

City of Carson City  
Agenda Report

Item # 6A

**Date Submitted:** February 12, 2008

**Agenda Date Requested:** February 21, 2008

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning of a parcel located at 990 Minnesota Street, APN 001-201-28, from Public Community (PC) to Residential Office (RO). (File No. ZMA-07-205)

**Staff Summary:** The proposed zoning is intended to be consistent with surrounding zoning upon the sale of the property by Carson-Tahoe Regional Medical Center. An existing office building is located on the parcel and the proposed RO zoning would allow its continued use as an office.

**Type of Action Requested**

☐ Resolution

☒ Ordinance - First Reading

☐ Formal Action/Motion

☐ Other (Specify)

**Does This Action Require A Business Impact Statement:** ☐ Yes ☒ No

**Planning Commission Action:** Recommended approval January 30, 2008 by a vote of 7:0.

**Recommended Board Action:** I move to introduce, on First Reading, Bill No. \_\_\_\_\_, an ordinance to change the zoning of a parcel located at 990 Minnesota Street, APN 001-201-28, from Public Community to Residential Office, based on the findings contained in the staff report.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. See the attached staff report to the Planning Commission for more information.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.075 (Zoning Map Amendments).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Refer the matter back to Planning Commission for further review.  
2) Deny

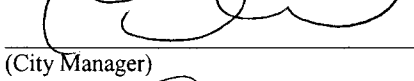
**Supporting Material:** 1) Ordinance  
2) Planning Commission Case Record  
3) Staff Report to Planning Commission

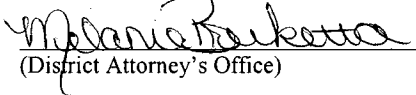
**Prepared By:** Rose Mary Johnson, Management Assistant III

Reviewed By:

  
(Planning Director)

  
(Development Services Director/City Engineer)

  
(City Manager)

  
(District Attorney's Office)

Date: 2/10/08

Date: 2/12/08

Date: 2/12/08

Date: 2-12-08

**Board Action Taken:**

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

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

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

ORDINANCE NO. 2008-\_\_

BILL NO. \_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF A PARCEL LOCATED AT 990 NORTH MINNESOTA STREET, APN 001-201-28, FROM PUBLIC COMMUNITY (PC) TO RESIDENTIAL OFFICE (RO).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 001-201-28, property located at 990 North Minnesota Street, 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 request will result in the zoning designation of the subject property changing from Public Community (PC) to Residential Office (RO). After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 30, 2008, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes, 0 nays 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 substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment would will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, 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 changing the zoning

designation of property identified as 990 North Minnesota Street, APN 001-201-28, from Public Community (PC) to Residential Office (RO), as shown on "Exhibit A," attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2008.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2008.

VOTE:       AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

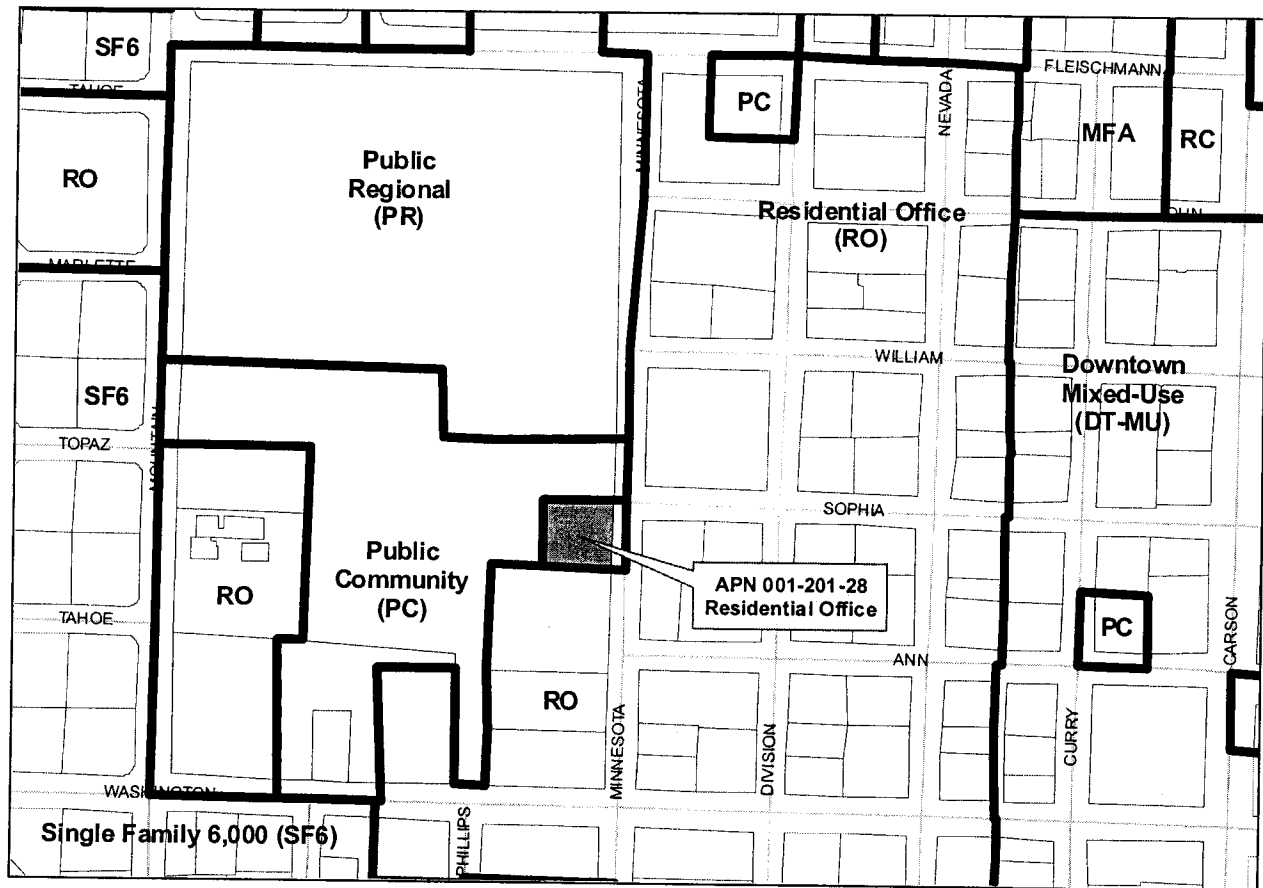
\_\_\_\_\_  
MARV TEIXEIRA, Mayor

ATTEST:

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

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2008.

Proposed Zoning Map



# CARSON CITY PLANNING COMMISSION

## CASE RECORD

MEETING DATE: January 30, 2008

AGENDA ITEM NO.: H-5

APPLICANT(s) NAME: Carson Tahoe Regional Medical Center  
PROPERTY OWNER(s): Carson Tahoe Regional Medical Center

FILE NO. ZMA-07-205

ASSESSOR PARCEL NO(s): 001-201-28  
ADDRESS: 990 Minnesota Street

APPLICANT'S REQUEST: To change the zoning from Public Community (PC) to Residential Office (RO).

COMMISSIONERS PRESENT: ☒ REYNOLDS ☒ VANCE ☒ BISBEE  
☒ MULLET ☒ PEERY ☒ KIMBROUGH ☒ WENDELL

STAFF REPORT PRESENTED BY: Lee Plemel ☒ REPORT ATTACHED  
STAFF RECOMMENDATION: ☒ APPROVAL ☐ DENIAL  
APPLICANT REPRESENTED BY: \_Dennis Smith, Western Engineering

☒ APPLICANT/AGENT  
PRESENT

☒ APPLICANT/AGENT  
SPOKE

☐ APPLICANT/AGENT  
NOT PRESENT

☐ APPLICANT/AGENT  
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

\_0\_ PERSONS SPOKE IN FAVOR OF THE PROPOSAL

\_0\_ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

APPEAL PROCESS MENTIONED AS PART OF THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL.

MOVED: Kimbrough SECOND: Mullet PASSED: 7/AYE 0/NO 0/DQ 0/AB

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: February 21, 2008

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 30, 2008**

**FILE NO:** ZMA-07-205

**AGENDA ITEM:** H-5

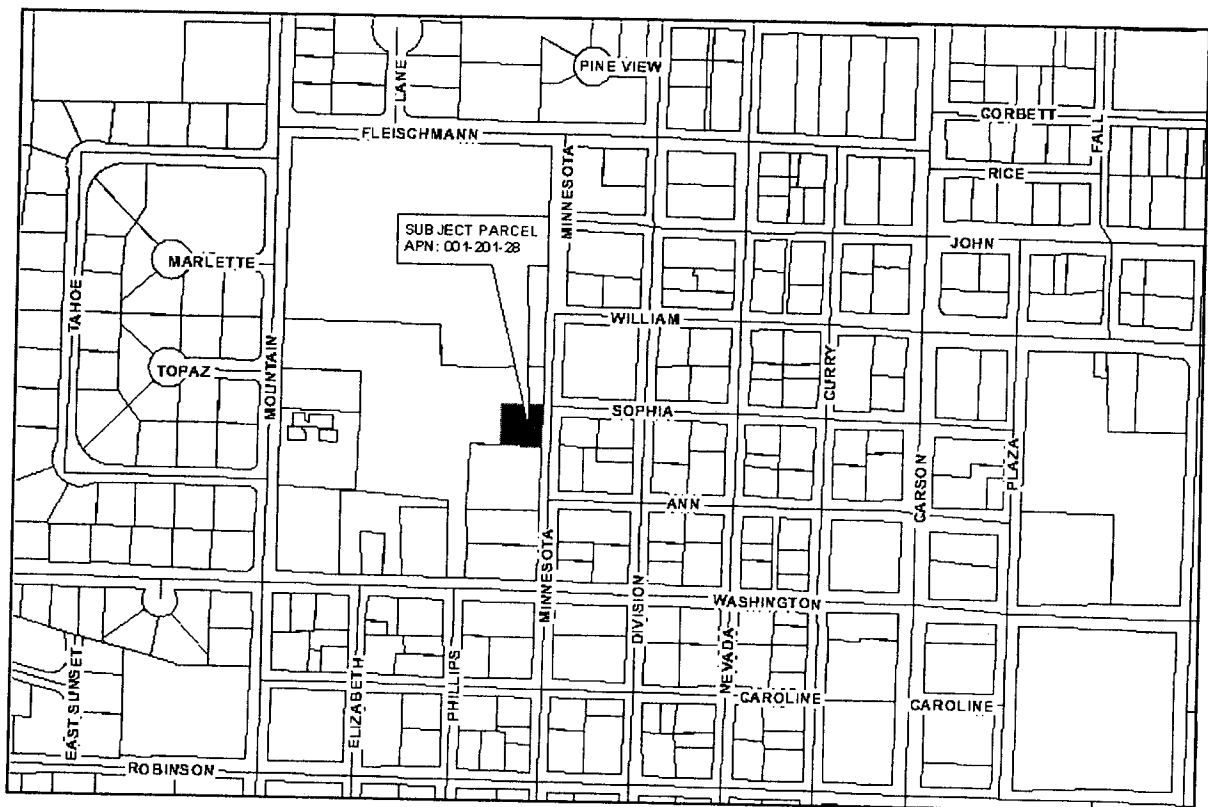
**STAFF AUTHOR:** Lee Plemel, AICP, Principal Planner

**REQUEST:** A Zoning Map Amendment to change the zoning of an 11,164 square foot parcel from Public Community (PC) to Residential Office (RO).

**APPLICANT/OWNER:** Western Engineering for Carson-Tahoe Hospital

**LOCATION:** 990 N. Minnesota Street; APN 001-201-28

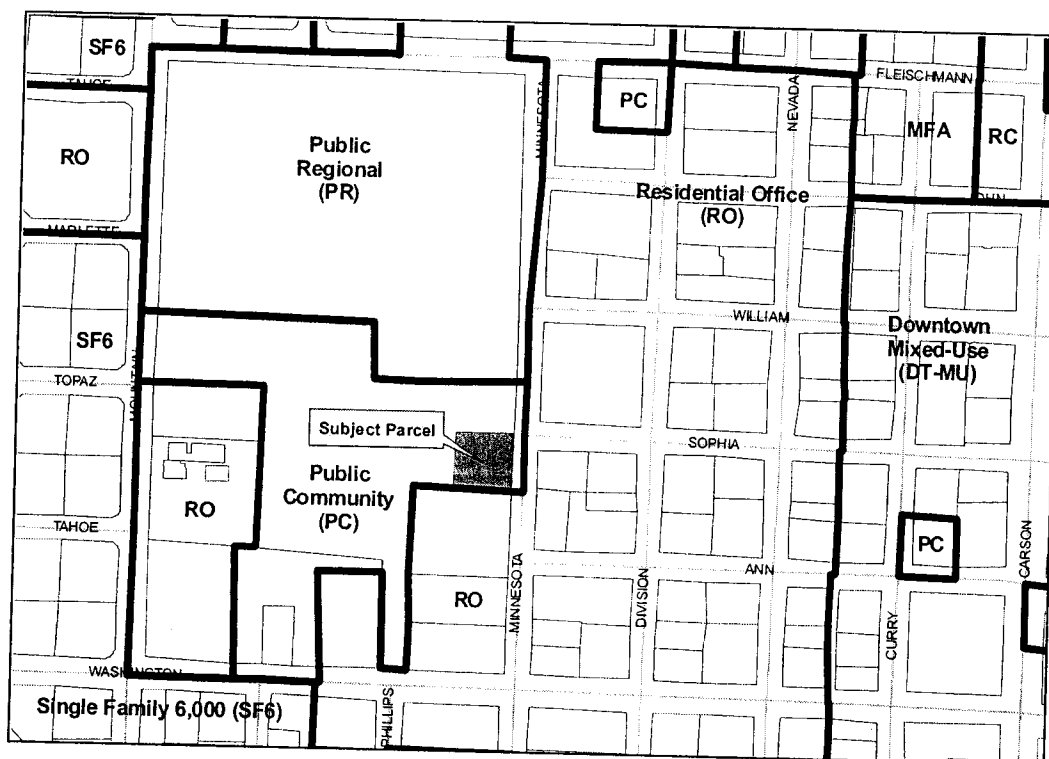
**RECOMMENDED MOTION:** "I move to approve ZMA-07-205, a Zoning Map Amendment to change the zoning from Public Community to Residential Office on property located at 990 North Minnesota Street, APN 001-201-28, based on the findings contained in the staff report."



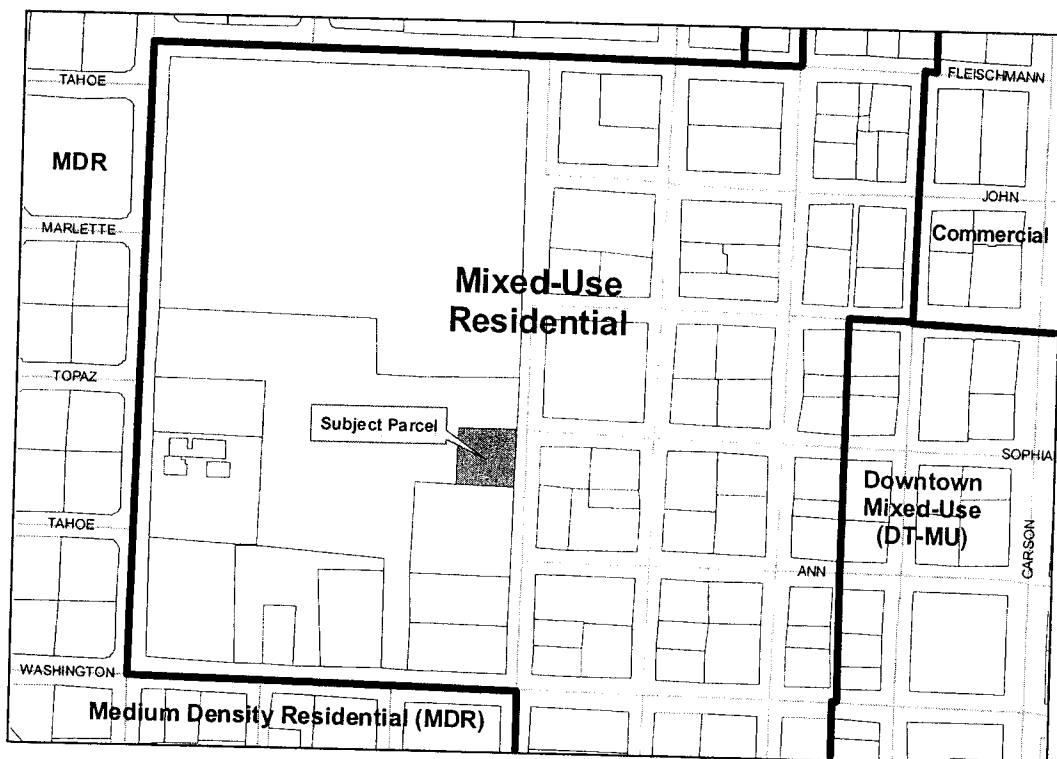
**VICINITY MAP ZMA-07-205**



### CURRENT ZONING MAP



### MASTER PLAN LAND USE MAP



## **SURROUNDING LAND USE AND ZONING:**

Master Plan / Zoning – Uses (refer to maps on previous page)

North: Mixed-Use Residential / Public Community (PC) – Medical/office uses

West: Mixed-Use Residential / Public Community (PC) – Medical/office uses

South: Mixed-Use Residential / Residential Office (RO) – Multi-family residential uses

East: Mixed-Use Residential / Residential Office (RO) – Office uses

## **KEY ISSUES:**

- Would the rezoning of the subject parcels provide for zoning and development consistent with surrounding parcels?"

## **DISCUSSION:**

The subject parcel is located within a portion of what was formerly the Carson-Tahoe Hospital (CTH) medical campus, which includes several office buildings and the former hospital building (also see the vicinity map on the first page of this staff report). The subject parcel is 11,164 square feet in area and contains an existing 1,511 square foot office building with parking area.

The existing Public Community (PC) zoning on the property reflects the current ownership of the parcel by Carson-Tahoe Hospital, which was formerly owned by Carson City and could be considered a "quasi-public" use. The application states that CTH intends to sell the property for continued use as offices. Since the property will no longer be in public or quasi-public ownership, it is appropriate for the parcel to have appropriate zoning for existing and future uses.

The proposed Residential Office (RO) zoning is consistent with the existing use of the property (office) and the surrounding zoning to the south and east of the parcel. The proposed zoning and use is also consistent with the mix of office and residential uses in general in the vicinity.

The property is designated Mixed-Use Residential (MUR) on Master Plan Land Use Map, as is the entire former CTH medical complex and the adjoining RO zoned neighborhood. The MUR designation on the property was in anticipation of a long-term transition of the CTH property from hospital and medical uses to more of a mix of office and residential uses. While there is presently no zoning designation specifically for the MUR designation, staff believes that the proposed RO zoning meets the intent of the Master Plan designation and is consistent with the surrounding zoning.

**PUBLIC COMMENTS:** Public notices were mailed to 30 adjacent property owners within 405 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of January 22, 2008, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

The Engineering Division, Building Division and Fire Department submitted written comments with no specific concerns regarding the proposed amendment. No other city department comments were received.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

**FINDINGS:** The following findings for approval are recommended to the Planning Commission in rendering a decision on this application pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and as further substantiated in the applicant's written justification.

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

Rationale: (Applicable goals and policies noted, with additional goals and policies noted in the applicant's written justification.) The proposed amendment is consistent with the goals and policies of the Master Plan in that it promotes a mix of compatible uses in a neighborhood identified Mixed-Use Residential, which encourages a self-supporting mix of uses focusing on compatibility with residential uses. The proposed amendment will encourage the continued and future use of a mix of housing types in the vicinity as well as other office uses.

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.***


Rationale: The proposed amendment is compatible and consistent with the existing Residential Office zoning of adjacent properties to the south and east of the subject parcel and is compatible with the existing office uses of the adjacent Public properties to the north and west of the subject parcel. The proposed amendment allows the existing office use on the property to continue in private ownership of the property.

3. ***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.***

Rationale: The proposed amendment is within an urban service area with existing services or planned for services and the continued use of the property for office will have no additional impact on any of these services. Any potential change in use on the property in the future can be adequately accommodated by existing public services. Therefore, the proposed amendment would have no adverse impact on the public health, safety or welfare.

Respectfully submitted,

PLANNING DIVISION

  
\_\_\_\_\_  
Lee Plemel, AICP, Principal Planner




# CARSON CITY, NEVADA

## CONSOLIDATED MUNICIPALITY AND STATE CAPITAL DEVELOPMENT SERVICES

Engineering Division  
Planning Commission Report  
File Number ZMA 07-205



TO: Planning Commission

FROM:  Jeff Sharp, P.E., Deputy City Engineer

DATE: January 11, 2008 MEETING DATE: January 30, 2008

### SUBJECT TITLE:

Action to consider a change in zoning map designation from PC to RO. The address of the property is 990 N. Minnesota Street, APN 01-201-28.

### RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

### DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

#### CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

#### CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

#### CCMC 18.02.080 (5d) - Public Services

The existing building is connected to City water and sewer. No changes to the site are proposed at this time.

H:\EngDept\IP&EShare\Engineering\Planning Commission Reports\Zone Changes\ZMA 07-205, 990 N Minnesota ST, apn 01-201-28.doc

**RECEIVED**

DEC 19 2007

CARSON CITY  
PLANNING DIVISION

Carson City Planning Division  
2621 Northgate Lane, Suite 62 • Carson City NV 89706  
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # ZMA - 07 -

**ZMA - 07 - 205****ZONING MAP AMENDMENT**

FEE: \$1,500.00 + noticing fee

**SUBMITTAL PACKET**

- ☒ Application Form
- ☒ Site Plan
- ☒ Proposal Questionnaire With Both Questions and Answers Given
- ☒ Applicant's Acknowledgment Statement
- ☒ 31 Completed Application Packets (1 Original + 30 Copies)

EXEMPT ☒ Documentation of Taxes Paid-to-Date  
☒ Project Impact Reports (Engineering)  
Application Reviewed and Received By: \_\_\_\_\_

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

**PROPERTY OWNER****CARSON-TAHOE HOSPITAL**

MAILING ADDRESS, CITY, STATE, ZIP

**E-MAIL ADDRESS****(775) 445-8000**

PHONE #

FAX #

**ED EPPERSON, PRESIDENT & CEO**

Name of Person to Whom All Correspondence Should Be Sent

**APPLICANT/AGENT****P.O. BOX 2168, CARSON CITY, NV**

MAILING ADDRESS, CITY, STATE ZIP

**(775) 445-8000**

PHONE #

FAX #

**E-MAIL ADDRESS**Project's Assessor Parcel Number(s)**001-201-28**Street Address**990 N. MINNESOTA ST**ZIP Code**89702**Project's Master Plan Designation**MIXED-USE RESIDENTIAL**Project's Current Zoning**PC**Nearest Major Cross Street(s)**W. SOPHIA ST.**

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

**THE OWNER REQUESTS TO CHANGE THE ZONING DESIGNATION ON AN 11,164 SQUARE FOOT PARCEL FROM PC (PUBLIC COMMUNITY) TO RD (RESIDENTIAL OFFICE)**

**PROPERTY OWNER'S AFFIDAVIT**

I, **Ed Epperson Pres & CEO**, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of and agree to, the filing of this application.

Signature

Address

**1600 Medical Parkway CCNV**

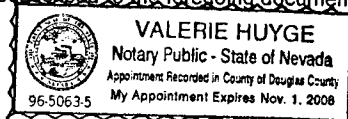
Date

**12.18.07**

Use additional page(s), if necessary, for other names.

On **December 18, 2007**, **Ed Epperson**, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.


Notary Public




## ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

  
Applicant

  
Date

# Master Plan Policy Checklist

## Master Plan and Zoning Map Amendments

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: CARSON-TAHOE HOSPITAL ZONING MAP AMENDMENT FOR APN: 001-201-28

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3/A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

#### Is or does the proposed amendment:

- ☐ Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- ☐ Promote infill and redevelopment in an identified priority area (1.2a)?
- ☐ At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?



## Master Plan and Zoning Map Amendment Development Checklist

- ☐ Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- ☐ Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- ☒ Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- ☒ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- ☐ Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- ☐ Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- ☒ Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- ☒ Meet the location criteria for the applicable Land Use designation (Land Use descriptions)? *MUR*
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: OPEN SPACE-DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed amendment:

- ☐ Provide opportunities to expand parks and recreation opportunities (4.2a)?
- ☐ Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

### Is or does the proposed amendment:

- ☒ Help maintain and enhance the primary job base (5.1)?

- ☐ Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- ☐ Encourage the development of regional retail centers (5.2a)
- ☐ Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- ☐ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- ☐ Promote revitalization of the Downtown core (5.6a)?
- ☐ Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

## CHAPTER 6: MIXED-USE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed amendment:

- ☐ Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- ☒ If located in an identified Mixed-Use Activity Center or in an area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- ☐ Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- ☐ Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

### Is or does the proposed amendment:

- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

**PROJECT DESCRIPTION & PROJECT IMPACT REPORT  
FOR A ZONING MAP AMENDMENT**

**Located at 990 N. Minnesota Street, Carson City, Nevada  
APN: 001-201-28**

**For Cason-Tahoe Hospital c/o Mr. Ed Epperson, President & CEO**

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*The owner/applicant, Carson-Tahoe Hospital requests to change the zoning on an 11,164 square foot parcel from PC (Public Community) to RO (Residential Office), located at 990 N. Minnesota Street, Carson City, Nevada. The parcel has a Master Plan Designation of Mixed-Use Residential. The Mixed-Use Residential Land Use designation, allows for parcels with the requested zoning district. The zoning map amendment is being requested because the property owner intends to sell the property. The property will no longer be under public ownership, but will be under private ownership. The PC (Public Community) zoning district does not allow for private ownership. Therefore the zoning map amendment is being requested.*

*The parcel currently has a 1,511 square foot office building that is being utilized as a campus and research office. The site has existing parking to support the existing office use. This office use is allowed under the proposed RO zoning district request.*

*The flood zone designation for this site is zone B (areas determined by FEMA to be outside the 500-year floodplain) as per the FIRM 3200010080C dated March 16, 1989. The parcel is located within a well established Residential Office zoning designated area. This residential office area supported the Carson-Tahoe Hospital, with professional medical and dental office uses as well as medical campus research offices for the hospital. This zoning map amendment request is strictly for the change in ownership. The existing professional office use shall remain as is.*

**CARSON CITY ZONING MAP AMENDMENT APPLICATION QUESTIONNAIRE**

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
  - a. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

*Following are the Goals and Policies that are applicable to this Zoning Map Amendment request. As stated above this zoning map amendment request is solely for the purpose of the change in ownership from a public entity, Carson-Tahoe Hospital, to a private entity. The PC zoning designation does not allow for private ownership, but with the Master Plan Land Use designation of MUR (mixed-use Residential) the requested RO zoning designation is allowed and is more compatible with the surrounding neighborhood, that is designated with a majority of RO zoned parcels with RO established uses. Please see the Goals and Policies listed below to support this request.*

**As per the Carson City Master Plan Land Use**

**GOAL 2.1 — ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX**

**GOAL 2.1 — ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX**

➔ **2.1a—Range of Land Use Opportunities**

Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.

➔ **2.1b—Mixed-Use Development**

Encourage mixed-use development patterns (both vertically and horizontally mixed-use as appropriate given the surrounding development context) along major gateway corridors, in designated activity centers, downtown, and in other locations as identified on the Land Use Map.

*The project site located at 990 N. Minnesota Street, has been an established RO use in the MUR land use. Per the Assessor's data base, the existing 1,511 square foot structure was constructed in 1918. The zoning designations and uses in this well established neighborhood have been in existence and have supported the Carson-Tahoe Hospital for some time. This request does not change the mixed-use goal and policies of the master plan, but continues to ensure opportunities for the mixed-use residential, commercial, and employment uses. The request also continues to encourage the mixed-use development pattern that already is established in this neighborhood. The use of the property will continue as a classroom and research office for the hospital.*

**GOAL 2.2 — EXPAND HOUSING VARIETY**

**2.2a—Variety of Housing Types**

Encourage a mix of housing models and densities for projects within the urbanized area based upon their size, location, surrounding neighborhood context, and applicable land use policies, as contained in Chapter 3. In general, larger neighborhoods should incorporate the largest variety while a smaller site surrounded by existing housing may be more limited by required transitions, etc.

➔ **2.2b—Mixed-Use Development**

Encourage the incorporation of complementary attached housing types in conjunction with employment and commercial uses, as supported by the policies for the Mixed-Use Employment, Mixed-Use Residential Neighborhood, Mixed-Use Commercial, and Downtown Mixed-Use land use categories contained in Chapter 3.

This existing property, although currently designated PC (Public Community) has been a residential office use and has been a support to the Carson-Tahoe Hospital. The request will not change this goal and policy of encouraging the housing types in conjunction with the established employment in this area. This area of Carson City is representative on a horizontal mixed-use area.

## GOAL 2.3—PROVIDE OPPORTUNITIES FOR A RANGE OF RETAIL SERVICES

### ➔ 2.3b—Mixed-Use Development

Encourage the incorporation of complementary retail development in conjunction with employment and residential uses, as supported by the policies for the Mixed-Use Employment and Mixed-Use Residential land use categories contained in Chapter 3.

The zoning designations and uses in this well established neighborhood have been in existence and have supported the Carson-Tahoe Hospital for some time. This request does not change the mixed-use goal and policies of the master plan, but continues to ensure opportunities for the mixed-use residential, commercial, and employment uses. The request also continues to encourage the mixed-use development pattern that already is established in this neighborhood. The use of the property will continue as a classroom and research office for the hospital.

#### By definition:

LAND USE CATEGORY	RANGE OF DENSITY/SIZE	USES	CHARACTERISTICS	ZONE DISTRICTS
➔ Mixed-Use Residential (MUR)	3-36 dwelling units per acre.  Typical floor area ratios (FARs) of between 0.5 and 1 for non-residential uses.	Primary Uses: A range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units.  Secondary Uses: Convenience retail and services such as supermarkets, restaurants, drugstores, smaller specialty shops, retail, health services, professional offices, and civic uses. Open space, parks, pathways, schools, and other public uses are also	<ul style="list-style-type: none"> <li>Intended to promote self-supporting neighborhoods which contain medium to high-density housing predominantly (with a mix of types and intensities), but that also include retail, offices or live-work units.</li> <li>Appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment is encouraged, as well as on larger vacant parcels within the urbanized area where larger scale planning is possible.</li> <li>Relationship to previous Master Plan: Mixed-Use Residential Neighborhood is a new land use category, but also incorporates some uses formerly designated as Office.</li> </ul>	TBD

*By definition the existing professional research office and classroom use, is allowed in the Mixed-Use Residential Master Plan Land Use. The requested RO (Residential Office) designates that this existing use is allowed in this mixed-use district. The existing use conforms to the MUR designation as defined below, as it is an existing professional office in an existing RO designated area that is allowed in the MUR Land Use. The zoning map amendment as stated before is solely for the change in ownership from public to private. The existing site has the characteristics, density, and is located in a well established RO area of Carson City.*

## **MIXED-USE RESIDENTIAL (MUR)**

### **(MUR) 1.1—General Mixed-Use Policies**

In addition to the MUR policies below, MUR development should be consistent with the General Mixed-Use Policies contained in this Chapter.

### **1.2—Characteristics**

MUR neighborhoods are intended to be largely self-supporting and to be comprised predominantly of medium to high-density housing (with a mix of types and intensities) as well as a range of retail, offices or live-work units or close proximity to such services. MUR neighborhoods are intended to provide residents with the ability to meet many of their day-to-day needs within close proximity of their home. Parks and civic spaces should also be incorporated as appropriate given the scale and location of the MUR neighborhood.

### **MUR 1.3—Density Range**

Residential densities will be between 3-36 dwelling units per acre, depending upon location and development context. Floor-area-ratios will typically range between 0.5 and 1 for non-residential uses.

### **MUR 1.4—Location and Scale**

MURs are appropriate adjacent to designated activity centers and along major corridors where infill and redevelopment are encouraged, as well as on larger vacant parcels within the urbanized area where broader-scale planning is possible.

### **MUR 1.5—Mix of Uses**

MUR neighborhoods are intended to be comprised of predominantly residential uses. However, the integration of complementary uses, such as retail, office, and live-work units, is strongly encouraged. Complementary uses should generally represent between 10 and 30 percent of the total land area. However, it is anticipated that this percentage will vary depending upon the size of the neighborhood, the extent to which complementary uses are provided within the adjacent development context, and market constraints. For example:

- A smaller MUR neighborhood located on an infill site adjacent to a mixed-use activity center or commercial area should generally place more of an emphasis on residential uses and creating a strong physical and visual relationship to the activity center as opposed to providing a significant percentage of non-residential uses on site.

Sites less than 10 acres may be 100% residential or commercial, subject to other general mixed-use policies.

- A larger MUR neighborhood located on a vacant site on the fringe of the urbanized area should generally incorporate a higher percentage of non-residential uses on site to allow residents to meet many of their daily needs within close proximity of their homes.

#### **MUR 15.6—Mix of Housing Types**

MUR neighborhoods are intended to provide a range of housing types and densities, including: small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units. In general, no single housing type should occupy more than 60 percent of the total land area; however, on constrained sites or sites less than 10 acres that are located in a more urban context, this percentage may be higher.

#### **MUR 1.7—Relationship to Surrounding Development**

MURs should be integrated with, and connected to by a pathway system, the surrounding neighborhood context, rather than being walled off as isolated pods of development, particularly when they occur on smaller sites within established areas of the City. To provide a more seamless transition, residential uses located along the shared edge of a MUR and an established neighborhood should be compatible with those located on the opposite side of the street in terms of their height, massing, and scale, either through the use of a consistent housing type or by stepping down the height of the higher-density use to match the maximum permitted height of structures in the existing neighborhood.

#### **MUR 1.8—Parks, Open Space, and Pathways**

MURs should include parks, open space, and pathways, as identified in the City's Parks and Recreation Plan and Unified Pathways Master Plan, along with appropriate linkages to the surrounding network.

### **GOAL 5.1—MAINTAIN AND ENHANCE PRIMARY JOB BASE**

#### **5.1a—Retention/Expansion of Established Employers**

Retain and promote the expansion of major employers already established within the community, such as the State of Nevada; Carson-Tahoe Hospital's Regional Medical Center and associated facilities; the Western Nevada Community College; the extensive manufacturing community; finance, real estate and insurance industries (FIR); banking, and other knowledge-based industries. Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.

*As specified in the Master Plan Goal above, this zoning map amendment will continue the support of employment of a major employer, Carson-Tahoe Hospital. This zoning map amendment request is strictly for the change in ownership from a public entity to a private entity. The existing professional research office and classroom use, is allowed in the Mixed-Use Residential Master Plan Land Use and the requested RO (Residential Office) zoning designation. This use is going to remain to support the hospital.*

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.

- a. Describe the land uses and zoning adjoining your property (for Example: North: two houses; Single-Family One Acre, zoning; east: restaurant; Retail Commercial zoning, etc.)

*The zoning designation of the parcels to the Northeast, East, and Southeast are all zoned RO (Residential Office) and are utilized as residential office use like the request. The parcel to the adjacent west is zone PC (Public Community.) There is no plan for future development on this parcel. The zoning map amendment is strictly for the change in ownership from a public entity to a private entity.*

- b. Describe land use and zoning changes in the general vicinity, which have occurred in the previous five- year period.

*No zoning map amendments have occurred in the last five years, as this is a well developed RO designated district. These RO uses have been the supporting offices and classrooms and research areas that have supported the Carson-Tahoe hospital in the past.*

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.

- a. Explain the short range and long range benefit to the people of Carson City that will occur if your project is approved.

*The general benefit to the people of Carson City is that by designating the parcel RO, any future development would be consistent with the surrounding RO neighborhood and the master plan designation of Mixed-use residential. The existing development will utilize existing utilities, such as sewer and water that exist down N. Minnesota Street.*

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (Private engineer, Development Engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

- a. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?

*Based on previous development and existing drainage structures along N. Minnesota Street, there is adequate facilities to support the existing development on this site.*

- b. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

*There are existing sewer and water services to this parcel. The location has been provided on the Site Plan provided with this application.*

- c. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

*The project site has access from N. Minnesota Street, an existing city maintained public right-of-way. No increase in density is anticipated at this time.*

- d. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

*No impacts to the existing school population will occur as the existing residential office use shall remain the same.*

- e. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

*There is an existing commercial driveway access on N. Minnesota Street into the parcel. The parcel has existing shared parking areas and turn around areas that are suitable for emergency vehicle ingress and egress on to the site.*

#### **CARSON CITY ZONING MAP AMENDMENT FINDINGS (CCMC 18.02.075)**

1. The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject parcel as stated in the questionnaire above.

*The requested zoning map amendment supports the goals and policies of the Carson City Master Plan for this site. The property is within a well established residential office neighborhood that supports the Carson-Tahoe Hospital. This is an existing parcel with an existing residential office use. This property is located in a well established neighborhood of RO designated parcels that are located in and around the Carson-Tahoe Hospital. This existing use will continue to support the*

*goals and policies of the Carson City Master Plan for promoting a citywide range of mixed-use residential, commercial and employment uses at a variety of scales and intensities as is requested in Chapter 3: A Balanced Land Use Pattern, Chapter 2.1a;*

2. *The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.*

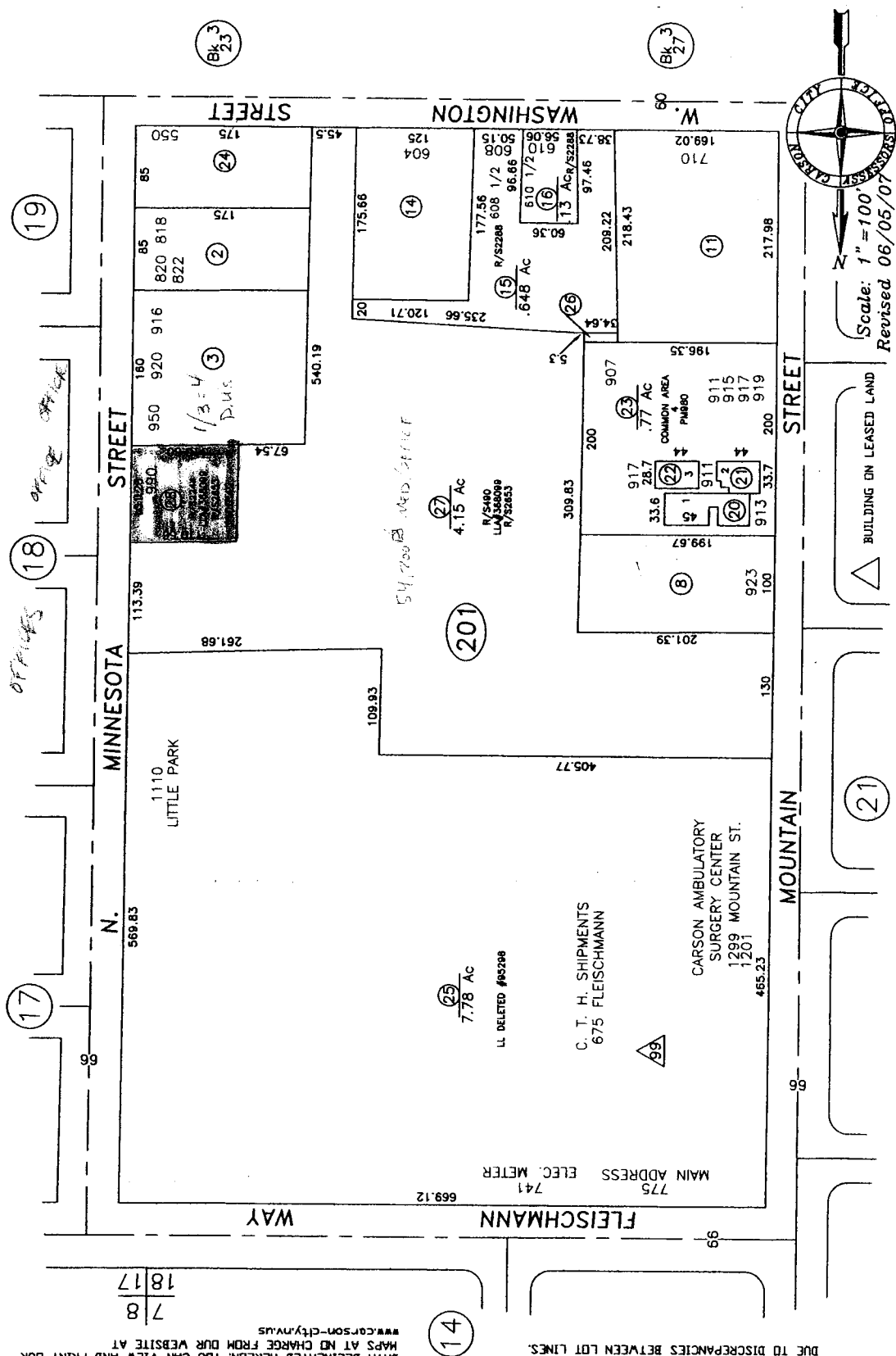
*The parcel is located within a well established Residential Office zoning designated area. This residential office area supported the Carson-Tahoe Hospital, with professional medical and dental office uses as well as medical campus research offices for the hospital. This zoning map amendment request is strictly for the change in ownership from a public entity to a private entity. The existing use shall remain as is. No future development is anticipated at this time. There exists a 1,511 square foot office building that is being utilized as a campus and research office. The site has existing parking to support the existing office use. This office use is allowed under the proposed RO zoning district request. Therefore the requested amendment will not have detrimental impacts on the other parcels in the residential office neighborhood.*

3. *The Zoning Map Amendment will have a general benefit to the people of the City as a whole.*

*The general benefit to the people of Carson City is that by designating the parcel RO the parcel and existing use will be consistent with the surrounding RO designated neighborhood and the master plan designation of mixed-use residential. This is an existing parcel with an existing use that will continue to utilize existing utilities, such as sewer and water. There is no plan for future development on this parcel. The zoning map amendment is strictly for the change in ownership from a public entity to a private entity.*

SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

Parcel 1-201-19.04 are now 1-201-27, 28



APN: 001-201-28  
 EXISTING LAND USE:  
 MIXED USE RESIDENTIAL

PROJECT SITE

WASHINGTON STREET

# Land Use Map

## Legend

### COMMERCIAL/EMPLOYMENT

- Community/Regional Commercial
- Neighborhood Commercial
- Industrial

### RESIDENTIAL

- Rural Residential (5-20 ac/du)
- Low Density Residential (0.2-3 du/ac or 5-33 ac/du)
- Medium Density Residential (3-8 du/ac)
- High Density Residential (8-36 du/ac)

### OTHER

- Public/Quasi-Public
- Washoe Tribe
- Specific Plan Area
- Conservation Reserve (Private)
- Planned Roadway Connection

### MIXED-USE

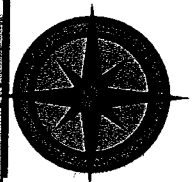
- Downtown Mixed-Use
- Mixed-Use Commercial
- Mixed-Use Residential
- Mixed-Use Employment

### OPEN LANDS

- Public Conservation
- Open Space
- Parks and Recreation



Adopted: April 6, 2006



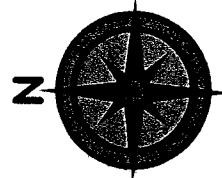
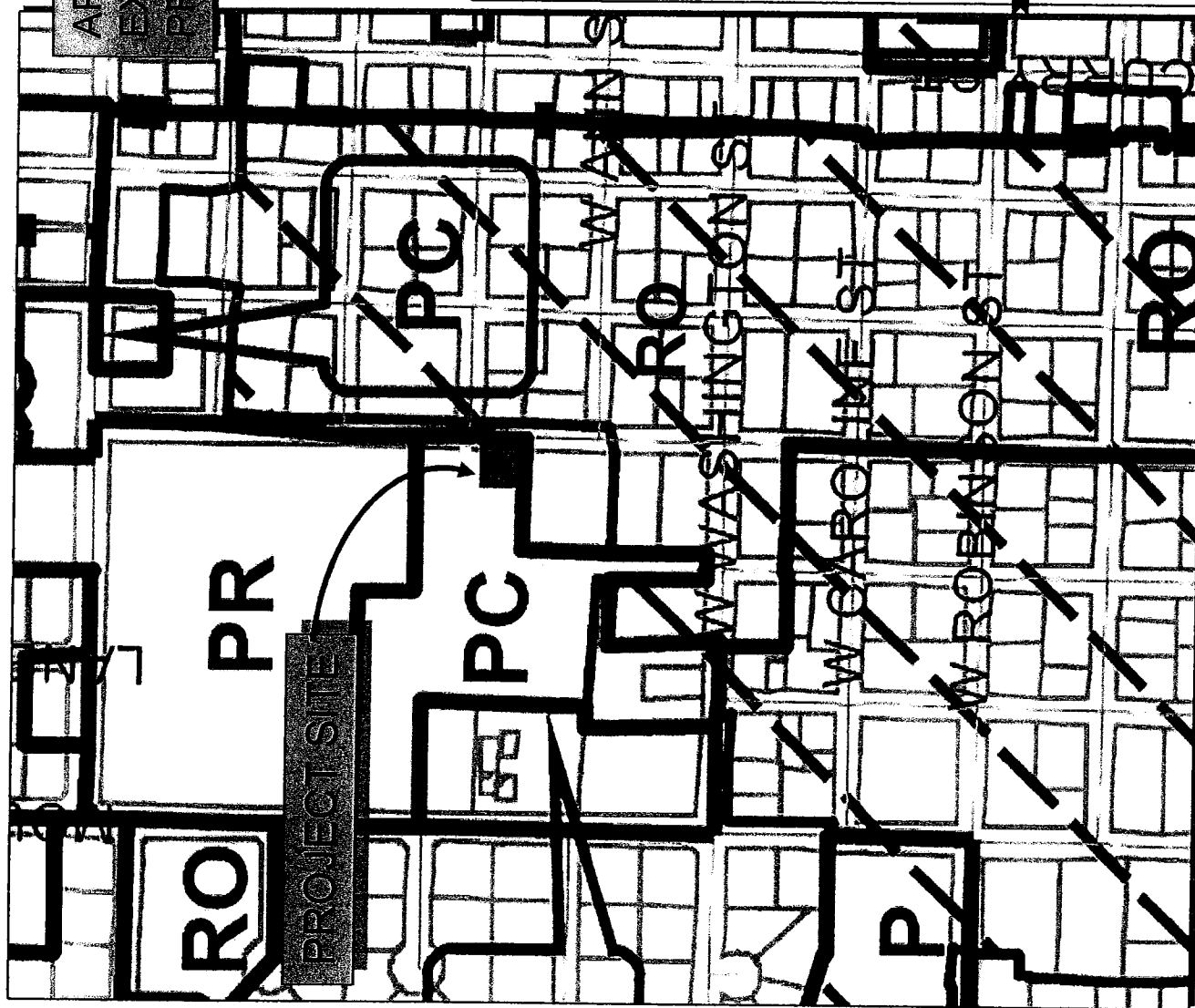
APN: 001-201-28

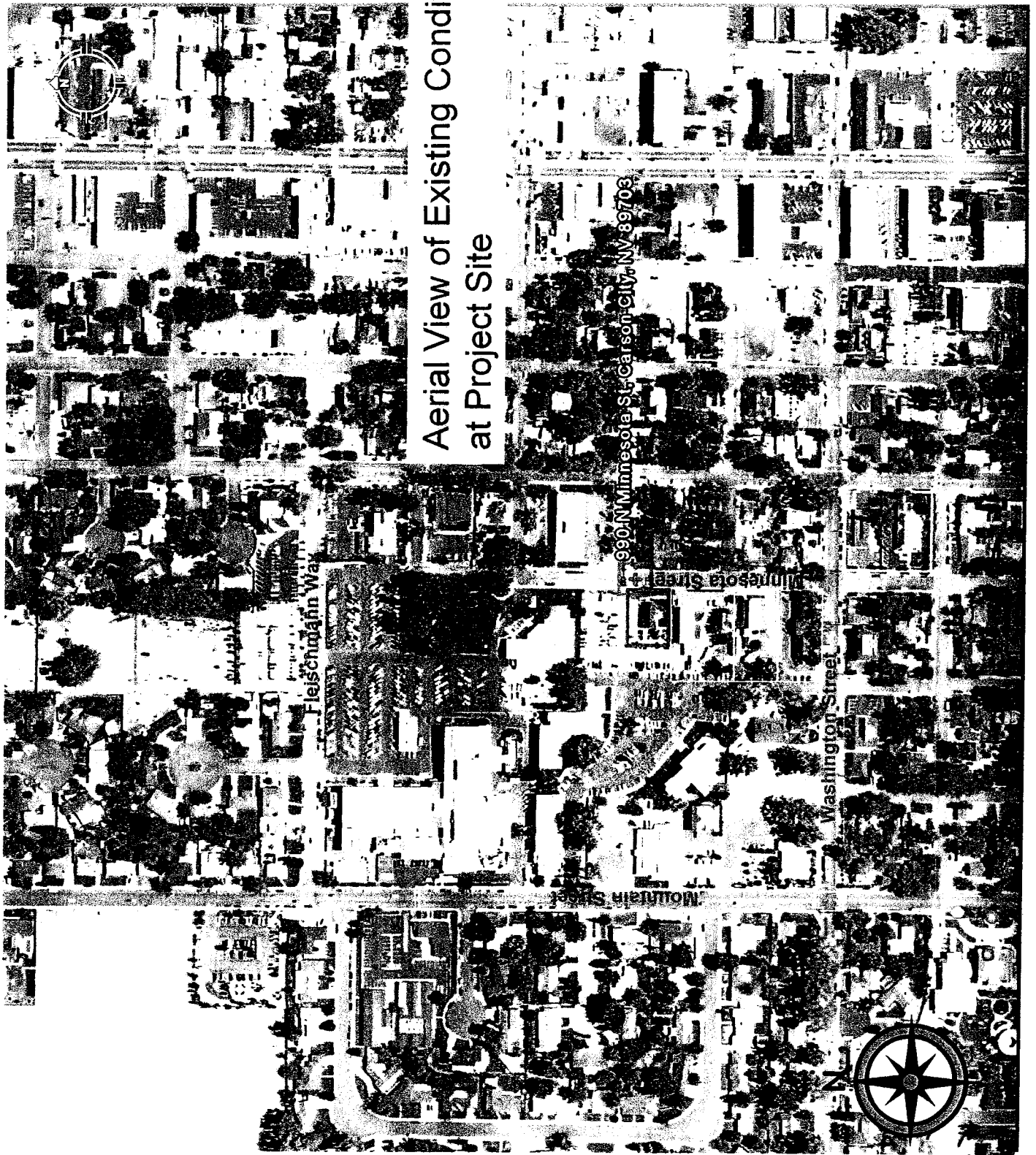
EXISTING ZONING PC

PROPOSED ZONING RO

### ZONING DESCRIPTIONS:

A - Agricultural  
AIP - Airport Industrial Park  
CR - Conservation Reserve  
DT-MU - Downtown Mixed Use  
GC - General Commercial  
GI - General Industrial  
GO - General Office  
LI - Limited Industrial  
MFA - Multi-family Apartment  
MFD - Multi-family Duplex  
MH12 - Mobile Home 12000  
MH1A - Mobile Home 1 Acre  
MH6 - Mobile Home 6000  
MHP - Mobile Home Park  
NB - Neighborhood Business  
P - Public  
PR - Public Regional  
PC - Public Community  
PN - Public Neighborhood  
RC - Retail Commercial  
RO - Residential Office  
SF12 - Single Family 12000  
SF1A - Single Family 1 Acre  
SF21 - Single Family 21000  
SF2A - Single Family 2 Acre  
SF5A - Single Family 5 Acre  
SF6 - Single Family 6000  
SPA - Specific Plan Area  
TC - Tourist Commercial  
-P - Planned Unit Development





Aerial View of Existing Conditions  
at Project Site



# Vicinity Aerial Photo and Zoning

