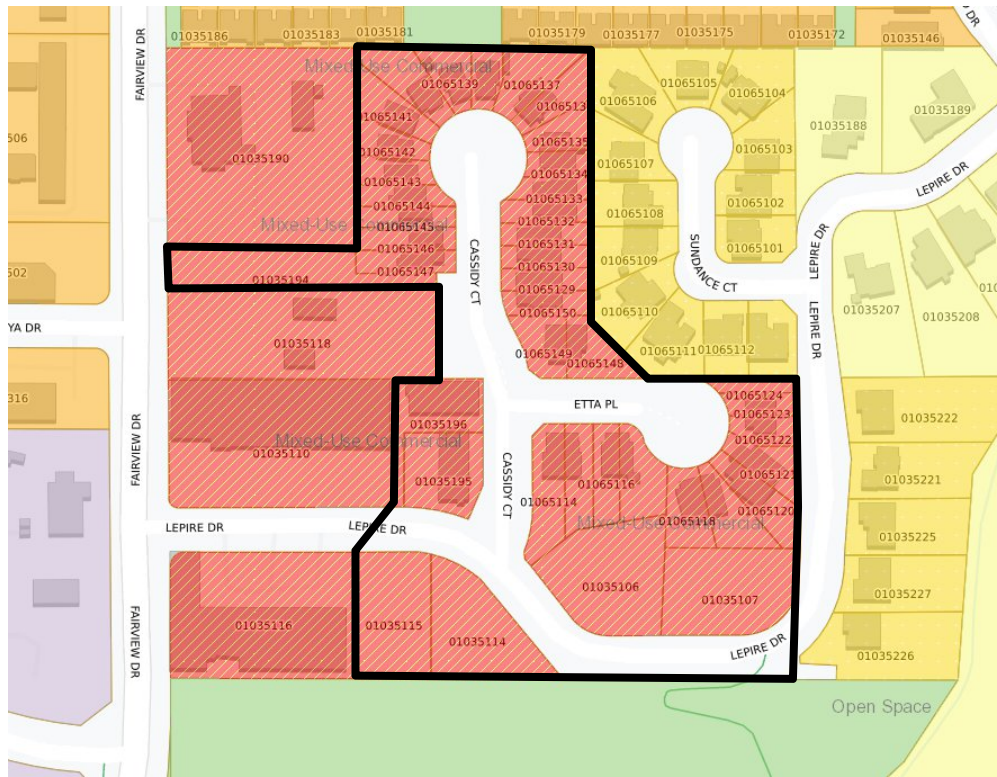
Summary: At its meeting of January 21, 2021, the Board of Supervisors identified the subject area as appropriate for a mapping correction. The area has transitioned towards residential uses since the adoption of the Master Plan in 2006. The area is currently a mix of residential, commercial, and industrial uses. The proposed modifications will be consistent with the current uses of the developed properties and anticipated uses of the vacant properties. The Planning Commission makes a recommendation to the Board of Supervisors.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2021-0368 as presented.”

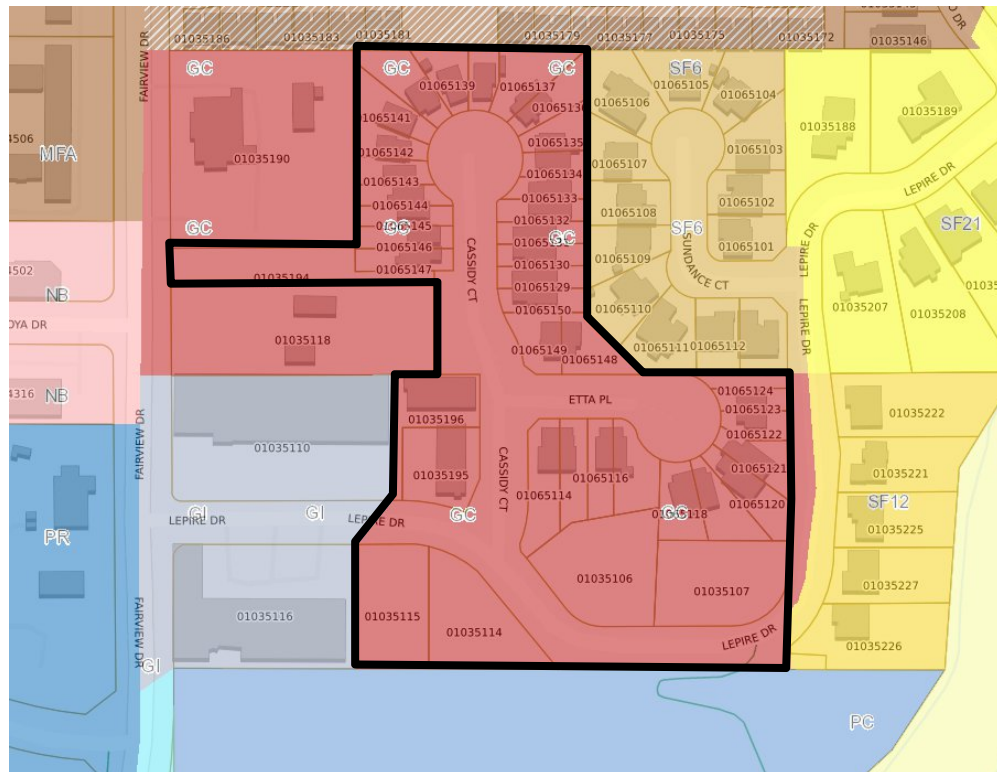
VICINITY MAP:



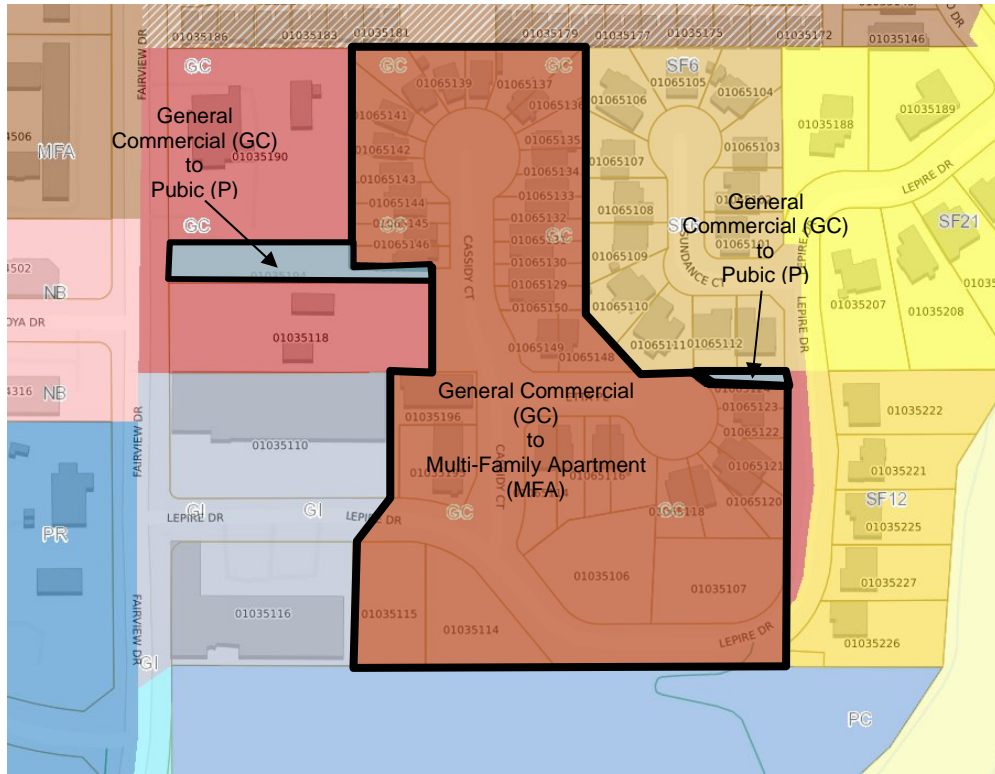
EXISTING MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Mixed-Use Commercial

EXISTING ZONING: General Commercial

PROPOSED ZONING: Multi-Family Apartment (“MFA”) and Public (“P”)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Multi-Family Apartment Planned Unit Development/ duplexes (Valley Vista Village PUD)

SOUTH: Public Community/ Carson City Open Space

EAST: Single Family 6,000 & Single Family 12,000 / single family residences

WEST: General Commercial & General Industrial / mortuary, warehouse/storage, and manufacturing

BACKGROUND AND DISCUSSION:

At its meeting of November 17, 2020, the Planning Commission was provided with an update on the Master Plan implementation activities and reviewed and made recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of January 21, 2021, the Board of Supervisors accepted the 2020 Master Plan report from the Planning Commission.

The report included land use mapping corrections, including the subject properties on Lepire Drive, Cassidy Court, and Etta Place. The properties are zoned General Commercial and have

an underlying Master Plan designation of Mixed-Use Commercial. While the area is zoned General Commercial, it has transitioned towards residential uses since the adoption of the Master Plan in 2006. The area is currently a mix of residential, commercial, and industrial uses. Therefore, staff is recommending changing the zoning from General Commercial to Multi-Family Apartment for the apartments, single-family attached homes, and two vacant parcels in the area. Staff is also recommending an amendment from General Commercial to Public zoning for two parcels that are owned by the City for drainage facilities and utility easements. The proposed modifications will be consistent with the current uses of the developed properties and anticipated uses of the vacant properties. The Planning Commission makes a recommendation to the Board of Supervisors.

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

PUBLIC COMMENTS: A courtesy notice was mailed to the effected property owners on October 5, 2021. On November 2, 2021, public hearing notices were mailed to 195 property owners within 600 feet of the subject properties 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 the November 16, 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 Zoning Map Amendment pursuant to CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.

The proposed amendments are consistent with 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. The Mixed-Use Commercial (“MUC”) master plan designation allows for a mix of uses including commercial, retail, office, and residential uses. The intent of the MUC master plan is to allow for vertical or horizontal mix of uses. The area designated as MUC has already been developed with a horizontal mix of commercial, industrial, and residential uses.

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 existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity. The majority of the subject parcels have already been developed with single-family attached homes, apartment complexes, and drainage facilities. The proposed amendment will provide for zoning consistent with the existing on-site uses, which have already been evaluated for compatibility with adjacent uses. Any future development of parcels that are currently vacant will be consistent with the existing adjacent 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 majority of the subject parcels have been developed and are currently served by the City. It is not anticipated that future development of the vacant parcels will result in negative impacts to existing or planned public services or facilities.

Attachments:

Draft zoning map amendment ordinance