

City of Carson City Agenda Report

Date Submitted: December 23, 2008

Agenda Date Requested: January 5, 2009

Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Development Services - Planning Division

Subject Title: Action to approve a Master Plan Amendment application from Lumos & Associates, Inc. (property owner: Boys & Girls Club of Western Nevada) to modify a portion of the Master Plan land use designation from High Density Residential to Public/Quasi-Public, on property located at 1870 Russell Way, APN 002-101-85. (MPA-08-044)

Staff Summary: The proposal would amend the boundaries of the Master Plan Land Use Map to remove the current High Density Residential designation from a 10.61 acre portion of the subject site and change it to the Public/Quasi-Public designation. The 3.49 acre remainder of the subject property would retain the existing High Density Residential designation for a future multi-family use.

Type of Action Requested:

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on December 17, 2008 by a vote of 6 Ayes, 0 Nays, and 1 Absent.

Recommended Board Action: I move to approve a Master Plan Amendment application to modify a portion of the Master Plan land use designation from High Density Residential to Public/Quasi-Public, on property located at 1870 Russell Way, APN 002-101-85.

Explanation for Recommended Board Action: The Board of Supervisors is required to take final action on all Master Plan Amendments. See the attached staff report to the Planning Commission for further information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.070 (Master Plan).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

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

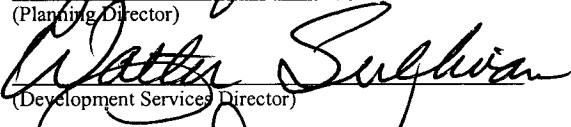
Supporting Material:

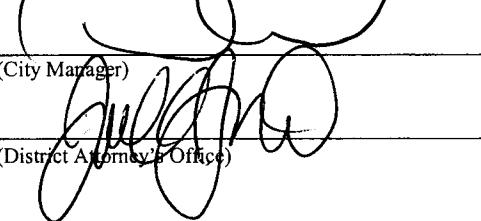
- 1) Resolution 2008-PC-5
- 2) Case Record
- 3) Staff report

Prepared By: Janice Brod, Management Assistant V

Reviewed By:


(Planning Director)


(Development Services Director)


(City Manager)


(District Attorney's Office)

Date: 12/23/08

Date: 12/23/08

Date: 12/23/08

Date: 12/23/08

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

RESOLUTION 2008-PC-5

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-08-044, A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN LAND USE DESIGNATION OF A PORTION OF APN 002-101-85, APPROXIMATELY 10.61 ACRES LOCATED AT 1870 RUSSELL WAY, FROM "HIGH DENSITY RESIDENTIAL" TO "PUBLIC/QUASI-PUBLIC."

WHEREAS, NRS 278.210 requires that any adoption of a master plan amendment shall be by resolution of the Planning Commission; and

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

WHEREAS, on December 17, 2008, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment request MPA-08-044 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 Boys and Girls Club of Western Nevada and Carson City has entered into a joint venture to expand the opportunities for the children and residents of Carson City and maintain a high quality of life in conformance with the goals and policies of the Master Plan.

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Master Plan Land Use designation of a portion of APN 002-101-85, located at 1870 Russell Way, from "High Density Residential" to "Public/Quasi-Public," as illustrated in the attached Exhibit A.

ADOPTED this 17th day of December, 2008

VOTE: AYES: _____

NAYS:

ABSENT:

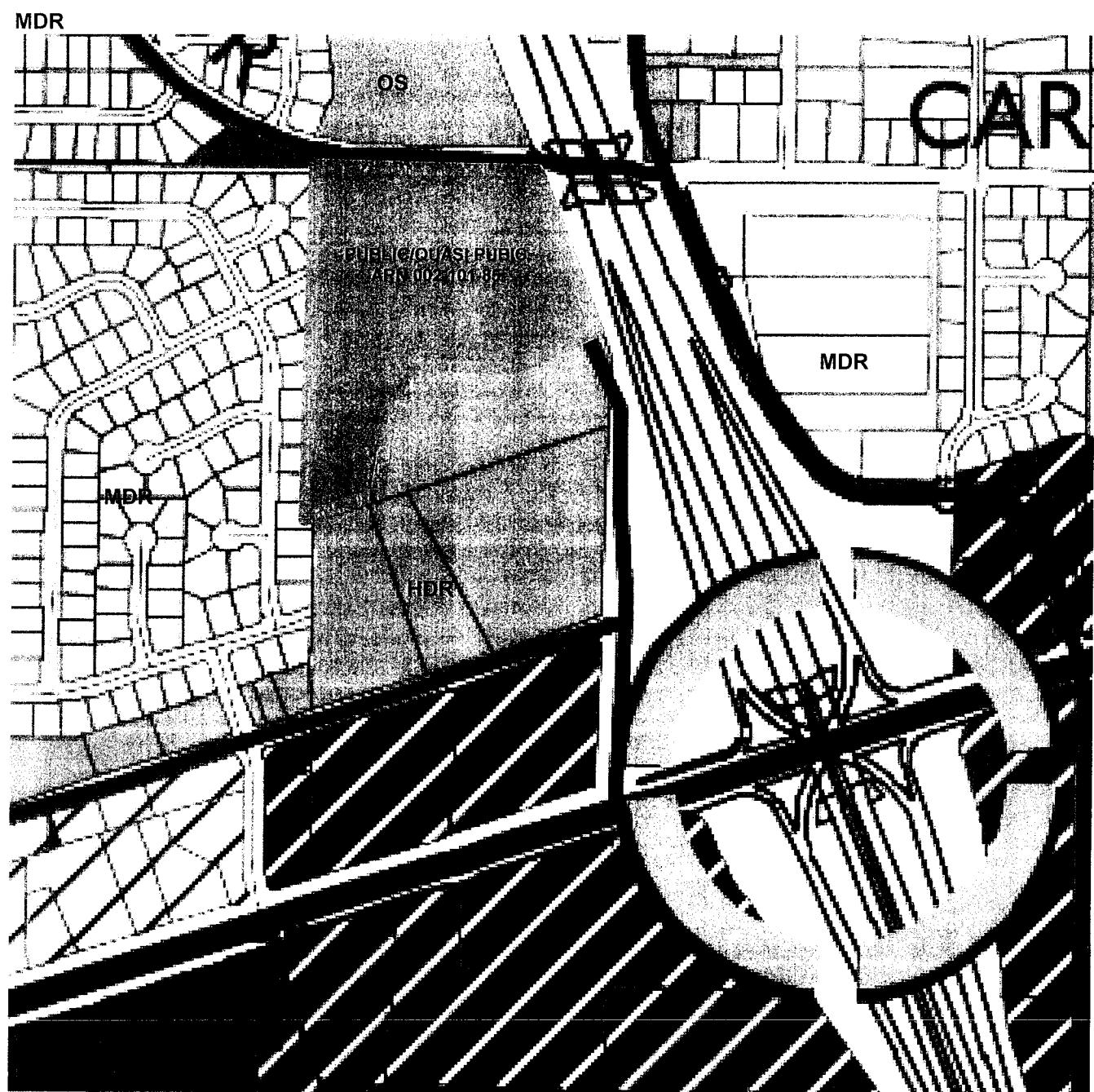


Mark Kimbrough

ATTEST:

LEE PLEMEL, AICP
Planning Division Director

EXHIBIT "A"



CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: 12-17-08

AGENDA ITEM NO.: H-1(A)

APPLICANT(s) NAME: Lumos & Associates, Inc.

FILE NO. MPA-08-044

PROPERTY OWNER(s): Boys & Girls Club of Western Nevada

ASSESSOR PARCEL NO(s): 002-101-85

ADDRESS: 1870 Russell Way

APPLICANT'S REQUEST: Action to consider a recommendation to the Board of Supervisors on a **Master Plan Amendment** application to modify the Master Plan land use designation from High Density Residential (HDR) to Public/Quasi-Public on property zoned Single Family 6000 (SF6).

COMMISSIONERS PRESENT: PEERY KIMBROUGH BISBEE

MULLET REYNOLDS VANCE WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt REPORT ATTACHED

STAFF RECOMMENDATION: APPROVAL

APPLICANT REPRESENTED BY: Audra Miller, Lumos & Associates, Inc.

X APPLICANT/AGENT WAS
PRESENT AND SPOKE

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

No persons spoke in favor or 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 WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

MOVED: Bill Vance SECOND: Craig Mullet PASSED: 6/AYE 0/NO 0/ABSTAIN 1/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: January 5, 2009

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2008

FILE: MPA-08-044

AGENDA ITEM: H-1(a)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

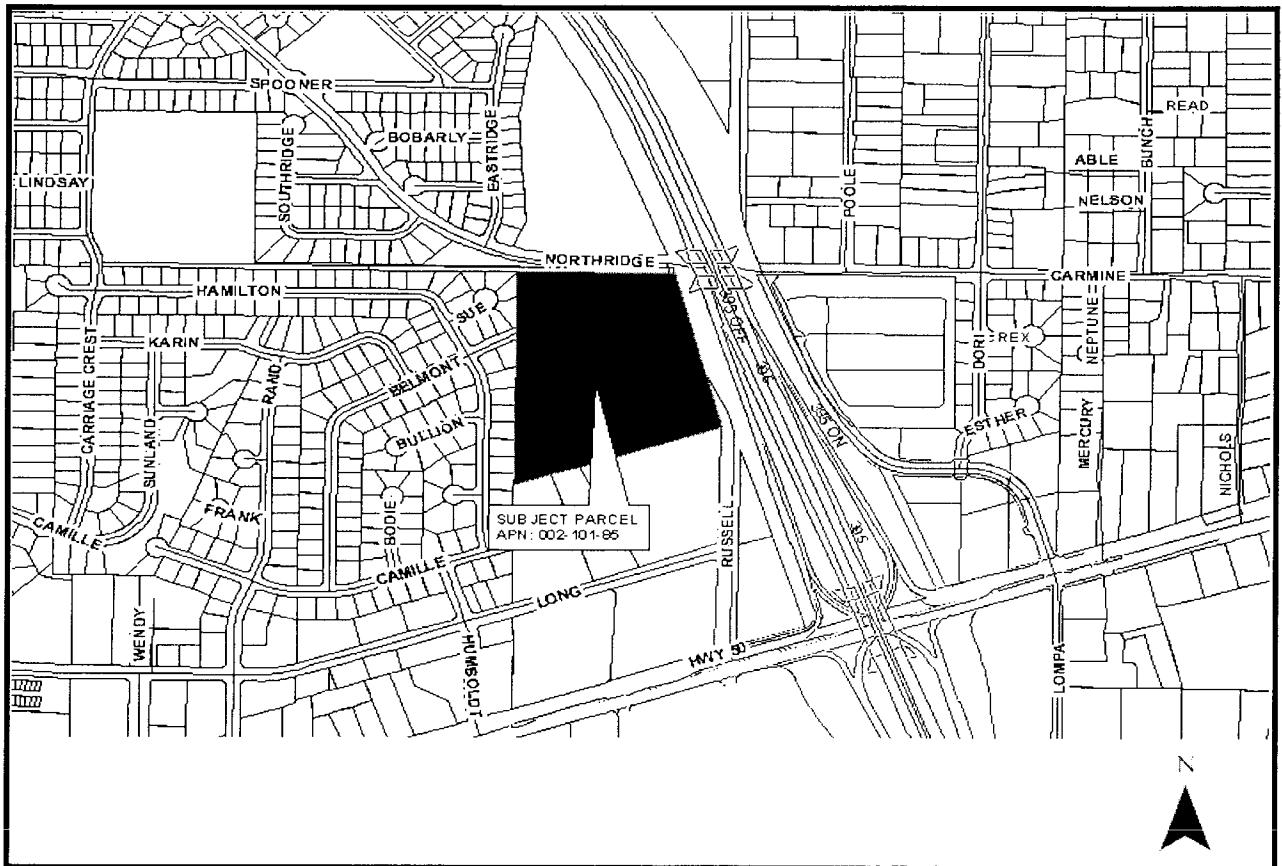
REQUEST: A Master Plan Amendment to change the Land Use Designation of a portion of APN 002-101-85 of approximately 10.61 acres from High Density Residential to Public/Quasi-Public.

APPLICANT: Lumos and Associates Inc. (Audra Miller) for the Carson City Parks and Recreation Department.

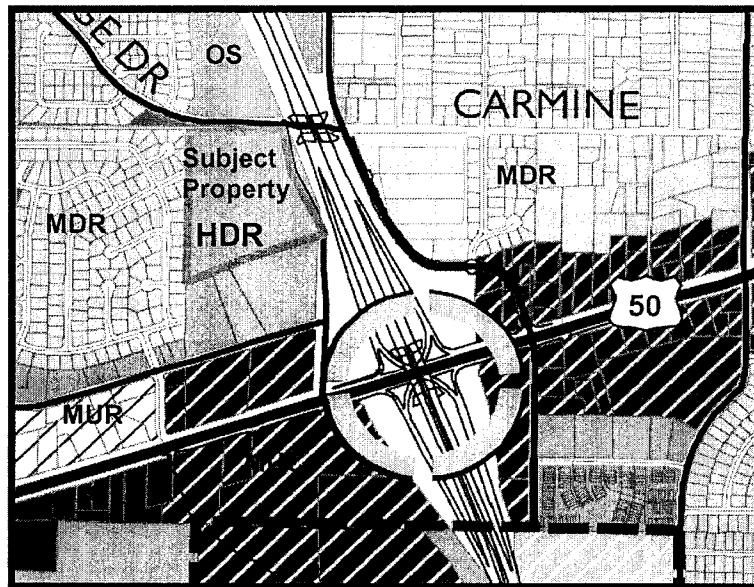
OWNER: Boys and Girls Club of Western Nevada

LOCATION: 1870 Russell Way; APN 002-101-85

RECOMMENDED MOTION: "I move to adopt Resolution 2008-PC-5 recommending to the Board of Supervisors approval of MPA-08-044, a Master Plan Amendment to change the Master Plan Land Use designation of a portion of APN 002-101-85, from "High Density Residential" to "Public/Quasi-Public" based on the findings contained in the staff report."



CURRENT MASTER PLAN MAP

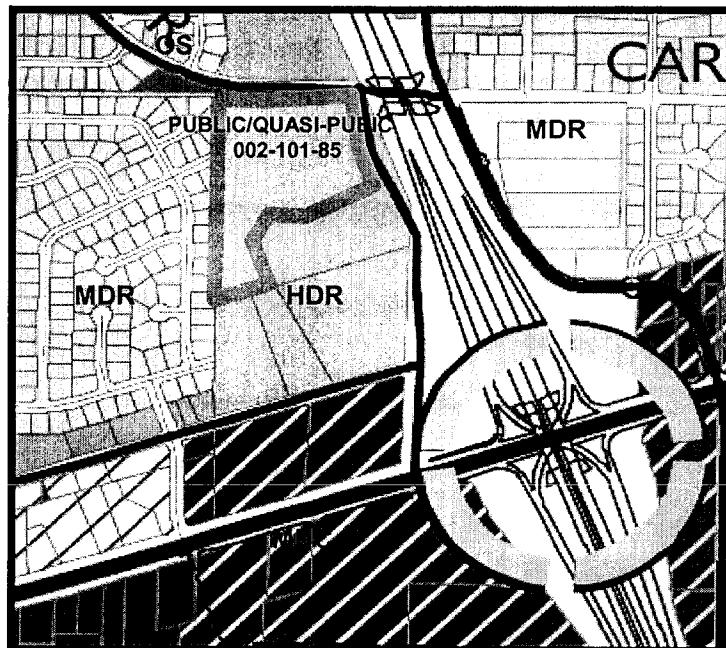


Legend:

MDR – Medium Density Residential
HDR – High Density Residential
OS – Open Space
P/Q-P – Public/Quasi-Public

MUC – Mixed Use Commercial
C – Community/Regional Commercial
MUR – Mixed Use Residential

PROPOSED MASTER PLAN MAP



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan).

CURRENT MASTER PLAN DESIGNATION: High Density Residential

PROPOSED MASTER PLAN DESIGNATION: High Density Residential/ Public/Quasi-Public

CURRENT ZONING: Single Family 6,000

PROPOSED ZONING: Public Regional/Multi Family Apartment

DISCUSSION:

This Master Plan Amendment will make the Master Plan Land Use Designation consistent with the intended long-term use of the property; that is, for a youth recreation center and a recreational center for the residents of Carson City.

This request would allow the change of the existing Master Plan Land Use designation of High Density Residential on an approximate 10.61 acre portion of the 14.1 acre site to Public/Quasi-Public.

The continued use of the property for public uses meets the intent of the Public/Quasi-Public land use designation. As part of the joint use agreement between the Boys and Girls Club of Western Nevada and Carson City, the existing property owner will continue to utilize the site for public purposes with the assistance of Carson City. It is the City's intent to construct the proposed recreation center and continue to manage the property for that use. It should be noted that the current zoning limits the use of the property to those uses permitted within the Single Family 6,000 zoning district, which are generally residential in nature.

The applicant has submitted the following applications to be processed concurrently with the subject Master Plan Amendment: A Zoning Map Amendment application, ZMA-08-045, to change the existing zoning of Single Family 6,000 to Public Regional and Multi Family Apartment, and a Special Use Permit application to allow a 35,000 square foot to 41,000 square foot recreation center adjacent to the existing Boys and Girls Club of Western Nevada. It is important to note the proposed Special Use Permit request is dependent of the approval of the subject MPA and the proposed ZMA applications.

PUBLIC COMMENTS: Public notices were mailed to 56 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of December 12, 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:

Carson City Health Department: No comments at this time.

Carson City Fire Department: The applicant must meet all codes and ordinances as they apply to this request.

Carson City Parks and Recreation Department: The Parks & Recreation Department is the applicant for this project. Our department supports this Quality of Life Initiative project and is excited about the recreational opportunities this facility will provide to Carson City. No other city department comments were received.

No other city department comments were received.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan.

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

Rationale: The proposed Public/Quasi-Public land use designation is consistent with the current ownership of the property by the Boys and Girls Club of Western Nevada, as well as the intended future use of the property for public purposes. The current Master Plan land designations on the property of High Density Residential is not consistent with the current ownership and proposed public recreation use, and therefore should be changed.

As noted in the information provided by the applicant, since at least 1996 when the voters approved Question 18 Funding, the citizens of Carson City have identified additional indoor recreational facilities as a major priority for Carson City. The need for this type of facility was confirmed in April 2006 when Carson City approved both the updated Carson City Master Land Use Plan and the Parks and Recreation Master Plan.

The proposed amendment will be in substantial compliance with Goal 4.1 to promote recreational equity at a neighborhood level.

4.1a—Maintain/Enhance Existing Facilities

Improve the quality of existing park and recreational facilities and create additional facilities where possible in under-served locations. Continue to pursue opportunities to improve the City's existing community center/aquatic facility in Mills Park and construct a new recreation center in another location.

4.1b—Match Improvements to Demand and Current Standards

New development will provide park facilities commensurate with demand created and consistent with the City's adopted standards. Continue to work with developers to identify opportunities for new park facilities in new neighborhoods based on the Parks and Recreation Master Plan.

Per the applicant, the proposed plan encourages the Parks and Recreation Department to explore opportunities to construct and or operate shared facilities with area partners, such as the BGCWN and the School District.

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 Public/Quasi-Public designation will provide for the property to include the proposed joint use facility that will have minimal or no impacts on adjacent properties. With the proposed Public Regional zoning of the property, all future uses will require a Special Use Permit to ensure neighborhood compatibility, in addition to neighborhood notification required per the CCMC. In the vicinity of the joint use project, there are single family residential uses, senior housing uses and multi-family residential uses; the proposed indoor recreational facility is compatible with these residential uses.

It is also noted by the applicant that Highway 395 is located on the eastern side of the property; the proposed project will serve as a buffer between a major thoroughfare and the existing residential uses. The proposed project is located in close proximity to existing parks and paths. Fulstone Park is located to the west of the proposed project and the Parks and recreation Department is planning a wetland park on the north side of Northridge Drive. Bike paths and sidewalks are located along the property boundary, which enhances the connectivity between the park and recreational amenities.

3. *Is the proposed amendment is response to changing conditions?*

Rationale: The applicant indicates that the proposed amendment is in response to changing conditions in Carson City. The BGCWN and Carson City has discussed in the past a partnership for a joint use facility. As a result of the previous plan with Western Nevada College not coming to fruition, Carson City has reconsidered a joint use facility with the BGCWN.

4. *Will the requested amendment further the City's desired pattern of growth?*

Rationale: The applicant states that the proposed amendment will further the City's desired pattern of growth. The City will continue to provide a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests, both passive and active—to serve both existing and future neighborhoods of Carson City.

Currently the City's only indoor recreational gymnasium facility is located at the Community Center of Carson City on William Street. This Master Plan Amendment will facilitate the location of the recreation facility on this site, and will ensure the facility is located near residential communities and centrally located in the City. Per the applicant, within a few miles radius of the subject site, there is a large residential subdivision, an apartment complex, senior living facilities and a mobile home park. It is important to note that indoor recreation facilities ties in with open space and park amenities. The property to the north of Northridge Drive is Carson City Open Space with bike paths and Fullstone Park is located to the west and bike lanes are located within Northridge Drive and Russell Way.

Respectfully submitted,
DEVELOPMENT SERVICES, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

Application (MPA-08-044)
Engineering Division comments
Carson City Fire Department comments
Carson City Building Division
Carson City Health Department comments
Planning Commission Resolution 2008-PC-5