



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 19, 2023

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action regarding a request from Carson City ("Applicant") to introduce, on first reading, a proposed ordinance amending the zoning map to change the zoning from Public Community ("PC") to Single-Family 6,000 ("SF6") for the parcel located at 700 Fleischmann Way, Assessor's Parcel Number ("APN") 001-141-20. (Heather Ferris, hferris@carson.org)

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The subject property is zoned PC but is no longer publicly owned. The proposed amendment will be consistent with the current use and ownership of the property.

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

December 20, 2022 (Item 14E): The Planning Commission recommended approval by a vote of 5 - 0, 2 absent, 0 abstention.

Background/Issues & Analysis

At its meeting of December 15, 2021, the Planning Commission was provided with an update on the Master Plan implementation activities and reviewed and made a recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of January 20, 2022, the Board of Supervisors accepted the 2021 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction.

The subject property was, at one time, owned by Carson City and Carson-Tahoe Hospital, a county hospital. The subject parcel was utilized as a "hospitality house" for families of patients undergoing treatment. The parcel is no longer publicly owned and the on-site use is a single-family residence. The proposed amendment will be consistent with the current use and ownership of the property.

Refer to the attached Planning Commission staff report and supporting documents for additional background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

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-2022-0497_Ord.-_DRAFT.doc](#)

[12.20.22 PC Staff Report with Supp.pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

SUMMARY – Amends the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2023-__

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM PUBLIC COMMUNITY (“PC”) TO SINGLE-FAMILY 6,000 (“SF6”) FOR A PARCEL LOCATED AT 700 FLEISCHMANN WAY; ASSESSOR’S PARCEL NUMBER 001-141-20.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 001-141-20, located at 700 Fleischmann Way, 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 APN 001-141-20 from Public Community (“PC”) to Single-Family 6,000 (“SF6”). After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on December 20, 2022, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted 5 ayes and 0 nay, 2 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 designation from Public Community (“PC”) to Single-Family 6,000 (“SF6”) for APN 001-141-20, 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 _____ 2023.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2023.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

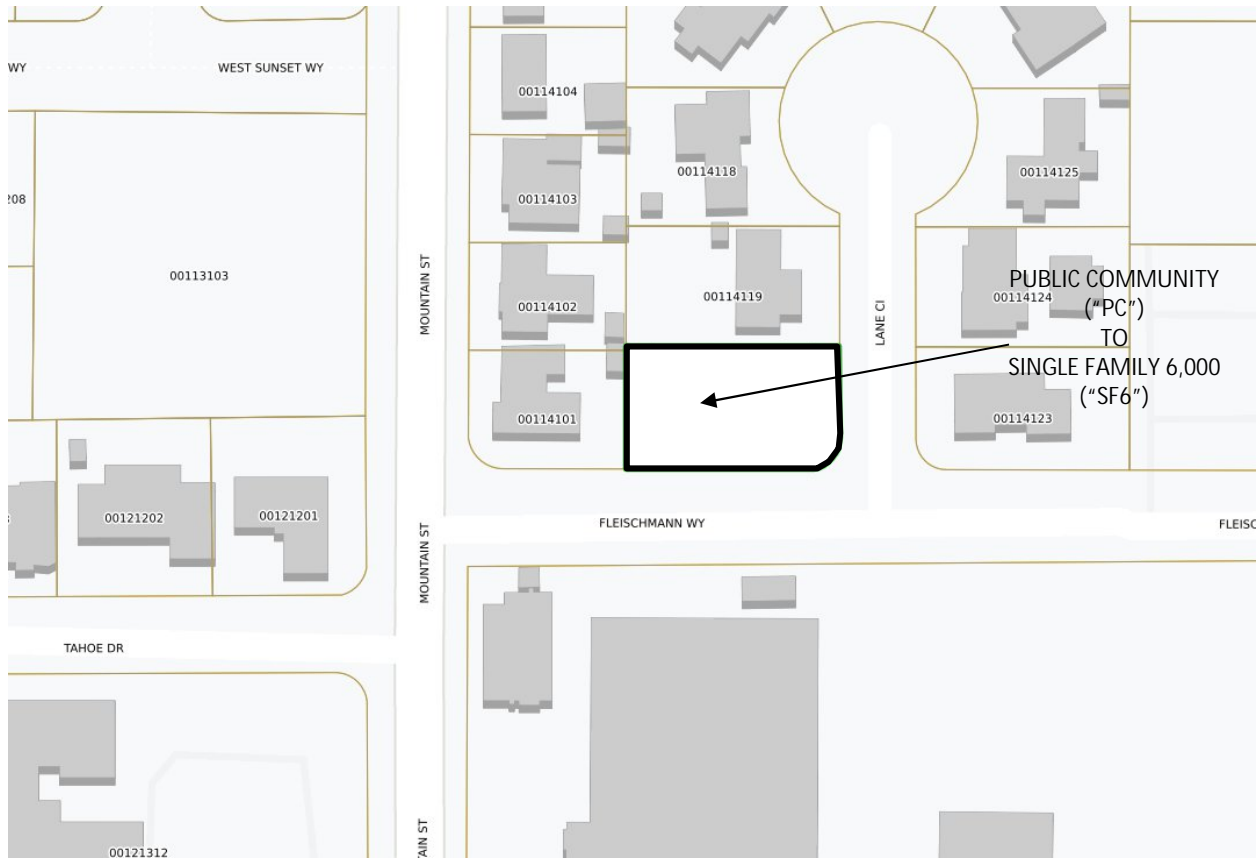
LORI BAGWELL, Mayor

ATTEST:

WILLIAM SCOTT HOEN, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____,
2023.

Attachment A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 20, 2022

FILE: ZA-2022-0497

AGENDA ITEM: 14.E

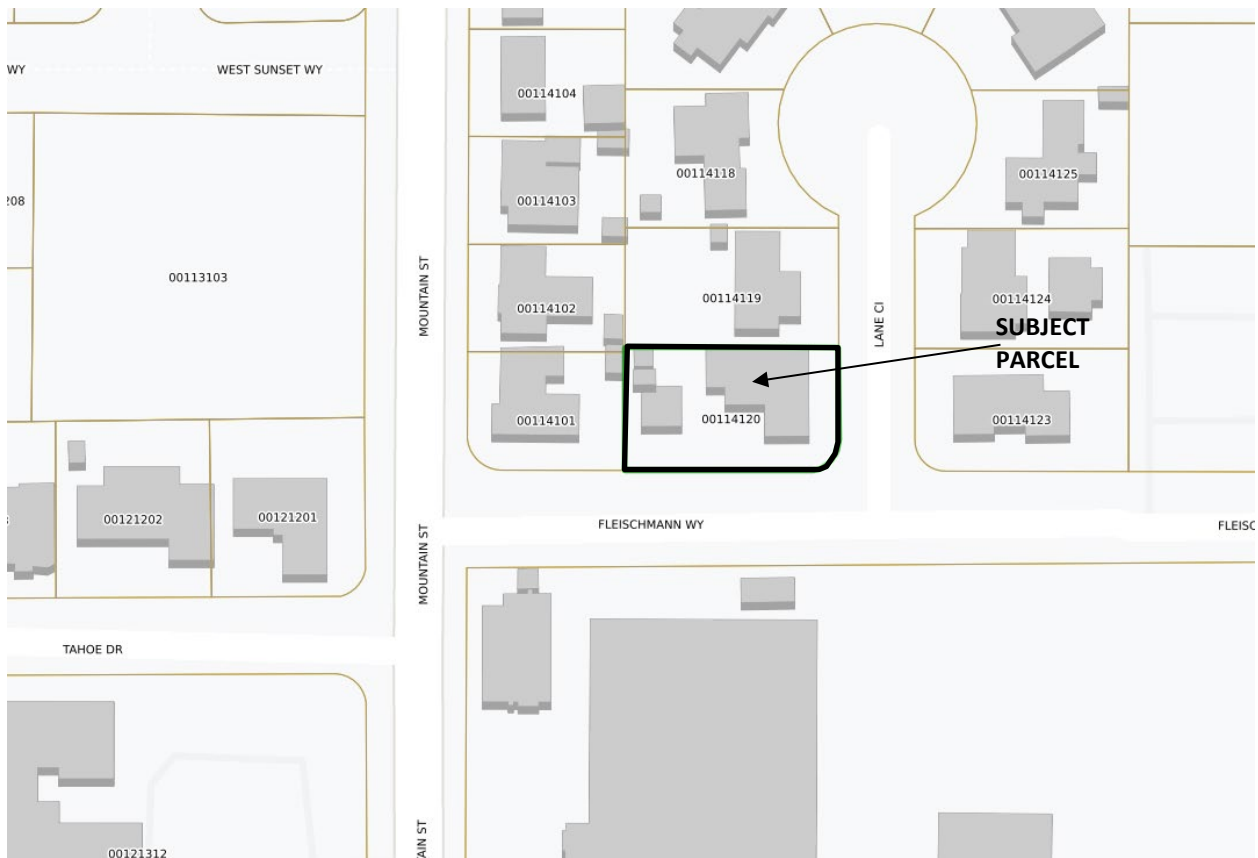
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Public Community (“PC”) to Single-Family 6,000 (“SF6”) for the parcel located at 700 Fleischmann Way, Assessor’s Parcel Number (“APN”) 001-141-20. (Heather Ferris, hferris@carson.org)

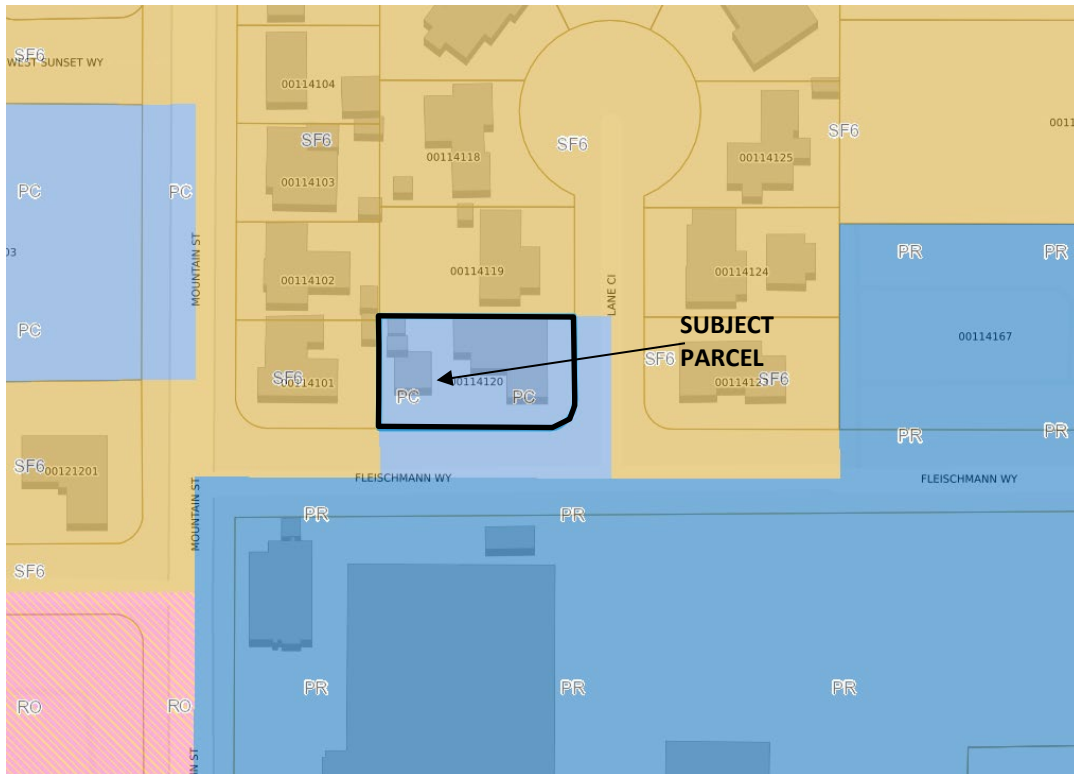
Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The subject property is zoned PC, but is no longer publicly owned. The proposed amendment will be consistent with the current use and ownership of the property.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0497 as presented.”

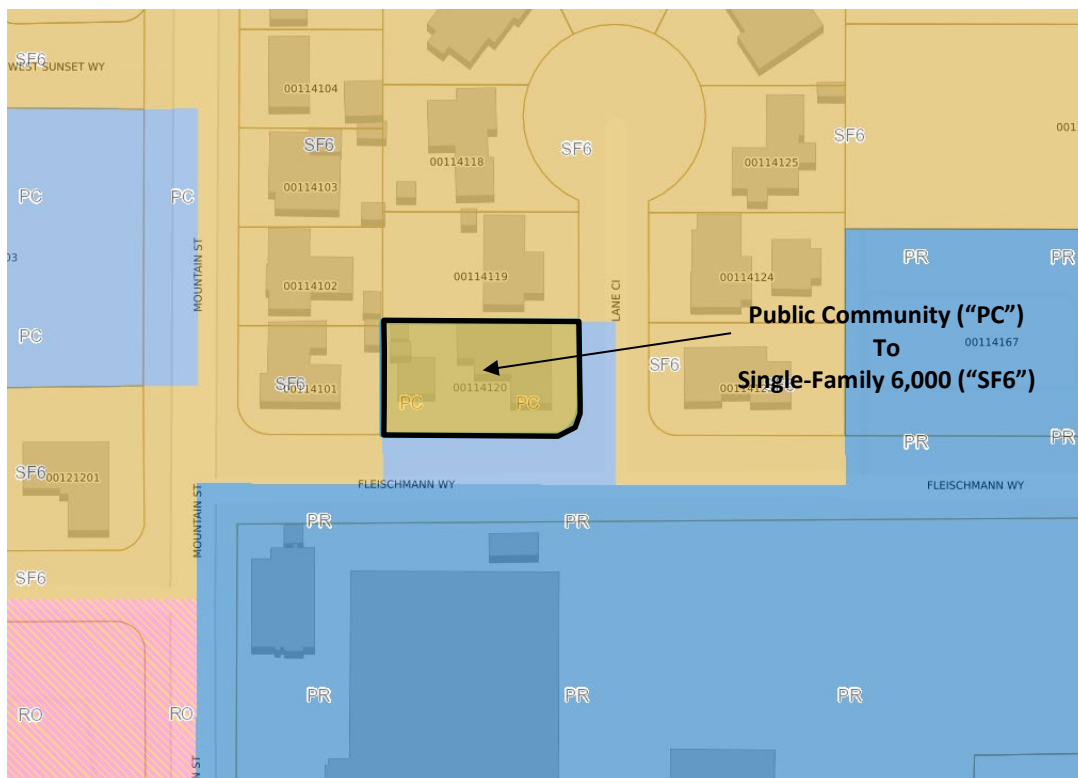
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



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

EXISTING MASTER PLAN DESIGNATION: Medium Density Residential (“MDR”)

EXISTING ZONING: Public Community (“PC”)

PROPOSED ZONING: Single-Family 6,000 (SF6)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-Family 6,000 / single family residences
SOUTH: Public Regional / health center, continuing care hospital, outpatient facility
EAST: Single-Family 6,000 / single family residences
WEST: Single-Family 6,000 / single family residences

BACKGROUND AND DISCUSSION:

At its meeting of December 15, 2021, the Planning Commission was provided with an update on the Master Plan implementation activities and reviewed and made a recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of January 20, 2022, the Board of Supervisors accepted the 2021 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction.

The subject property was, at one time, owned by Carson City and Carson-Tahoe Hospital, a county hospital. The subject parcel was utilized as a “hospitality house” for families of patients undergoing treatment. The parcel is no longer publicly owned and the on-site use is a single-family residence. The proposed amendment will be consistent with the current use and ownership of the property. The Planning Commission makes a recommendation to the Board of Supervisors.

PUBLIC COMMENTS: A courtesy notice was mailed to the property owner on November 9, 2022. On December 06, 2022, public hearing notices were mailed to 43 property owners within 300 feet of the subject property 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 December 20, 2022 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 amendment.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

The proposed amendment is consistent with 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.

The Medium Density Residential master plan designation is intended for residential neighborhoods with a mix of housing types at densities ranging from 3-8 dwelling units per acre. The primary anticipated uses in these areas are single family residences. This property was, at one time, owned by Carson City and was used in conjunction with the adjacent hospital to house families of patients that were undergoing treatment. The property is no longer owned by the City and today is utilized as a privately-owned single-family residence. Since a public agency no longer owns the parcel, the Public Community zoning is not appropriate. The proposed zoning map amendment will create consistency with the use of the land, the master plan designation, and the ownership.

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 create consistency with the actual use of the land, the master plan designation, and the ownership. The parcel is no longer publicly owned and is utilized as a privately-owned single-family residence. There are no proposed modifications to the existing use of the subject parcel. The proposed amendment to SF6 will result in zoning consistent with the other residential parcels on the north side of Fleischmann Way.

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 subject parcel has been developed with a single-family residence. There are no proposed modifications to the existing use of the property.

Attachments:

Draft zoning map amendment ordinance

SUMMARY – Amends the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2023-__

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM PUBLIC COMMUNITY (“PC”) TO SINGLE-FAMILY 6,000 (SF-6) FOR A PARCEL LOCATED AT 700 FLEISCHMANN WAY; APN 001-141-20.

The Board of Supervisors of Carson City do ordain:

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SECTION II:

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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 _____ 2023.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____ 2023.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

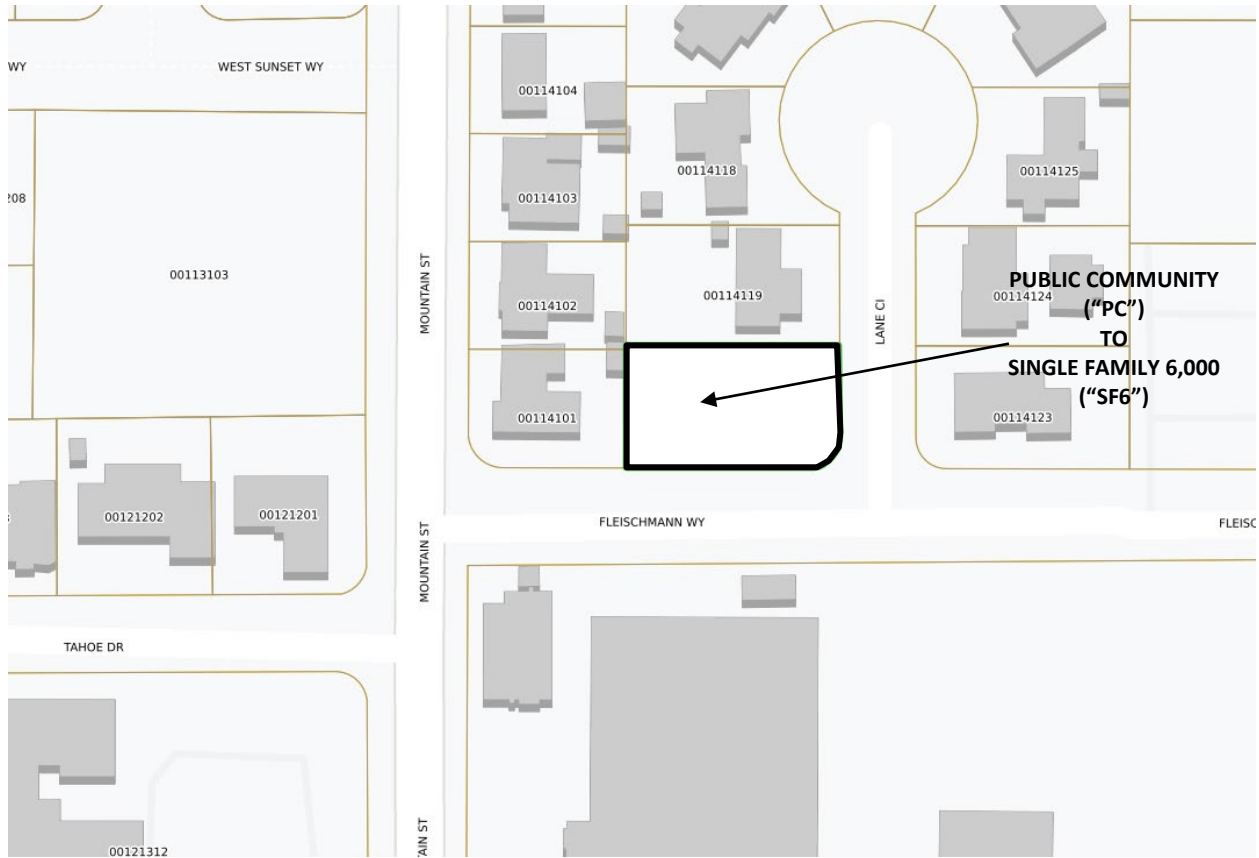
LORI BAGWELL, Mayor

ATTEST:

, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____,
2023.

Attachment A



ZA-2022-0497

Zoning change for 700 Fleischmann Way:

I am opposed to the rezoning of my property because there is no reason or benefit to the city or the neighborhood for this rezoning.

I bought this property from the hospital in 2014 and the zoning was public community. A few of the things that intrigued me when I bought this property was the zoning, the detached shop that the hospital had used as cooks offices, and the separate power meter to the detached shop.

Since I bought the property, I have always paid property taxes as single-family zoning. There really is no reason for the zoning change because I'm already paying the taxes. I'm not comfortable that the new zoning may change the use of my detached shop/office and effect the service meter from NV energy.

Thank You,
Edward Barrington
700 Fleischmann Way, Carson City, NV 89703

