

STAFF REPORT

Report To: Board of Supervisors Meeting I

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 changing 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)

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 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 Board of Supervisors ("Board") is authorized to approve a zoning map amendment after recommendation from the Planning Commission. The Planning Commission recommended amending the zoning map to the Board.

Agenda Action:	Ordinance - First Reading	Tin
/ gonda / whom		

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 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 recommend to the Board approval of the zoning map amendment based on the ability to make the required findings.

Background/Issues & Analysis

This zoning map amendment is being considered concurrently with a master plan amendment (MPA-2021-0370). Please reference the supporting documentation attached to the Master Plan Amendment MPA-2021-0370 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:

<u>Alternatives</u>

Do not introduce the ordinance on first reading.

Attachments:

ZA-2021-0369 (Ord).doc

Board Action Taken:

Motion:

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. 2021-___

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE-FAMILY 12,000 ("SF12"), GENERAL COMMERCIAL "(GC"), AND GENERAL INDUSTRIAL ("GI") TO GC FOR THE PARCEL, LOCATED AT 4619 HIGHWAY 50 EAST, APN 008-283-04.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor's Parcel Number 008-283-04, property located at 4619 Highway 50 East, 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 ("APN") 008-283-04 from Single-Family 12,000 ("SF12"), General Commercial ("GC"), and General Industrial ("GI") to GC. 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 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 008-283-04, approximately 7.36 acres in size, Single-Family 12,000 ("SF12"), General Commercial "(GC"), and General Industrial ("GI") to GC, 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 Supe	rvisor				
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

