

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE: ZMA-11-124

AGENDA ITEM: H-2(B)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

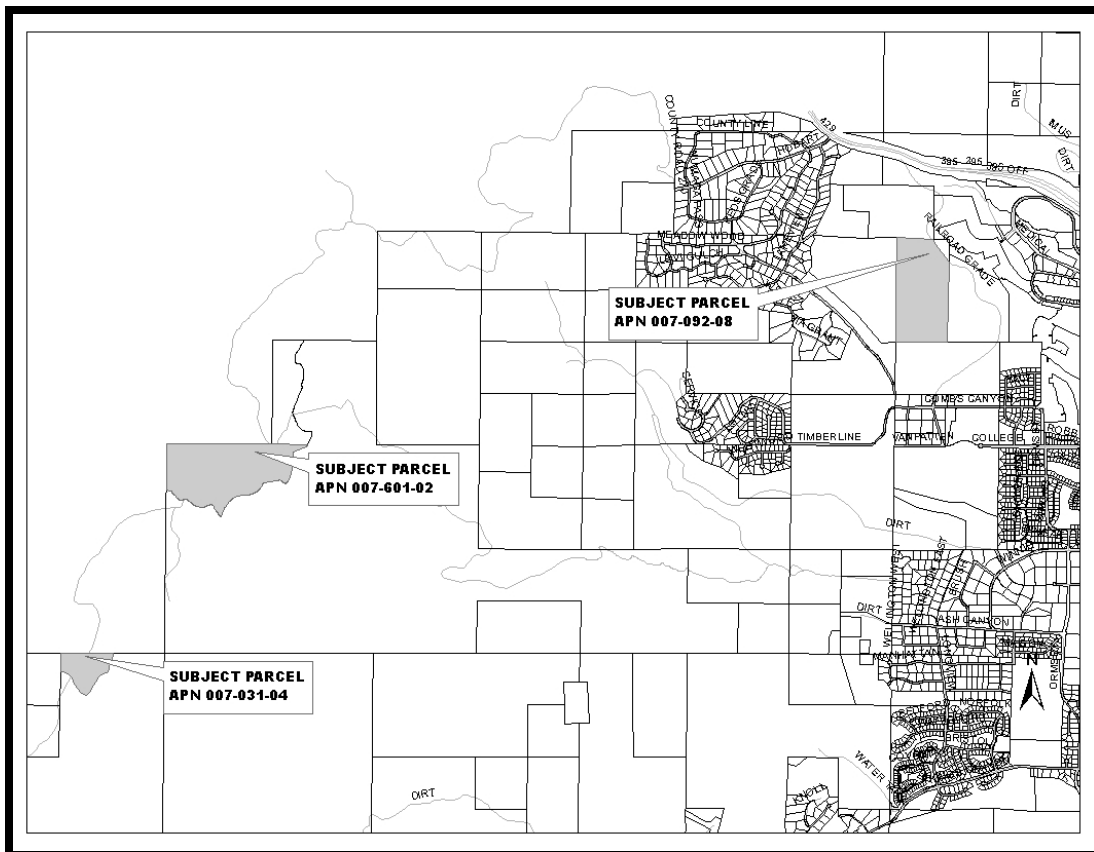
REQUEST: A Zoning Map Amendment to change the zoning designations of property located in and around the northwest quadrant of Carson City, owned by Carson City, APN 007-092-08 (77 acres) from Conservation Reserve (CR) to Public Community (PC), and APNs 007-601-02 (96 acres) and 007-031-04 (15 acres) from Conservation Reserve (CR) to Public Regional (PR).

APPLICANT: Carson City Planning Division

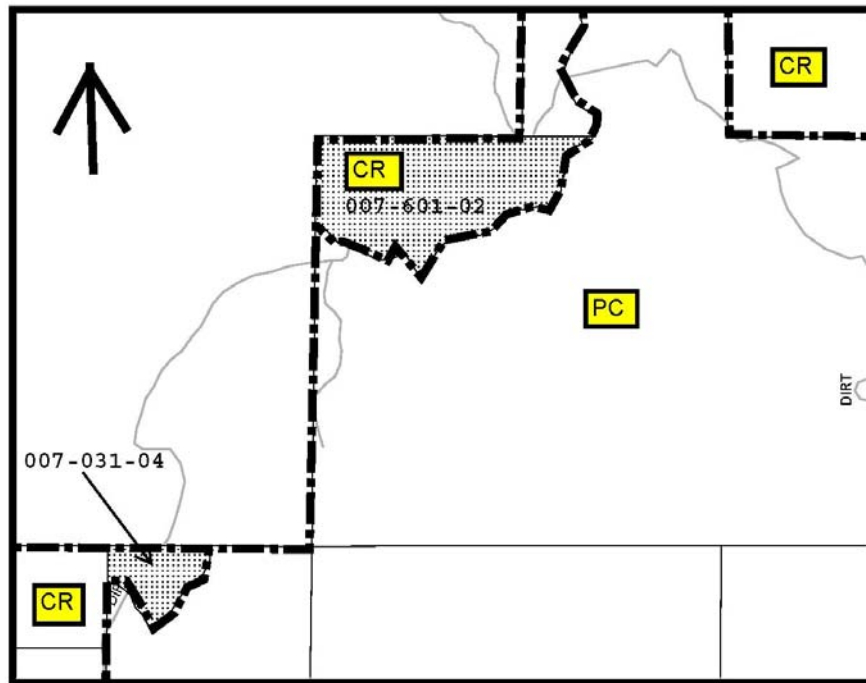
OWNER: Carson City

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

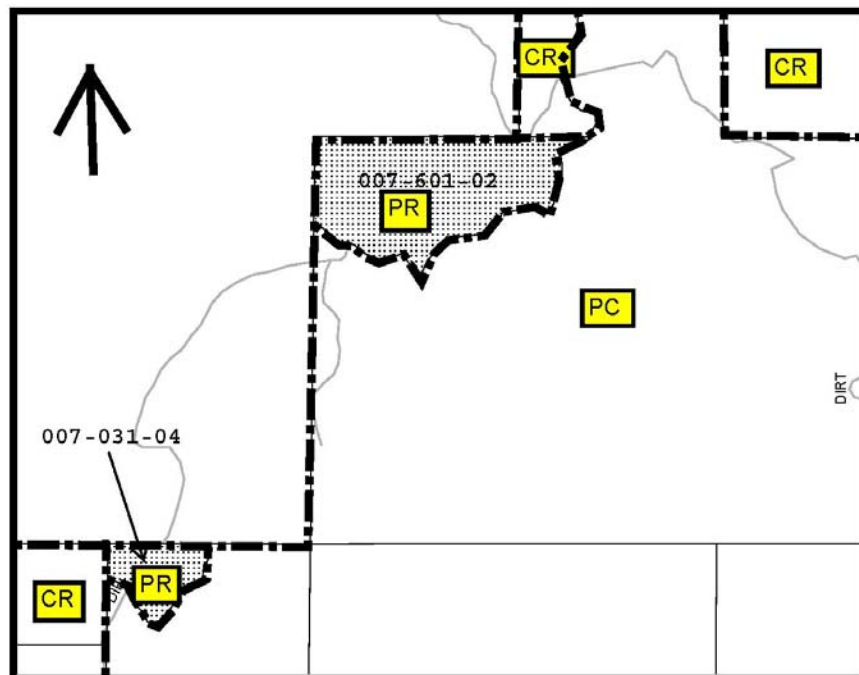
RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-11-124, a Zoning Map Amendment to change the zoning designation of parcels located in the northwest quadrant of Carson City as published on the agenda and presented by staff, based on the findings contained in the staff report."



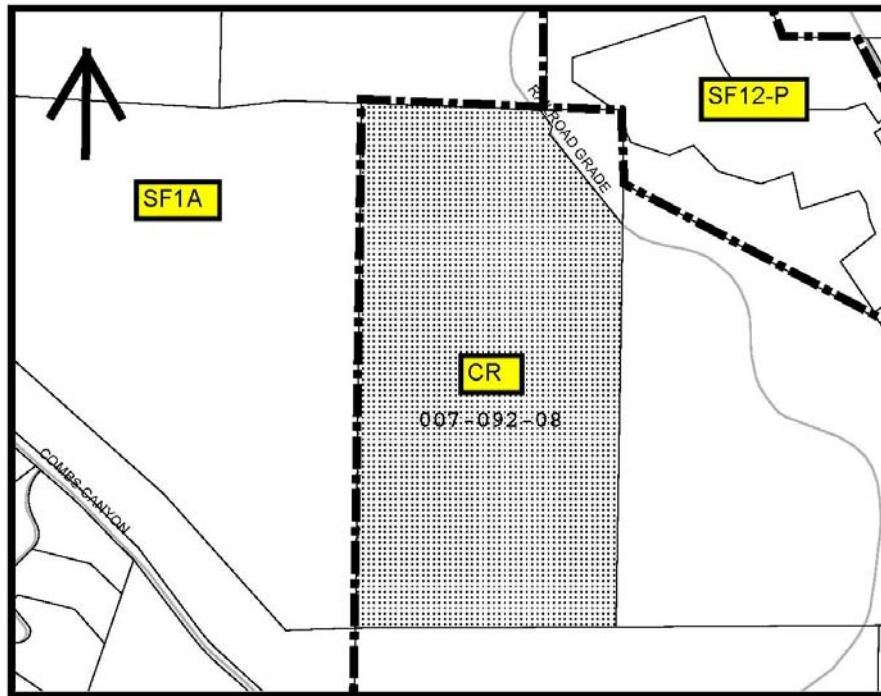
Existing Zoning



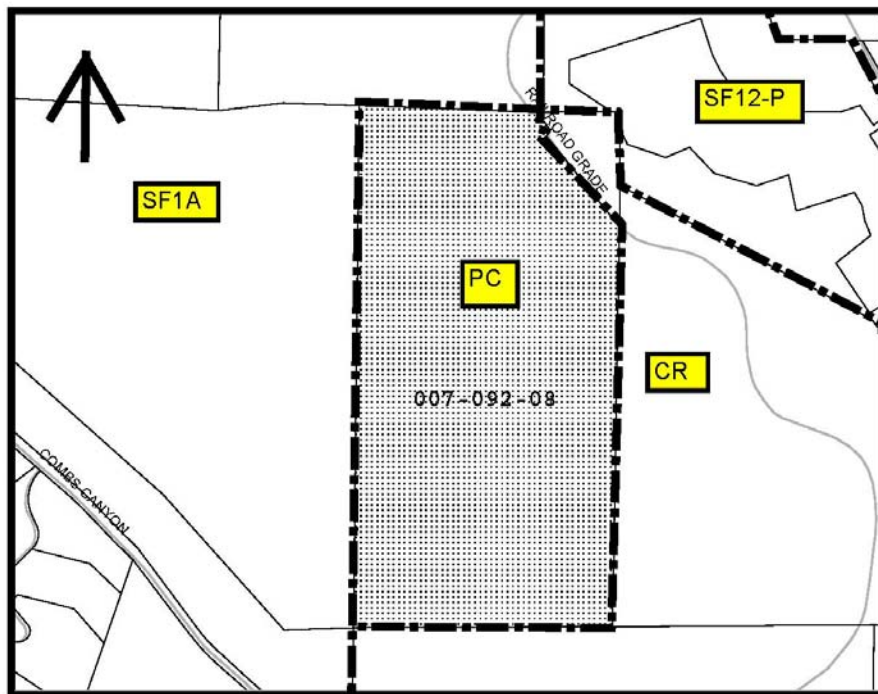
Proposed Zoning



Existing Zoning



Proposed Zoning



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

DISCUSSION:

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 Carson City Open Space program. Parcels 007-601-02 and 007-031-04 were acquired by Carson City in 2008 from E. J. Wilson and parcel 007-092-08 was acquired by Carson City also in 2008 from the Paul H. Casey Trust.

This application includes changing the zoning designations of property located in and around the northwest quadrant of Carson City, of certain properties owned by Carson City, APN 007-092-08 (77 acres) from Conservation Reserve (CR) to Public Community (PC), and APNs 007-601-02 (96 acres) and 007-031-04 (15 acres) from Conservation Reserve (CR) to Public Regional (PR).

The purpose of the Public Community zoning district is typically facilities and uses that serve primarily a smaller portion of Carson City. The purpose of the Public Regional district is typically Federal, state and city facilities and uses whose main purpose is to sustain wider regional needs. The use of the subject parcels is limited to open space because of their 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-11-123.

PUBLIC COMMENTS: Public notices were mailed to 50 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.

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.

Policy 1.4c – Protection of Existing Site Features – Ensure that development at the Urban Interface is designed to minimize disturbances to existing stands of mature trees, distinctive topographic features (hillsides/ridgelines), and other character-defining features, particularly those that are visible from other locations in the community.

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 parcels 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 purpose of Public Community zoning district is typically facilities and uses that serve primarily a smaller portion of Carson City. Public Regional means Federal, state and city facilities and uses whose main purpose is to sustain wider regional needs. 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 will be consistent 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 2008. The subject properties are currently zoned Conservation Reserve and are proposed to be designated Public Community 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 18.04.180 (PC) and 18.04.185 (PR).

ORDINANCE NO. 2011- _____

BILL NO. _____

AN ORDINANCE TO CHANGE THE ZONING OF APN 007-092-08 (77 ACRES) FROM CONSERVATION RESERVE (CR) TO PUBLIC COMMUNITY (PC), AND APNS 007-601-02 (96 ACRES) AND 007-031-04 (15 ACRES) 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 007-092-08, 007-601-02 and 007-031-04, properties located in the northwest 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 APN 007-092-08 (77 acres) from Conservation Reserve (CR) to Public Community (PC), and APNs 007-601-02 (96 acres) and 007-031-04 (15 acres) 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 designation of APN 007-092-08 (77 acres) from Conservation Reserve (CR) to Public Community (PC), and APNs 007-601-02 (96 acres) and 007-031-04 (15 acres) from Conservation Reserve (CR) to Public Regional (PR) as shown on "Exhibit A and B," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

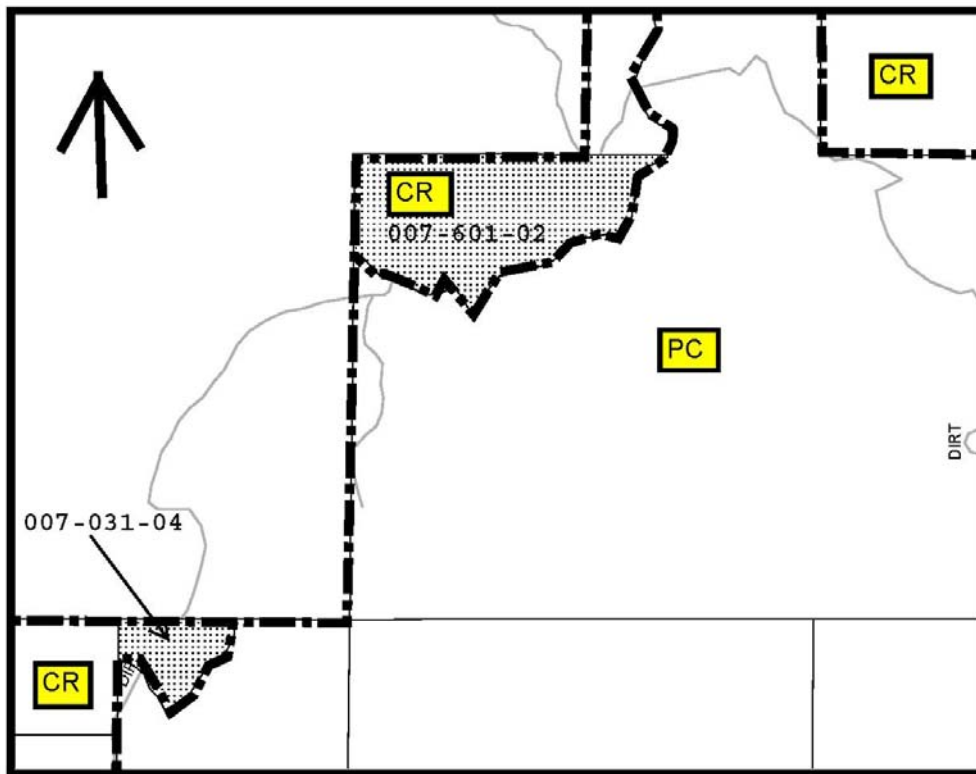
ATTEST:

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

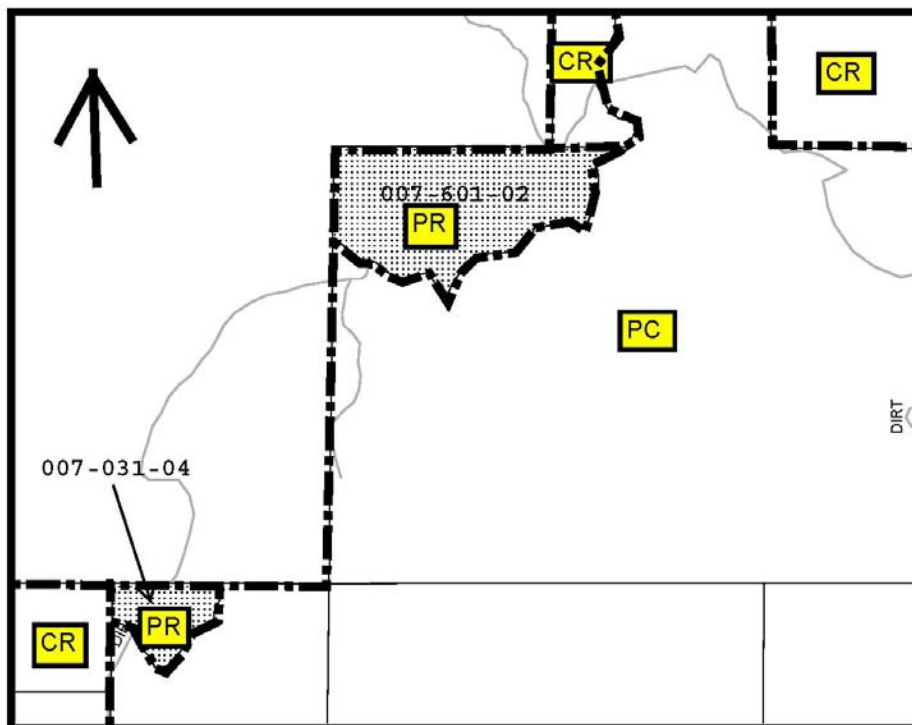
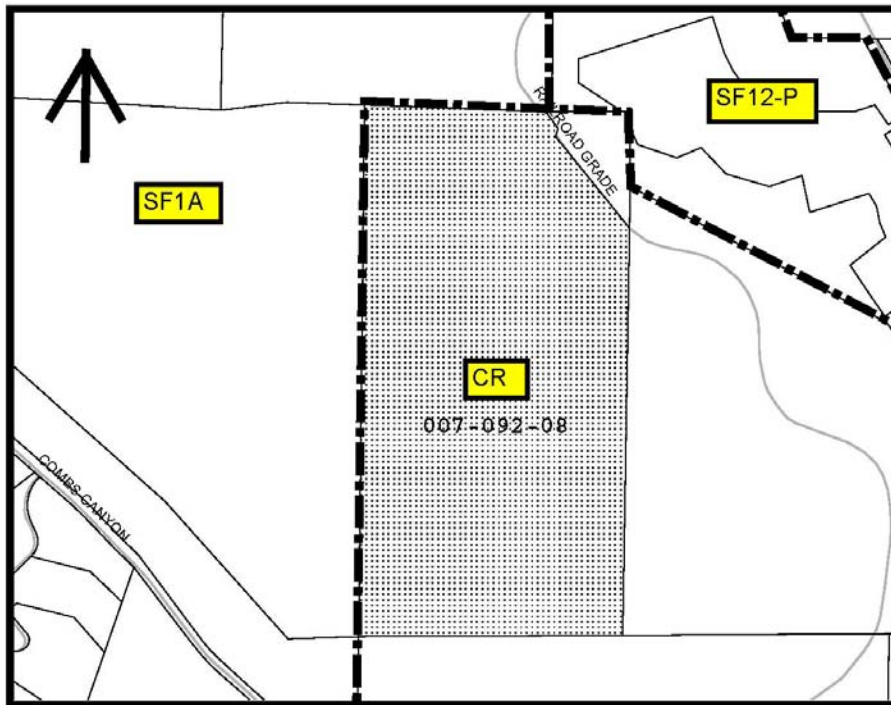
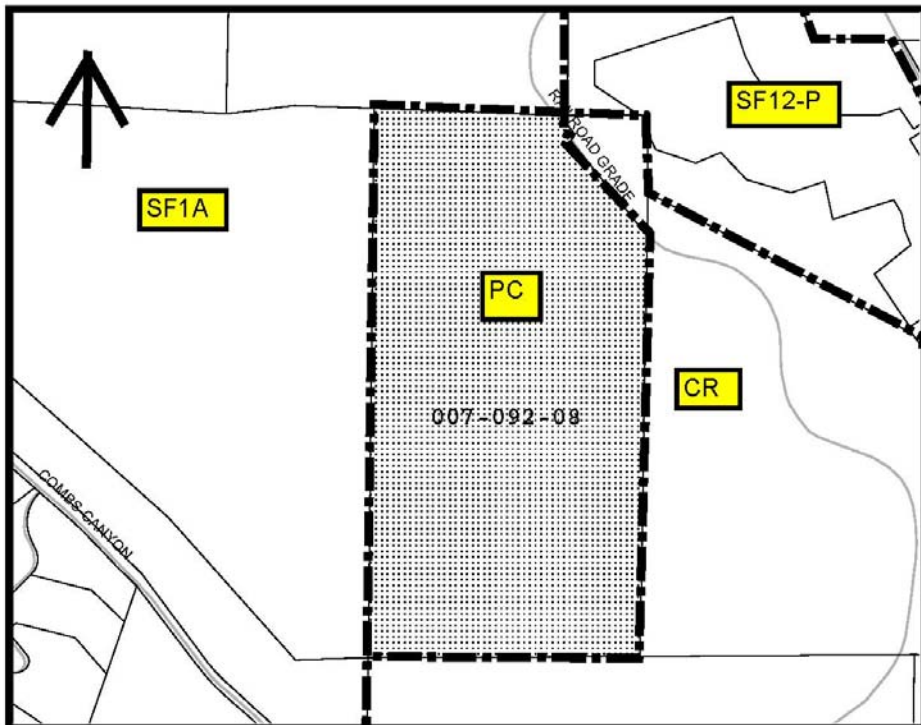


Exhibit "B"

EXISTING ZONING MAP



PROPOSED ZONING MAP



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

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NAYS: _____

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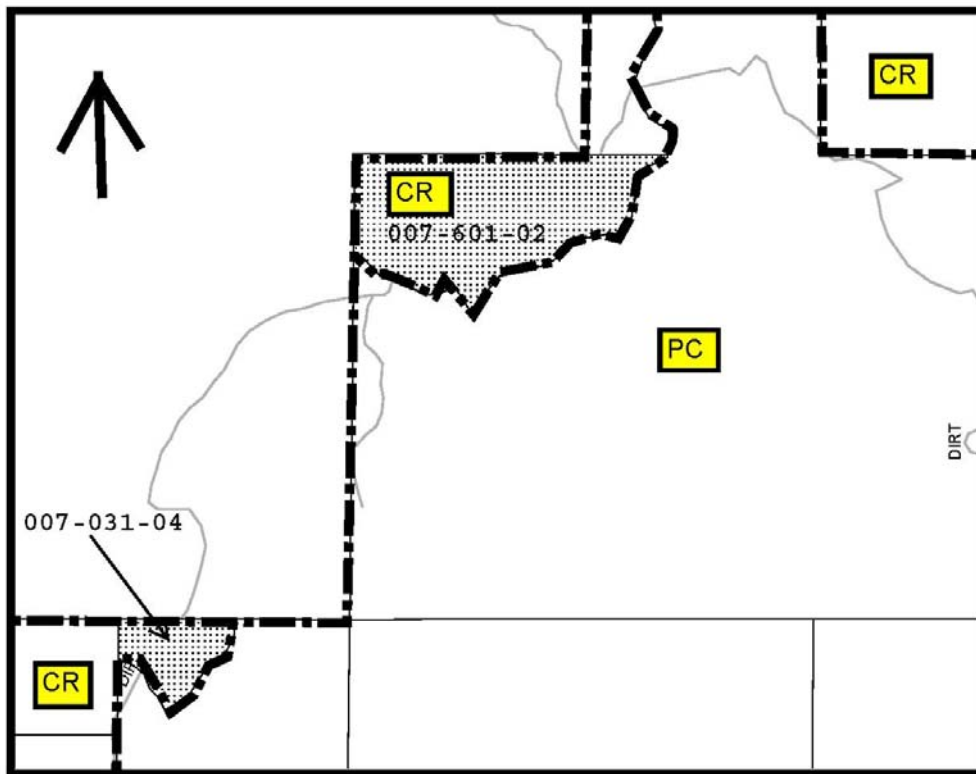
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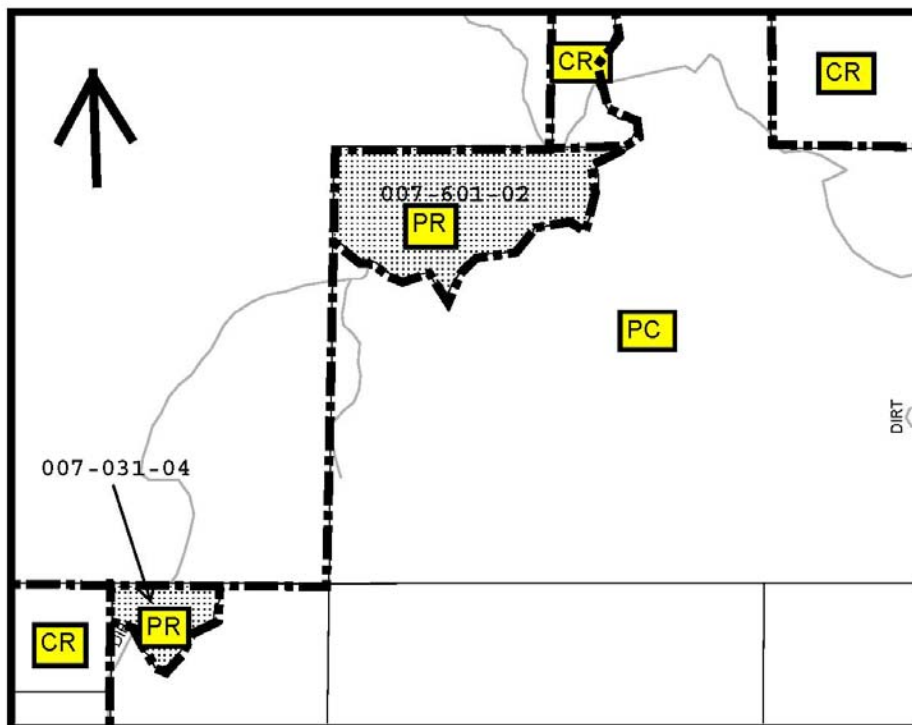
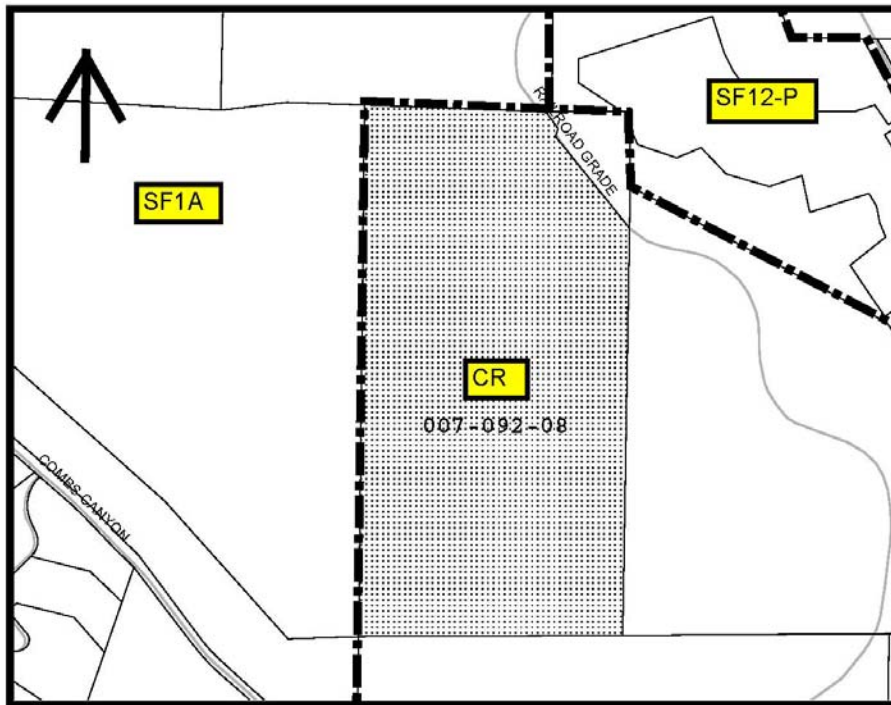
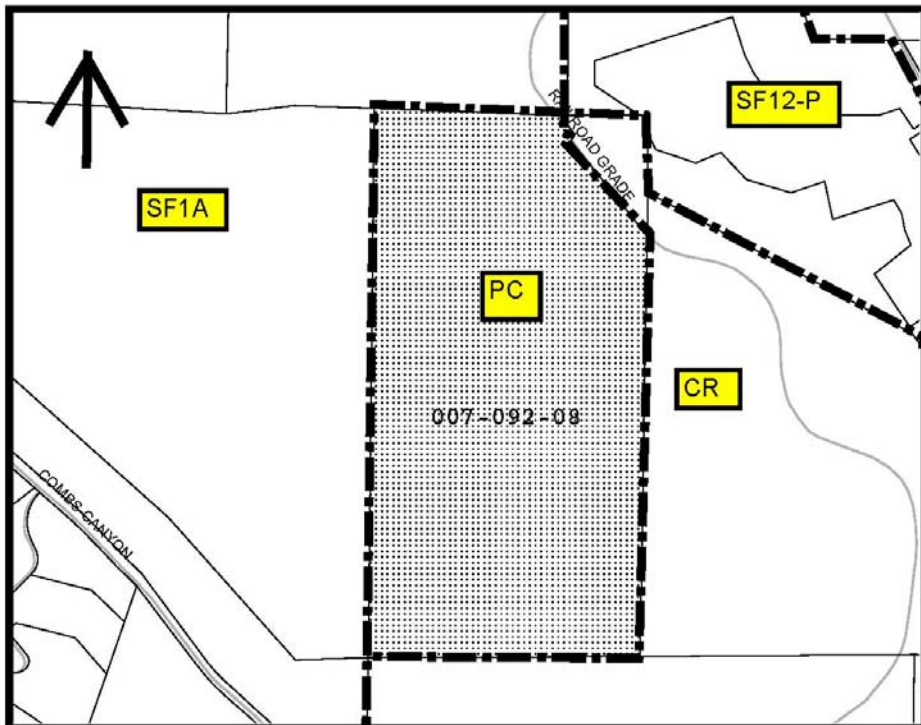


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Forest Area
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Golf Course/Driving Range/Club House
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Hospital
Impound Yard
Institutional Use
Library
Maintenance Garage
Military Facility
Municipal 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
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Public Performing Arts Center
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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