



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** November 3, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding an application from KP Investors, LLC (“Applicant”) to introduce, on first reading, an ordinance amending the Zoning Map to change the zoning from Single-Family 12,000 (“SF12”) to Single-Family 6,000 (“SF6”), for an 8.41-acre parcel located at 1051 N Ormsby Blvd., Assessor’s Parcel Number (“APN”) 001-241-14. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant is seeking to rezone the 8.41-acre parcel from SF12 to SF6 consistent with the zoning to the south and east. The Applicant, through John Krmptotic, has concurrently applied for a tentative subdivision map, SUB-2022-0375, proposing the creation of 41 single-family residential lots. The Board of Supervisors (“Board”) has the authority to approve a zoning map amendment. The Planning Commission recommended approval of the amendment. Pursuant to Nevada Revised Statutes (“NRS”) Chapter 237, a business impact statement is not required to be prepared with this ordinance.

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

September 28, 2022 (Item 6F): The Planning Commission recommended approval by a vote of 6 - 1, 0 absent.

Background/Issues & Analysis

This zoning map amendment has been requested concurrently with the Ash Canyon SF tentative subdivision map SUB-2022-0375. Please reference the September 28, 2022 Planning Commission staff report attached to SUB-2022-0375 item for additional information.

Except as specifically exempted, NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. Under these exemptions, a business impact statement is not required to be prepared with this ordinance because the ordinance is proposed pursuant to a provision of NRS Chapter 278.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 237 and 244; Article 2 of the Carson City Charter; and CCMC 18.02.075

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, and/or provide alternative direction.

Attachments:

[ZA-2022-0376 Ash Canyon- 1st reading.doc](#)

Board Action Taken:

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

(Vote Recorded By)

SUMMARY – Amends the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2022-__

AN ORDINANCE RELATING TO ZONING; AMENDING THE ZONING FROM SINGLE-FAMILY 12,000 (“SF12”) TO SINGLE-FAMILY 6,000 (“SF6”) FOR APN 001-241-14 LOCATED 1051 N ORMSBY BLVD.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 001-241-14; located 1051 N Ormsby Blvd., 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 from Single-Family 12,000 (“SF12”) to Single-Family 6,000 for APN 001-241-14. After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on September 28, 2022, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted 6 ayes, 1 nays, and 0 absent 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 from Single-Family 12,000 (“SF12”) to Single-Family 6,000 for APN 001-241-14, 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 _____ 2022.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2022.

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 _____, 2022.

Attachment A

