

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: MPA-11-126

AGENDA ITEM: H-3(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

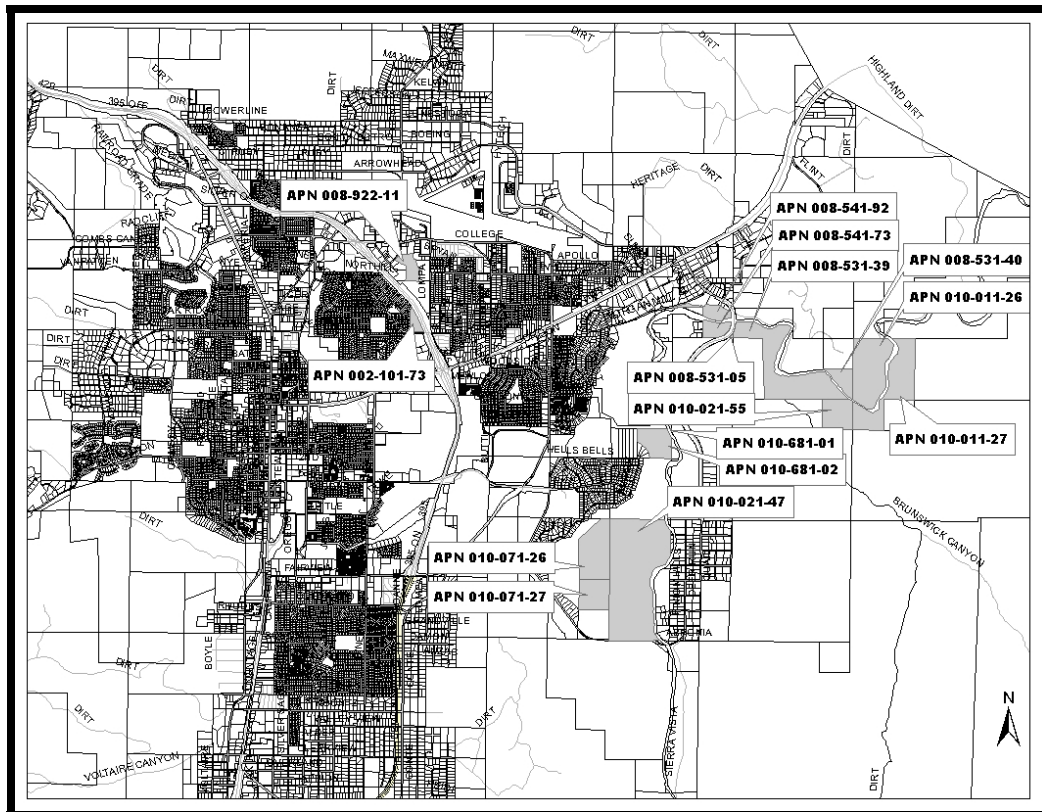
REQUEST: A Master Plan Amendment to change the Land Use Map designation of properties located in and around the vicinity of the northeast quadrant of Carson City, changing the Master Plan designation of APNs 008-541-92 (16 acres), 008-541-73 (16 acres), 008-531-39 (138 acres), 008-531-05 (0.73 acres), 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres), 010-021-55 (35 acres), 010-681-02 (39 acres) and 010-681-01 (0.06 acres) from Conservation Reserve (Private) to Open Space, and 010-071-26 (71 acres), 010-021-47 (257 acres) from Rural Residential, Conservation Reserve (Private), and Low-Density Residential to Open Space, and 010-071-27 (40 acres) from Rural Residential and Low-Density Residential to Open Space.

APPLICANT: Carson City Planning Division

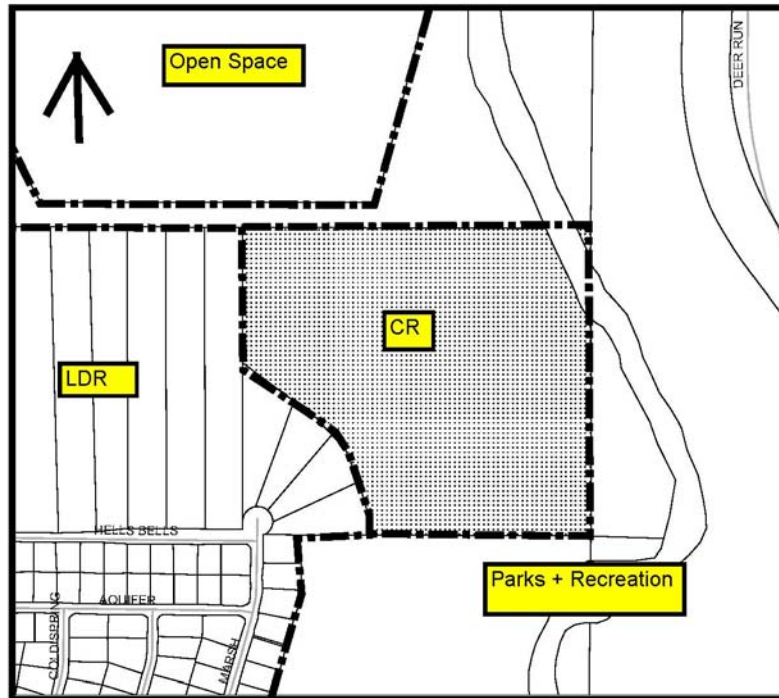
OWNER: Carson City

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

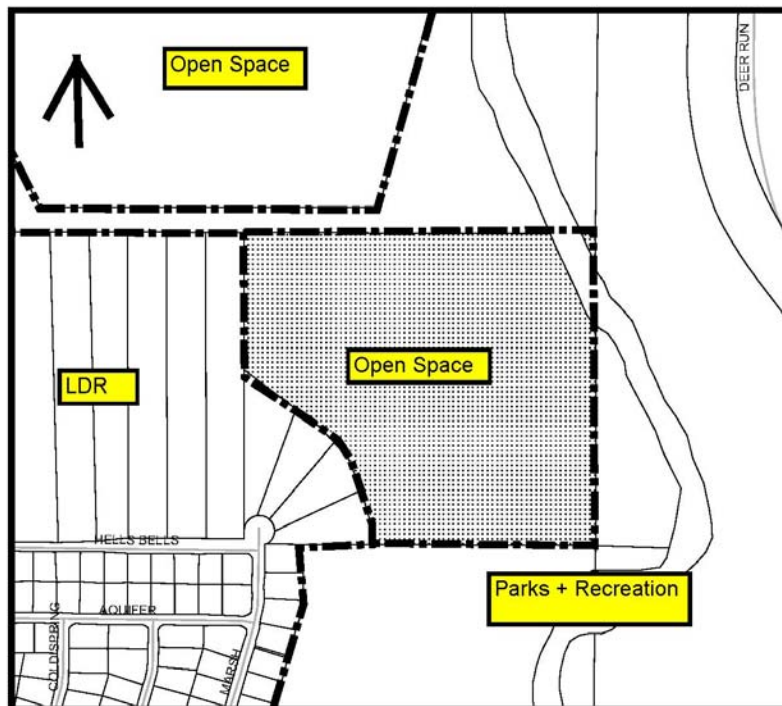
RECOMMENDED MOTION: "I move to adopt Resolution 2011-PC-02 recommending to the Board of Supervisors approval of MPA-11-126, a Master Plan Amendment to change the Land Use designations of property located in the vicinity of the northeast quadrant of Carson City as published on the agenda and presented by staff, based on the findings contained in the staff report."



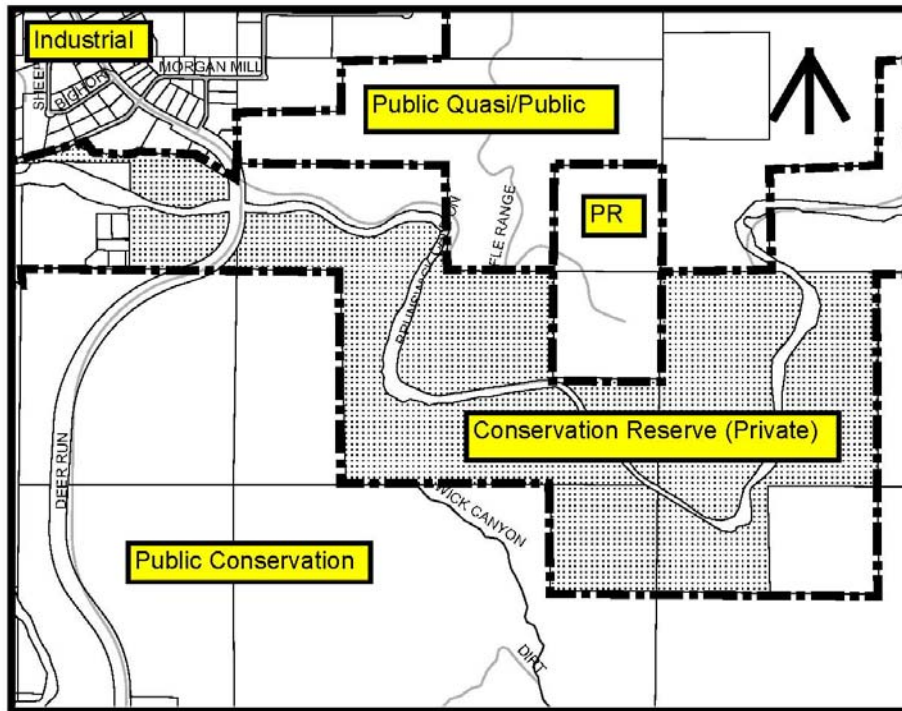
EXISTING MASTER PLAN



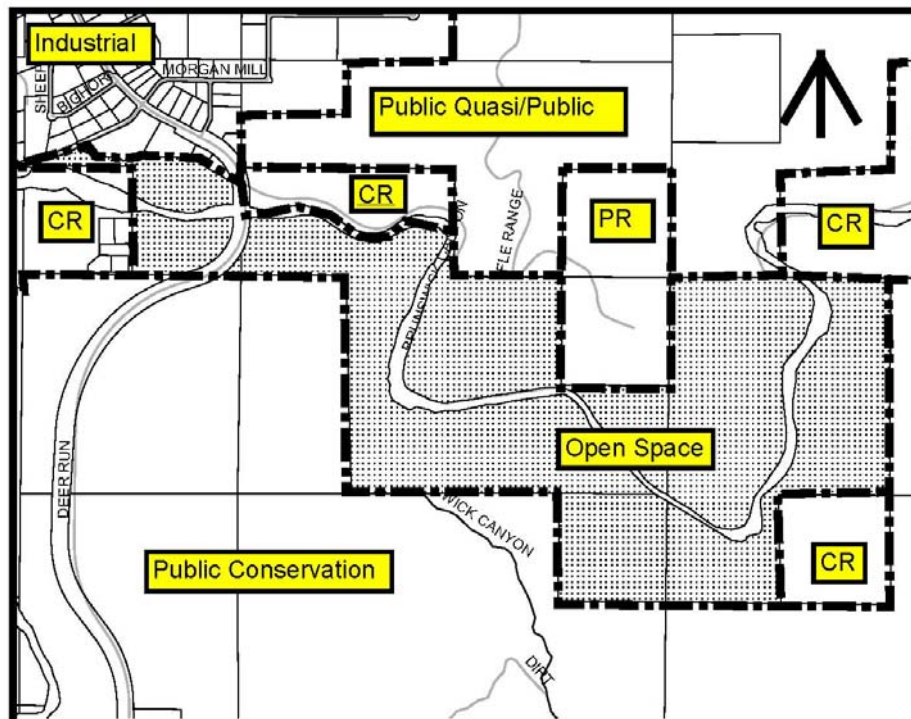
PROPOSED MASTER PLAN



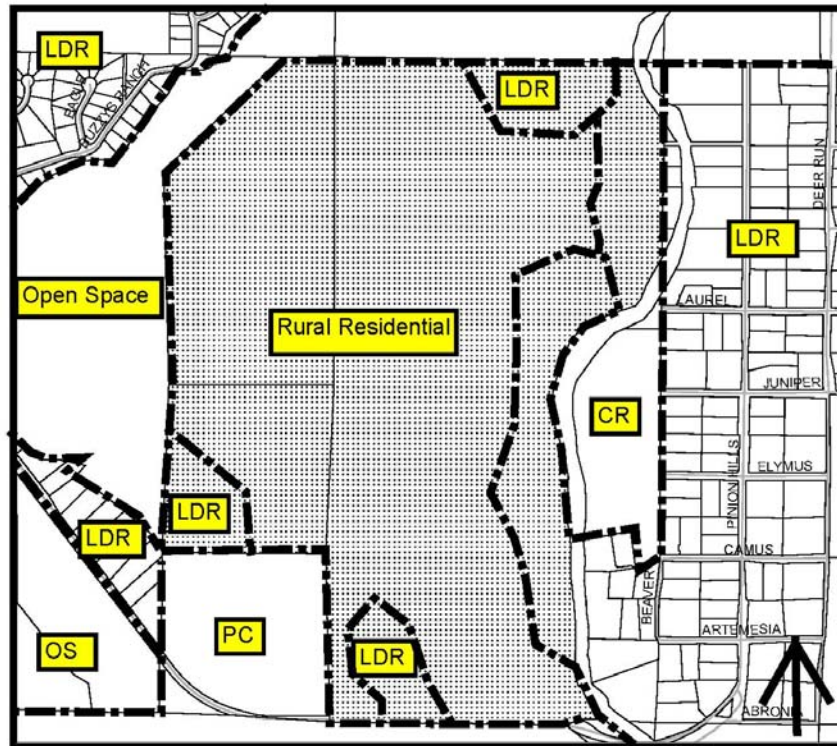
EXISTING MASTER PLAN



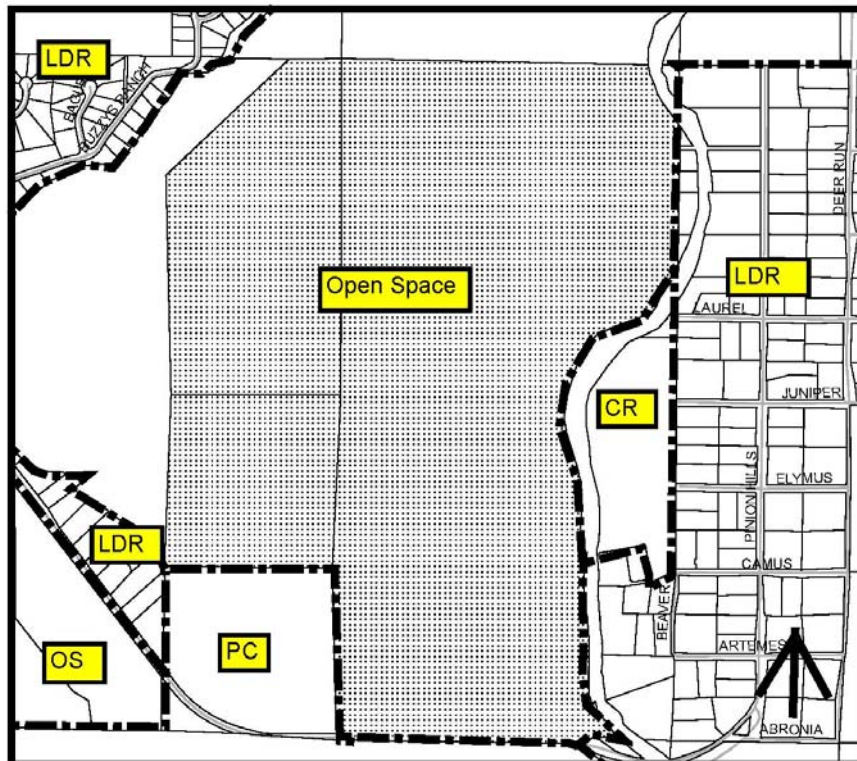
PROPOSED MASTER PLAN



EXISTING MASTER PLAN



PROPOSED MASTER PLAN



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

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 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. The current and proposed Master Plan maps are attached to this staff report with the draft Master Plan Amendment resolution.

The subject parcels are located within the northeast quadrant of Carson City. The parcels range in size from .06 acres to 257 acres.

The properties are currently designated Rural Residential, Low Density Residential and Conservation Reserve (Private) on the Master Plan Land Use Map and this amendment will result in land designated as "Open Space" for consistency purposes.

As noted in the Carson City Master Plan, Carson City will 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.

The Carson City Master Plan states that the primary purpose of the Open Space areas is primarily publicly-owned and accessible lands preserved by the City, other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, or recreational use.

The Planning Division is proposing to concurrently rezone the subject parcels from a variety of zoning designations to Public Regional, Public Community and Public Neighborhood commensurate with the proposed Master Plan Amendment and consistent with the existing and proposed uses of the properties. Further detailed discussion regarding the rezoning is included in the staff report for ZMA-11-127.

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 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 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 Master Plan Amendment includes designating the parcels obtained by the Open Space program as Open Space in order to protect the area from future development and preserve views.*

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 Open Space designation is consistent with the public uses that are already occurring on the properties. 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 is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.

Rationale: *The subject properties have been acquired by Carson City from 2001 through 2011. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels for Open Space purposes.*

- 4. *The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.***

Rationale: *The proposed amendment provides areas associated with Open Space uses to be properly designated and to promote the desired pattern of orderly physical growth in other areas identified in Carson City.*

Respectfully submitted,
PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments
Planning Commission Resolution 2011-PC-02 with Maps

RESOLUTION 2011-PC-02

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-11-126, A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION OF APNS 008-541-92 (16 ACRES), 008-541-73 (16 ACRES), 008-531-39 (138 ACRES), 008-531-05 (0.73 ACRES), 010-011-26 (80 ACRES), 010-011-27 (100 ACRES), 008-531-40 (20 ACRES), 010-021-55 (35 ACRES), 010-681-02 (39 ACRES) AND 010-681-01 (0.06 ACRES) FROM CONSERVATION RESERVE (PRIVATE) TO OPEN SPACE, AND 010-071-26 (71 ACRES), 010-021-47 (257 ACRES) FROM RURAL RESIDENTIAL, CONSERVATION RESERVE (PRIVATE) AND LOW-DENSITY RESIDENTIAL TO OPEN SPACE; AND 010-071-27 (40 ACRES) FROM RURAL RESIDENTIAL AND LOW-DENSITY RESIDENTIAL TO OPEN SPACE.

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 November 30, 2011, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-11-126 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, Carson City has acquired these properties for open space purposes to expand the opportunities for the visitors 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 Land Use Map designation for a specific property owned by Carson City located in and around the vicinity of the northeast quadrant of Carson City, changing the Master Plan designation of APNs 008-541-92 (16 acres), 008-541-73 (16 acres), 008-531-39 (138 acres), 008-531-05 (0.73 acres), 010-011-26 (80 acres), 010-011-27 (100 acres), 008-531-40 (20 acres), 010-021-55 (35 acres), 010-681-02 (39 acres) and 010-681-01 (0.06 acres) from Conservation Reserve (Private) to Open Space; and 010-071-26 (71 acres), 010-021-47 (257 acres) from Rural Residential, Conservation Reserve (Private) and Low-Density Residential to Open Space; and 010-071-27 (40 acres) from Rural Residential and Low-Density Residential to Open Space, as illustrated in the attached Exhibits A, B and C.

ADOPTED this 30th day of November, 2011.

VOTE: AYES: _____

 NAYS: _____

 ABSENT: _____

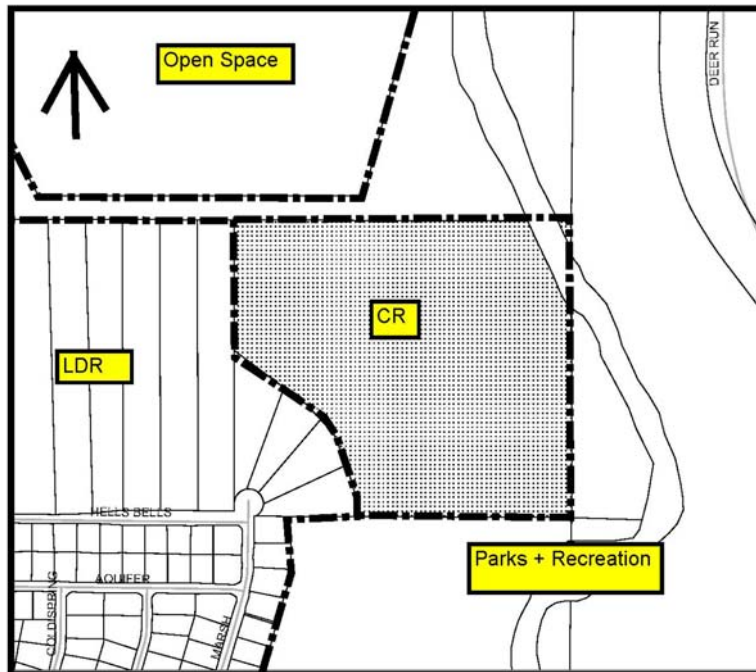
Mark Kimbrough, Chairman

ATTEST:

LEE PLEMEL, AICP
Planning Director

EXHIBIT A

Existing Master Plan



Proposed Master Plan

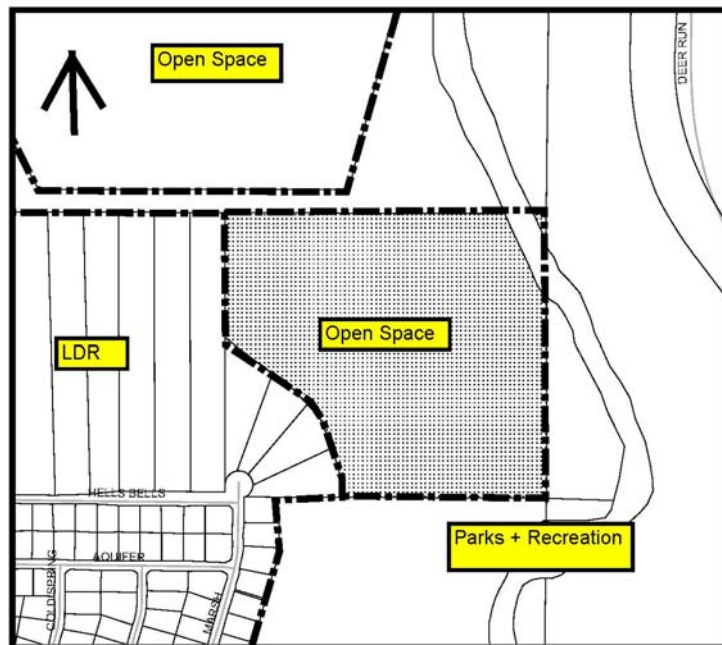
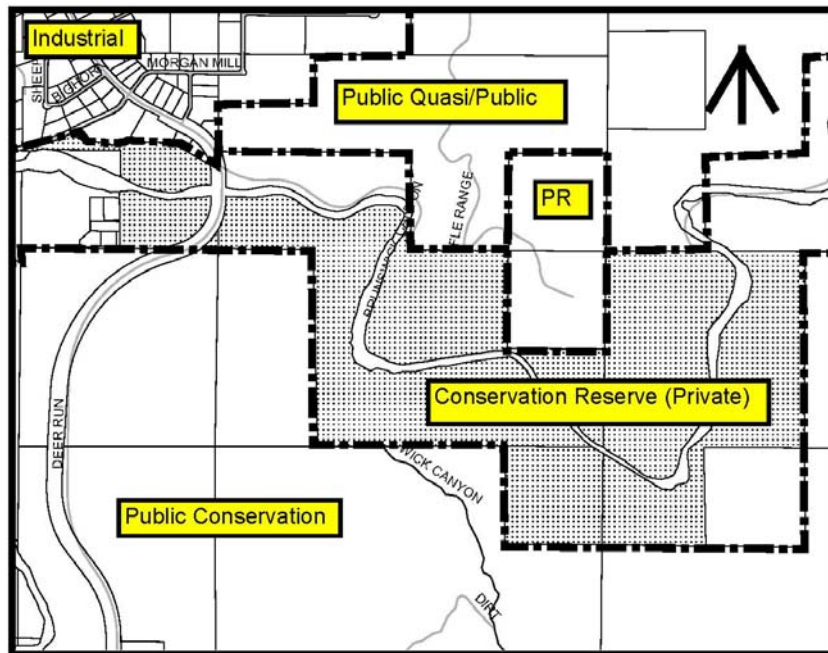


EXHIBIT B

Existing Master Plan



Proposed Master Plan

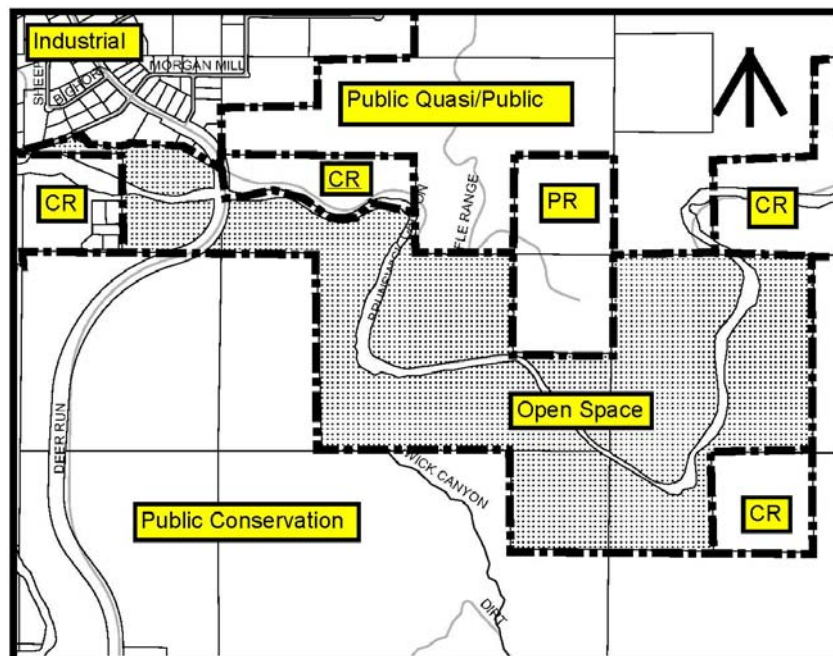
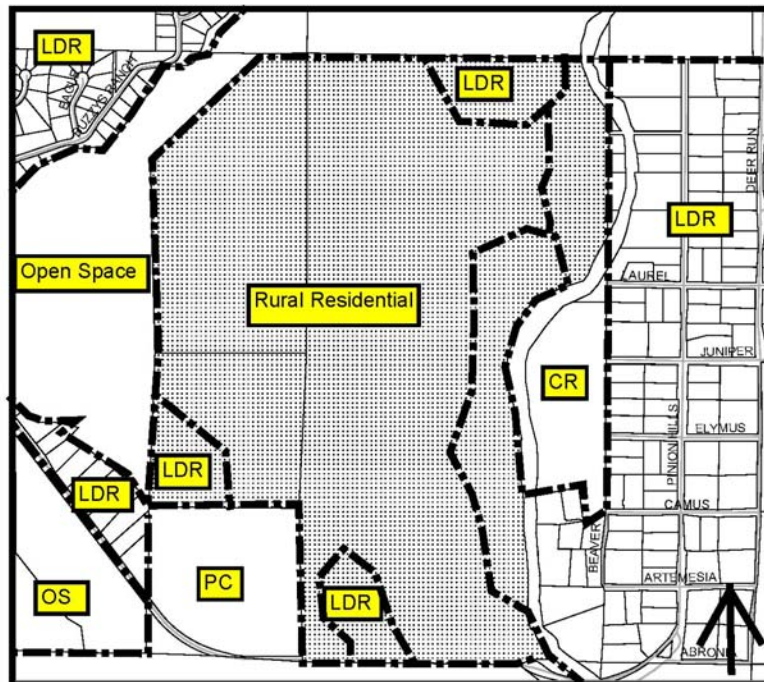
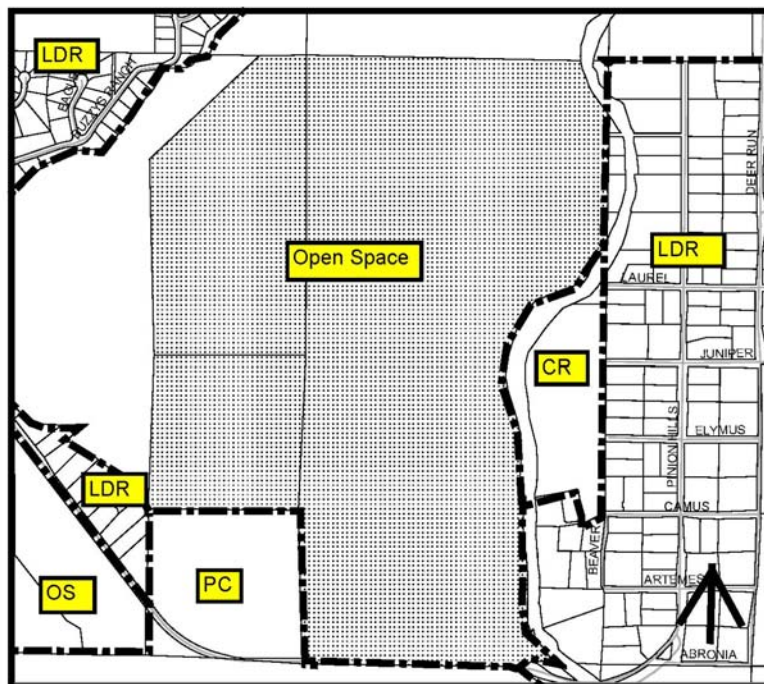


EXHIBIT C

Existing Master Plan



Proposed Master Plan



RESOLUTION 2011-PC-02

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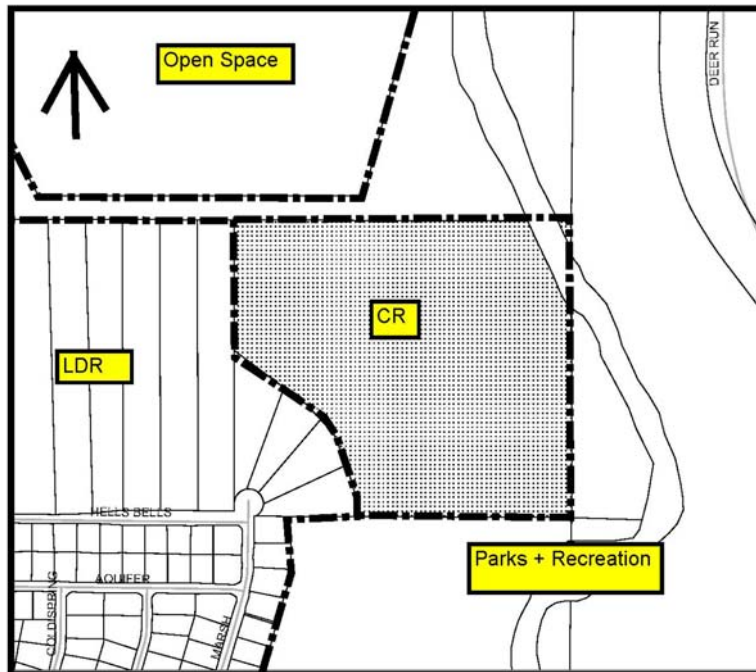
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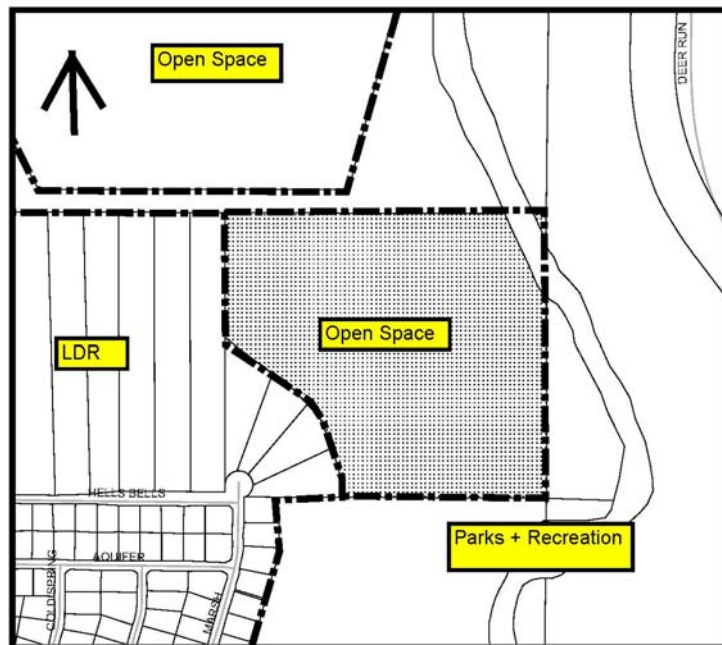
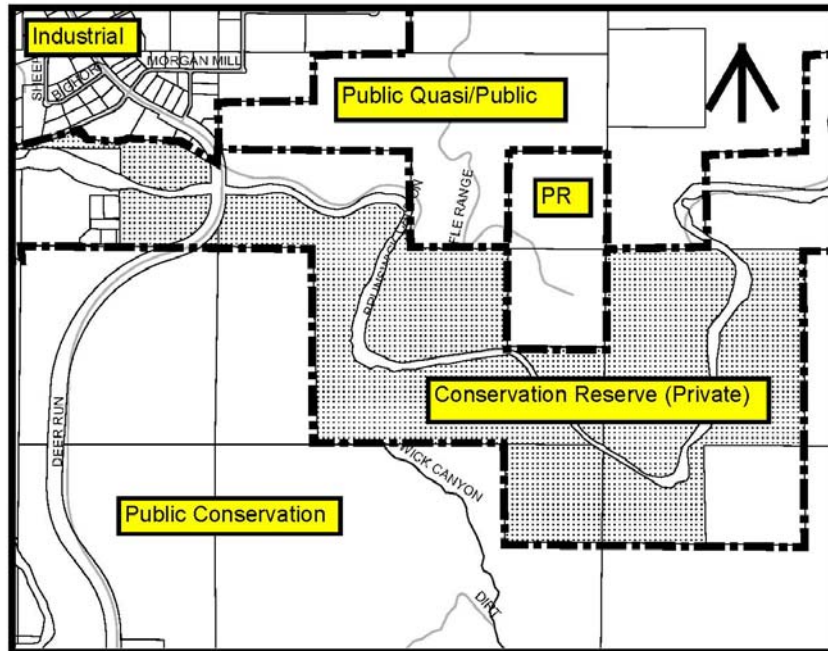


EXHIBIT B

Existing Master Plan



Proposed Master Plan

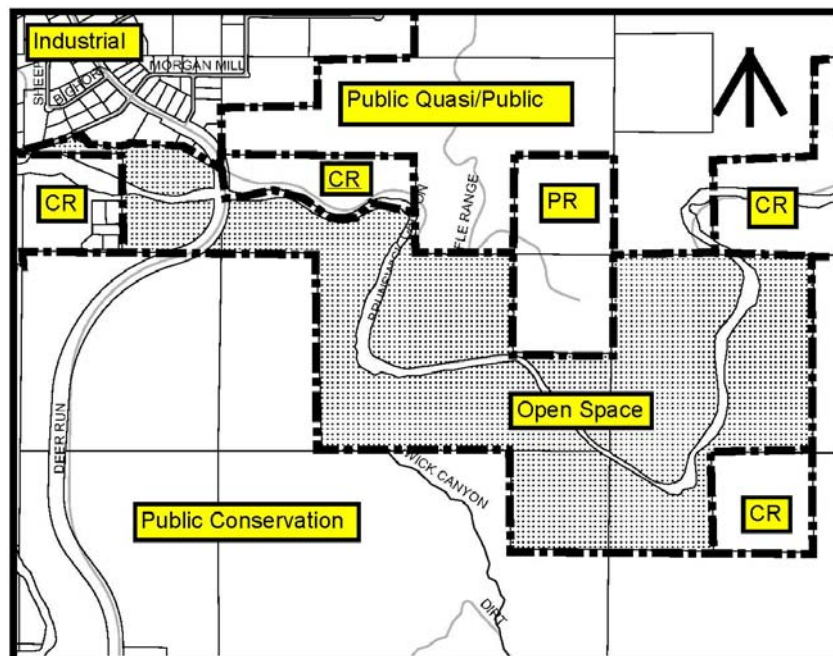
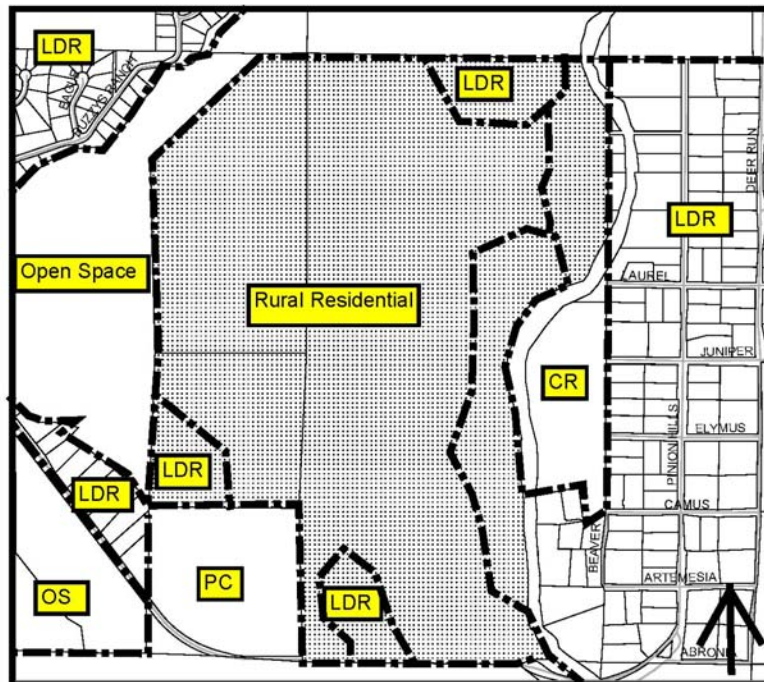


EXHIBIT C

Existing Master Plan



Proposed Master Plan

