

item # 6B

**City of Carson City  
Agenda Report**

**Date Submitted:** April 24, 2007

**Agenda Date Requested:** May 3, 2007

**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning and Community Development Division

**Subject Title:** Action to adopt Bill No. 111, on second reading, Ordinance 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 (Second 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.

**Board of Supervisor's Action April 19, 2007:** 5 Ayes, 0 Nays.

**Recommended Board Action:** I move to adopt Bill No. 111, on second reading, Ordinance 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).

**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 second 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

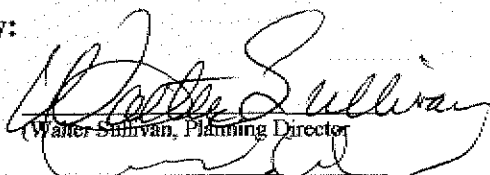
**Alternatives:**

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

**Supporting Material:** Ordinance

**Prepared By:** Donna Fuller, Administrative Services Manager

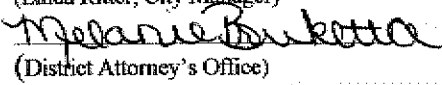
**Reviewed By:**

  
(Walter Samivan, Planning Director)

Date: 4/13/07

  
(Larry Werner, Development Services Director/City Engineer)

Date: 4/23/07

  
(Linda Ritter, City Manager)

Date: 4/24/07

  
(District Attorney's Office)

Date: 4-24-07

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_  
2) \_\_\_\_\_

Aye/Nay  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

ORDINANCE NO. \_\_\_\_\_

BILL NO. 111

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

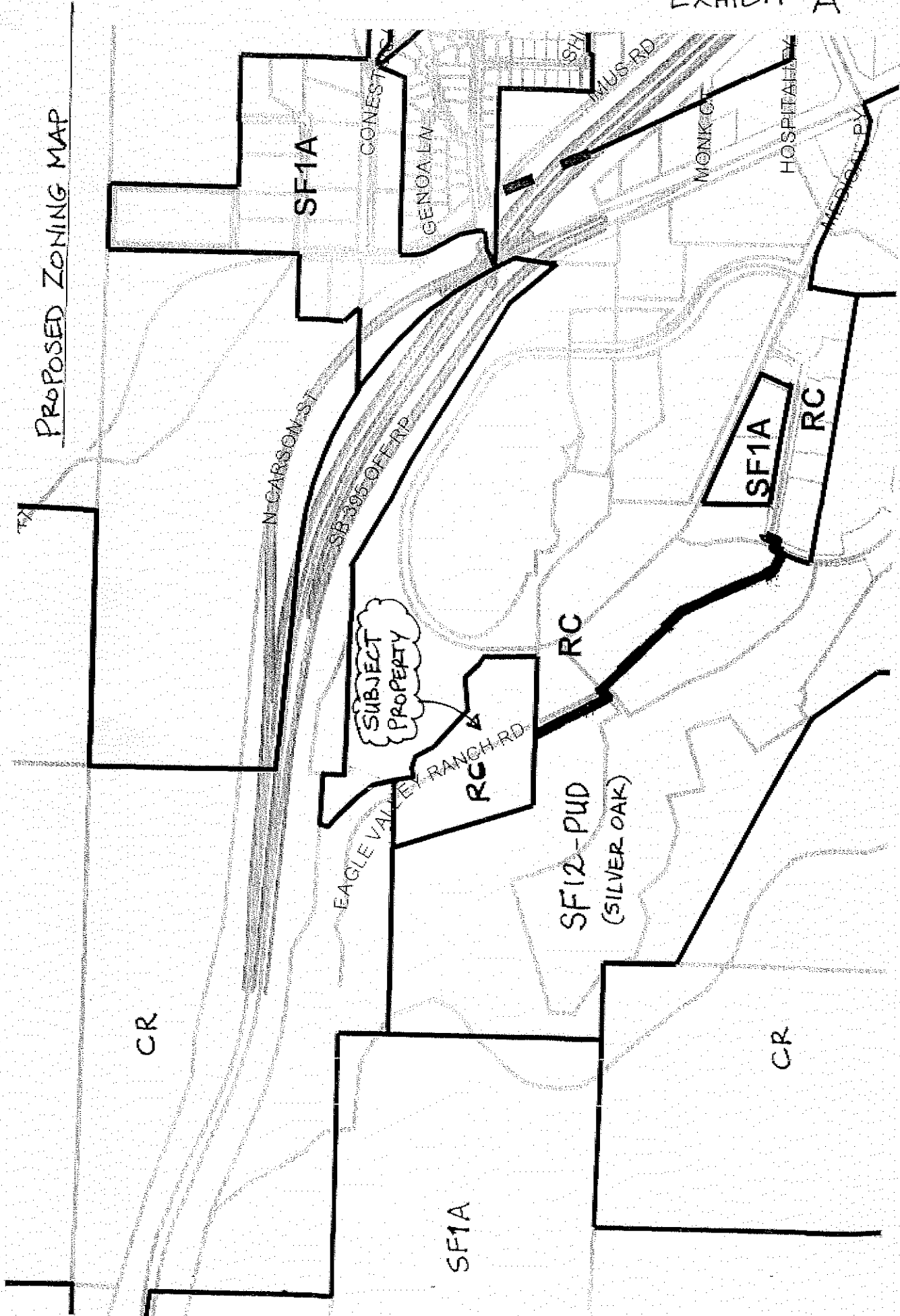
ATTEST:

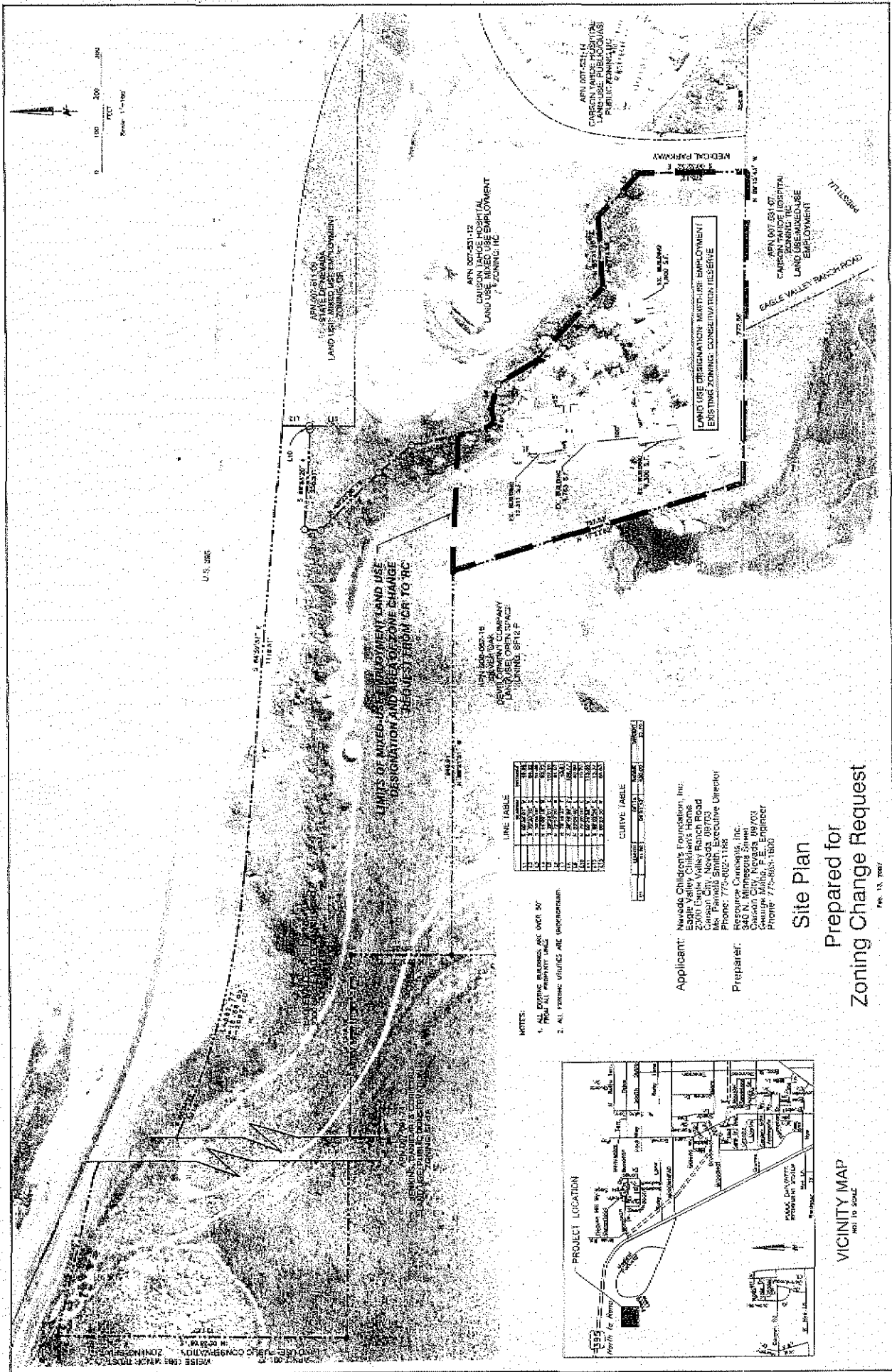
\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

\_\_\_\_ of \_\_\_\_\_, 2007.

PROPOSED ZONING MAP





LINE TABLE

LINE NO.	DESCRIPTION	START	END
1	...	...	...
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
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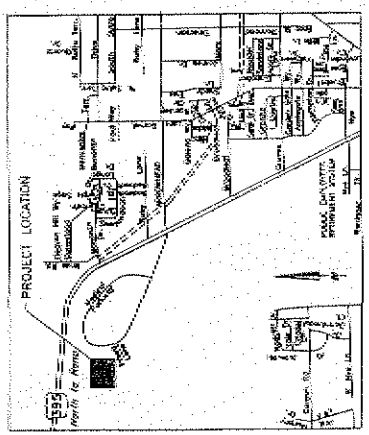
CLIPPING TABLE

CLIPPING NO.	DESCRIPTION	DATE
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- NOTES:
1. ALL EXISTING BUILDINGS ARE OVER 30' FROM ALL PROPERTY LINES.
  2. ALL EXISTING UTILITIES ARE UNDEGROUND.

**Applicant:** Nevada Childcare Corporation, Inc.  
 Eagle Valley Childcare's Home,  
 2300 Eagle Valley Ranch Road  
 Carson City, Nevada 89703  
 Mr. Patrick Smith, Executive Director  
 Phone: 775-882-1168  
 Fax: 775-882-1168

**Preparer:** C. C. C. Co., Inc.  
 340 N. Minnesota Street  
 Carson City, Nevada 89703  
 George Mingo, P.E., Engineer  
 Phone: 775-885-1805



**Site Plan**  
 Prepared for  
 Zoning Change Request

VICINITY MAP  
 NOT TO SCALE