

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2023

**FILE: MPA-2023-0187 & ZA-2023-0188**

**AGENDA ITEM: 6.F & 6.G**

**STAFF CONTACT:** Heather Manzo, Associate Planner

### **AGENDA TITLE:**

**MPA-2023-0187** For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for the adoption of a resolution approving a Master Plan amendment and recommending approval of the amendment to the Board of Supervisors (“Board”) to change the master plan designation from Mixed-Use Residential and Mixed-Use Employment to Parks and Recreation for a 3 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the west of the intersection of Airport Road and Butti Way, Assessor’s Parcel Number (“APN”) 010-741-01. (Heather Manzo, [hmanzo@carson.org](mailto:hmanzo@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 to bring the site into conformance with the Lompa Ranch North Specific Plan Area. The requested master plan amendment is being made concurrently with the request for a zoning map amendment (ZA 2023-0188).

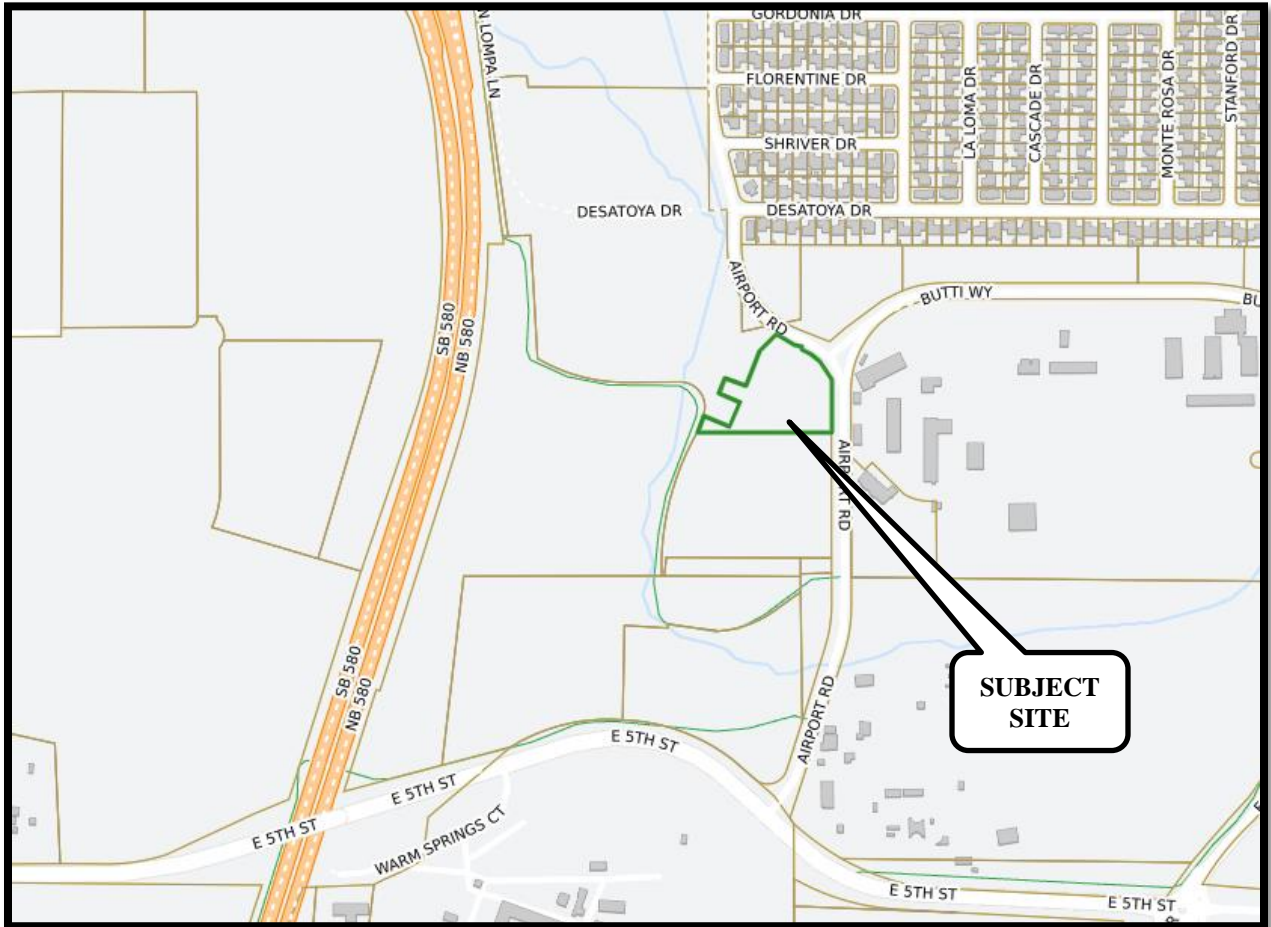
**ZA-2023-0188** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning of a property within the Lompa Ranch North Specific Plan Area (“SPA”) from Single Family 6,000 Square Feet (“SF6-SPA”) and Public Regional (“PR”) to Public Neighborhood (“PN-SPA”) for a 3 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the west of the intersection of Airport Road and Butti Way, Assessor’s Parcel Number (“APN”) 010-741-01. (Heather Manzo, [hmanzo@carson.org](mailto: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 requested zoning map amendment is being made concurrently with the request for a Master Plan amendment (MPA-2023-0187).

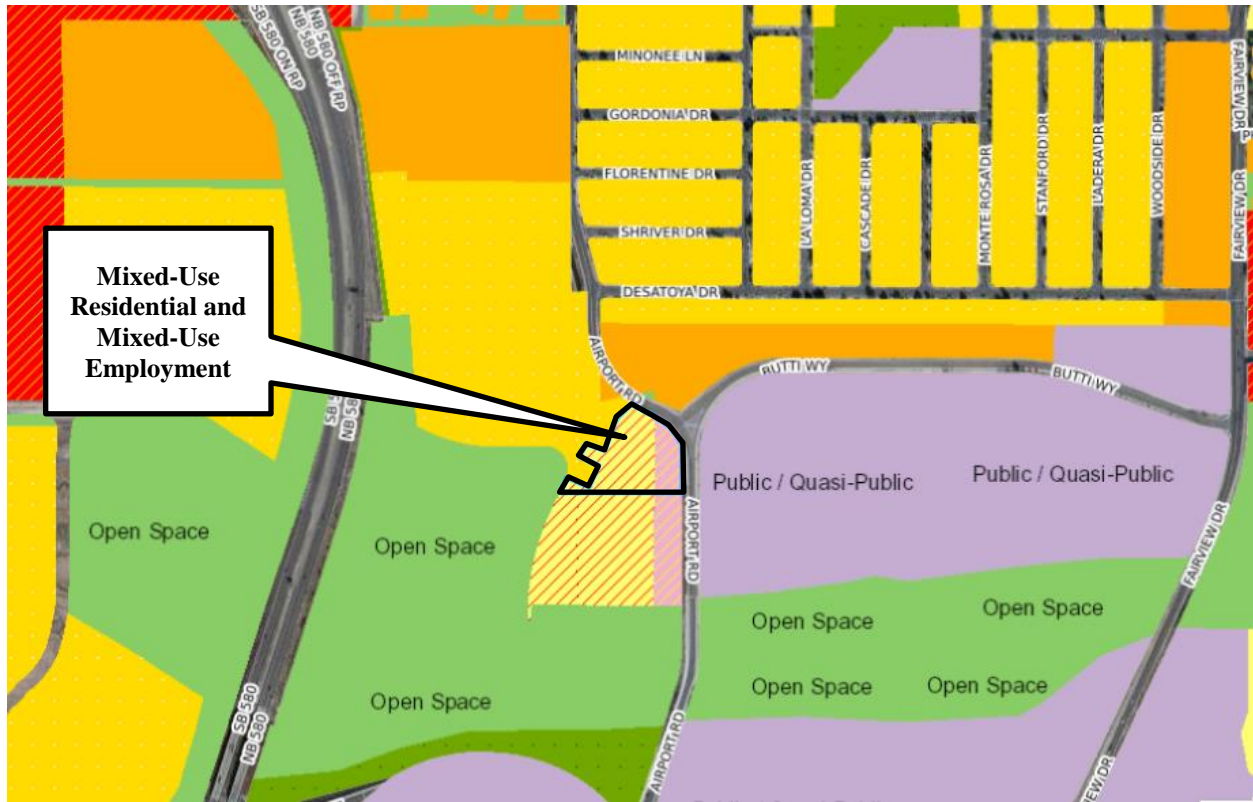
**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt resolution number 2023-PC-R-2.”

**ZONING MAP AMENDMENT RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0188 as presented.”

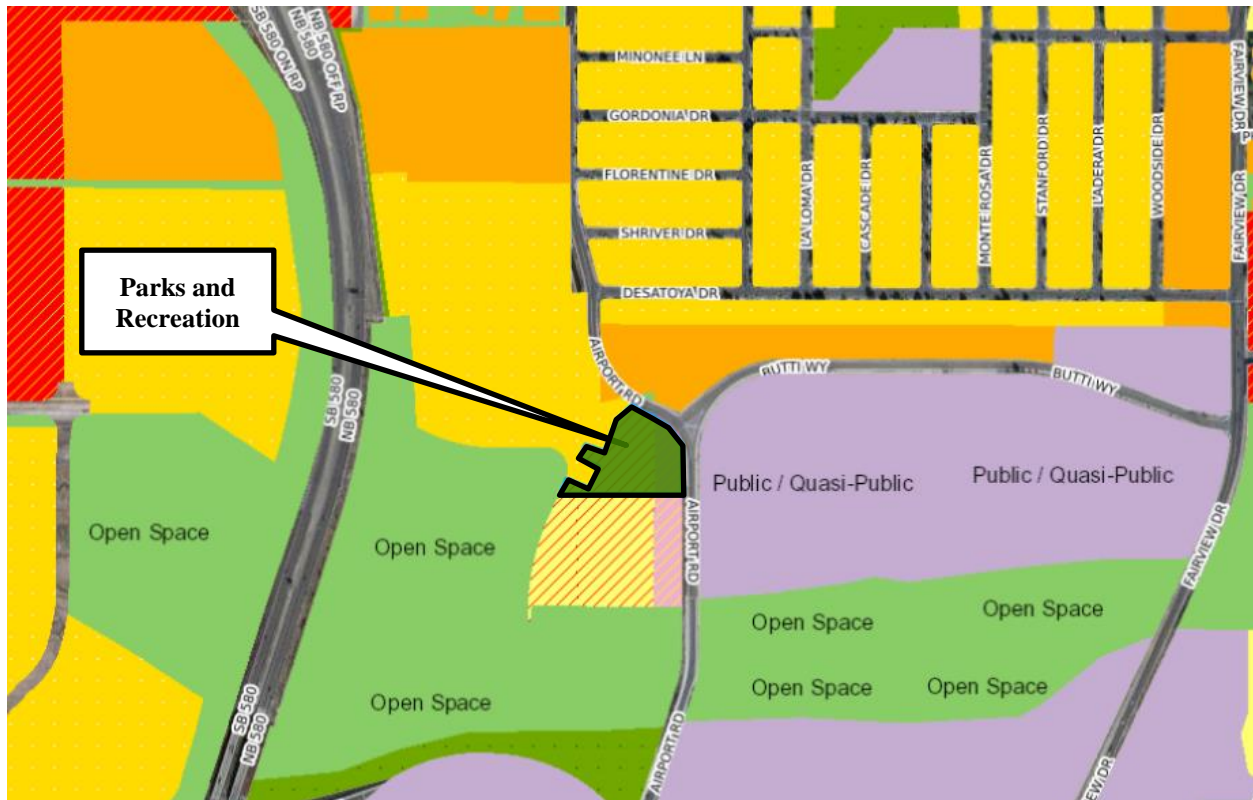
**VICINITY MAP:**



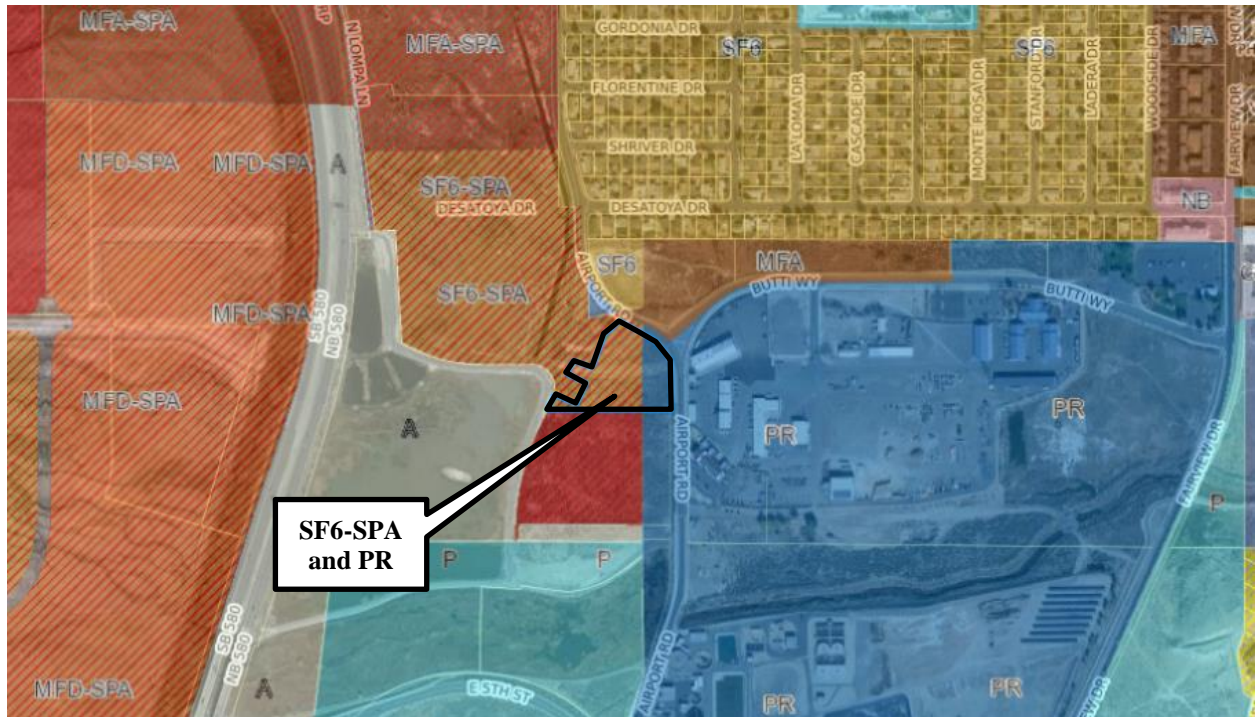
**EXISTING MASTER PLAN**



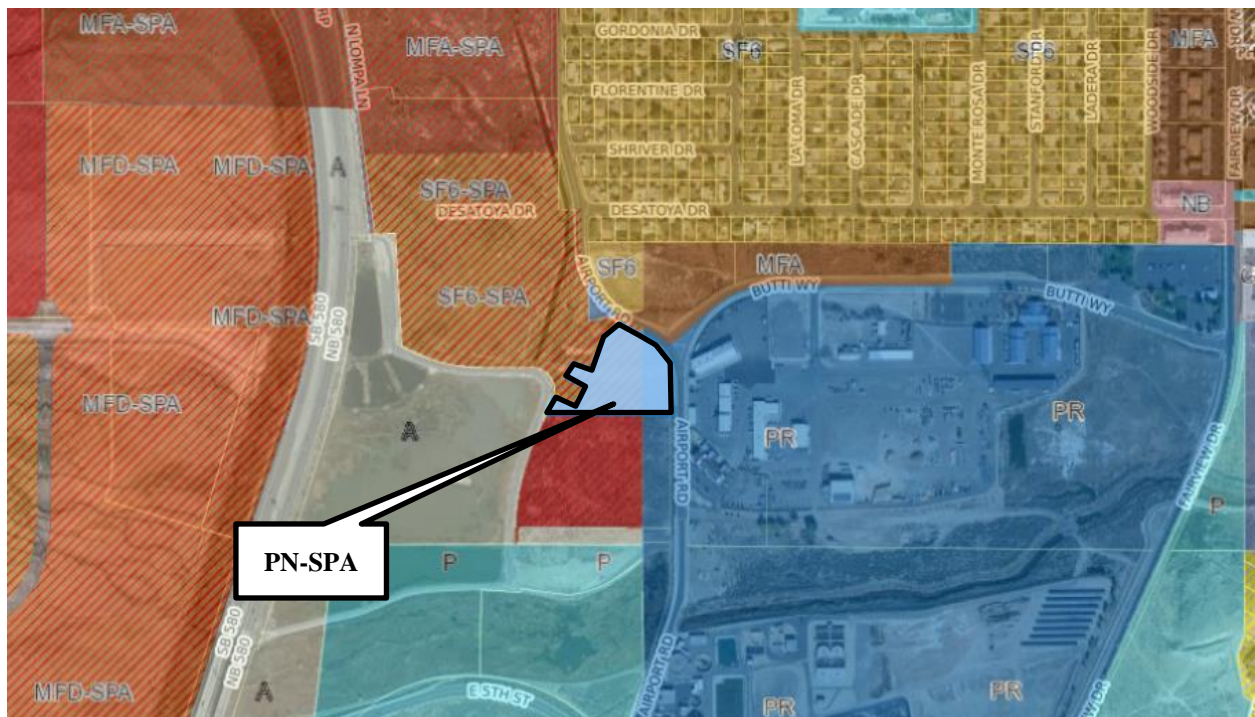
**PROPOSED MASTER PLAN**



**EXISTING ZONING**



**PROPOSED ZONING**



**LEGAL REQUIREMENTS:** Carson City Municipal Code ("CCMC") 18.02.050 (Review); CCMC 18.02.070 (Master Plan); and CCMC 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

**EXISTING MASTER PLAN DESIGNATION:** Mixed-Use Residential and Mixed-Use Employment

**PROPOSED MASTER PLAN DESIGNATION:** Parks and Recreation

**EXISTING ZONING:** Single Family 6,000 – Specific Plan Area (“SF6-SPA”) and Public Regional (“PR”)

**PROPOSED ZONING:** Public Neighborhood – Specific Plan Area (“PN-SPA”)

**SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** SF6 & SF6-SPA / vacant & approved multifamily development

**SOUTH:** General Commercial-SPA (“GC-SPA”) / vacant

**EAST:** PR / Carson City Facilities

**WEST:** Agriculture (“A”) / vacant

**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.

The subject property is split zoned PR and SF6-SPA and has a split Master Plan land use designation of Mixed-Use Residential and Mixed-Use Employment. The property is vacant and is identified in the Lompa Ranch North Specific Plan Area handbook as a future park site. The proposed amendments will result in uniform master plan and zoning across the entire parcel as well as zoning that is consistent with the underlying Master Plan land use and SPA Handbook.

The Planning Commission adopts the master plan amendment and makes a recommendation to the Board of Supervisors by resolution. The Planning Commission also makes a recommendation to the Board of Supervisors on the zoning map amendment.

**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 38 property owners within 650 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. No comments were received from other city departments or agencies.

**FINDINGS:** Staff recommends the following findings for approval of the Master Plan Amendment and Zoning Map Amendment pursuant to CCMC 18.02.070 Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings:

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

The proposed amendment is in substantial compliance with the goals, policies, and action programs of the Master Plan. The subject parcel is located within the Lompa Ranch North Specific Plan Area (SPA) and per the SPA Handbook adopted on March 17, 2016, a 3-acre park site was needed as part of the overall master plan for the portion of the SPA located to the east of Interstate-580 (I-580). The future park site will be constructed prior to the completion of the 250<sup>th</sup> residential unit within the eastern portion of the SPA. A 306-unit multifamily development has been approved and the project triggers planning and development of the park site. The approved multifamily development and the future park site are not held in common ownership; however the multifamily developer is committed to develop the park site should the property become available. The proposed amendment will result in the entire future park parcel having a Master Plan designation of Parks and Recreation which will be consistent with the SPA and set the stage for a park site with appropriate zoning. The proposed amendment is in substantial compliance with the goals, policies, and action programs of the Master Plan.

- 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.**

The property is vacant. The proposed amendment will result in the entire parcel having a designation of Parks and Recreation which will bring the site into conformance with the SPA Handbook and will result in master plan land use and zoning designations that are consistent with one another and consistent with the future use of the site.

- 3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.**

At its meeting of December 20, 2022, 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. The proposed amendment will provide for a uniform master plan designation across the entire parcel and consistency with the SPA Handbook and future planned use of the site.

- 4. The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.**

The proposed amendment will provide the desired pattern of orderly growth. The proposed amendment will result in a single Master Plan land use designation on the site and will be consistent with the Lompa Ranch North SPA. The property is currently undeveloped; however the Lompa Ranch North SPA Handbook requires the site to be developed as a 3-acre park site.

#### Zoning Map Amendment Findings:

- 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 property is currently vacant and has a split Master Plan land use designation of Mixed-Use Residential and Mixed-Use Employment. A Master Plan amendment to Parks and Recreation for the entire parcel is being considered concurrently with the zoning map amendment. The subject site is the location of a planned 3-acre park site. If the master plan is amended to designate the entire parcel as Parks and Recreation, the proposed PN zoning district would be a consistent zoning district with the Parks and Recreation land use designation and the amended maps will further implement the Master Plan, and more particularly bring the site into conformance with the Lompa Ranch North SPA.

- 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 zoning map amendment will create consistency with the proposed Master Plan designation of Parks and Recreation. Additionally, the PN zoning will be consistent with the SPA Handbook and future development of a 3-acre park 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 public services or facilities and will not adversely impact the public health, safety, and welfare. The property is currently vacant and has been identified in the Lompa Ranch North SPA Handbook as the future site of a 3-acre park. The park site is required to be constructed and dedicated to the City before the 250th residential unit within the SPA and located on the east side of Interstate 580 is complete. This request will establish the appropriate zoning district for the planned public facility.

Attachments:

Resolution

Draft zoning map amendment ordinance

**RESOLUTION 2023-PC-R-2**

A RESOLUTION ADOPTING AND RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF MPA-2023-0187, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM MIXED-USE RESIDENTIAL AND MIXED-USE EMPLOYMENT TO PARKS AND RECREATION FOR A PARCEL LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 010-741-01.

WHEREAS, section 278.210 of the Nevada Revised Statutes ("NRS") requires that any adoption of a master plan amendment shall be by resolution of the Carson City Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and Carson City Municipal Code ("CCMC") 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on July 26, 2023, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and recommended approval of master plan amendment MPA-2023-0187 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan land use designations would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby adopts, and recommends to the Carson City Board of Supervisors adoption of, the master plan amendment to change the land use map designation from Mixed-Use Residential and Mixed-Use Employment to Parks and Recreation for a parcel, APN 010-741-01.

ADOPTED this 26th day of July 2023

VOTE: AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Teri Preston, Planning Commission Chair

ATTEST:

\_\_\_\_\_  
Hope Sullivan, AICP, Community Development Director



SUMMARY – Amends the Carson City zoning map.

BILL NO. \_\_\_\_\_  
ORDINANCE NO. 2023-\_\_

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING ON A SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) FROM SINGLE FAMILY 6,000 (SF6-SPA”) AND PUBLIC REGIONAL (“PR”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR A PARCEL LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, APN 010-741-01.

The Board of Supervisors of Carson City does ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 010-741-01, located to the west of the intersection of Airport Road and Butti 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 010-741-01 from SF6-SPA and PR to PN-SPA. 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 MFD-SPA to PN-SPA for APN 010-741-01, 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

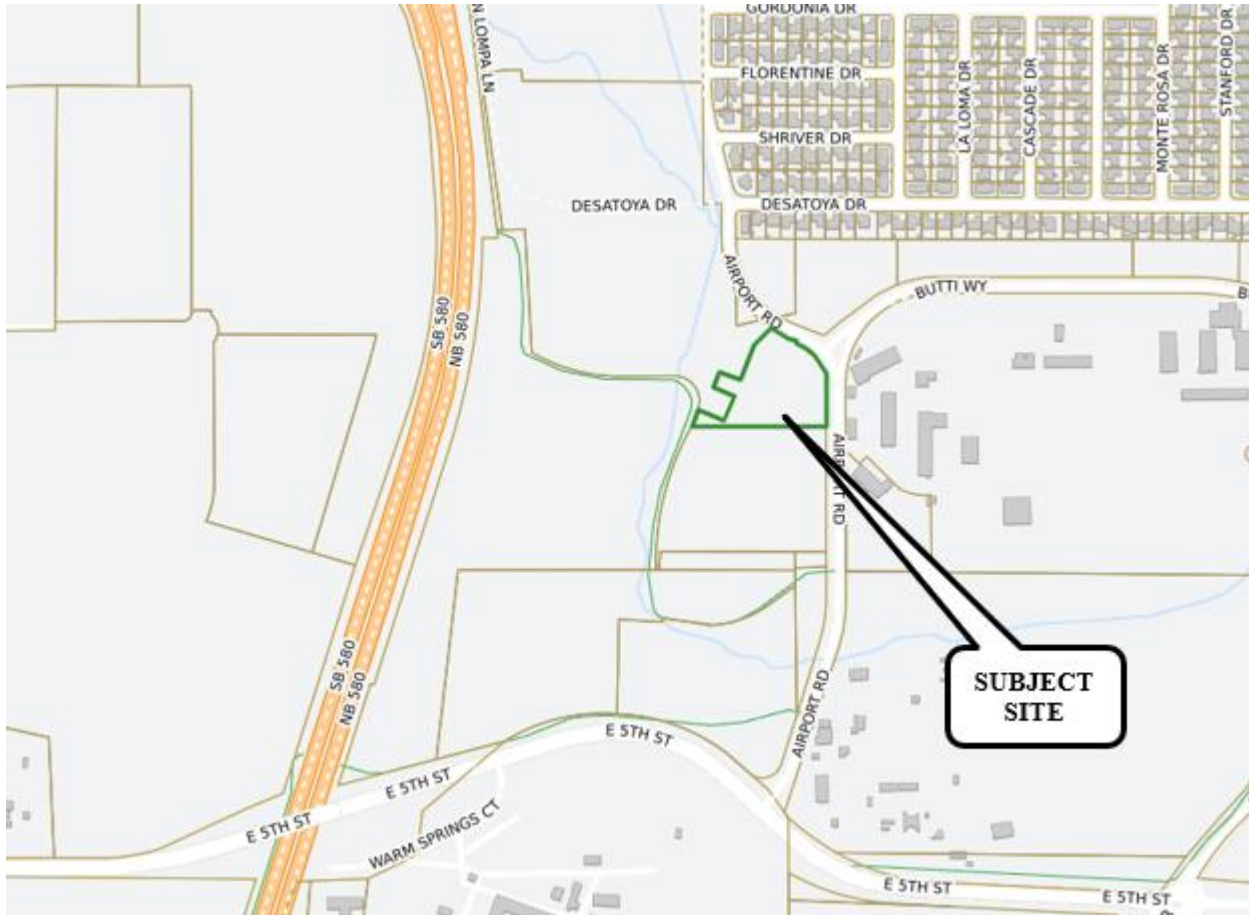
ATTEST:

\_\_\_\_\_  
WILLIAM SCOTT HOEN, Clerk-Recorder

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

DRAFT

# Attachment A



**SINGLE FAMILY 6,000 - SPECIFIC PLAN AREA  
("SF6-SPA") AND PUBLIC REGIONAL ("PR")  
TO  
PUBLIC NEIGHBORHOOD-SPECIFIC PLAN AREA  
("PN-SPA")**