

City of Carson City
Agenda Report

Item #7C

Date Submitted: April 10, 2007

Agenda Date Requested: April 19, 2007

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance to change the zoning on a portion of the subject parcel located at 2300 Eagle Valley Ranch Road, APN 007-511-06, from Conservation Reserve (CR) to Retail Commercial (RC). (File ZMA-07-026)

Staff Summary: The Zoning Map Amendment would change the zoning of a 10.5-acre portion of property owned by the Nevada Children's Foundation located adjacent to Eagle Valley Ranch Road and Medical Parkway to the west of the Carson Tahoe Regional Medical Center. The RC zoning district would allow retail uses consistent with other uses surrounding the medical center complex.

Type of Action Requested:

Resolution

Ordinance (First Reading)

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval by a vote of 6 Ayes, 0 Nays, 1 Absent at the Planning Commission meeting of March 28, 2007.

Recommended Board Action: I move to introduce, on first reading, Bill Number _____, an ordinance to change the zoning on a portion of the subject parcel located at 2300 Eagle Valley Ranch Road, APN 007-511-06, from Conservation Reserve (CR) to Retail Commercial (RC).

Explanation for Recommended Board Action: The Board of Supervisors have the authority to revise the zoning designations of property in Carson City. This is the first of two readings to amend the Title 18 Zoning Map by ordinance. See the attache staff report to the Planning Commission for more information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendment).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

1) Refer back to staff and Planning Commission for further review, or 2) Deny ZMA-07-026

Supporting Material: Ordinance, Planning Commission Packet

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


(Walter Sullivan, Planning Director)

Date: 4/10/07


(Larry Werner, Development Services Director/City Engineer)

Date: 4/10/07


(Linda Rider, City Manager)

Date: 4-10-07


(District Attorney's Office)

Date: 4/10/07

Board Action Taken:

Motion: _____

- 1) _____
- 2) _____

Aye/Nay

(Vote Recorded By)

ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING ON A PORTION OF THE SUBJECT PARCEL LOCATED AT 2300 EAGLE VALLEY RANCH ROAD, APN 007-511-06, FROM CONSERVATION RESERVE (CR) TO RETAIL COMMERCIAL (RC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on a portion of Assessor's Parcel Number 007-511-06, approximately 10.5 acres in area, on property located at 2300 E, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of a portion of the subject parcel, approximately 10.5 acres total, being changed from Conservation Reserve (CR) to Retail Commercial (RC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 28, 2007, the Planning Commission reviewed the Planning Division staff report, took public testimony, and voted 6 ayes and 0 nay (1 absent) to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended for a portion of Assessor's Parcel Number 007-511-06, changing the zoning designation from Conservation Reserve (CR) to Retail Commercial (RC), as shown on Exhibit "A."

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE: AYES:

NAYS:

ABSENT:

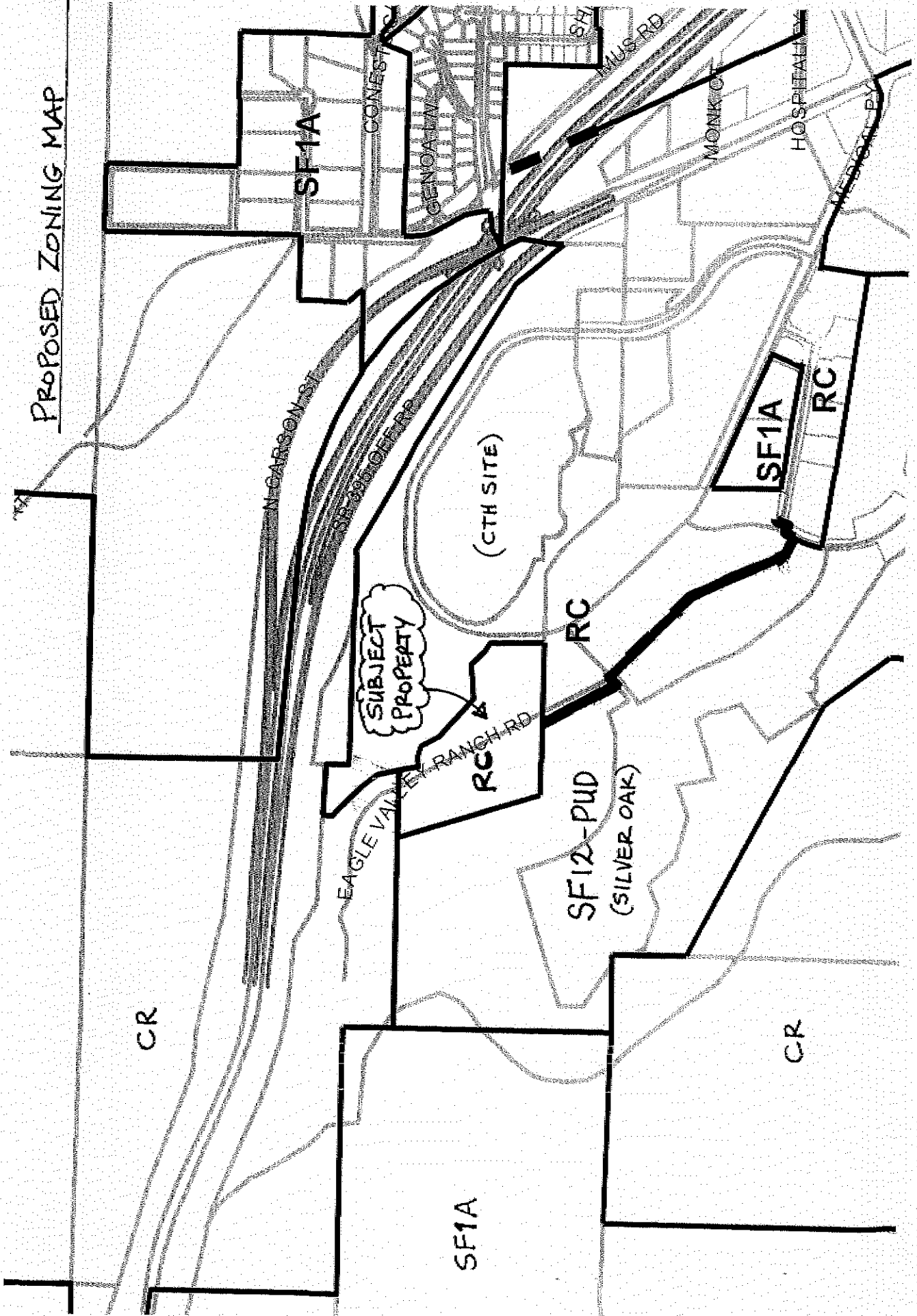
MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the
____ of _____, 2007.

PROPOSED ZONING MAP



STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 28, 2007

FILE NO: ZMA-07-026

AGENDA ITEM: G-5

STAFF AUTHOR: Lee Plemel, AICP, Principal Planner

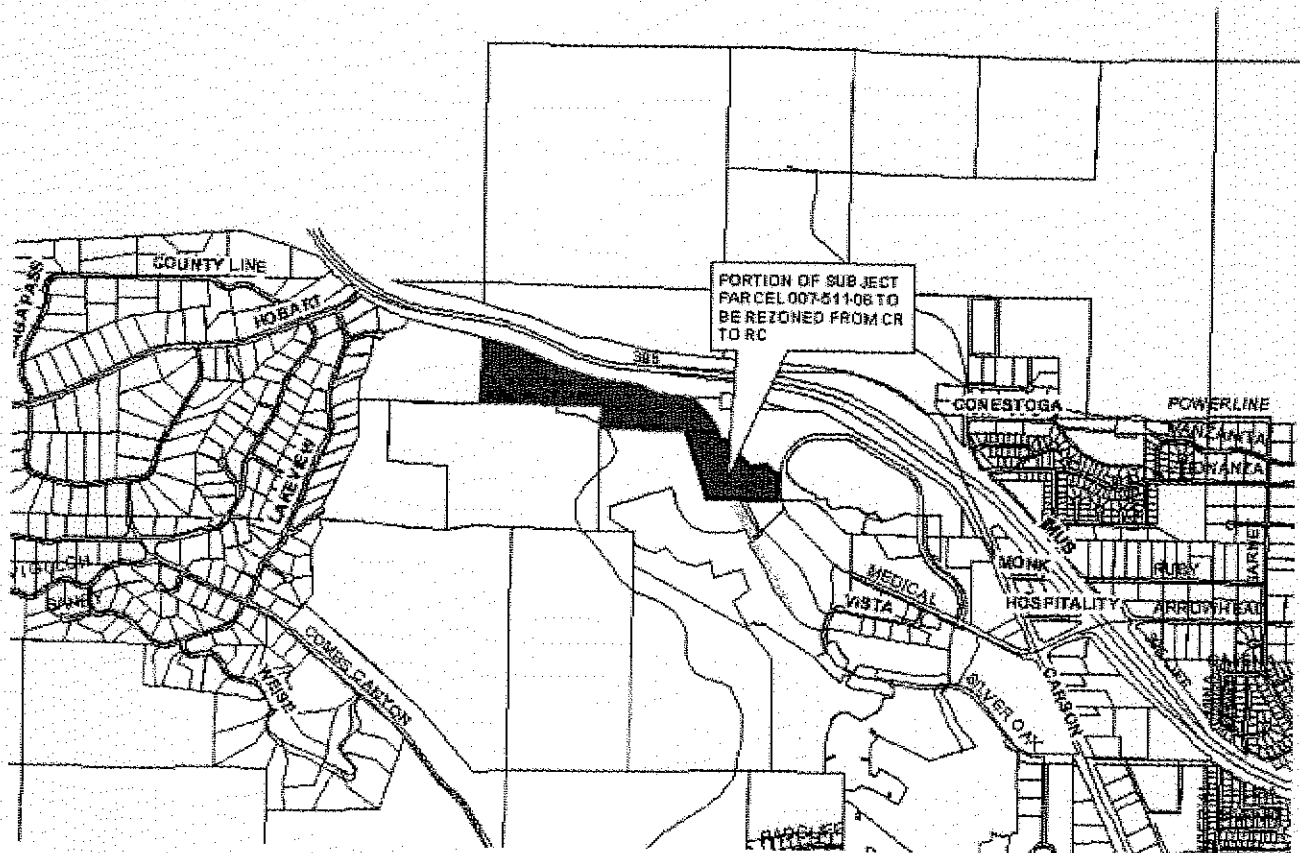
REQUEST: A Zoning Map Amendment to change the zoning of the southeastern portion of the subject property from **Conservation Reserve (CR)** to **Retail Commercial (RC)**.

APPLICANT: Resource Concepts, Inc. (RCI)

OWNER: Nevada Children's Foundation

LOCATION: 2300 Eagle Valley Ranch Road; APN 007-511-06

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-07-026, a Zoning Map Amendment to change the zoning of a portion of APN 007-511-06, located at 2300 Eagle Valley Ranch Road, from Conservation Reserve (CR) To Retail Commercial (RC), based on the findings contained in the staff report."



VICINITY MAP ZMA-07-026

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: Mixed-Use Employment

CURRENT ZONING: Conservation Reserve (CR)

SURROUNDING LAND USE AND ZONING:

Master Plan / Zoning – Uses

North: Mixed-Use Employment / Retail Commercial (RC) – Cancer Center

West/South: Open Space / SF12-PUD – Silver Oak Golf Course

South: Mixed-Use Employment / Retail Commercial (RC) – Vacant

East: Mixed-Use Employment / Retail Commercial (RC) – Carson Tahoe Hospital

KEY ISSUES:

- Would the Zoning Map Amendment be consistent with the Carson City Master Plan?
- Would the Amendment provide for zoning and uses consistent with surrounding zoning and uses?

DISCUSSION:

The subject portion of the property being requested for rezoning has existing access to Eagle Valley Ranch Road and Medical Parkway, and contains Eagle Valley Children's Foundation facilities (refer to aerial photo maps with the attached application). The property is currently zoned Conservation Reserve (CR). The Carson City Municipal Code (CCMC) Section 18.04.165 states:

18.04.165 Conservation Reserve (CR). The purpose of the CR District is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and [to identify] lands with environmental constraints.

With the growth of the Carson Tahoe Hospital and surrounding, associated uses in the immediate vicinity of the subject parcel, the subject property certainly falls into the category of lands suitable for future development. The continued construction of the Silver Oak subdivision also continues to bring development closer to the subject parcel. The property is in a location that can be adequately served by all applicable public facilities.

Master Plan Consistency

The portion of the subject parcel proposed to be rezoned is designated "Mixed-Use Employment" (MUE) on the adopted Master Plan Land Use Map. The commercial areas around the adjacent hospital are also designation MUE. The Master Plan describes the characteristics of the MUE designation as follows:

The MUE designation is intended to provide concentrated areas of high quality employment facilities that are integrated with or adjacent to complementary retail and commercial uses, and/or high-density residential uses. MUE developments may include corporate office headquarters, research and development facilities, hospital/medical centers and offices, and educational facilities in a planned, campus-like setting. The MUE designation also encompasses smaller, live-work complexes consisting of a single building or several buildings that are not located within a typical office park setting, but are located on infill sites within established areas of the City.

There is presently no zoning designation available that is specifically identified to implement the MUE Master Plan designation. It is anticipated that mixed-use zoning districts will ultimately be created to implement the mixed-use Master Plan designations. However, until that time, we must use existing zoning districts to help implement the Land Use Plan.

Staff believes that the Retail Commercial (RC) zoning district fits the purpose well to provide for the high-quality employment uses that are anticipated for the area surrounding the Carson Tahoe Hospital.

Compatibility with Existing Land Uses

Staff believes that the proposed RC zoning is compatible with the surrounding zoning and land uses, including the areas zoned RC and the adjacent Silver Oak development to the southwest. The golf course provides a buffer between the property and the future residential phases of Silver Oak in the vicinity, similar to the situation of other RC-zoned properties in the nearby vicinity. The zoning provides for the ability to conduct the same uses that are allowed on other properties in the vicinity, while limiting some of the more intensive commercial uses that would be allowed, for example, in the General Commercial zoning district.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 1,750 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of March 16, 2007, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The Engineering Division, Building Division and Fire Department submitted written comments with no specific concerns regarding the proposed amendment. No other city department comments were received.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

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

Rationale: The proposed amendment:

Policy 1.5d: Is located to be adequately served by city services.

Policy 2.1d: Does not create a "friction zone" but rather promotes compatibility with adjacent uses.

Land Use Consistency: Provides for zoning consistent with the MUE Land Use designation.

Policy 5.1: Helps maintain and enhance the primary job base by providing land for commercial and employment uses that are complementary to surrounding uses.

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.***

Rationale: The proposed amendment will provide for zoning that matches surrounding zoning and provides for compatible uses. The property is buffered from future residential development in the vicinity by the adjacent golf course, and the RC zoning district provides for commercial uses while limiting some of the more intensive commercial uses that would be allowed, for example, in the General Commercial zoning district.

3. ***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.***

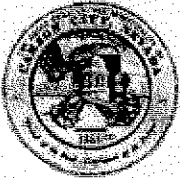
Rationale: The proposed amendment is within an urban service area with existing services or planned for services. Any applicable city services can be easily provided to the subject parcel, and the impacts of the proposed amendment are minimal. Therefore, the proposed amendment would have no adverse impact on the public health, safety or welfare.

Respectfully submitted,

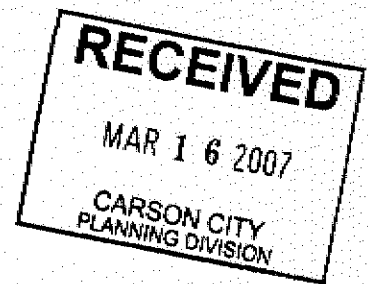
PLANNING DIVISION



Lee Plemel, AICP, Principal Planner



MEMORANDUM



DATE: March 14, 2007
TO: Jennifer Pruitt – Planning
FROM: Tom Grundy – Engineering *TG*
RE: ZMA 07-0262300 Eagle Valley Ranch Road
Engineering Text for Planning Commission Staff Report

The following text is offered for inclusion in the Planning Commission staff report for the above referenced land use proposal:

RECOMMENDATION: Development Engineering takes no exception to the proposed zoning map amendment.

DISCUSSION: Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices. The following discussion is offered.

1. **Utilities:** Adequate water, sewer and storm drain facilities presently exist near the area of proposed zoning map amendment.
2. **Circulation/Traffic:** Existing street sections, traffic and circulation should remain at an acceptable level of service with the proposed zoning map amendment.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

MEMORANDUM

TO: Community Development Department
FROM: John Symons, Plans Examiner
DATE: March 12, 2007
SUBJECT: Planning Commission Agenda for March 28, 2007

ZCA-07-023 Action to consider an application for a **Zoning Code Amendment** from Carson City Planning Division for an amendment to Title 18 Zoning and Development Standards, specifically to the current Landscaping Ordinance adding sections regarding Xeriscape applications, trees and shrubs within the Historic District, tree protection measures, modifications to the current City ordinance to include riparian corridors, tree (et al) planting details and general landscaping details, and other matters related thereto. (Walter Sullivan)

No Building Division Comments.

ZCA 06-181 Action to consider an application for a **Zoning Code Amendment** from Carson City Planning Division for an amendment to Title 18 Zoning and Development Standards, specifically to the Lighting Ordinance regarding performance standards relative to display and security lighting. (Walter Sullivan)

No Building Division Comments.

SUP-07-025 Action to consider a **Special Use Permit** application from Matt Hansen, Licata Hansen Assoc. Arch. (property owner: (Name of lessee)/Carson City/Airport Authority) to construct airport hangars consisting of 12 small hangars and a main hangar building which includes pilot accommodations and office/administration space for the project known as Jet Ranch on property zoned Public Regional (PR) located at 2600 College Pkwy (Carson City Airport), Lot #207, APN 008-901-01. (Kathe Green/Walter Sullivan)

Building permits shall be obtained prior to commencing construction.

SUP-07-022 Action to consider a **Special Use Permit** application from property owner Brian K. Collings to construct a 4,800 square foot metal building for storage purposes with seven parking bays as a detached structure beside the residence on property zoned Single Family One Acre (SF1A) located at 4540 Silver Sage Drive, APN 009-175-04. (Sean Foley)

Building permits shall be obtained prior to commencing construction.

ZMA-07-026 Action to consider a **Zoning Map Amendment** application from Resource Concepts, Inc. (property owner: Nevada Children's Foundation) to change the zoning on a portion of a parcel from Conservation Reserve (CR) to Retail Commercial (RC) for the

BUILDING DIVISION • 2621 Northgate Lane, Suite 6 • Carson City, Nevada 89706
Phone: (775) 887-2310 Fax: (775) 887-2202 e-mail: bldgdiv@ci.carson-city.nv.us

Eagle Valley Children's Home on property presently zoned Conservation Reserve (CR) located at 2300 Eagle Valley Ranch Road, APN 007-511-06. (Lee Plemel)

No Building Division Comments.

TSM-07-027 Action to consider a **Tentative Subdivision Map** application, known as Combs Canyon Phase II, from Lumos Engineers for Barton Properties, Inc. (property owner: Combs Canyon, LLC) to review a subdivision map that consists of 19 lots on approximately 25 acres, and a **Variance** to allow for greater lot depth than allowed per City municipal code on four of the proposed lots on property zoned Single Family One Acre (SF1A) located on Combs Canyon Road, APN 007-091-72. (Jennifer Pruitt)

Building permits shall be obtained prior to commencing construction.

SUP-04-221a Action to consider an application to amend a previously approved **Special Use Permit** for Fuji Park and Fairgrounds, from Vern Krahn, Carson City Parks & Recreation (property owner: Carson City) to add a new conceptual site plan, add a new construction phasing plan, and deletion of the watchman's quarters on property zoned Public Regional and General Commercial (PR and GC), located at 601 & 803 Old Clear Creek Rd., APNS 009-303-02, -03, -05, -07. (Lee Plemel)

Building permits shall be obtained prior to commencing construction.

SUP-06-068a Action to consider an application to amend a previously approved **Special Use Permit** from Stephanie Hicks of RO Anderson Eng. (property owner: Calvary Chapel of CC) to reduce the building size for a church on property zoned Single Family One Acre (SF1A) located on Clearview Drive, APN 010-191-14. (Heidi Eskew-Hermann)

Building permits shall be obtained prior to commencing construction.

TSM-06-203 Action to consider modification to a previously approved Tentative Subdivision Map application known as Summer Hawk from Capital Engineering (property owners: Stanton Park Development and Hansler, LLC), to allow modification of the placement of the proposed building envelopes **ONLY** in relation to the construction of 201 single family residential units with approximately 86.2% common areas/open space on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12) located on Rhodes Street and Curry Street, APNs 009-021-02, 009-031-01, 009-031-02, 009-031-07 and 009-151-01. (Jennifer Pruitt/Heidi Eskew-Hermann)

Building permits shall be obtained prior to commencing construction.

SUP-05-089 and SUP-05-035 Action to consider a modification to the previously approved **Special Use Permits'** conditions of approval, specifically to allow use of the baseball facility for seven days a week, including Sundays, from 9:00 a.m. to 6:00 p.m.; on property zoned Public Regional (PR) and located at 2201 West College Parkway, APN 007-521-01. (Walter Sullivan)

No Building Division Comments.

MISC-07-029 Discussion only regarding the subject of guest houses performance standards to be contained in Title 18 and in Development Standards.

No Building Division Comments.

MEMORANDUM

DATE: February 22, 2007

TO: Planning and Community Development
Jennifer Pruitt
Nevada Children's Foundation
2300 Eagle Valley Ranch Road
Carson City, NV 89703

FROM: Bruce Van Cleemput Assistant Chief Fire Marshal

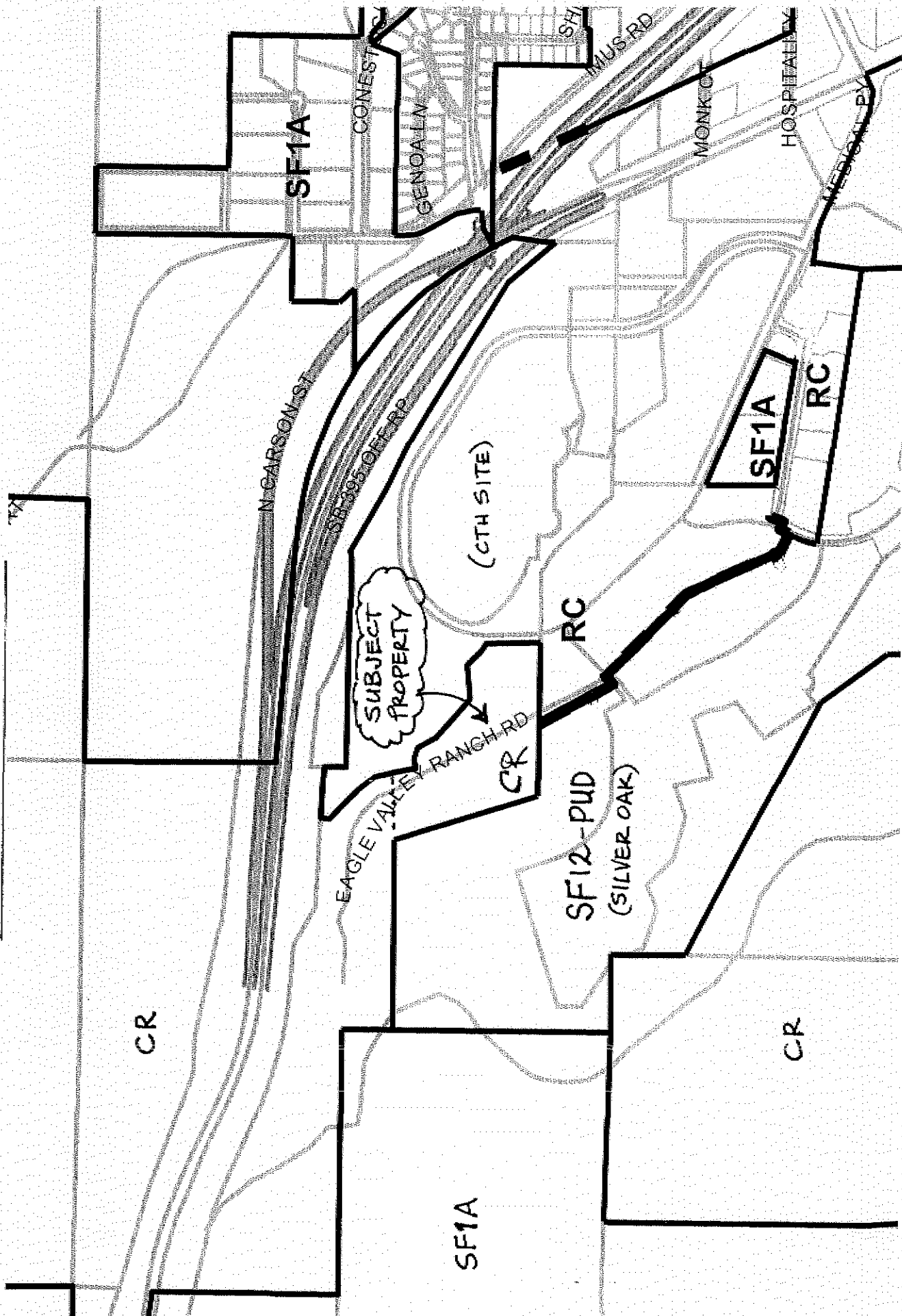
SUBJECT: ZMA-07-026 APN 07-511-06 E.V. Chidren's Home

We have reviewed the aforementioned project and have the following comments:

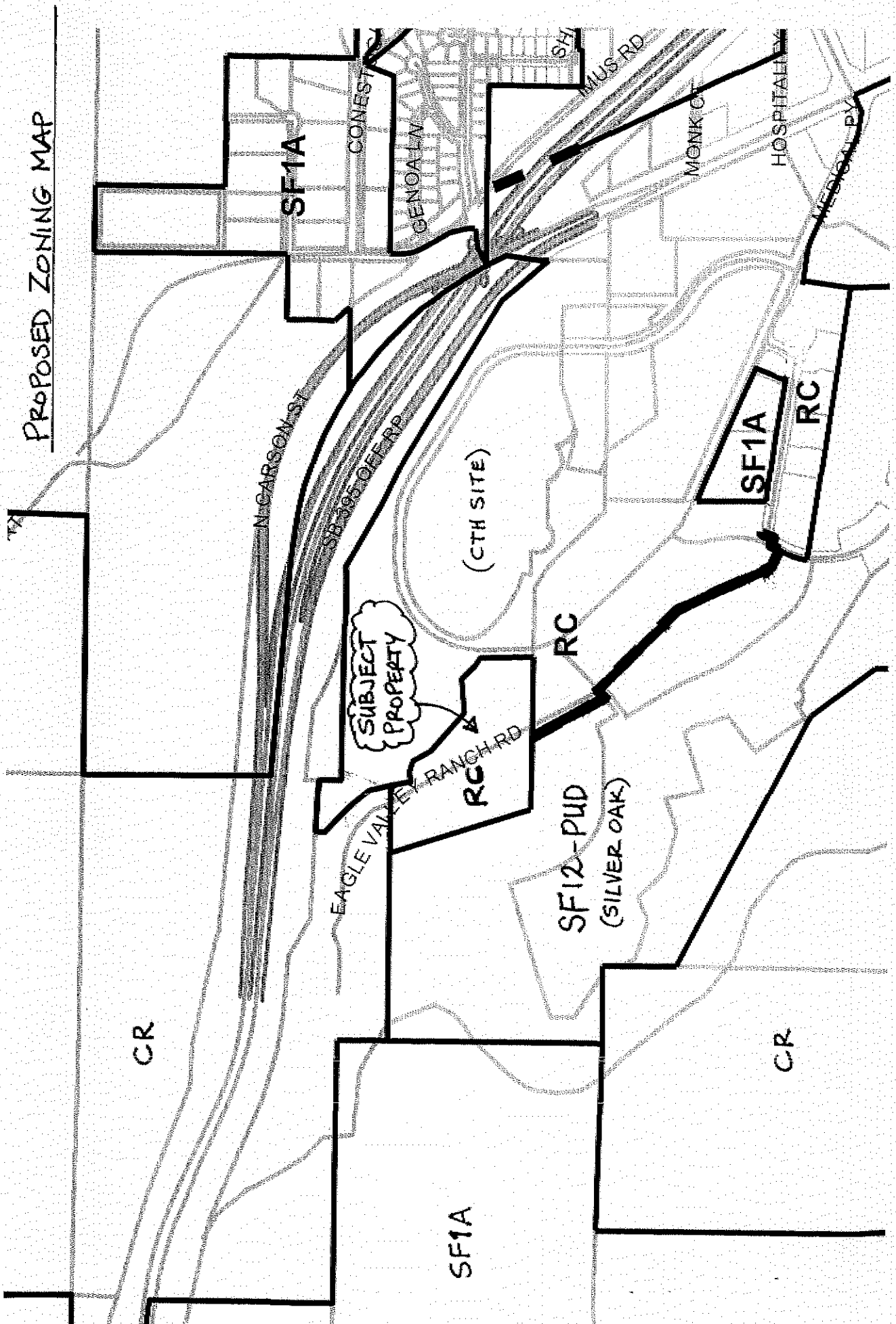
- No comments on this project at this time.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.

CURRENT ZONING MAP



PROPOSED ZONING MAP



DRAFT

ORDINANCE NO. _____

BILL NO. ____

AN ORDINANCE TO CHANGE THE ZONING ON A PORTION OF APN 007-511-06, LOCATED AT 2300 EAGLE VALLEY RANCH ROAD, FROM CONSERVATION RESERVE (CR) TO RETAIL COMMERCIAL (RC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 007-511-06, on property located at 2300 Eagle Valley Ranch Road, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of a portion of the parcel changing from Conservation Reserve (CR) to Retail Commercial (RC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 28, 2007, the Planning Commission reviewed the Planning Division staff report and voted ___ ayes, ___ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended for 007-511-06, located at 2300 Eagle

Valley Ranch Road,, changing the zoning from Conservation Reserve (CR) to Retail Commercial (RC), as shown on Exhibit "A."

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE:AYES:

NAYS:

ABSENT:

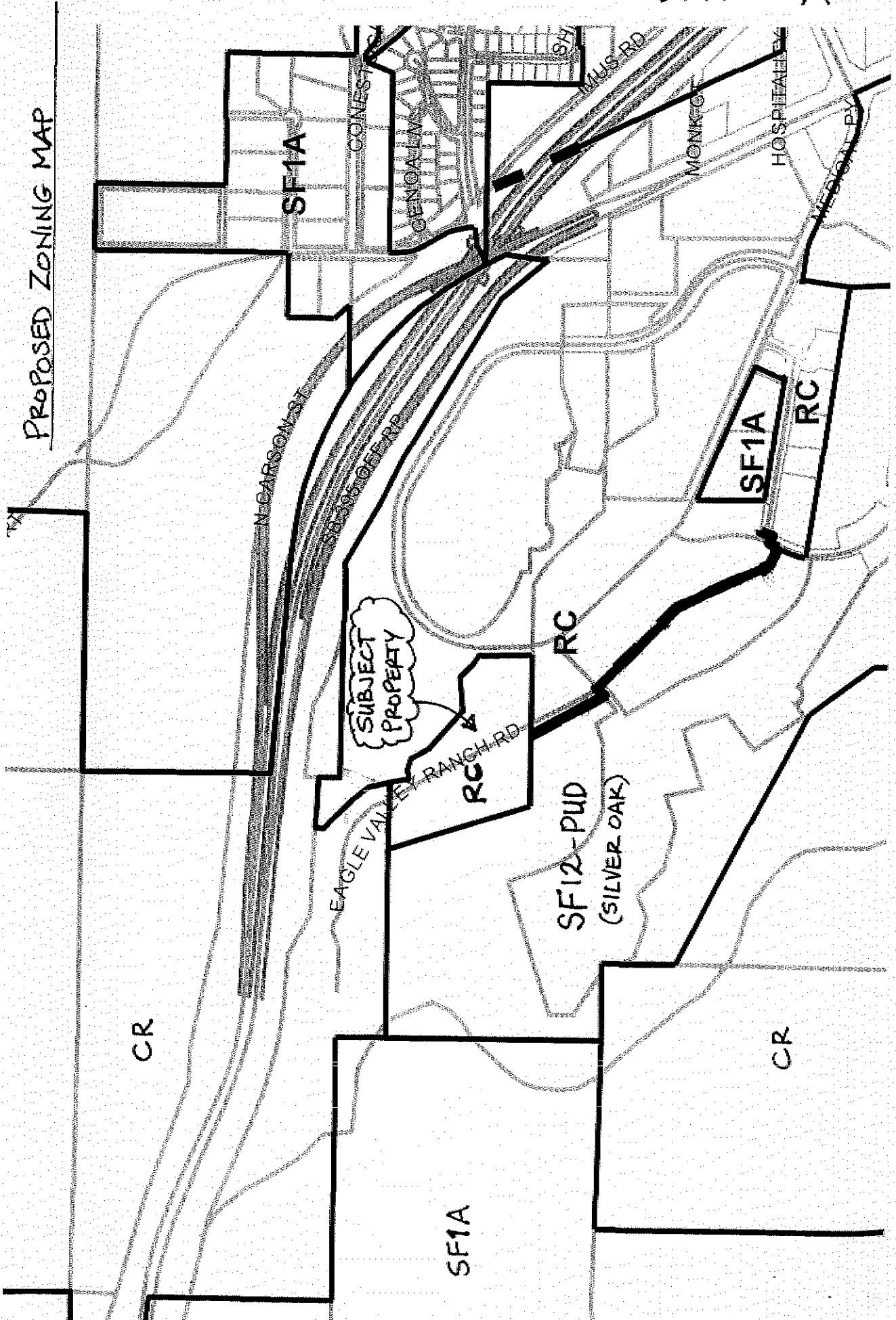
MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2007.

PROPOSED ZONING MAP



RECEIVED

FEB 14 2007

CARSON CITY PLANNING DIVISION

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandep@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # ZMA - 07 - ZMA - 07 - 026

ZONING MAP AMENDMENT

PROPERTY OWNER Nevada Children's Foundation

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP 2300 Eagle Valley Ranch Road
Carson City, Nevada 89703

SUBMITTAL PACKET

E-MAIL ADDRESS

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 31 Completed Application Packets (1 Original + 30 Copies)
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

PHONE # 882-9503

FAX #

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT Resource Concepts, Inc.

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE ZIP 340 N. Minnesota Street
Carson City, Nevada 89703

Submission Deadline: See attached PC application submittal schedule.

PHONE # 883-1600

FAX # 882-1656

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

E-MAIL ADDRESS www.rci-nv.com

Project's Assessor Parcel Number(s)
07-511-06

Street Address 2300 Eagle Valley Ranch Road
Carson City, Nevada 89703

ZIP Code

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Mixed Use Employment/Conservation Reserve

Conservation Reserve

Medical Parkway/Presti Lane

Briefly describe the components of the proposed project in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

The Zoning Amendment on the Mixed Use Employment portion of the property from Conservation Reserve to Retail Commercial will allow this portion of the property to match the zoning of adjacent properties to the east and south. Amending the zoning on this portion of the property will match the zoning to the master plan. (This is a non profit organization and fees are to be waived)

PROPERTY OWNER'S AFFIDAVIT

I, Pam Smith, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to the filing of this application.

Signature *Pamela J. Smith*

Address 2300 EAGLE VALLEY RANCH RD.
CARSON CITY, NV
89703

Date 2/12/07

Use additional page(s), if necessary, for other names.

On Feb 12, 2007, Pamela J. Smith, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public *Lynne J. Scott*



12/06

APPLICATION QUESTIONNAIRE

Please type or print in black ink on separate sheets. Attach to your application. List each question, and then respond in your own words.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

1. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.
 - A. In reviewing the attached excerpt from the Carson City Master Plan concerning land use, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

Response:

The Eagle Valley Children's Home is currently shown on the Carson City Land Use Plan as Conservation Reserve (CR) and Mixed-Use Employment (MUE). The south portion of the property (the actual developed part) is the portion of the property designated MUE. The portion of the property that the zoning amendment is being requested for is the portion currently designated Mixed-Use Employment in the Master Plan. The actual zoning on the entire property is Conservation Reserve. This northwesterly quadrant of the city is in the process of being developed in conjunction with the new hospital as primarily hospital related facilities and offices with the Silver Oak Subdivision residential development occurring to the south. The portion of the Eagle Valley Children's Home property that the zoning amendment covers lies directly west of the new hospital, which is zoned Retail Commercial (RC). The Eagle Valley Children's Home is requesting that the existing zoning on the portion of the property designated MUE be changed from CR to RC. This change fits the Master Plan Policies for an infill development area for a balanced Land Use Pattern. It promotes the mixed-use development pattern for this area of the city and meets the Mixed-Use Evaluation Criteria for Mixed Use Employment for the overall area.

2. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.
 - A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-Family One Acre zoning; East: restaurant, Retail Commercial zoning, etc.).

Response:

Eagle Valley Creek separates the Eagle Valley Children's Home from the hospital's property along the north and east sides of the property. The hospital has been actively developing their properties for the last several years. All of the hospital's properties have been rezoned Retail Commercial. The most northerly portion of the children's home property abuts U. S. 395. The properties to the south include a portion of the hospital's property that is zoned RC and the Silver Oak Subdivision that is zoned Single Family 12000 Planned Unit Development (SF12-P). The existing Silver Oak Golf Course which is a part of Silver Oak lies to the south and to the west of the children's home. On the Master Plan the golf course is designated as Open Space and is zoned SF12-P. The properties that lie to the south and west of the most northerly portion of the children's home property are designated Public Conservation although they are zoned Single Family One Acre (SF1A). The hospital and the Silver Oak Subdivision are both continuing the development of their properties.

- B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

Response:

In the last five years, both the hospital and the Silver Oak Subdivision have modified the zoning in this area of the city to fit their needs and to meet the city's needs for mixed use development.

- C. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.

Response:

The proposed zone change will match the zoning that is now in-place for the hospital. There will be no impact to the neighboring properties, as the zoning will be the same as adjoining properties to the north, east, and south. The property directly west of the children's home is currently golf course even though the zoning is single family residential.

3. That there is merit and value in the proposed development for the community as a whole.

- A. Explain the short range and long range benefit to the people of Carson City that will occur if your project is approved.

Response:

In both the short range and long range, the city will benefit from this zone change as the zoning will allow development on the children's home property to match that of the adjacent properties. This will assure that development in this in-fill area is similar to the type of development of the entire area.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

Response:

As a part of the development of the hospital and of the Silver Oak Subdivision, fully improved streets and extension of underground utilities have been recently installed and are now available for use. As a part of these improvements, the expansion of the children's home in 2002 and 2003 included working with the city, the hospital, and the Silver Oak Subdivision to assure that all utilities were adequately sized for future expansion, that drainage was addressed including adequate flood plain areas along Eagle Creek, that streets were designed for future traffic loads and for emergency vehicle access, and that all utilities were placed underground. The proposed zoning is retail commercial and would not result in new demands being placed on local schools. Studies were completed on all of these items by all three owners and are on file with the Carson City Public Works Department and the Carson City Utilities Department.

- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
- B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

Response:

Major drainage improvements in this area have been constructed within the last five years and include the city's new Eagle Creek 100 year flood event basins. The runoff from the proposed future development of the entire area including the children's home property was included as part of the runoff to be collected by the Eagle Creek basins. Future development on the children's home property will include improvements to route runoff to the storm drains that direct water to the basins. As part of the development of the hospital and with the expansion of the children's home property, the water system was analyzed and a twelve-inch city water main was extended to serve the children's home. Pressures and capacity are more than adequate for future development. The entire system has been constructed in the last five years. The studies are on file with the Carson City Utilities Department.

- C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have

you arrived at this conclusion?

Response:

Again, as stated above, traffic studies were completed for this entire area as part of the hospital's development and the streets are new and capable of handling the development of this entire area as build out. The new loop road around the hospital is in an 80-foot right-of-way and the children's home property has frontage on this street. As part of the freeway work, a new traffic signal was installed at U. S. 395.

- D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Response:

This zoning will not result in new housing.

- E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

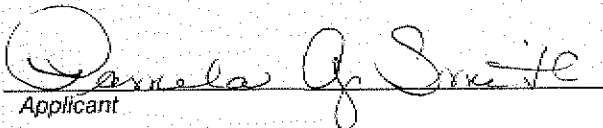
Response:

Again, the new street constructed by the hospital is more than adequate for emergency vehicles. Response times for ambulances should be less than ten minutes since the hospital is located directly east of this property. Response times for fire trucks or police vehicles should be less than fifteen minutes since the freeway is now finished on this end of the city. Development of the remaining vacant land on the children's home property should not require any new emergency vehicle access.

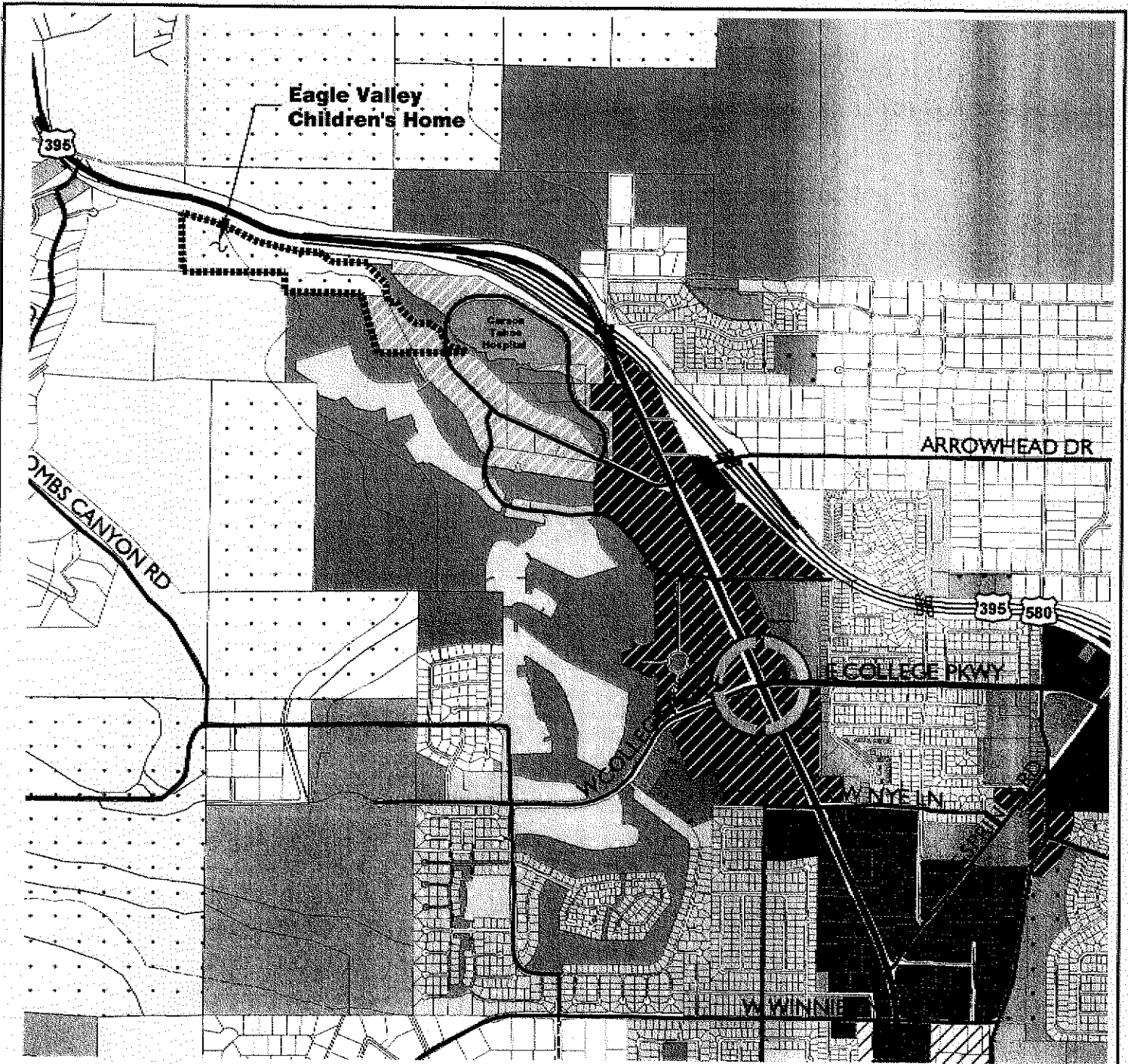
ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

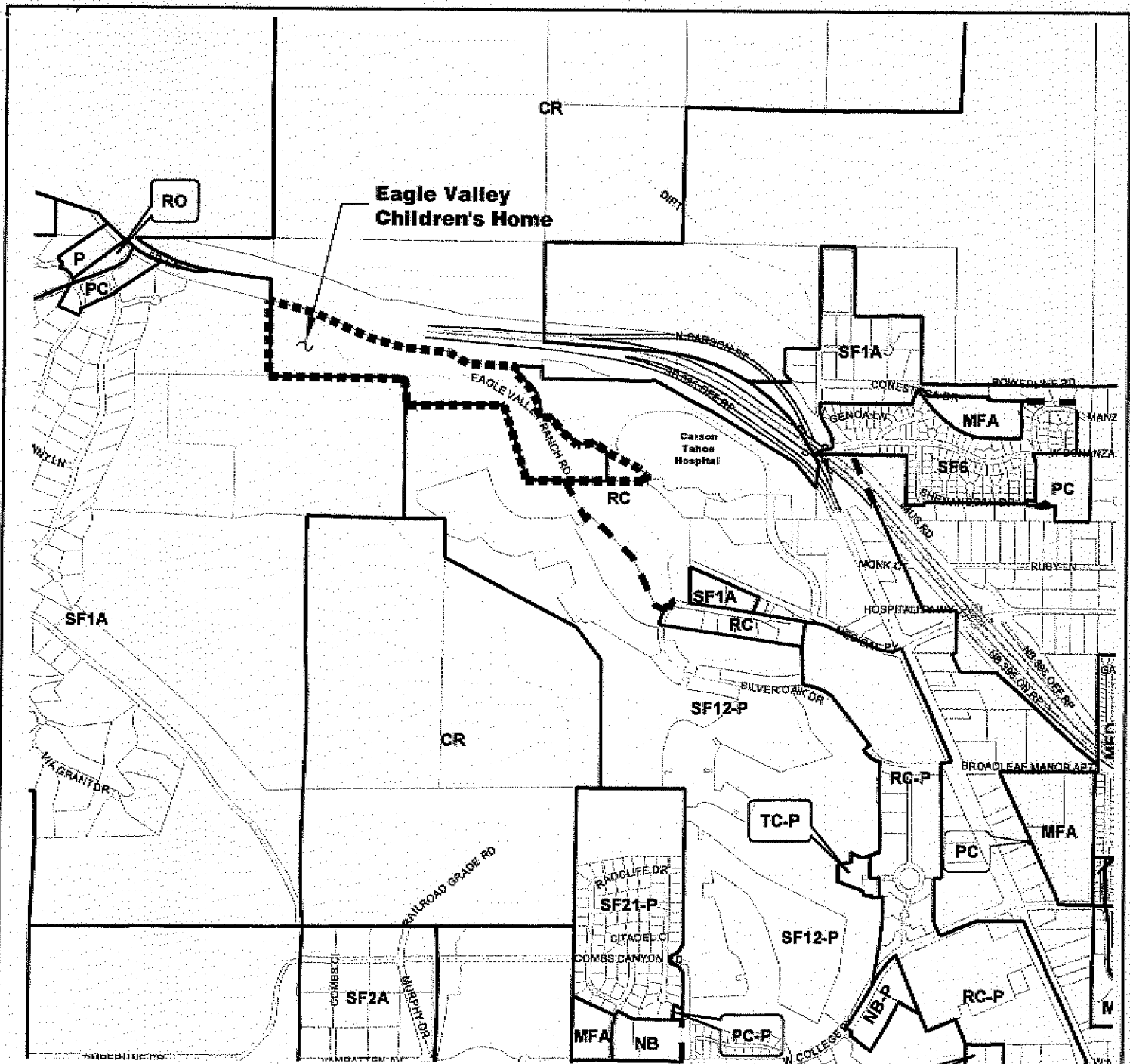

Applicant

2/12/07
Date



Land Use Map

- Legend**
- | | |
|-----------------------------------------------------|---------------------------|
| COMMERCIAL/EMPLOYMENT | MIXED-USE |
| Community/Regional Commercial | Downtown Mixed-Use |
| Neighborhood Commercial | Mixed-Use Commercial |
| Industrial | Mixed-Use Residential |
| | Mixed-Use Employment |
| RESIDENTIAL | OPEN LANDS |
| Rural Residential (5-20 ac/du) | Public Conservation |
| Low Density Residential (0.2-3 du/ac or 5-33 ac/du) | Open Space |
| Medium Density Residential (3-8 du/ac) | Parks and Recreation |
| High Density Residential (3-36 du/ac) | |
| OTHER | Mixed-Use Activity Center |
| Public/Quasi-Public | Adopted: April 6, 2006 |
| Washoe Tribe | |
| Specific Plan Area | |
| Conservation Reserve (Private) | |
| Planned Roadway Connection | |



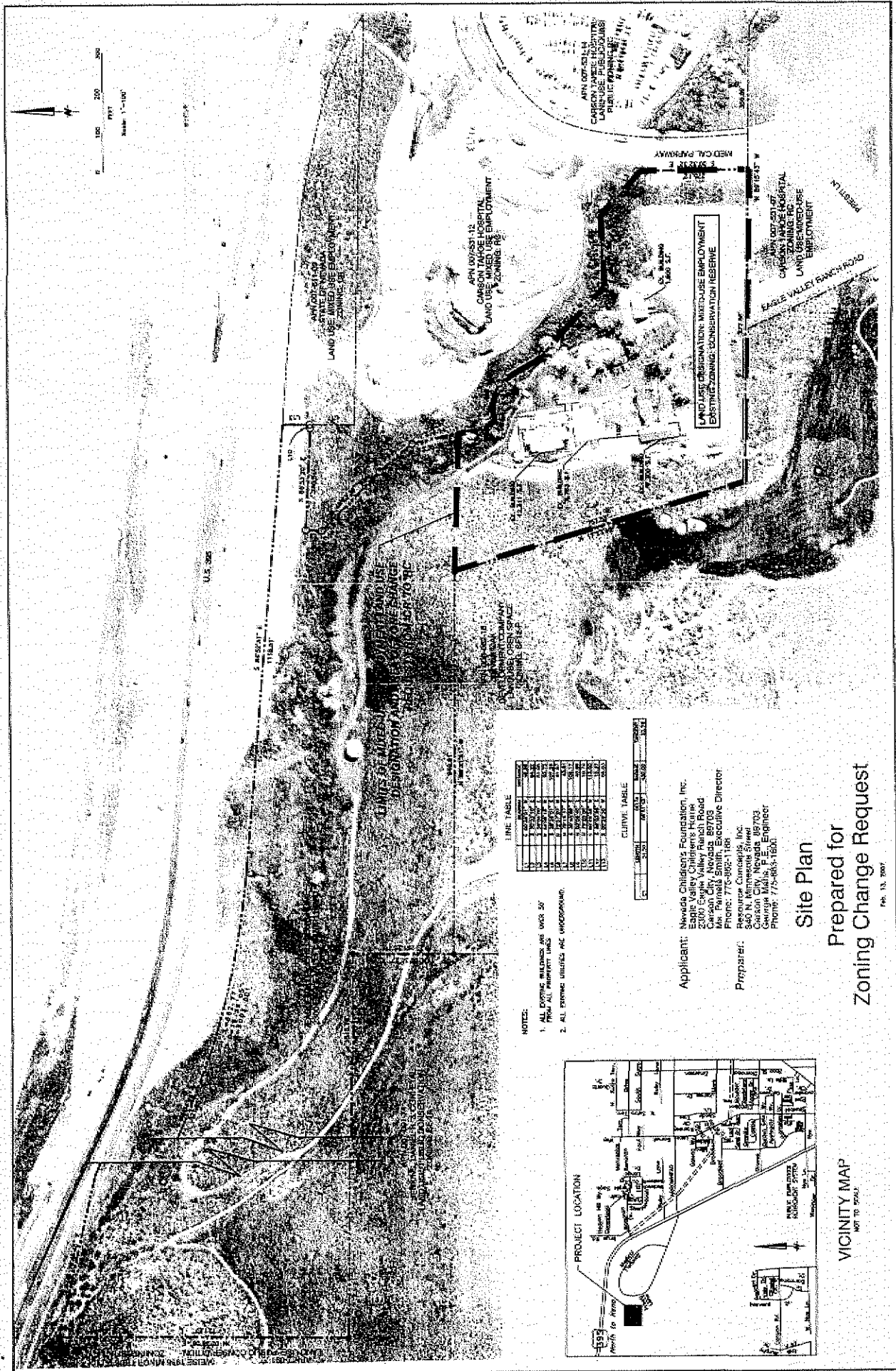
ZONING DESCRIPTIONS:

- A - Agricultural
- AIP - Airport Industrial Park
- CR - Conservation Reserve
- DC - Downtown Commercial
- GC - General Commercial
- GI - General Industrial
- GO - General Office
- LI - Limited Industrial
- MFA - Multi-family Apartment
- MFD - Multi-family Duplex
- MH12 - Mobile Home 12000
- MH1A - Mobile Home 1 Acre
- MH6 - Mobile Home 6000
- MHP - Mobile Home Park
- NB - Neighborhood Business
- P - Public
- PR - Public Regional
- PC - Public Community
- PN - Public Neighborhood
- RC - Retail Commercial
- RO - Residential Office

- SF12 - Single Family 12000
- SF1A - Single Family 1 Acre
- SF21 - Single Family 21000
- SF2A - Single Family 2 Acre
- SF5A - Single Family 5 Acre
- SF6 - Single Family 6000
- SPA - Specific Plan Area
- TC - Tourist Commercial
- P - Planned Unit Development



ZMA - 07 - 026



LINE TABLE

LINE NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	LOT 1	10,000	10.00
2	LOT 2	10,000	10.00
3	LOT 3	10,000	10.00
4	LOT 4	10,000	10.00
5	LOT 5	10,000	10.00
6	LOT 6	10,000	10.00
7	LOT 7	10,000	10.00
8	LOT 8	10,000	10.00
9	LOT 9	10,000	10.00
10	LOT 10	10,000	10.00
11	LOT 11	10,000	10.00
12	LOT 12	10,000	10.00
13	LOT 13	10,000	10.00
14	LOT 14	10,000	10.00
15	LOT 15	10,000	10.00
16	LOT 16	10,000	10.00
17	LOT 17	10,000	10.00
18	LOT 18	10,000	10.00
19	LOT 19	10,000	10.00
20	LOT 20	10,000	10.00

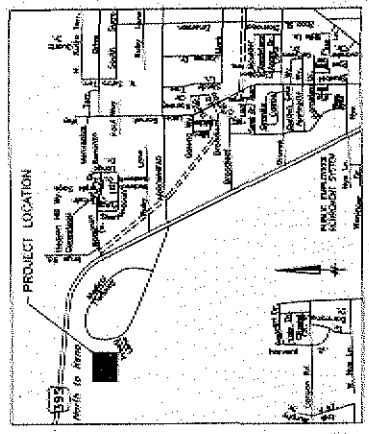
CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ARC BEARING
1+00	N 89° 52' 11" E	100.00	100.00	89° 52' 11"
2+00	S 89° 52' 11" W	100.00	100.00	89° 52' 11"
3+00	N 89° 52' 11" E	100.00	100.00	89° 52' 11"
4+00	S 89° 52' 11" W	100.00	100.00	89° 52' 11"
5+00	N 89° 52' 11" E	100.00	100.00	89° 52' 11"
6+00	S 89° 52' 11" W	100.00	100.00	89° 52' 11"
7+00	N 89° 52' 11" E	100.00	100.00	89° 52' 11"
8+00	S 89° 52' 11" W	100.00	100.00	89° 52' 11"
9+00	N 89° 52' 11" E	100.00	100.00	89° 52' 11"
10+00	S 89° 52' 11" W	100.00	100.00	89° 52' 11"

- NOTES:
- ALL EXISTING BUILDINGS ARE 0603 20 FROM ALL PROPERTY LINES
 - ALL EXISTING UTILITIES ARE MICROGRAPHIC

Applicant: Nevada Children's Foundation, Inc.
 2007 Eagle Valley Ranch Road
 Carson City, Nevada 89703
 Ms. Pamela Smith, Executive Director
 Phone: 775-855-1100

Preparer: Resource Concepts, Inc.
 Carson City, Nevada 89703
 George Mallis, P.E., Engineer
 Phone: 775-863-1800



VICINITY MAP
 NOT TO SCALE

Site Plan
 Prepared for
 Zoning Change Request

Feb. 13, 2007