

Item # 4B

**City of Carson City
Agenda Report**

Date Submitted: March 25, 2008

Agenda Date Requested: April 3, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to adopt Bill No. 114, on second reading, Ordinance No. _____, an ordinance to change the zoning of approximately a six acre portion of APNs 010-581-05 and -06, property located at 5080 Hells Bells Road, from Agriculture (A) to Single Family One Acre (SF1A). (ZMA-07-219)

Staff Summary: The proposed amendment would change the zoning of a portion of the property to allow the development of four 1.5-acre lots, as conceptually shown by the applicant, while retaining the remainder of the property for open space and public use.

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 February 27, 2008, by a vote of 7:0.

Recommended Board Action: I move to adopt Bill No. 114, on second reading, Ordinance No. _____, an ordinance to change to change the zoning of approximately a six acre portion of APNs 010-581-05 and -06, property located at 5080 Hells Bells Road, from Agriculture (A) to Single Family One Acre (SF1A).

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 second of two readings to amend the Title 18 City Zoning Map by ordinance. The Board introduced the ordinance on March 20, 2008, and approved the subject ordinance on a vote of 5:0.

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 back to staff and Planning Commission for further review, or 2) Deny with appropriate findings.

Supporting Material: 1) Zoning Map Amendment ordinance

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By: [Signature]

(Planning Director)

Date: 3/25/08

[Signature]

(Development Services Director)

Date: 3-25-08

[Signature]

(City Manager)

Date: 3/25/08

[Signature]

(District Attorney's Office)

Date: 3-25-08

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

ORDINANCE NO. 2008-_____

BILL NO. 114

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY A SIX-ACRE PORTION OF APN'S 010-581-05 AND -06, PROPERTY LOCATED AT 5080 HELLS BELLS ROAD, FROM AGRICULTURE (A) TO SINGLE FAMILY ONE ACRE (SF1A).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-581-05 and -06, property located at 5080 Hells Bells Road, 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 approximately a six-acre portion of the subject property changing from Agriculture (A) to Single Family One Acre (SF1A). After proper noticing pursuant to NRS 278 and CCMC Title 18, on February 27, 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 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 approximately a six-acre portion of property identified as 5080 Hells Bells Road, APNs 010-581-05 and -06, from Agriculture (A) to Single Family One Acre (SF1A), 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

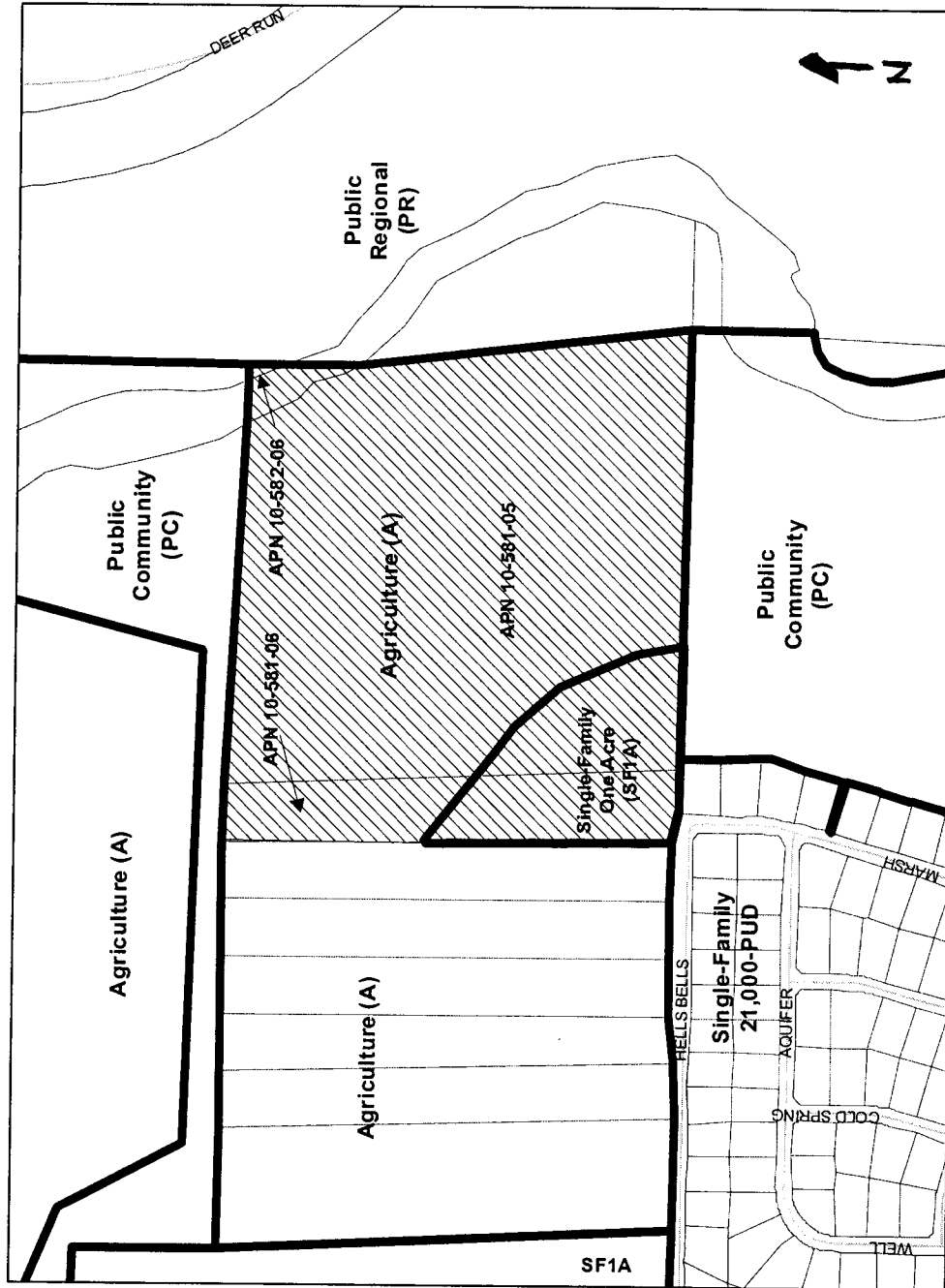


EXHIBIT A