



## 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 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                      **Time Requested:** 10 minutes

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### **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:**

**Alternatives**

Do not introduce the ordinance on first reading.

**Attachments:**

[ZA-2021-0369 \(Ord\).doc](#)

**Board Action Taken:**

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

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



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

