



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 regarding a master plan amendment to change the master plan designations from Low-Density Residential (“LDR”), Community/Regional Commercial (“C/RC”), and Mixed-Use Commercial (“MUC”) to C/RC for the entire parcel located at 4619 Highway 50 East, Assessor’s Parcel Number (“APN”) 008-283-04. (Heather Ferris, hferris@carson.org)

Staff Summary: This property was the subject of a special use permit in 2020 for an RV storage facility. The special use permit was required due to the split zoning on the property. The request for a master plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2021-0369). The proposed master plan will provide for consistency with the proposed zoning and the RV storage facility use. The Board of Supervisors (“Board”) is authorized to amend the master plan after recommendation from the Planning Commission. The Planning Commission recommended amending the master plan to the Board.

Agenda Action: Formal Action / Motion **Time Requested:** 10 minutes

Proposed Motion

I move to amend the Master Plan Land Use Map as presented.

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 recommendations 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 area as appropriate for a mapping correction.

On November 16, 2021, the Planning Commission voted 7-0 to approve Resolution No. 2021-PC-R-3 recommending to the Board approval of the subject Master plan amendment based on the ability to make the required findings.

Background/Issues & Analysis

This master plan amendment is being considered concurrently with a zoning map amendment (ZA-2021-0369).

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

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.050 (Review) and 18.02.070 (Master Plan)

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 amend the Master Plan Land Use Map as presented.

Attachments:

[MPA-2021-0370 \(Resolution\) approved.docx](#)

[ZA-2021-0369 MPA-2021-0370 4619 Hwy 50E \(11-16-21\) approved.docx](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION 2021-PC-R-3

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-2021-0370, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP DESIGNATION FROM LOW-DENSITY RESIDENTIAL (“LDR”), COMMUNITY/ REGIONAL COMMERCIAL (“C/RC”), AND MIXED-USE COMMERCIAL (“MUC”) TO C/RC FOR A PARCEL LOCATED AT 4619 HIGHWAY 50 EAST, ASSESSOR’S PARCEL NUMBER (“APN”) 008-283-04.

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and Carson City Municipal Code (“CCMC”) 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on November 16, 2021, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and recommended approval of Master Plan Amendment MPA-2021-0370 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact: and

WHEREAS, the proposed Master Plan land use designations would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use Map designation from Low-Density Residential (“LDR”), Community/ Regional Commercial (“C/RC”), and Mixed-Use Commercial (“MUC”) to C/RC for a property located at 4619 Highway 50 East, APN 008-283-04.

ADOPTED this 16th of November 2021

VOTE: AYES:

NAYS:

ABSENT:

Charles Borders, Chairman

ATTEST:

Hope Sullivan, AICP, Community Development Director

STAFF REPORT FOR PLANNING COMMISSION MEETING OF November 16, 2021

FILE: MPA-2021-0370 & ZA-2021-0369

AGENDA ITEM: 6.D & 6.E

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: MPA-2021-0370 For Possible Action: Discussion and possible action regarding a master plan amendment to change the master plan designations from Low-Density Residential (“LDR”), Community/ Regional Commercial (“C/RC”), and Mixed-Use Commercial (“MUC”) to C/RC for the entire parcel, located at 4619 Highway 50 East, Assessor’s Parcel Number (“APN”) 008-283-04. (Heather Ferris, hferris@carson.org)

Summary: This property was the subject of a special use permit in 2020 for an RV storage facility. The special use permit was required due to the split zoning on the property. The request for a master plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2021-0369). The proposed master plan will provide for consistency with the proposed zoning and the RV storage facility use. The Planning Commission makes a recommendation to the Board of Supervisors.

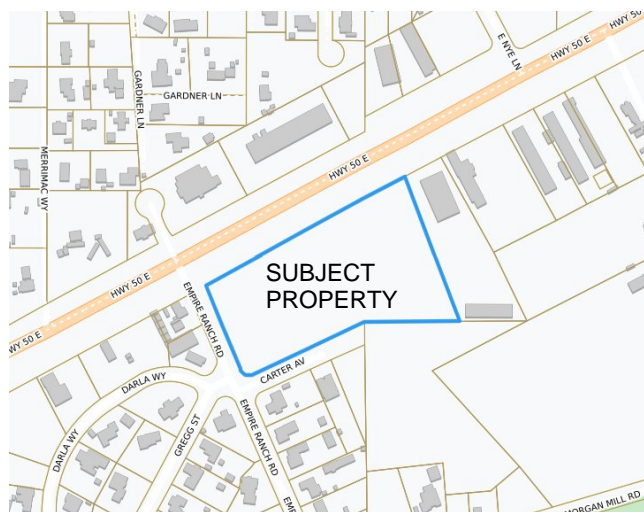
ZA-2021-0369 For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Single-Family 12,000 (“SF12”), General Commercial (“GC”), and General Industrial (“GI”) to GC for the entire parcel, located at 4619 Highway 50 East, APN 008-283-04. (Heather Ferris, hferris@carson.org)

Summary: This property was the subject of a special use permit in 2020 for an RV storage facility. The special use permit was required due to the split zoning on the property. The RV storage facility use is consistent with the proposed zoning of General Commercial and will be an extension of the GC zoning located on the west side of Empire Ranch Road and the north side of Highway 50 East. The request for the zoning map amendment is being made concurrently with a master plan amendment (MPA-2021-0370). The Planning Commission makes a recommendation to the Board of Supervisors.

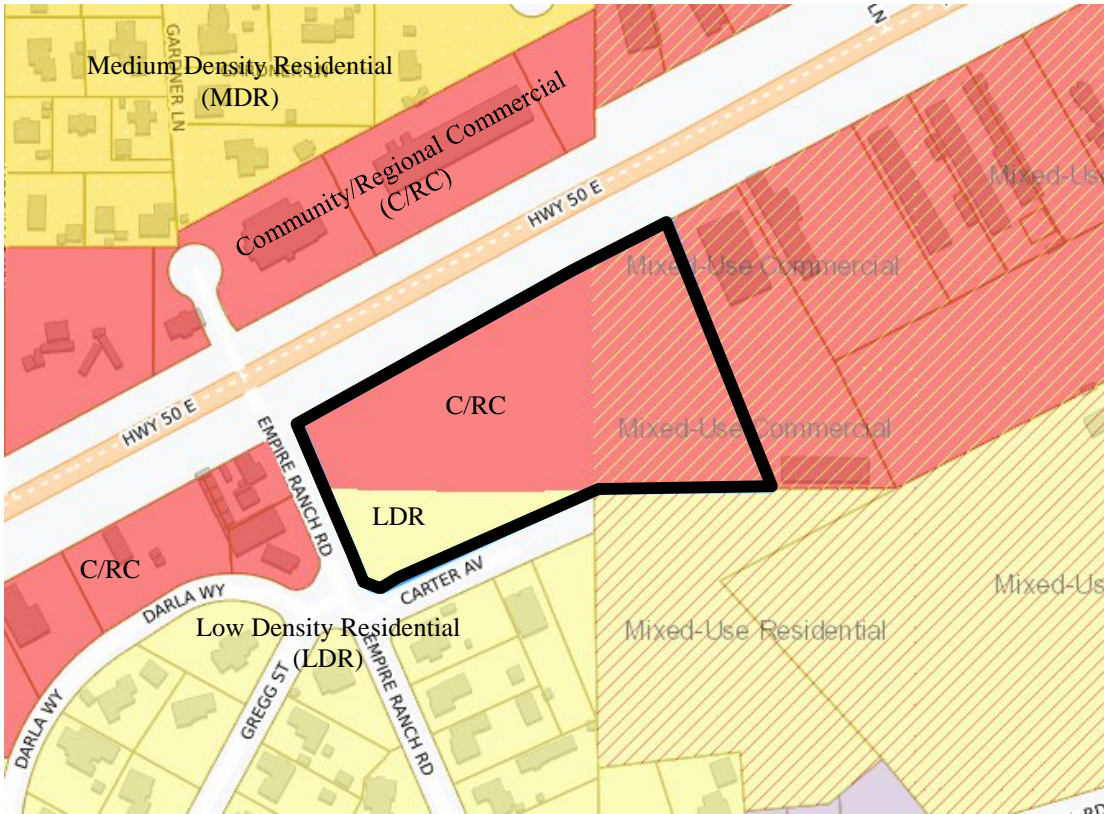
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt resolution number 2021-PC-R-3.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2021-0369 as presented.”

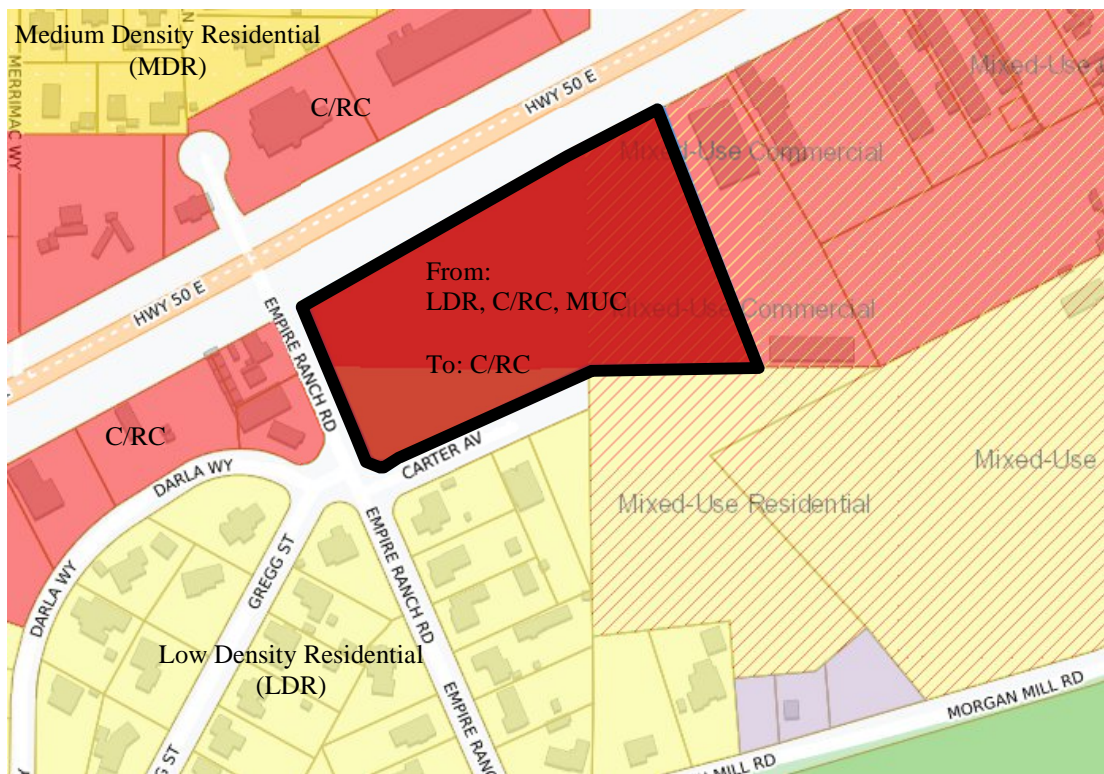
VICINITY MAP:



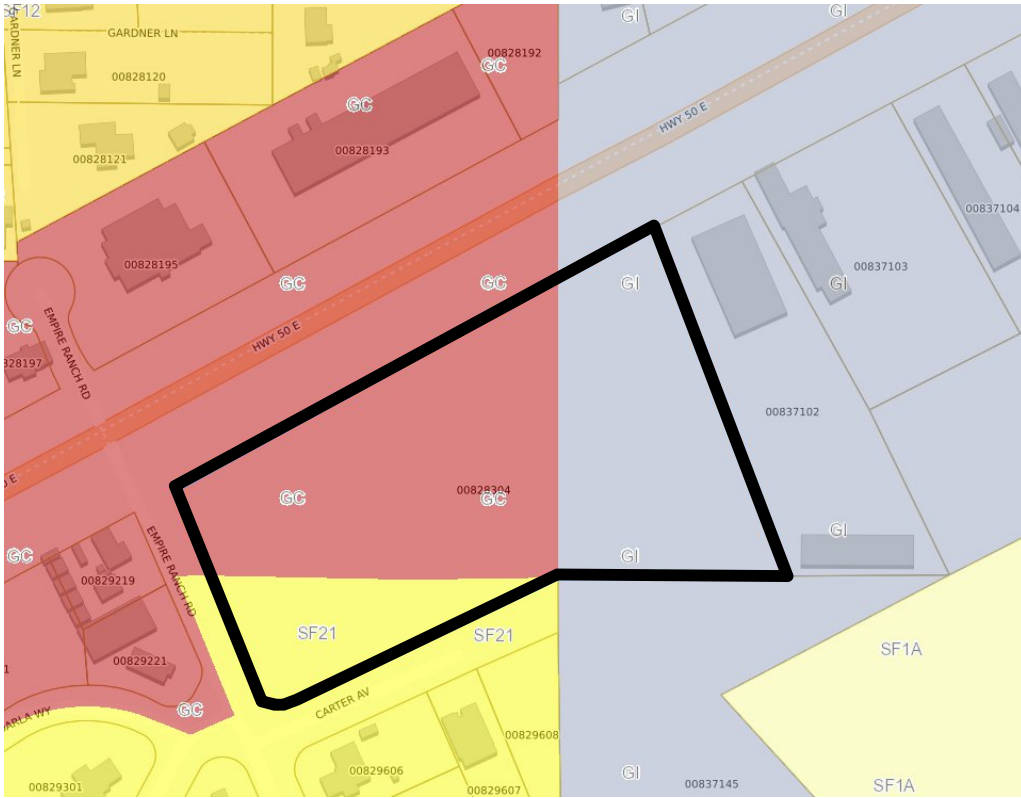
EXISTING MASTER PLAN



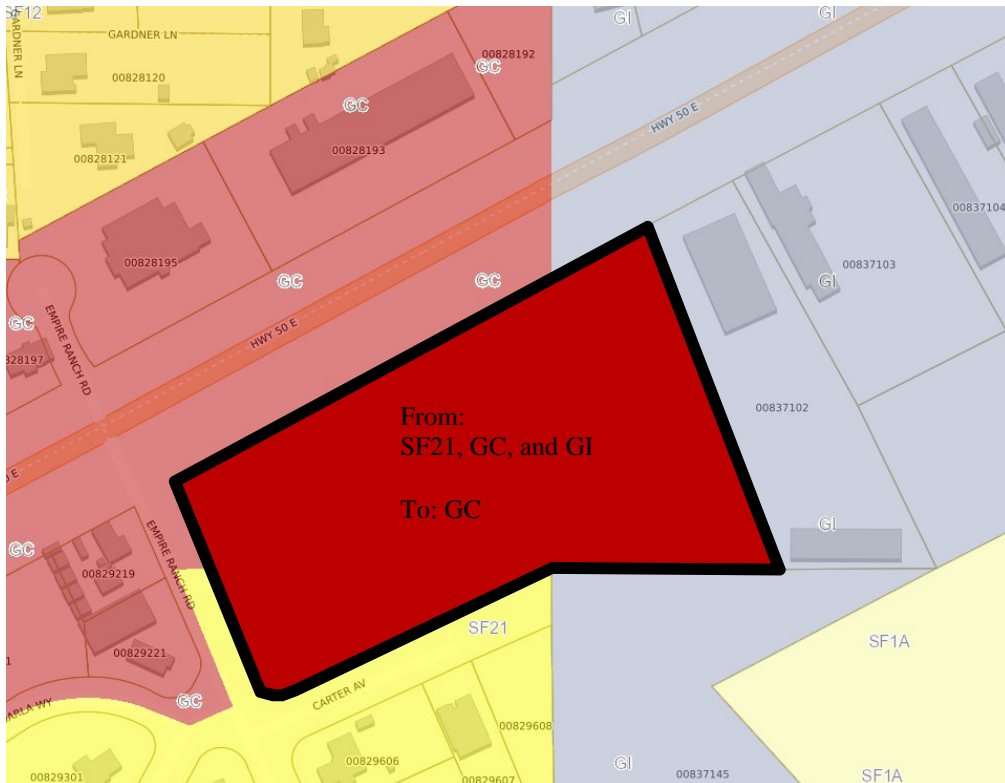
PROPOSED MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.070 (Master Plan) 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Low-Density Residential, Community/Regional Commercial, and Mixed-Use Commercial

PROPOSED MASTER PLAN DESIGNATION: Community/Regional Commercial

EXISTING ZONING: Single Family 21,000, General Commercial, and General Industrial

PROPOSED ZONING: General Commercial

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: General Commercial/ Hwy 50 E, US Post Office, and Retail Uses

SOUTH: Single Family 21,000 and General Industrial/ Carter Ave, single family residences, and vacant.

EAST: General Industrial/ Service repair garage and RV & mini storage

WEST: General Commercial/ Retail, mini-warehouse, and warehouse/storage

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 property at the southeast corner of Empire Ranch Road and Highway 50 East. Currently, there are three master plan designations assigned to this property, including Low-Density Residential (“LDR”), Community/Regional Commercial (“C/RC”), and Mixed-Use Commercial. There are also three zoning districts assigned to this parcel, including Single-Family 21,000, General Commercial, and General Industrial.

Staff is recommending a master plan designation of Community / Regional Commercial and a zoning district of General Commercial for the entire parcel. This is a continuation of the General Commercial zoning to the west of the subject parcel.

The property was the subject of a special use permit in 2020 to allow for an RV and Boat storage facility. The special use permit was required due to the split zoning. The RV and Boat storage will be consistent with the proposed zoning of General Commercial. General Commercial zoning is also consistent with the proposed master plan designation of Community/ Regional Commercial.

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 61 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 Master Plan Amendment and Zoning Map Amendment pursuant to the CCMC 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.

There are currently three different master plan designations applied to the subject parcel, one of them being Community / Regional Commercial. The proposal is to apply the C/RC master plan to the entire parcel making it consistent across the entire parcel and with the parcels to the north and west of the subject parcel.

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 RV and Boat storage use that was approved by special use permit in 2020 and will be consistent with the designations to the north and west. The proposed designation will cause the approved use to be consistent with the master plan without the need for a special use permit. Additionally, the proposed master plan and zoning designations will provide for a transition between the existing residences in the area and the General Industrial zoned parcels to the east.

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 subject parcel was previously 4 parcels. The four parcels have since been merged into one resulting in three master plan designations being applied to a single parcel. The proposed amendment will provide for consistency across the entire parcel. Additionally, the designation will be consistent with the designations of the parcels to the west and the north and will provide a transition between the existing residences in the area and the industrial zoned parcels to the east.

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 proposed amendment will provide for consistency across the entire parcel. Additionally, the designation will be consistent with the designations of the parcels to the west and the north and will provide a transition between the existing residences in the area and the industrial zoned parcels to the east. The proposed designation will simply create consistency across the entire parcel as well as consistency with the parcels to the north and west of the subject site.

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 Community/ Regional Commercial, the proposed General Commercial 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 RV and Boat storage use that was approved by special use permit in 2020 and will be consistent with the designations to the north and west. The proposed zoning will cause the approved use to be consistent with the approved use of RV and Boat storage to be consistent with the zoning without the need for a special use permit. Additionally, the proposed master plan and zoning designations will provide for a transition between the existing residences in the area and the General Industrial zoned parcels to the east.

- 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 approved RV and Boat storage use is consistent with the proposed General Commercial zoning district.

Attachments:

Resolution 2021-PC-R-3

Draft zoning map amendment ordinance