

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-127

AGENDA ITEM: H-3(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

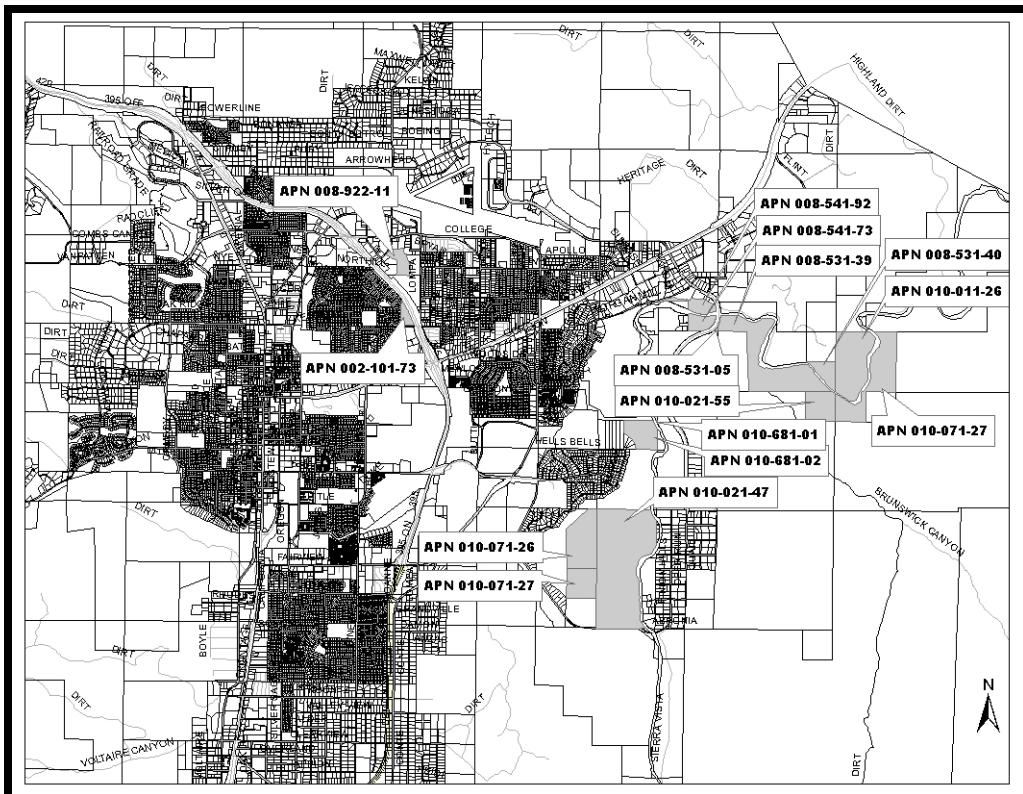
REQUEST: A Zoning Map Amendment to change the zoning designations of property located in and around the northeast quadrant of Carson City, changing the zoning of APN 008-922-11 (17.6 acres) from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 (8.6 acres) from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92 (16 acres), 008-541-73 (16 acres) and 008-531-05 (.73 acres) from Agriculture (A) to Public Regional (PR), APNs 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres) and 010-021-55 (35 acres) from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 (0.06 acres) and 010-681-02 (39 acres) from Single Family One Acre (SF1A) to Public Community (PC).

APPLICANT: Carson City Planning Division

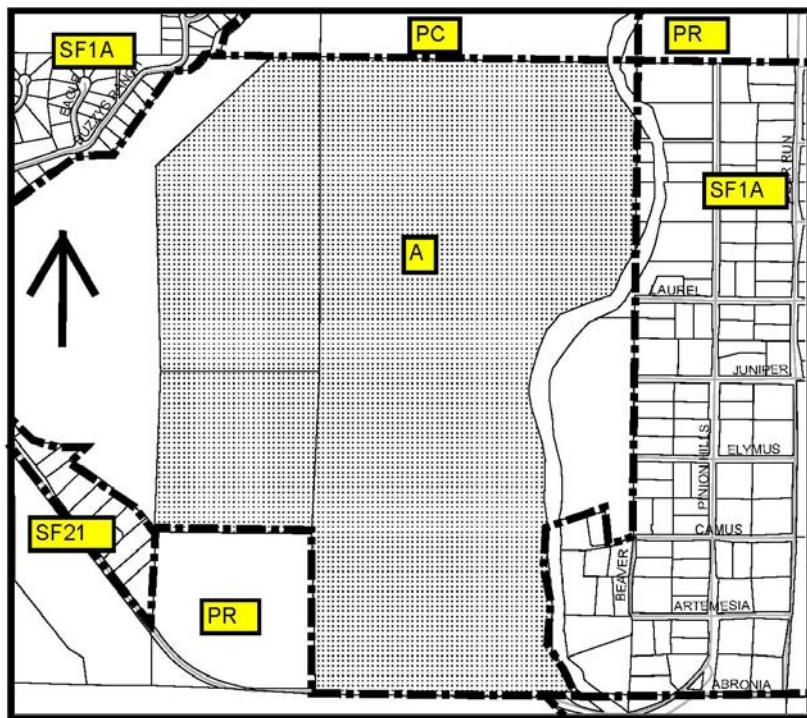
OWNER: Carson City

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

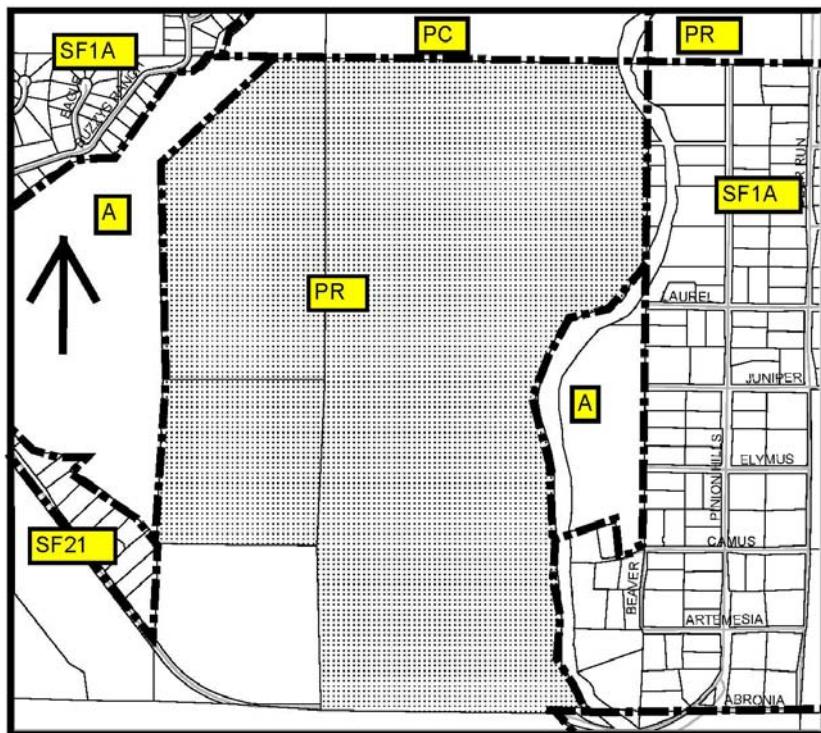
RECOMMENDED MOTION: **I move to recommend to the Board of Supervisors approval of ZMA-11-127, a Zoning Map Amendment to change the zoning designations of parcels located in the northeast quadrant of Carson City as published on the agenda and presented by staff, based on the findings contained in the staff report.**



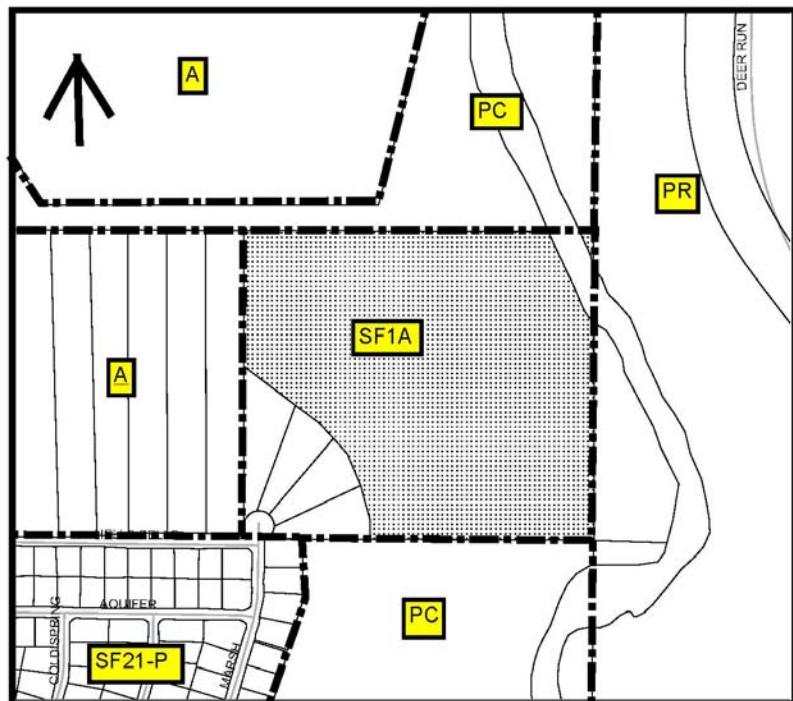
EXISTING ZONING



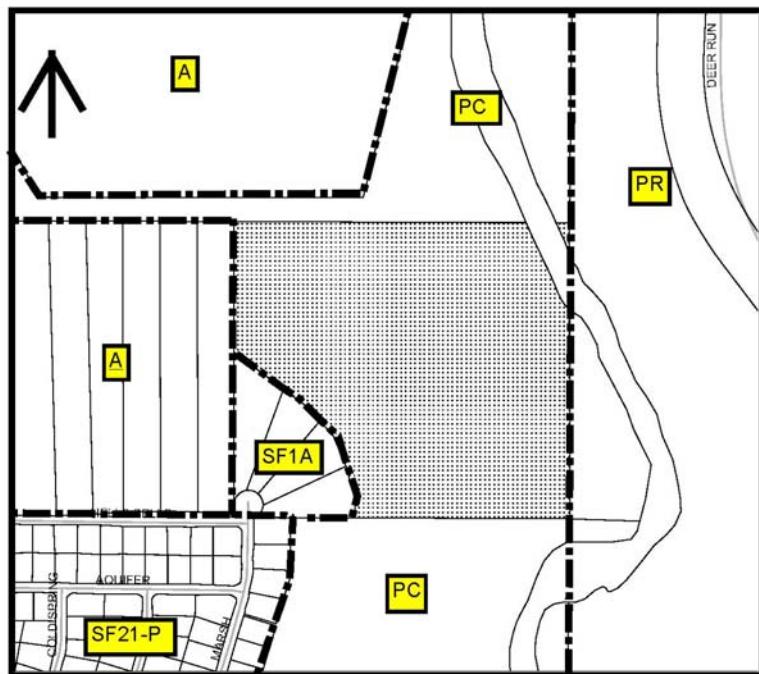
PROPOSED ZONING



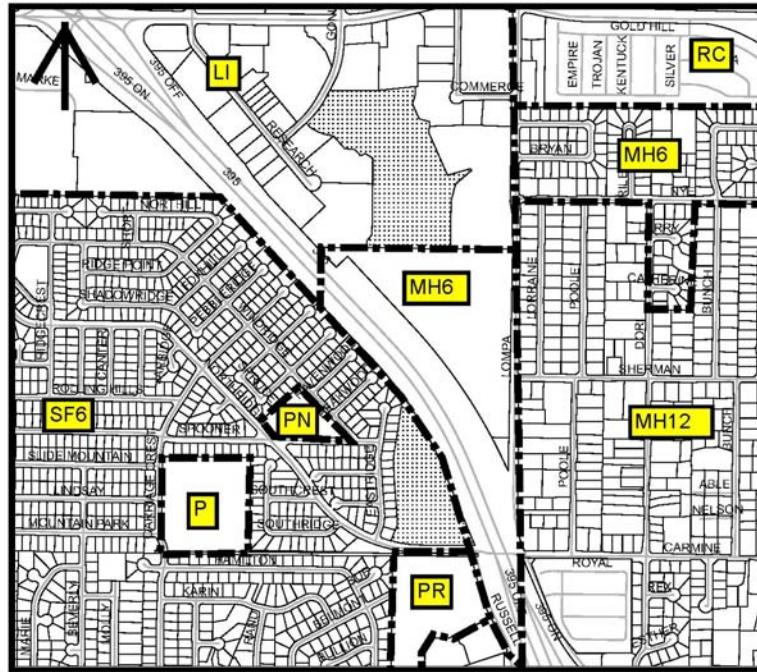
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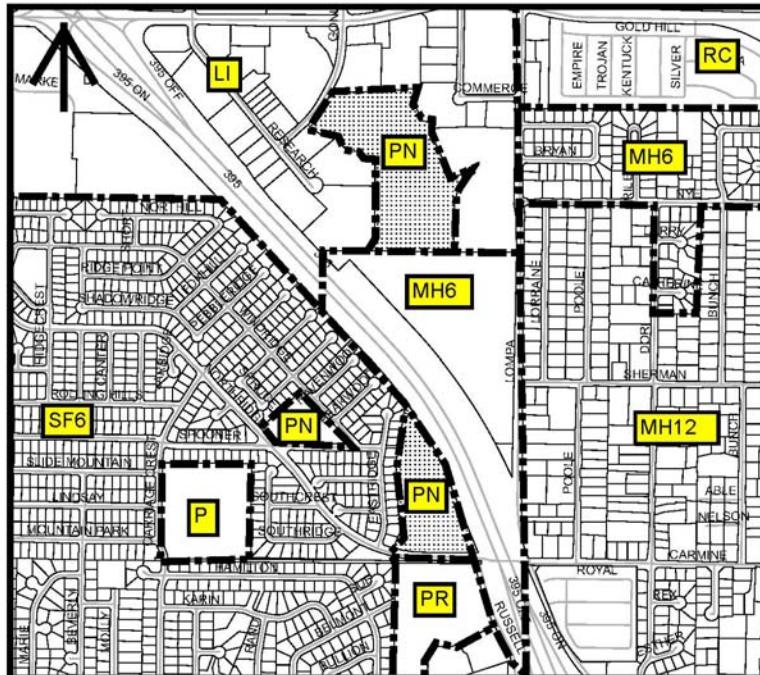
PROPOSED ZONING



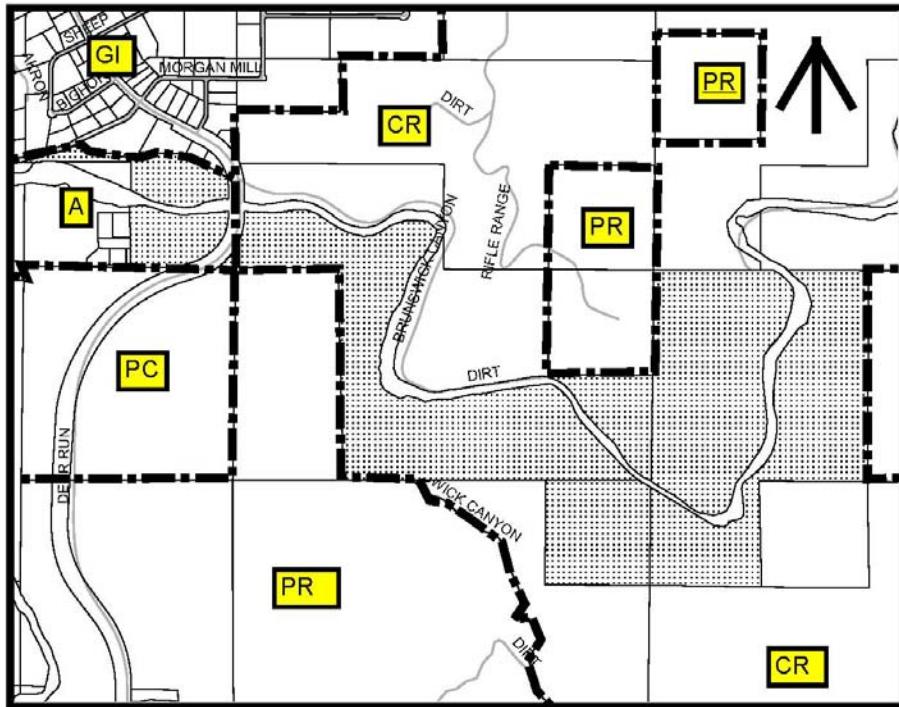
EXISTING ZONING



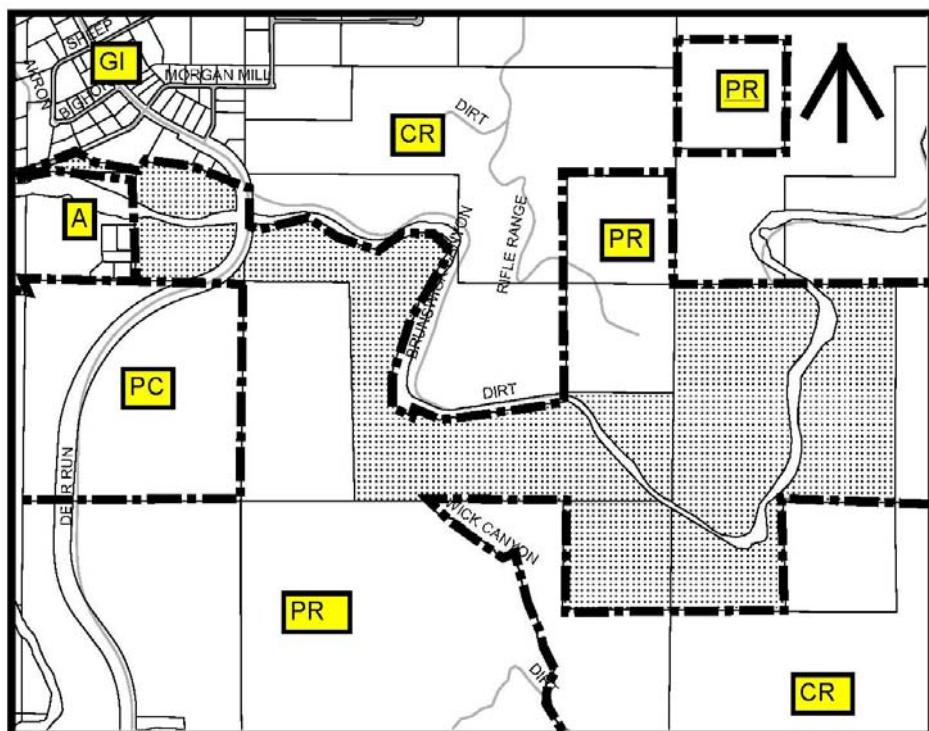
PROPOSED ZONING



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 from 2001 through 2011. The properties were acquired from Stanton Park, the Nature Conservancy John C. Serpa, Vidler Water Company and Jarrard Family Trust. This application includes changing the zoning of APN 008-922-11 (17.6 acres) from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 (8.6 acres) from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92 (16 acres), 008-541-73 (16 acres) and 008-531-05 (.73 acres) from Agriculture (A) to Public Regional (PR), APNs 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres) and 010-021-55 (35 acres) from Conservation Reserve (CR) to Public Regional (PR), and APNs 010-681-01 (0.06 acres) and 010-681-02 (39 acres) from Single Family One Acre (SF1A) to Public Community (PC).

The purpose of Public Community and Public Neighborhood zoning district are typically facilities and uses that serve primarily a smaller portion of Carson City. PR means Federal, state and city facilities and uses whose main purpose is to sustain a wider regional needs. The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program.

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-11-126.

PUBLIC COMMENTS: Public notices were mailed to 115 adjacent property owners within 300 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.

Goal 4.3 –Expand the City’s Open Space Network.

Policy 4.3a – Open Space Master Plan- Continue to review future development proposals for consistency with the City’s Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.

Policy 4.3b– Open Space Network- Continue to pursue opportunities to expand or enhance the community’s open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

Rationale: *The proposed amendment will provide for public review of all uses to be established on the properties, allowing review of existing site features. Typically all parcel owned by Carson City are zoned Public Community, Public Neighborhood or Public Regional.*

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 Community, Public Neighborhood and Public Regional zoning designations are consistent with the public uses, facilities and use that serve primarily all portions of Carson City. The use of the subject parcels is limited to open space because of the ownership by the Carson City Open Space program, which is similar to adjacent land uses.*

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 over the past few years. The subject properties are currently zoned a variety of zoning designations and are proposed to be designated Public Community, Public Neighborhood and Public Regional 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 Sections 18.04.175 (PN), 18.04.180 (PC) and 18.04.185 (PR).

ORDINANCE NO. 2011-_____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF APN 008-922-11 FROM LIMITED INDUSTRIAL (LI) TO PUBLIC NEIGHBORHOOD (PN), APN 002-101-73 FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC NEIGHBORHOOD (PN), APNS 008-541-92, 008-541-73 AND 008-531-05 FROM AGRICULTURE (A) TO PUBLIC REGIONAL (PR), APNS 010-011-26, 010-011-27, 008-531-40 AND 010-021-55 FROM CONSERVATION RESERVE (CR) TO PUBLIC REGIONAL (PR) AND APNS 010-681-01 AND 010-681-02 FROM SINGLE FAMILY ONE ACRE (SF1A) TO PUBLIC COMMUNITY (PC).

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 008-922-11, 002-101-73, 008-541-92, 008-541-73, 008-531-05, 010-011-26, 010-011-27, 008-531-40, 010-021-55, 010-681-01 and 010-681-02, properties located in the northeast 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 the zoning of APN 008-922-11 from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92, 008-541-73 and 008-531-05 from Agriculture (A) to Public Regional (PR), APNs 010-011-26, 010-011-27, 008-531-40 and 010-021-55 from Conservation Reserve (CR) to Public Regional (PR) and APNs 010-681-01 and 008-681-02 from Single Family Once Acre (SF1A) to Public Community (PC). 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 designation of APN 008-922-11 from Limited Industrial (LI) to Public Neighborhood (PN), APN 002-101-73 from Single Family 6,000 (SF6) to Public Neighborhood (PN), APNs 008-541-92, 008-541-73 and 008-531-05 from Agriculture (A) to Public Regional (PR), APNs 010-011-26, 010-011-27, 008-531-40 and 010-021-55 from Conservation Reserve (CR) to Public Regional (PR) and APNs 010-681-01 and 008-681-02 from Single Family Once Acre (SF1A) to Public Community (PC) as shown on "Exhibit A, B ,C and D attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

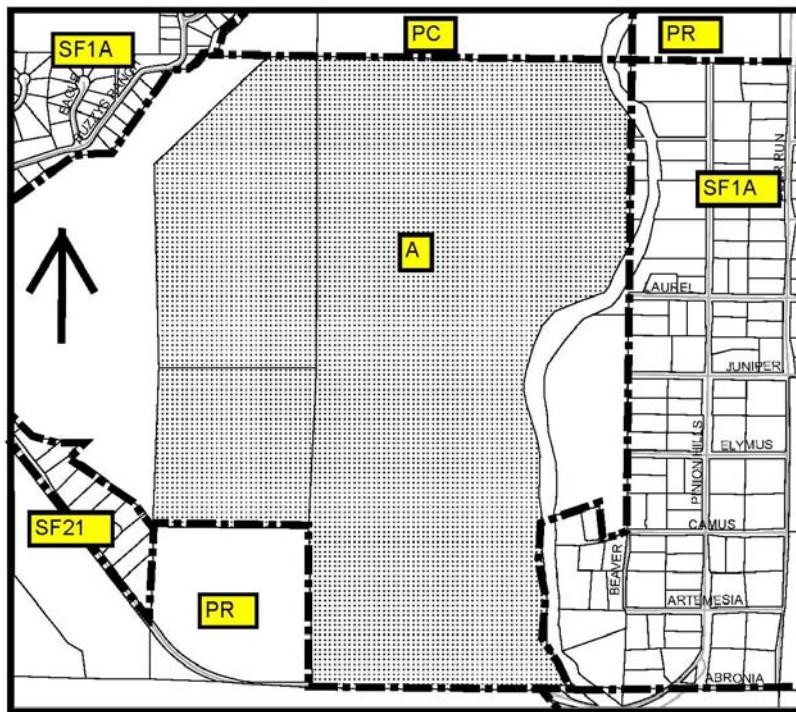
ATTEST:

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

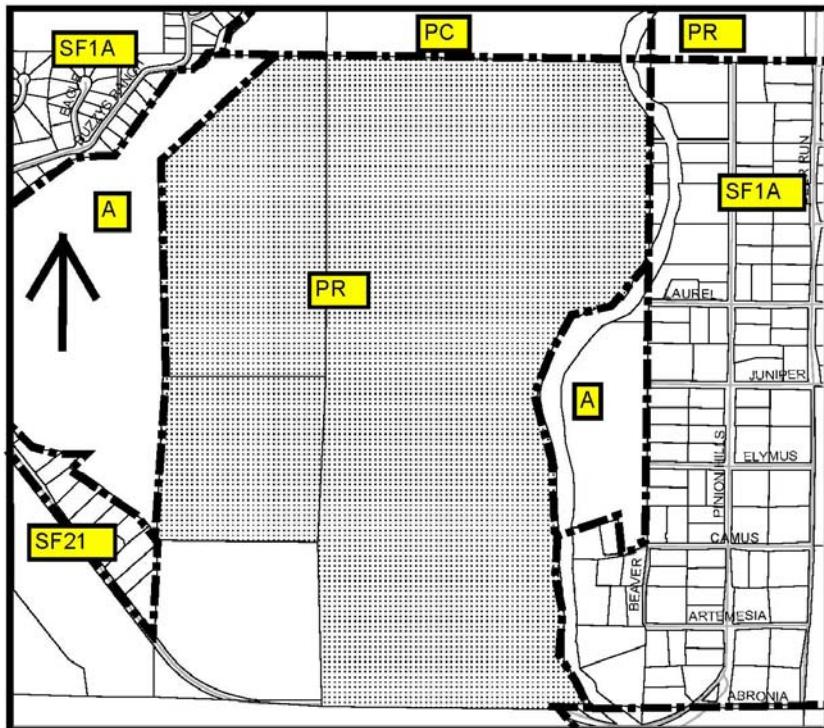
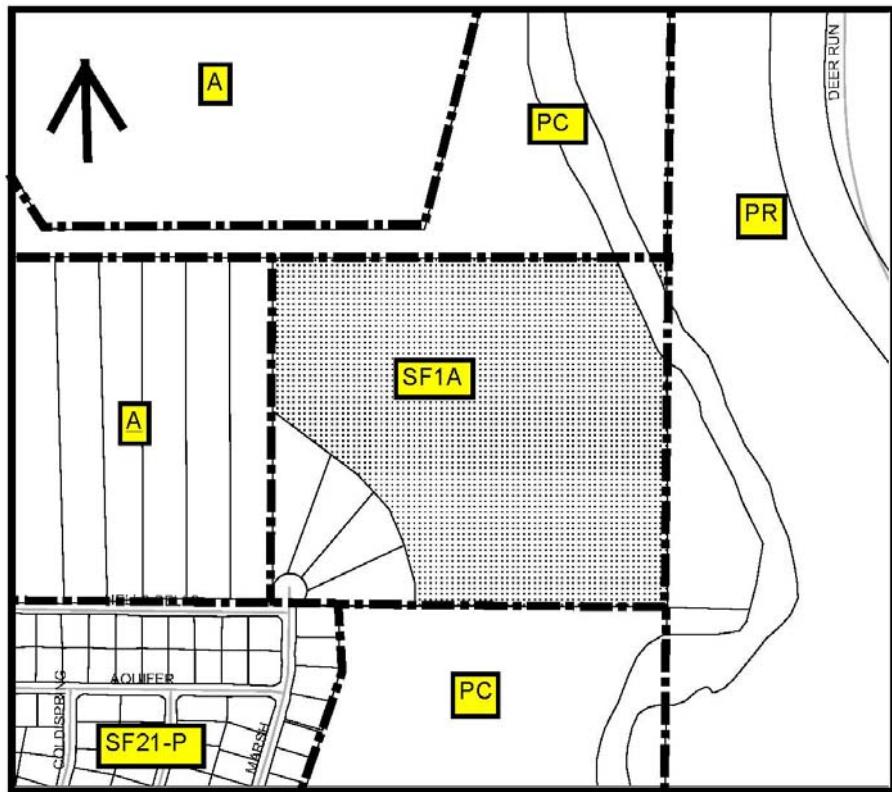


Exhibit "B"

EXISTING ZONING MAP



PROPOSED ZONING

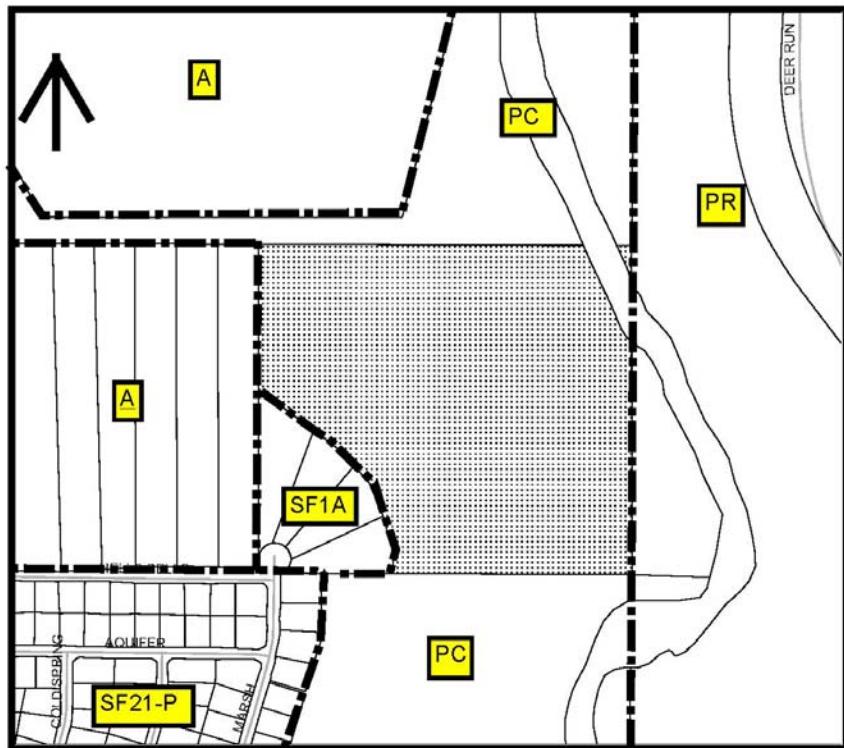
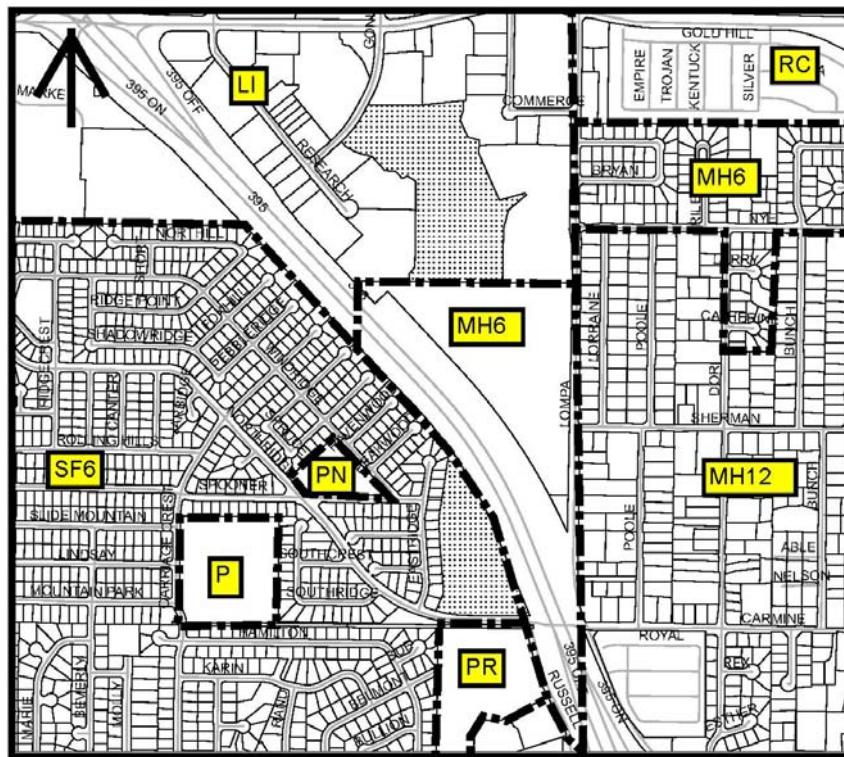


Exhibit “C”

EXISTING ZONING MAP



PROPOSED ZONING MAP

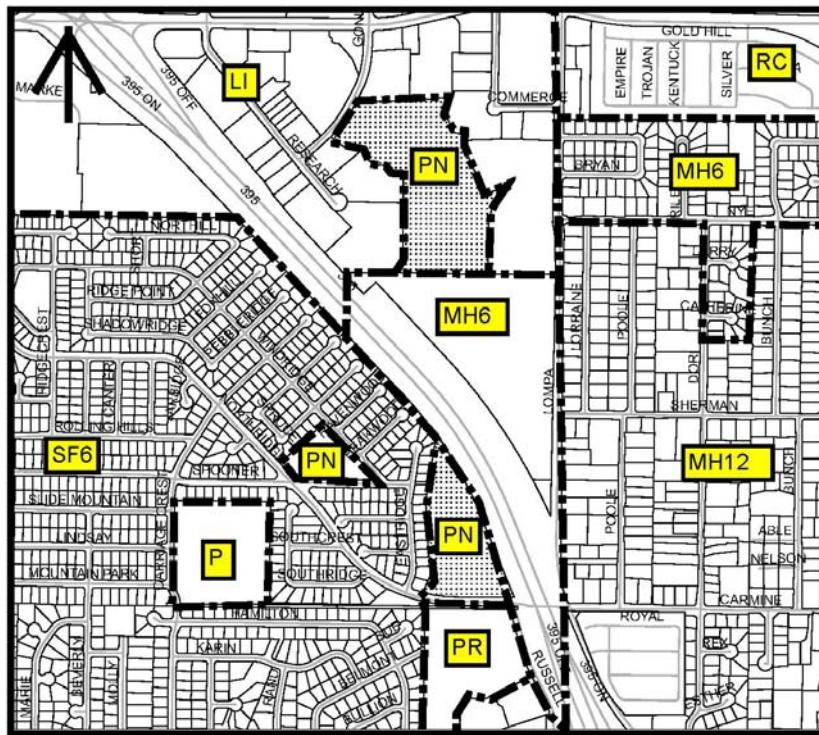
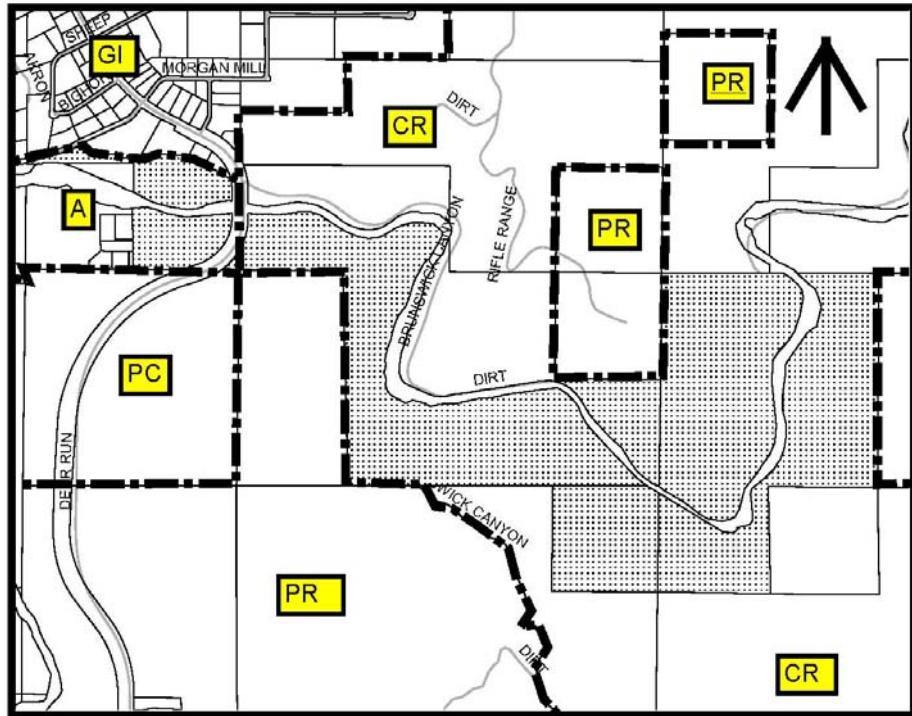
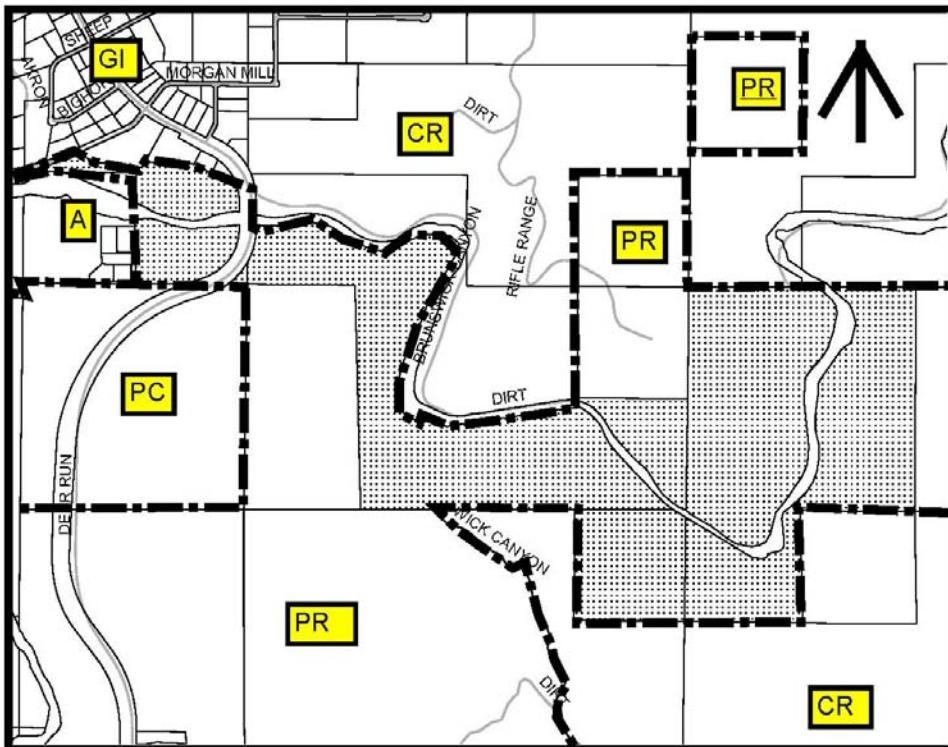


Exhibit "D"

EXISTING ZONING MAP



PROPOSED ZONING MAP



18.04.175 Public Neighborhood (PN). PN means facilities and uses that serve only a small area of the city. Utility substations are prohibited within the PN district. The Conditional Uses permitted in the PN district which require approval of a Special Use Permit are:

Adult/Child Care Facility
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.
Historical Site
Library
Municipal Well Facility
Neighborhood Park
Public Administrative Office
Public Parks
Public Parking Lots
Schools, (Elementary and Middle)
Sheriff's Substation
Storage
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards
Storm Drainage and Floodplain Devices

18.04.180 Public Community (PC). PC means facilities and uses that serve primarily a large portion of Carson City. The Conditional Uses permitted in the PC District which require approval of a Special Use Permit are:

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.
Cemetery
Child Care Facility
Civic Auditorium and Theater
Fire Station
Historical Site
Hospital
Library
Municipal Well Facility
Museum
Public Administrative Office
Public Parks
Public Parking Lots
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Senior Center
Sheriff's Office and Jail
Storage
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices
Swimming Pool
Utility Easement
Utility Facilities
Utility Substation

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-_____

BILL NO. _____

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Fiscal Effect: None

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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:

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PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

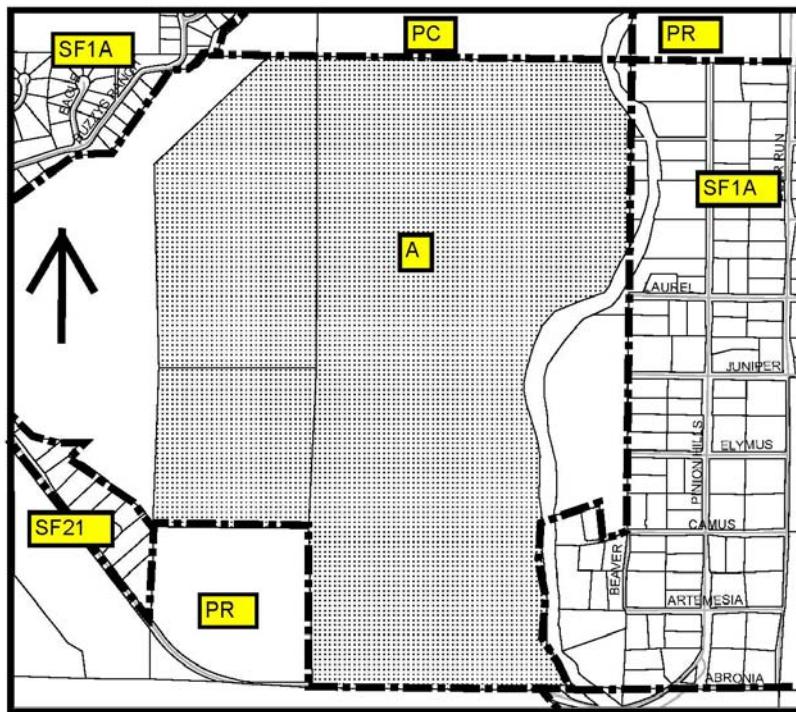
ATTEST:

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

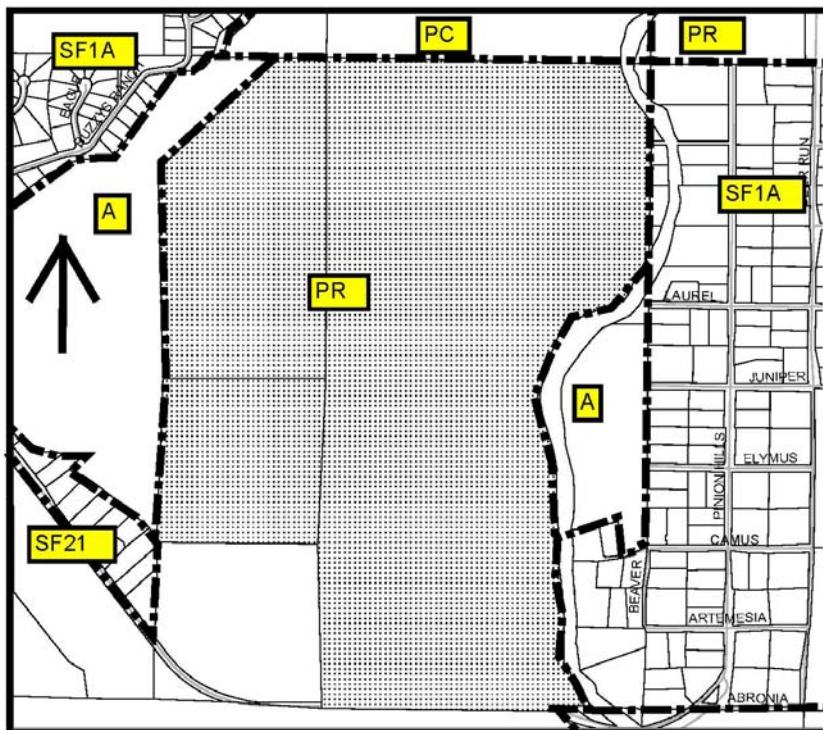
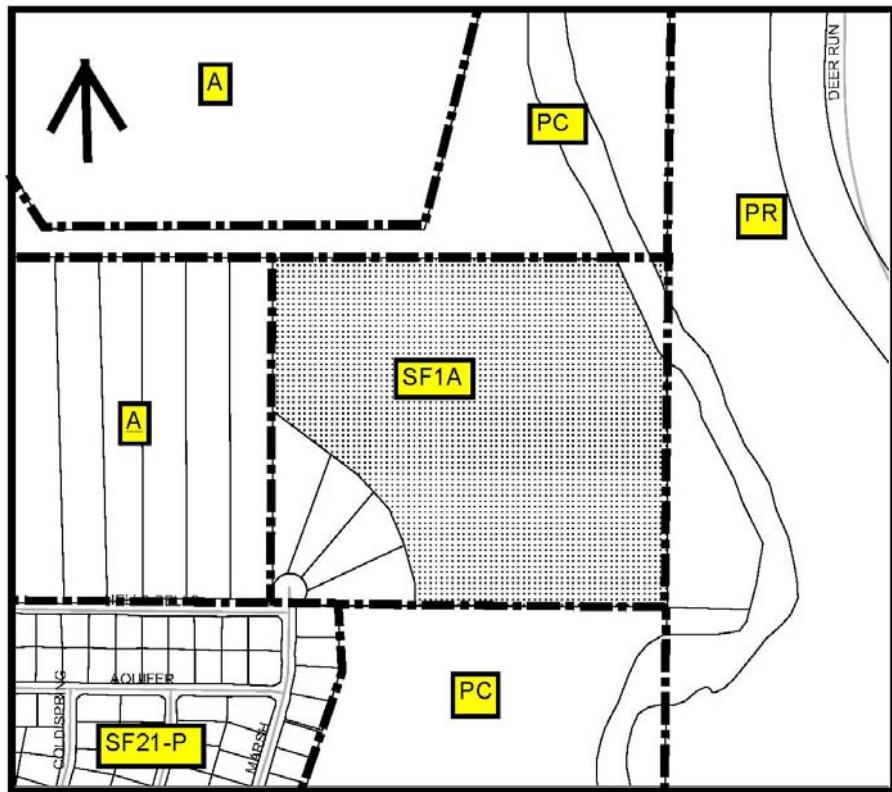


Exhibit "B"

EXISTING ZONING MAP



PROPOSED ZONING

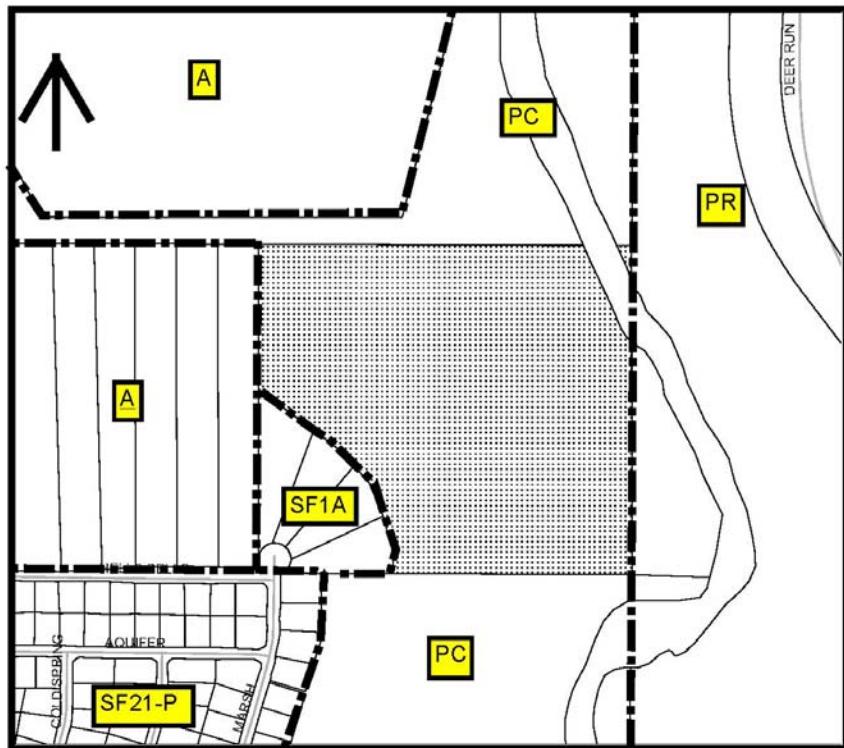
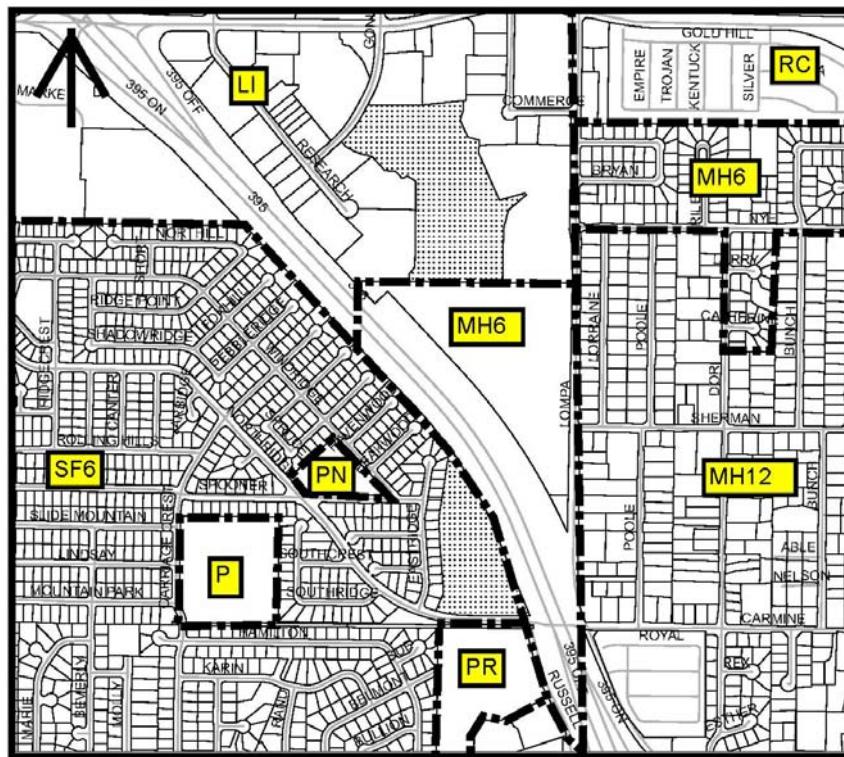


Exhibit “C”

EXISTING ZONING MAP



PROPOSED ZONING MAP

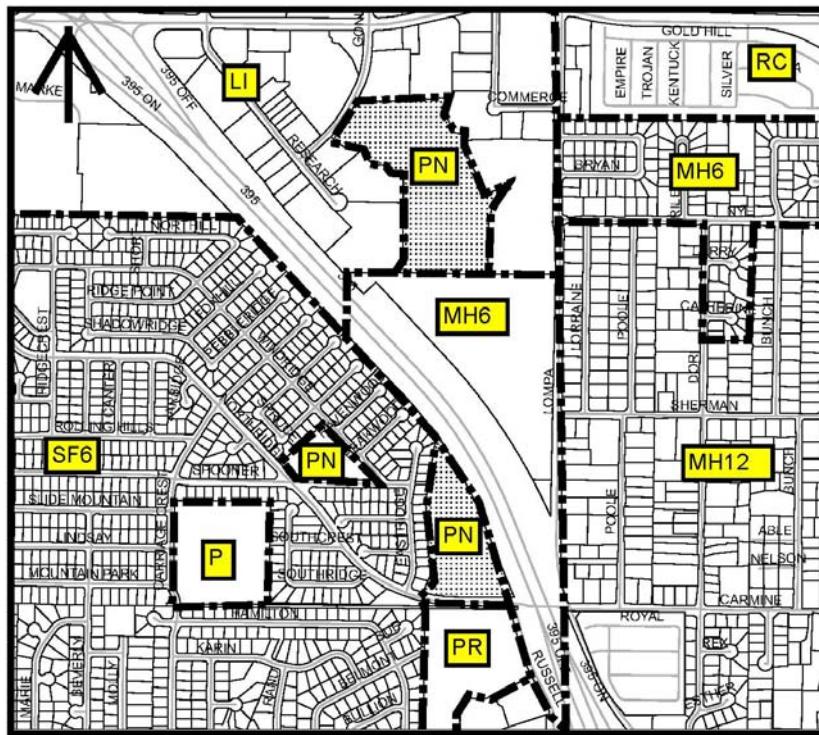
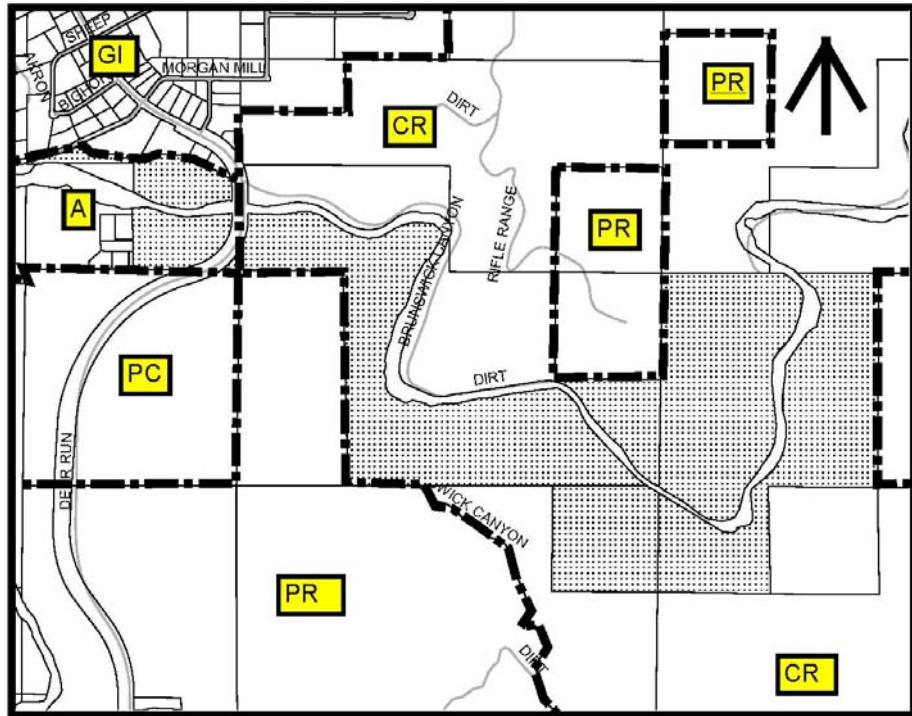
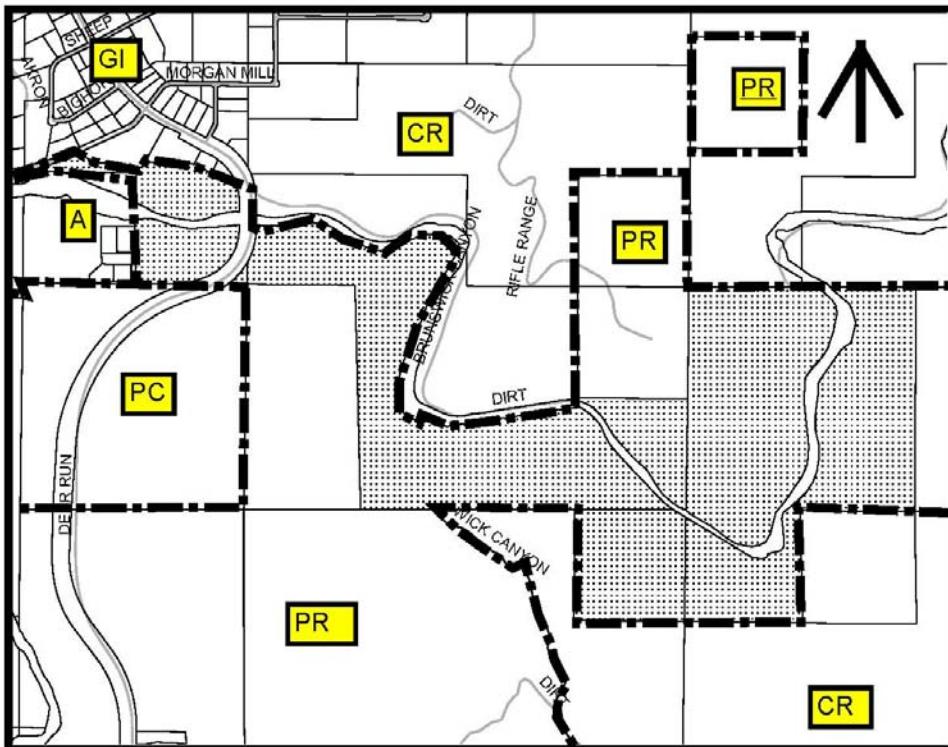


Exhibit "D"

EXISTING ZONING MAP



PROPOSED ZONING MAP



18.04.175 Public Neighborhood (PN). PN means facilities and uses that serve only a small area of the city. Utility substations are prohibited within the PN district. The Conditional Uses permitted in the PN district which require approval of a Special Use Permit are:

Adult/Child Care Facility
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.
Historical Site
Library
Municipal Well Facility
Neighborhood Park
Public Administrative Office
Public Parks
Public Parking Lots
Schools, (Elementary and Middle)
Sheriff's Substation
Storage
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards
Storm Drainage and Floodplain Devices

18.04.180 Public Community (PC). PC means facilities and uses that serve primarily a large portion of Carson City. The Conditional Uses permitted in the PC District which require approval of a Special Use Permit are:

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.
Cemetery
Child Care Facility
Civic Auditorium and Theater
Fire Station
Historical Site
Hospital
Library
Municipal Well Facility
Museum
Public Administrative Office
Public Parks
Public Parking Lots
Resource Management Use/Groundwater Recharge Use
Schools (Elementary, Middle, High School, and College/University)
Senior Center
Sheriff's Office and Jail
Storage
Storage containers (permanent) as an accessory to a primary permitted use, subject to Division 1 and 1.10 Personal Storage of the Development Standards

Storm Drainage and Floodplain Devices
Swimming Pool
Utility Easement
Utility Facilities
Utility Substation

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:

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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