

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2023

FILE: ZA-2023-0184

AGENDA ITEM: 6.C

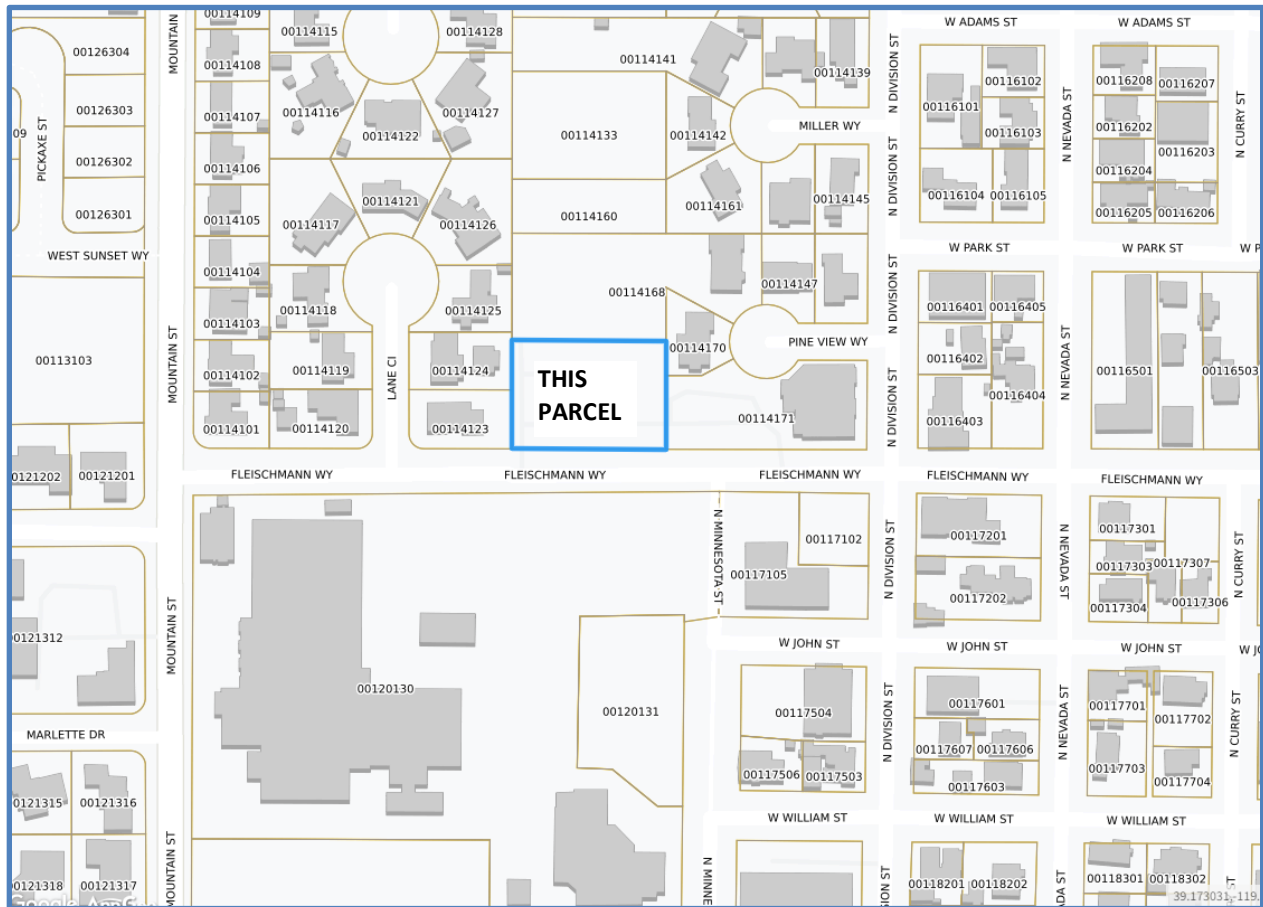
STAFF CONTACT: Heather Manzo, Associate Planner

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 of a property from Public Regional (“PR”) to Single Family 6,000 Square Feet (“SF6”) on a ±0.7 acre property located on Fleischmann Way ±275 feet to the west of its intersection with North Division Street, APN (“APN”) 001-141-67. (Heather Manzo, hmanzo@carson.org)

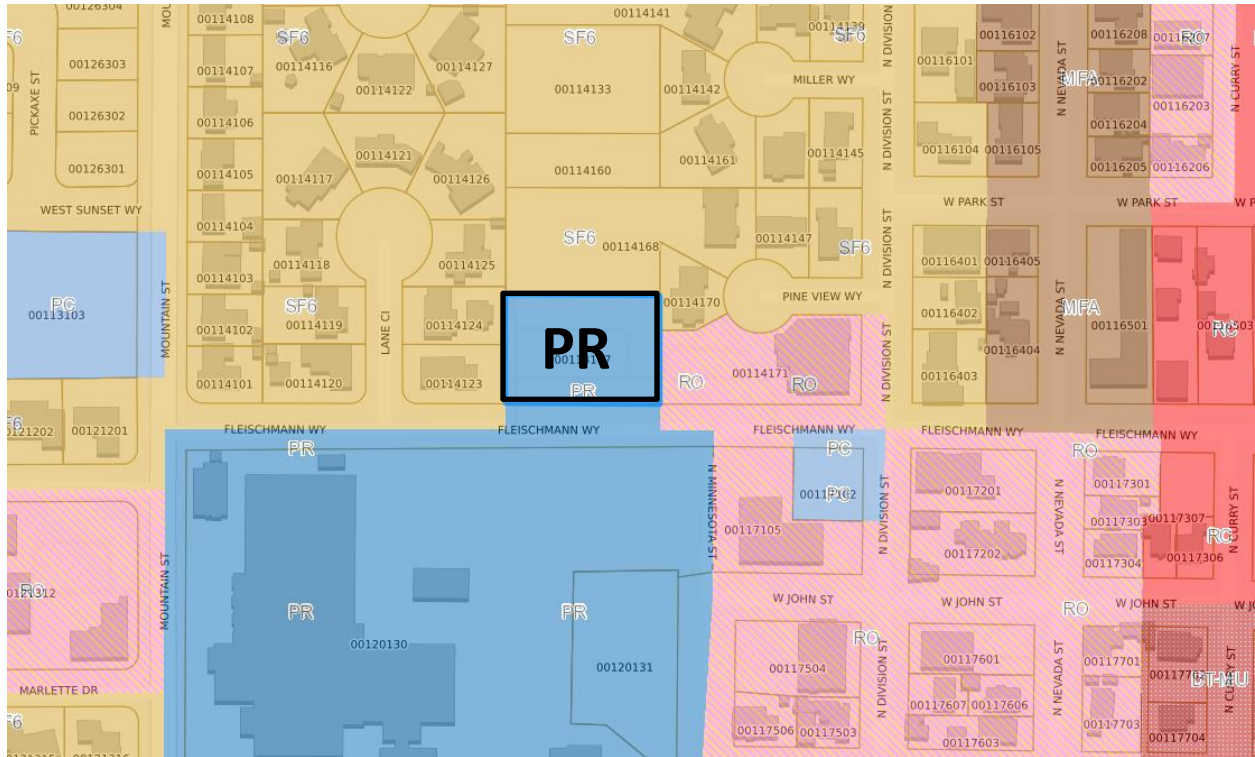
Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcels as appropriate for consideration of a mapping correction. The property has a Master Plan land use designation of Medium Density Residential, SF6 zoning would bring the site into conformance with the Master Plan land use designation.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0184 as presented.”

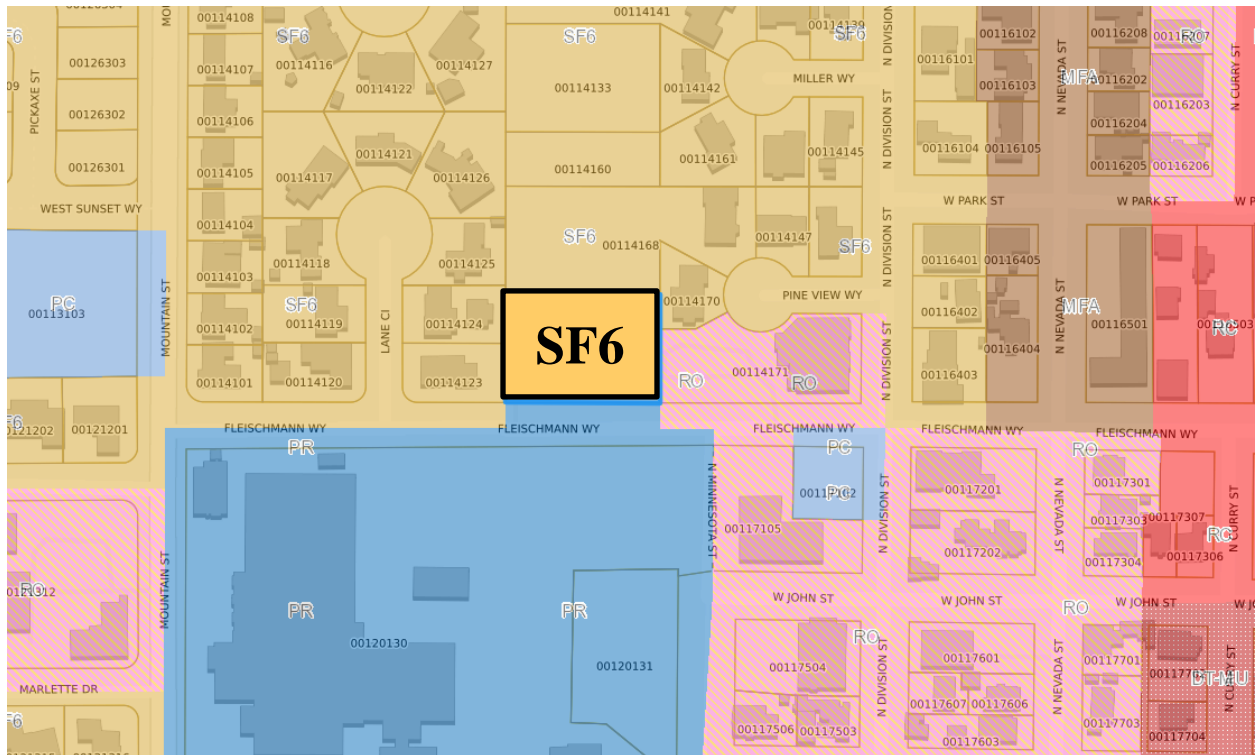
VICINITY MAP:



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

EXISTING ZONING: Public Regional (“PR”)

PROPOSED ZONING: Single Family 6,000 Square Feet (“SF6”)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: SF6 / Single family residences

SOUTH: PR / Medical offices

EAST: RO / Medical offices

WEST: SF6 / Single family residences

BACKGROUND AND DISCUSSION:

On December 20, 2022, the Planning Commission was provided with an update on the Master Plan implementation activities, 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 19, 2023, the Board of Supervisors accepted the 2022 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction.

This property is owned by Carson-Tahoe Hospital and was once used as a parking lot for the hospital site to the south of Fleischmann Way. The site no longer appears to be necessary to provide parking and the improvements are suffering the impact of time with cracking asphalt and weed management needs. Since a public agency no longer owns the parcel, the PR zoning is not appropriate. The proposed amendment will be consistent with the current use and ownership of the property. Staff is recommending SF6 zoning because the zoning district conforms to the Medium Density Residential Master Plan designation. The parking lot is established and would be allowed to remain. However, should redevelopment of the parcel be sought, the SF6 zone would allow for development without delays due to zoning and use issues and that would be consistent with the neighboring properties to the west, north and east.

The Planning Commission makes a recommendation to the Board of Supervisors.

PUBLIC COMMENTS: A courtesy notice was mailed to the property owner on June 23, 2023. On July 13, 2023, public hearing notices were mailed to 41 property owners within 400 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 July 26, 2023 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 (“MDR”) Master Plan designation is intended to promote primarily single-family residences with a density range of between three and eight dwelling units per acre. Zoning districts which conform with the MDR land use include single family zoning districts with a 6,000 square foot minimum lot size. The MDR land use designation encourages development with a mix of housing types within a neighborhood setting. This property was, at one time, owned by Carson City and was the site of parking for the hospital. The property is no longer owned by the City and today, the parking lot remains, but is not being utilized. Since a public agency no longer owns the parcel, the Public Regional zoning is not appropriate. The proposed zoning map amendment will create consistency with the Master Plan designation and the ownership of the land.

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 Master Plan land use designation and ownership since the PR zoning district is generally reserved for City or other public entity owned properties. The on-site uses include a privately owned parking lot that was approved by special use permit (U-99/00-7) to serve the Carson Tahoe Hospital. At that time, the site was owned by both the Carson Tahoe Hospital and Carson City. Carson City is no longer an owner of the site. Staff recommends the zoning be amended to SF6 to bring the site into conformance with the Master Plan and would set the stage for a streamlined path forward for future redevelopment of the site.

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 is a parking lot that historically served the hospital site to the south of the subject site, however, it is no longer necessary to support a hospital use. There are no proposed modifications to the existing use of the property, however the zoning map amendment will set the state for a streamlined process for future development that would be in conformance with the underlying Medium Density Residential Master Plan land use.

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 REGIONAL (“PR”) TO SINGLE FAMILY 6,000 SQUARE FEET (“SF6”) FOR A PARCEL LOCATED ON FLEISCHMANN WAY; APN 001-141-67.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 001-141-67, located on 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 001-141-67 from Public Regional (“PR”) to Single Family 6,000 Square Feet (“SF6”). After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on July 26, 2023, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted ___ ayes and ___ nay 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 Regional (“PR”) to Single Family 6,000 Square Feet (“SF6”) for APN 001-141-67, 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

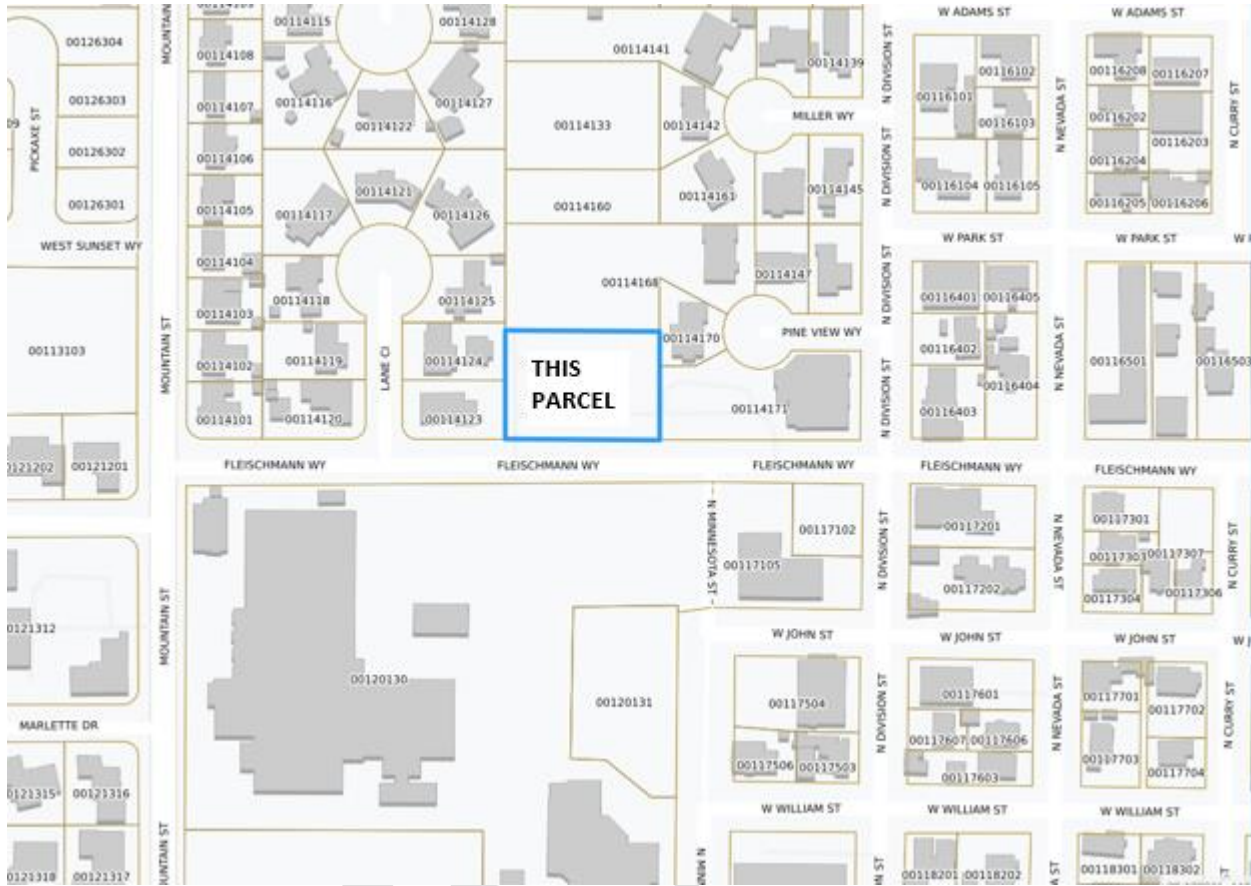
ATTEST:

SCOTT HOEN, Clerk-Recorder

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

DRAFT

Attachment A



**PUBLIC REGIONAL ("PR")
TO
SINGLE FAMILY 6,000 SQUARE
FEET ("SF6")**