

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-129

AGENDA ITEM: H-4(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

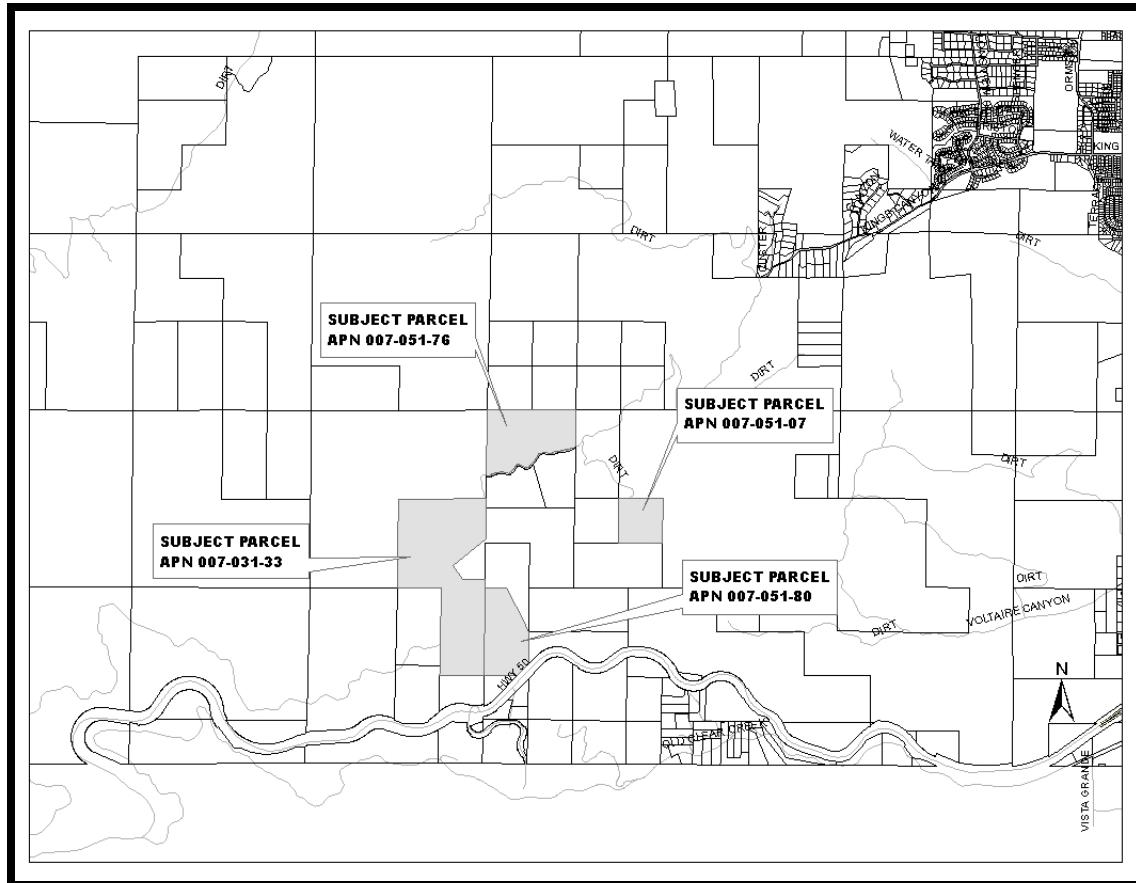
REQUEST: A Zoning Map Amendment to change the zoning designations of property located in and around the southwest quadrant of Carson City, changing APNs 007-051-07 (40 acres), 007-051-80 (60 acres), 007-051-76 (93 acres) and 007-031-33 (222 acres) from Conservation Reserve (CR) to Public Regional (PR).

APPLICANT: Carson City Planning Division

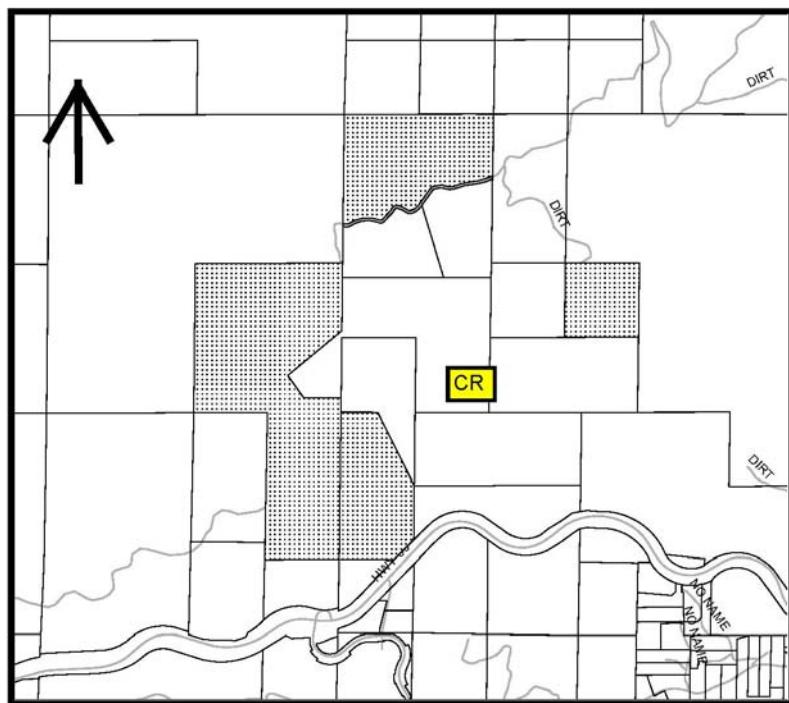
OWNER: Carson City

LOCATION: Southwest quadrant of Carson City (see map below)

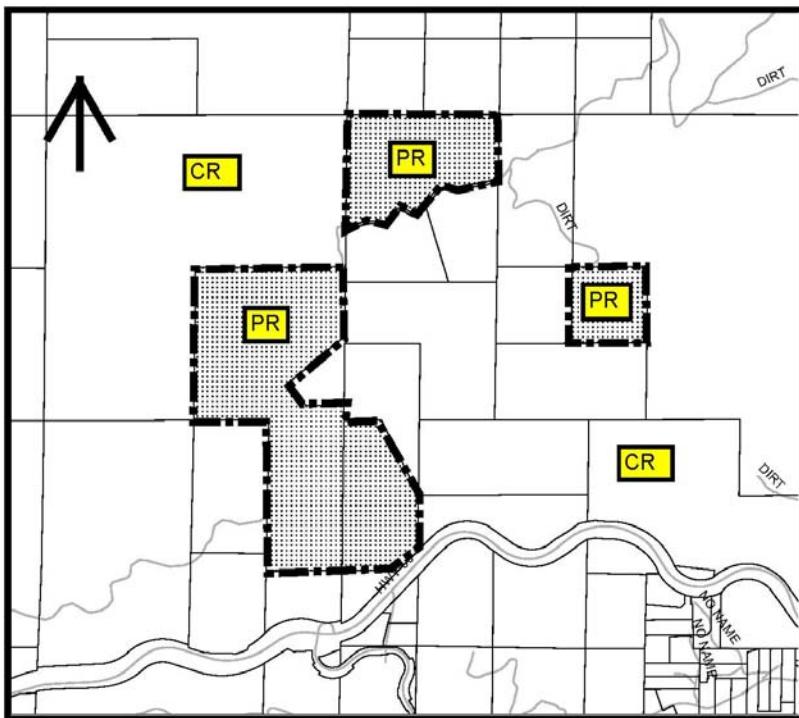
RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of ZMA-11-129, a Zoning Map Amendment to change the zoning designations of property located in the southwest quadrant of Carson City from Conservation Reserve to Public Regional, based on the findings contained in the staff report."



EXISTING ZONING



PROPOSED ZONING



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

DISCUSSION:

The purpose of this application and the additional Master Plan applications and Zoning Map applications is to amend the zoning and master plan of 23 parcels of land owned by Carson City acquired for Open Space purposes to be properly reflected as such on the Land Use map and the Zoning Map of Carson City.

The subject properties are currently owned by Carson City. The current and proposed Zoning Maps are also attached to this staff report with the draft ordinance.

The subject properties were acquired by Carson City through the Open Space program in 2005 through 2006 from William Michael Fagen with the exception of APN 007-051-07 which was acquired by Carson City in 2006 through the Open Space program from the Hutchinson Family Trust. The subject properties are currently zoned Conservation Reserve (CR) and are proposed to be designated Public Regional (PR) to be consistent with the Land Use Map of Carson City.

The purpose of the Conservation Reserve zoning district is "to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints" (CCMC 18.04.165).

The proposed zoning for these same properties is Public Regional. The purpose of the PR zoning district is for federal, state and city facilities and uses whose main purpose is to sustain a wide range of regional needs. The proposed PR zoning is more appropriate for these properties that are already being used for public uses. The PR district requires a Special Use Permit for all uses. Refer to the attached Carson City Municipal Code Section 18.04.165 (CR) and 18.04.185 (PR) for a complete list of permitted uses. However it should be noted that the use of the property is limited to open space because Open Space program funds were used to purchase the property.

This Zoning Map Amendment is being processed concurrently with a proposed Master Plan Amendment. Further detailed discussion regarding the Master Plan Amendment is included in the staff report for MPA-11-128.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 5,645 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 14, 2011, 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:

Engineering Division: No concerns with the request.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.075, Zoning Map Amendments.

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

Rationale: *The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:*

Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.

Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.

Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.

Rationale: *This application is submitted by the Carson City Planning Division through the cooperation and coordination with the Carson City Open Space Manager to establish appropriate zoning designations consistent with the Land Use Map of Carson City.*

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 Regional designation is consistent with the public uses that are facilities and uses that serve primarily wide regional areas of Carson City. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit which are typically buildings and facilities owned, leased, or operated by the Federal Government, the State of Nevada and Carson City. The use of the subject parcels is limited to open space because of their ownership by the Carson City Open Space program.*

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 provides consistency purposes with the Carson City Land Use Map. The proposed amendment will not adversely impact the public health, safety and welfare.*

4. *That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.*

Rationale: *The proposed amendment is not associated with a specific project. The subject properties were acquired by Carson City through the Open Space program in 2005 through*

2006 from William Michael Fagen with the exception of APN 007-051-07 which was acquired by Carson City in 2006 through the Open Space program from the Hutchinson Family Trust. The subject properties are currently zoned Conservation Reserve (CR) and are proposed to be designated Public Regional (PR) to be consistent with the Land Use Map of Carson City.

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.185 (PR)

ORDINANCE NO. 2011-_____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF APNS 007-051-07, 007-051-80, 007-051-76 and 007-031-33 FROM CONSERVATION RESERVE (CR) TO PUBLIC REGIONAL (PR).

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 007-051-07, 007-051-80, 007-051-76 and 007-031-33, properties located in the southwest quadrant of 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 properties changing from Conservation Reserve (CR) to Public Regional (PR). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 30, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and **voted ayes, 0 nays** to recommend to the Board of Supervisors _____ 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 designations of APNs 007-051-07, 007-051-80, 007-051-76 and 007-031-33 from Conservation Reserve (CR) to Public Regional (PR), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

_____ ROBERT L. CROWELL, Mayor

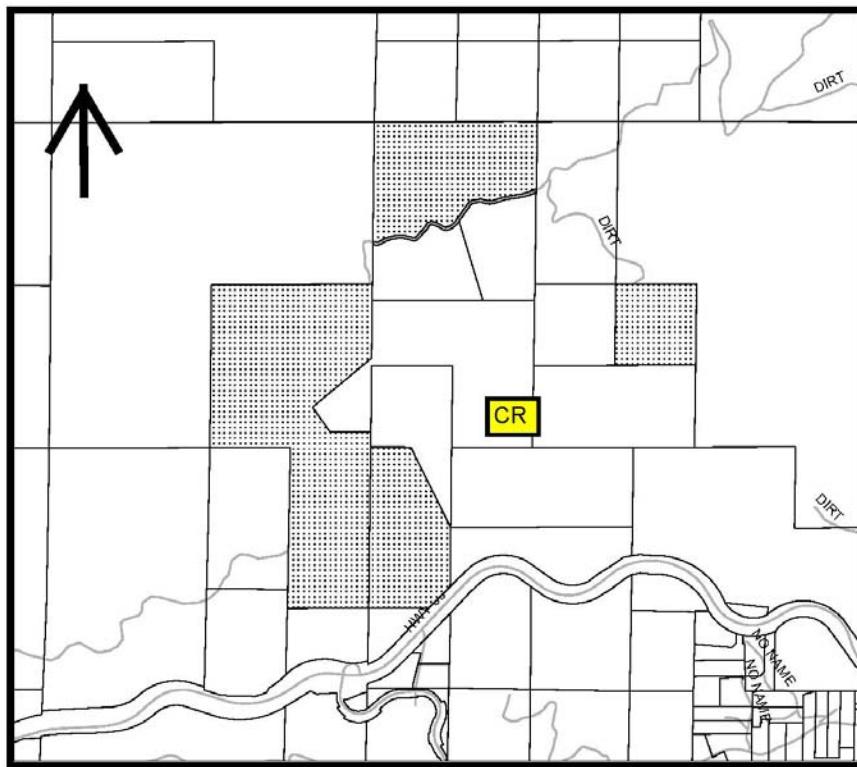
ATTEST:

_____ ALAN GLOVER, Clerk-Recorder

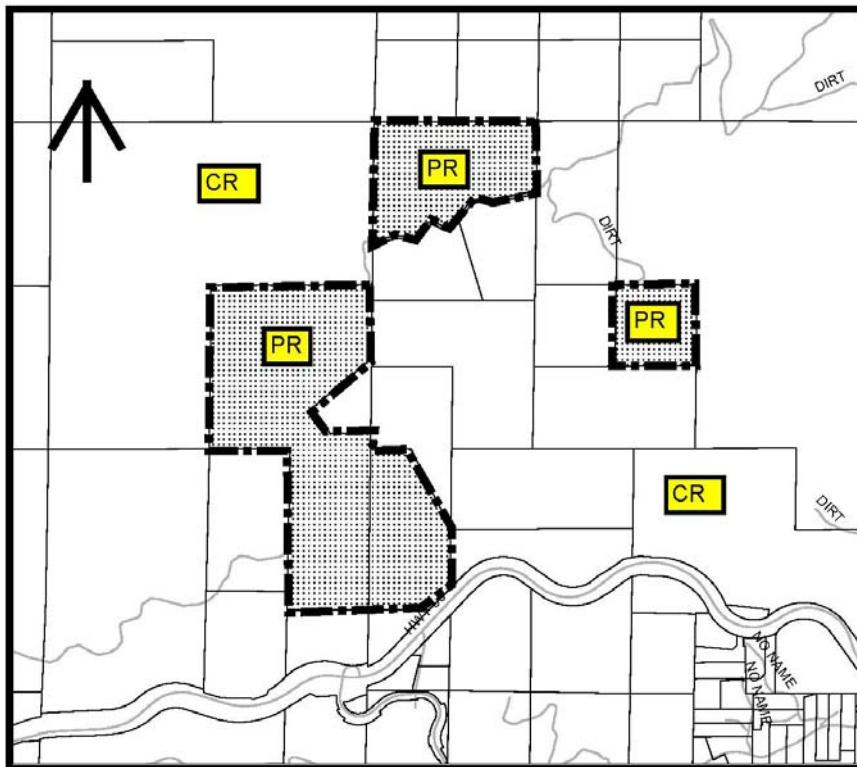
This ordinance shall be in force and effect from and after the ____ of
_____, 2011.

Exhibit "A"

EXISTING ZONING MAP



PROPOSED ZONING MAP



18.04.185 Public Regional (PR). PR means Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs. The Conditional Uses permitted in the PR District which require approval of a Special Use Permit are:

Airports/Heliports
Animal Shelter
Archaeological Heritage/Cultural Resource
Buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States
Bus Terminal/Station
Cemetery
Child Care Facility
Civic Auditorium and Theater
Clinic
Community Institution (non-profit)
Communication Antenna/Tower
Congregate Care Housing/Senior Citizen Home
Conservation and Wildlife Sanctuary
Convention Facility
Corporate Yard
Crisis Care Facility/Residency/Center
Equestrian Center
Fairground/Theme Park
Farm
Farmer's Market
Flood/Storm Drain Protection Devices
Forest Area
Fuel Storage Tank Facility
Golf Course/Driving Range/Club House
Historical Site
Hospital
Impound Yard
Institutional Use
Library
Maintenance Garage
Military Facility
Municipal Well Facility
Municipal Garage
Municipal Training Facility
Museum
Noise Attenuation Barrier
Open Space
Outside Storage
Pavilion/Stadium
Prison
Public Administrative Office
Public Nursery
Public Park/Playground
Public Parking Lots
Public Performing Arts Center

Public Utility Building
Public Water Supply
Quarry/Extraction Site
Radio Station/TV Station Tower
Regional Park
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Sewage Works Facility
Social Services Center/Facility Offices
Special Complementary Uses
Sport Playing Field
Storage
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage
of the Development Standards
Storage Facility
Storm Drainage and Floodplain Devices
Summer Camp
Tennis Court Complex
Transfer Station/Sanitary Landfill
Utility Easement
Utility Facilities
Utility Substation
Warehouse
Waste Disposal Area/Site Facility
Wastewater Treatment Facility
Watchman's Quarters
Water Facility
Water, Oil, Gas or Geothermal Drilling Operation Sites
Water Tank
Water Works Facility
Wilderness Area
Wildlife Park/Preserves/Habitat Area
Wind Energy Conversion Facility
Zoo

ORDINANCE NO. 2011-_____

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NAYS: _____

ABSENT: _____

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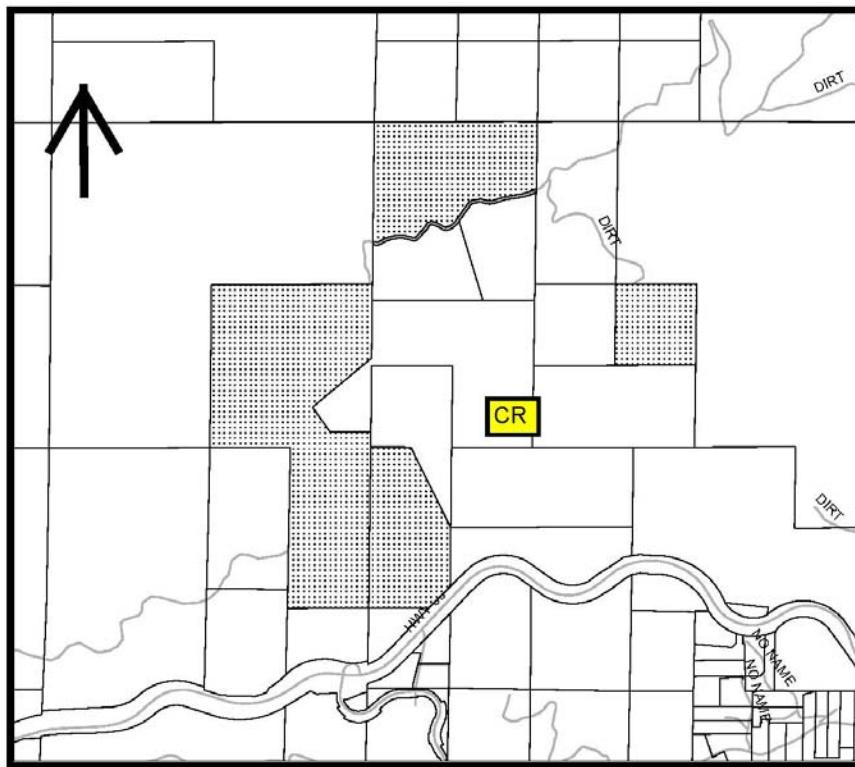
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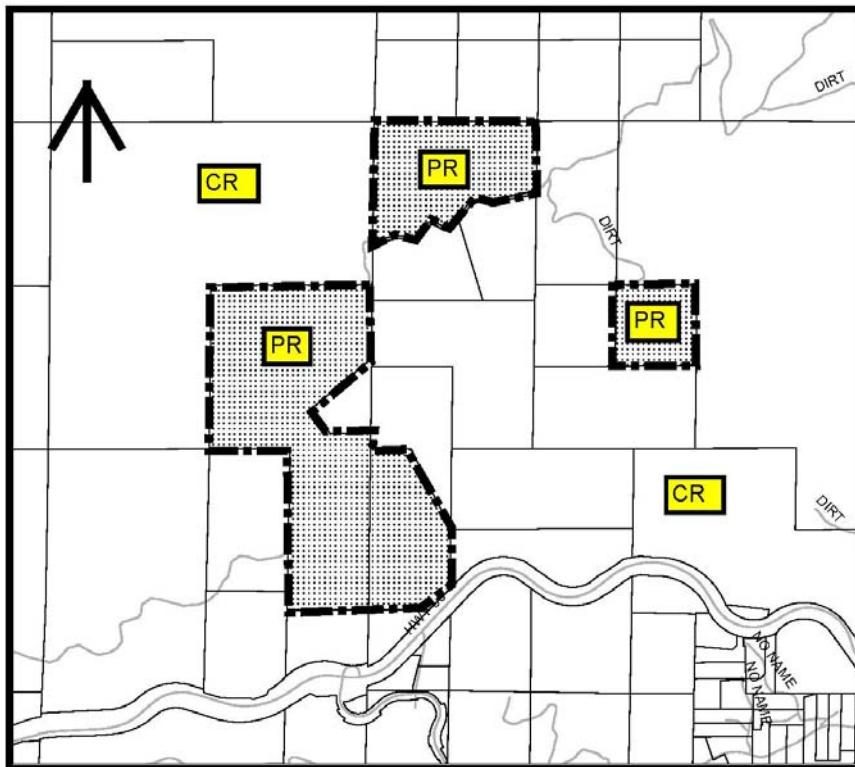
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Forest Area
Fuel Storage Tank Facility
Golf Course/Driving Range/Club House
Historical Site
Hospital
Impound Yard
Institutional Use
Library
Maintenance Garage
Military Facility
Municipal Well Facility
Municipal Garage
Municipal Training Facility
Museum
Noise Attenuation Barrier
Open Space
Outside Storage
Pavilion/Stadium
Prison
Public Administrative Office
Public Nursery
Public Park/Playground
Public Parking Lots
Public Performing Arts Center

Public Utility Building
Public Water Supply
Quarry/Extraction Site
Radio Station/TV Station Tower
Regional Park
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Sewage Works Facility
Social Services Center/Facility Offices
Special Complementary Uses
Sport Playing Field
Storage
Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage
of the Development Standards
Storage Facility
Storm Drainage and Floodplain Devices
Summer Camp
Tennis Court Complex
Transfer Station/Sanitary Landfill
Utility Easement
Utility Facilities
Utility Substation
Warehouse
Waste Disposal Area/Site Facility
Wastewater Treatment Facility
Watchman's Quarters
Water Facility
Water, Oil, Gas or Geothermal Drilling Operation Sites
Water Tank
Water Works Facility
Wilderness Area
Wildlife Park/Preserves/Habitat Area
Wind Energy Conversion Facility
Zoo