

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 25, 2012

FILE NO: ZMA-12-036

AGENDA ITEM: G-1

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of the subject parcel (0.15 acres) from Multi-Family Apartment (MFA) to General Office (GO).

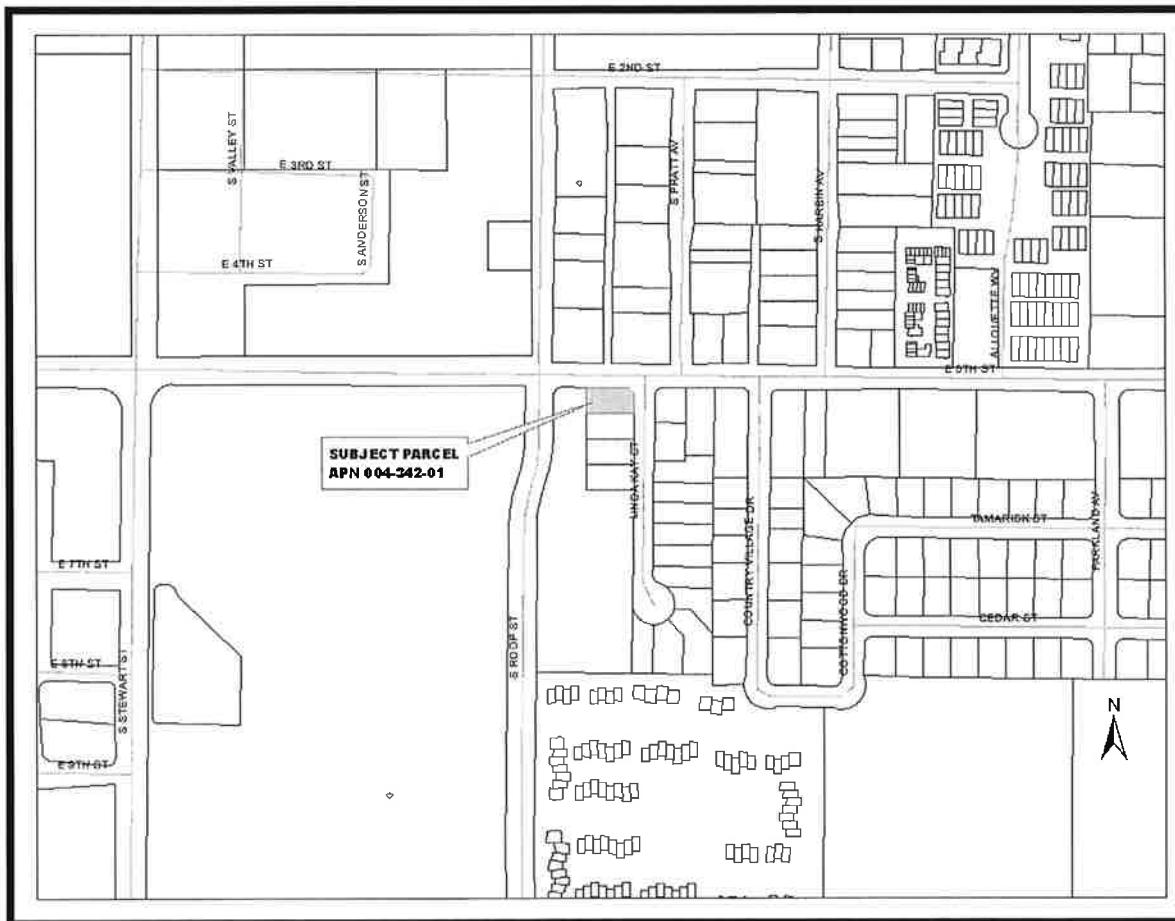
APPLICANTS: Harvey Hornung and Mary Mangione

OWNERS: Harvey Hornung and Mary Mangione

LOCATION: 510 Linda Kay Court

APN: 004-342-01

RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of ZMA-12-036, a Zoning Map Amendment to change the zoning of APN 004-342-01 from Multi-Family Apartment to General Office, property located at 510 Linda Kay Court, based on the findings contained in the staff report.



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

MASTER PLAN DESIGNATION: Mixed-Use Residential (MUR)

CURRENT ZONING: Multi-Family Apartment (MFA)

PROPOSED ZONING: General Office (GO)

SURROUNDING LAND USE AND ZONING:

NORTH:	General Office (GO) – Professional Office and Multi-Family
SOUTH:	Multi-Family Apartment (MFA) – Vacant
EAST:	General Office (GO) – Professional Office
WEST:	Multi-Family Apartment (MFA) – Apartments

ENVIRONMENTAL INFORMATION

FLOOD ZONE: Zones D – Undetermined, but likely to be outside the 100 year flood zone area

SLOPE/DRAINAGE: Primarily flat

EARTHQUAKE: Within 200 feet, moderate earthquake potential, zone II

KEY ISSUE:

Would the Zoning Map Amendment be consistent with the proposed Carson City Master Plan and surrounding uses?

BACKGROUND:

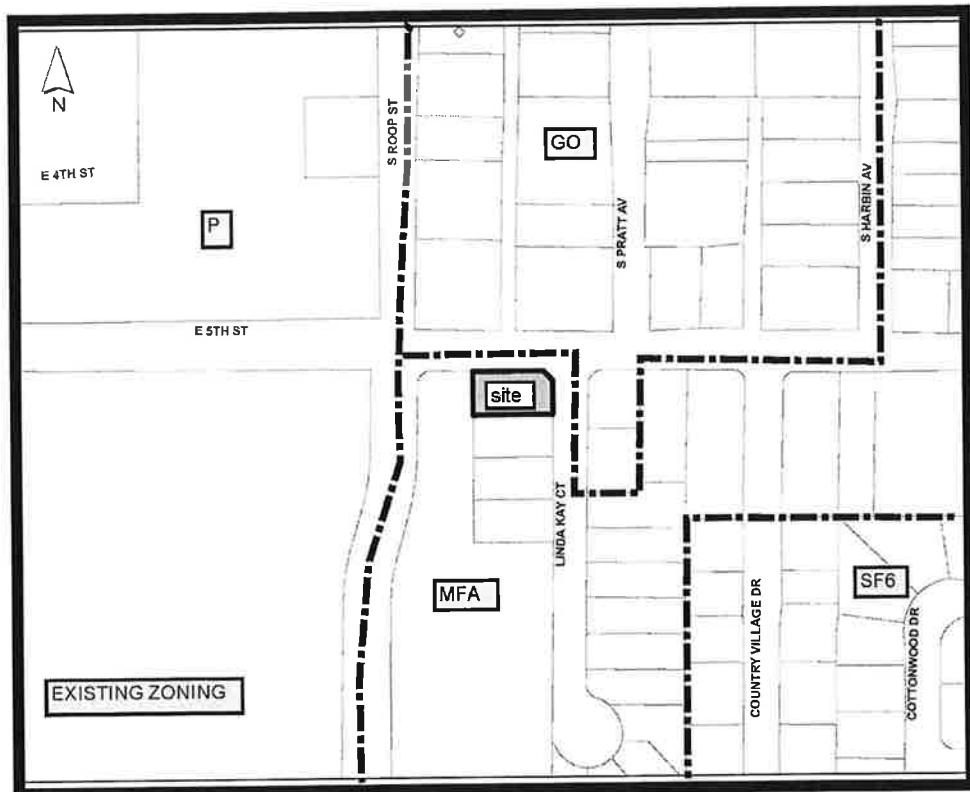
The subject site was previously developed in the early 1900's with a small single family dwelling unit and multiple accessory structures. The structures on site were demolished in 2006 and the property has remained undeveloped since then. In 2005 the Planning Division reviewed a project for the previous property owners to allow the construction of a Multi-Family apartment project of 16 multi-family dwelling units on site. In 2006 the previous property owners also subdivided the 0.62 acre parcel into four parcels. In 2009 the previous property owners submitted plans to the Building Division for the construction of one four-plex multi-family structure on each of the four parcels (16 units total), the project was never constructed and the Building Permits expired. The subject 0.15 acre site (parcel one of four) was purchased by the current property owner in February 2012.

DISCUSSION:

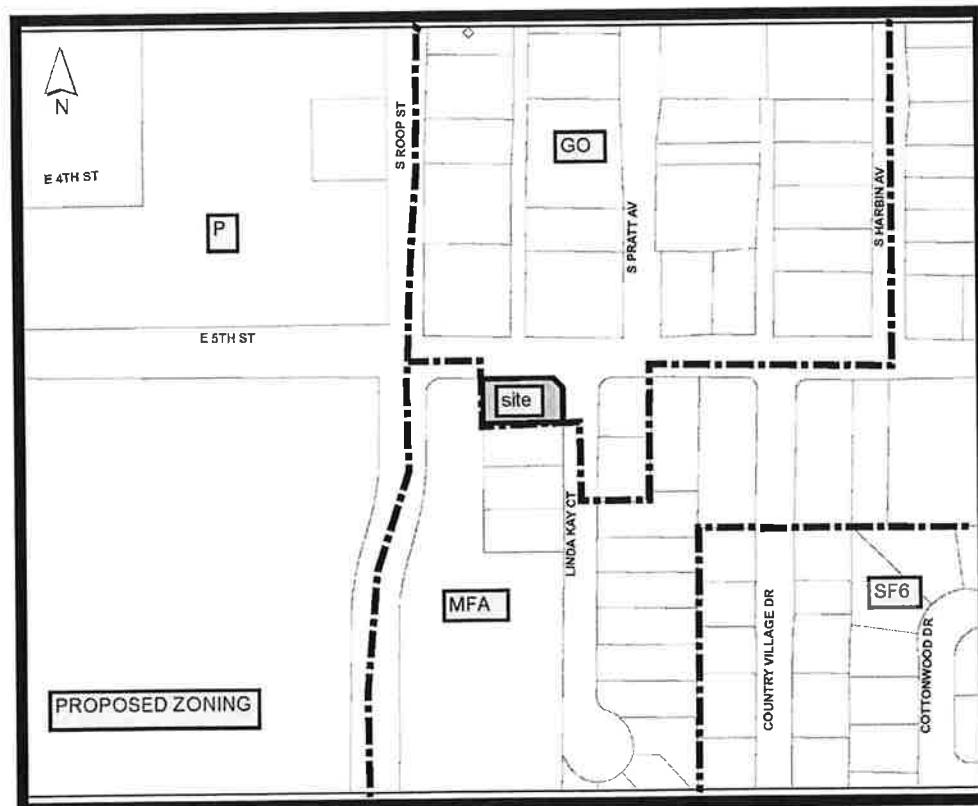
The subject parcel is currently zoned Multi-Family Apartment (MFA). The subject site is surrounded by properties zoned General Office and Multi-Family Apartment. The subject site is located south of East Fifth Street and west of Linda Kay Court and is currently vacant.

The proposed change of zoning would allow the new property owner to construct a new small office building for a Professional Office use. The approval of the proposed application would result in the parcel being re-zoned from MFA to General Office (GO) and would be compatible with the surrounding zoning and master plan.

EXISTING ZONING MAP



PROPOSED ZONING MAP

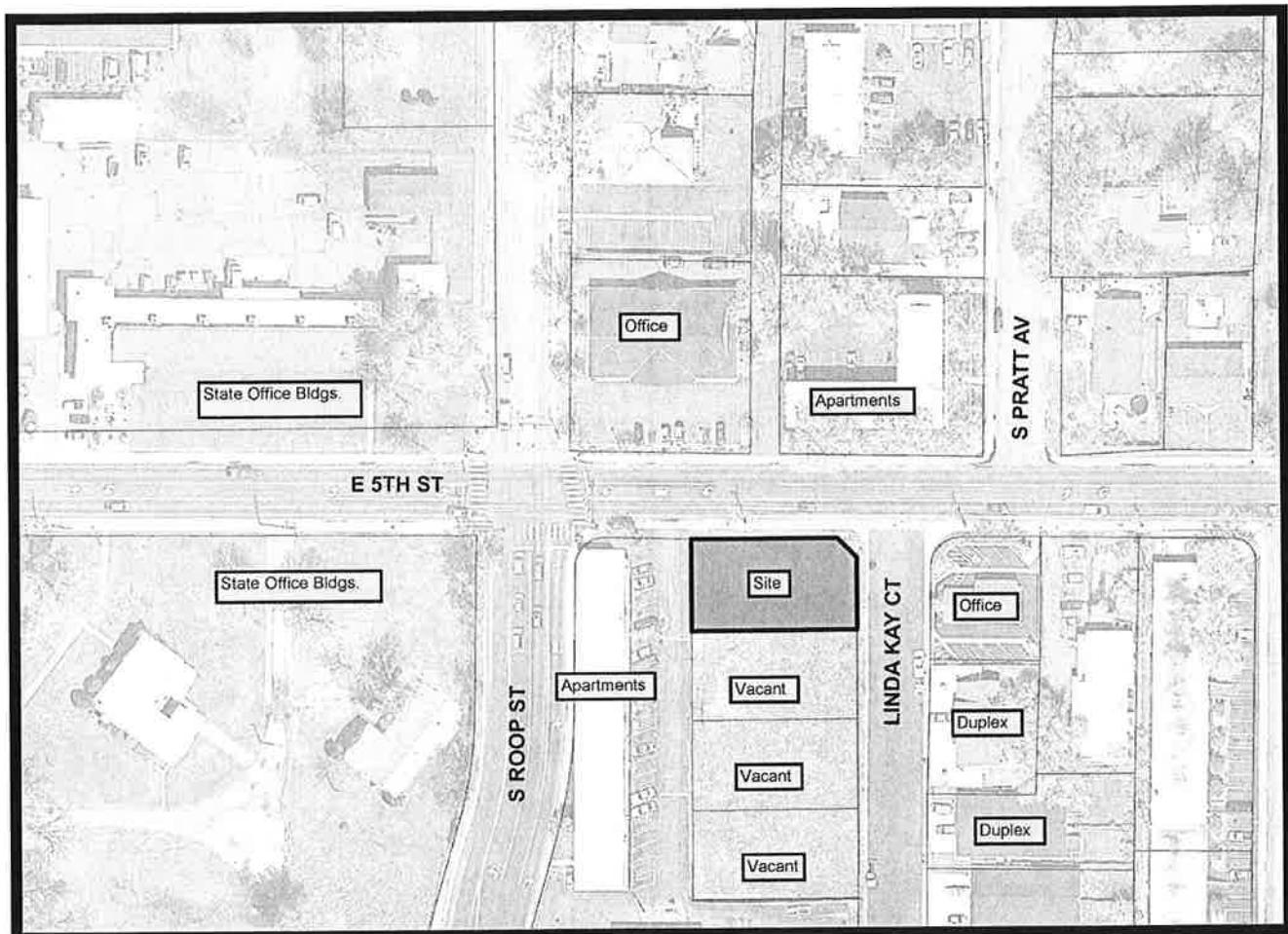


Master Plan Consistency

The existing land use designation of Mixed-Use Residential is consistent with the future development of the site as offices uses which are allowed in the General Office zoning district.

Under Mixed-Use Residential the following uses are identified in the Carson City Master Plan:

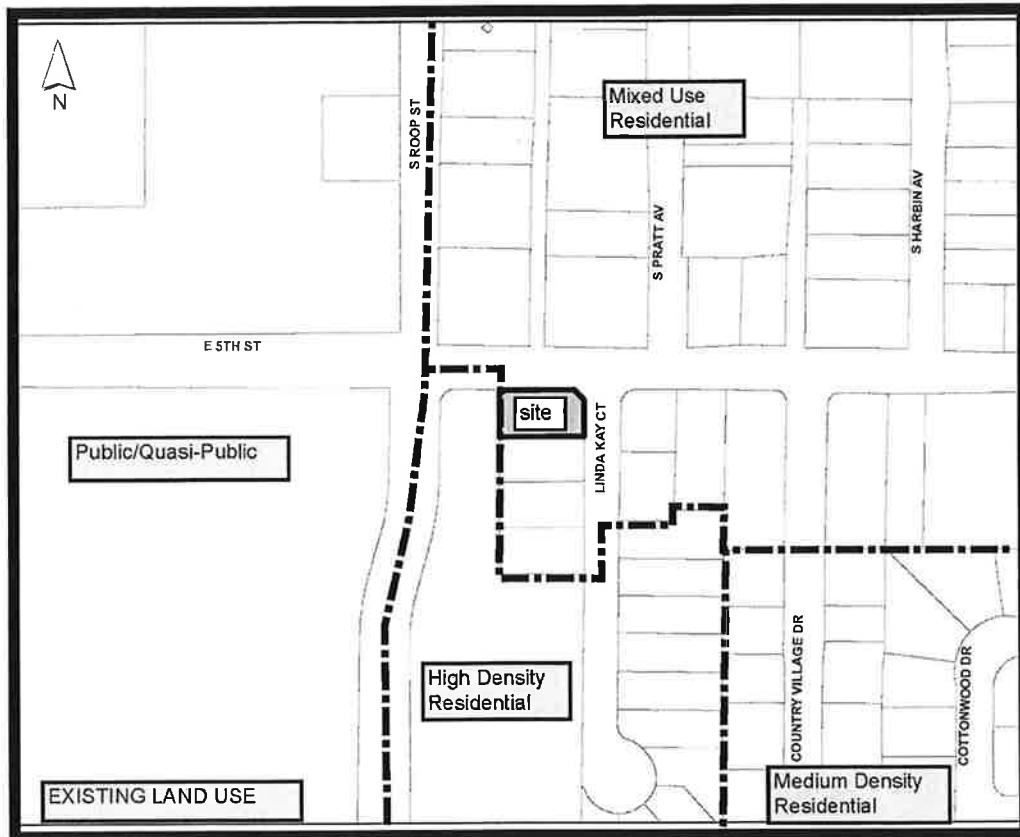
- *Primary Uses:* A range of medium to high-density residential housing types, such as small lot single-family residences, duplexes, patio homes, townhomes, apartments, condominiums, and live-work units.
- *Secondary Uses:* Convenience retail and services such as supermarkets, restaurants, drugstores, smaller specialty shops, retail, health services, professional offices, and civic uses. Open space, parks, pathways, schools, and other public uses are also appropriate.



Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of parcels, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted.

The applicant has provided a conceptual site plan for the proposed future office use on site. The present vacant use is not the highest and best use of the property. However, if the applicant does not develop the site, it is likely that this site will be developed as offices or as other uses which would be compatible with the surrounding property and uses.



PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 412 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of July 06, 2012, no written comments have been received in opposition or support of this application and the accompanying 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 Engineering Division: No preference or objection.

- The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

Carson City Health Department: No comments.

Carson City Building Division:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2006 International Energy Conservation Code, **NOTE: EFFECTIVE JULY 1, 2012, THE 2009 IECC WILL BE IN EFFECT.**
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)
2. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate accessible route width (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1-2003 Section 4 03.5 & Table 403.5)
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route / Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('06 IBC 1007.2, 1023.6, & 1104.1)

4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height.
5. A Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2.7 #2)

Carson City Fire Department: Must meet all codes and ordinances as they relate to this request.

Carson City Environmental Health Department: No comments or regulations for this project.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

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

Rationale: The proposed amendment meets the intent of the Mixed-Use Residential Master Plan designation for the subject property as detailed in the staff report discussion, above. General Office zoning is an appropriate zoning district for Mixed-Use Residential. In addition, a portion of the surrounding properties are also zoned the proposed General Office.

Chapter 3: A Balanced Land Use Pattern

Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.

Per the applicant, the subject site is located to be adequately served by City services – utilities are already stubbed to the property and fire service is only a few blocks away;

Promote mixed-use at a variety of scales and intensities. There are larger scale office uses adjacent as well as existing residential & potential future multi - family.

Promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions – The commercial development is proposed adjacent to the major roadway (Fifth Street), is a source of potential employment within the residential area, and is a consistent scale with the surrounding neighborhood and area;

Discourage rezoning that creates “friction zones” – the proposed office use is consistent with adjacent office uses, is a compatible scale with residential uses, and is a low - impact use that will not conflict with residential uses;

Provide zoning consistent with the Land Use designation and table – Professional Office is listed as a “secondary use” in the MUR category;

Meet the location criteria for the applicable Land Use – The subject site is located on the major arterial (Fifth Street) consistent with the MUR land use description.

Chapter 5: Economic Vitality

Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to provide a range of services and recreational opportunities for residents and visitors, and to generate tourism through the promotion of its unique characteristics and historic amenities. Furthermore, the City recognizes the revitalization of the Downtown as an important component of the community's long-term health and vitality. The Master Plan promotes the continued enhancement of the Downtown and surrounding residential neighborhoods as the focus of the community.

Per the applicant, the proposed zoning map amendment will help maintain and enhance the primary job base – the office use is a source of potential employment within the residential area.

Chapter 6: Livable Neighborhoods and Activity Center

Carson City strives to be a city known for its safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and its vibrant, pedestrian-friendly Downtown. Access to parks, pathways, open space, and recreational facilities will be emphasized and the incorporation of thoughtful design and site planning techniques will be encouraged in all development. New commercial development will be focused in pedestrian-friendly, mixed-use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher-density housing will be encouraged as part of the overall land use mix along the City's major gateway corridors and within the Downtown area to provide a more diverse selection of housing types and price ranges for residents within walking distance of the City's primary job and activity center.

Per the applicant the proposed zoning map amendment will promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods – The proposed office use is consistent with adjacent office uses, is located on the major arterial, and is of a compatible scale, character and density with the residential uses.

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 amendment will provide for zoning that is compatible with existing and planned future uses on adjacent properties. Changing the zoning from Multi-Family Apartment to General Office will allow the development of the site in a manner compatible with surrounding uses.*

The purpose of the GO District is to promote the development of offices in appropriately located areas in the vicinity of commercial zone, single family and multi-family residential zones, encouraging mixed uses along collector and arterial streets, or in other portions of the city in conformity with the Master Plan; to preserve the desirable characteristics of the residential environment insofar as possible while permitting selected nonresidential uses; and to preserve adequate usable open space for benefit of the occupants within the area and to ensure appropriate development of sites occupied by other uses in a manner comparable to and harmonious with the residential uses in the area or district.

The proposed amendment is compatible with the current zoning of the properties to the north (professional office built in 1994) and east (professional law office built in 2003). Since the project is of such a small scale, will have no foreseen detrimental impact to the other adjacent properties.

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: *There are no existing structures on site. As noted previously in this staff report the subject site previously had a single family dwelling unit and accessory structures on site, which were demolished in 2006.*

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

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

The existing drainage in the area is adequate and accommodated by the existing street gutter system. The proposed office project of only 1,000 sq.ft. is so small that the impacts to the area will be very minor and not much greater than the previous multi-family use.

There are existing utilities including water supplying the property. Again, the small project will not be a much greater demand than the previous residential use which the utilities were originally serving. The existing lines have been removed to the edge of the property and will need to be extended from that point.

The proposed Zoning Map Amendment will not increase the traffic density any more than the current MFA zoning, due to the small size of the office proposed. Street improvements on Linda Kay Court were constructed within the past 10-years. The Engineering Division has noted that the adjacent streets are adequate to handle existing development as well as any anticipated development allowed per the zoning requested.

The applicant has provided a conceptual plan for the future use on site. The present use as vacant is not the highest and best use of the property. However, if the applicant does not develop the site, it is likely that this site will be developed as offices or as other uses which would be compatible with the surrounding property and uses.

Respectfully submitted,
PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

- Draft Ordinance
- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Building Division comments
- Carson City Environmental Health Department comments
- Application (ZMA-12-036)

BILL NO. _____

ORDINANCE NO. 2012- _____

AN ORDINANCE TO CHANGE THE ZONING OF APN 004-342-01 (0.15 ACRES) PROPERTY LOCATED AT 510 LINDA KAY COURT, FROM MULTI-FAMILY APARTMENT (MFA) TO GENERAL OFFICE (GO).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 004-342-01, property located at 510 Linda Kay Court 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 change of the zoning designation of APN 004-342-01, approximately 0.15 acres from Multi-Family Apartment (MFA) to General Office (GO). After proper noticing pursuant to NRS 278 and CCMC Title 18, on July 25, 2012, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ____ ayes, ____ 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 004-342-01 (0.15 acres) from Multi-Family Apartment (MFA) to General Office (GO) as shown on "Exhibit A" attached.

PROPOSED this 16th day of August, 2012.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2012.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

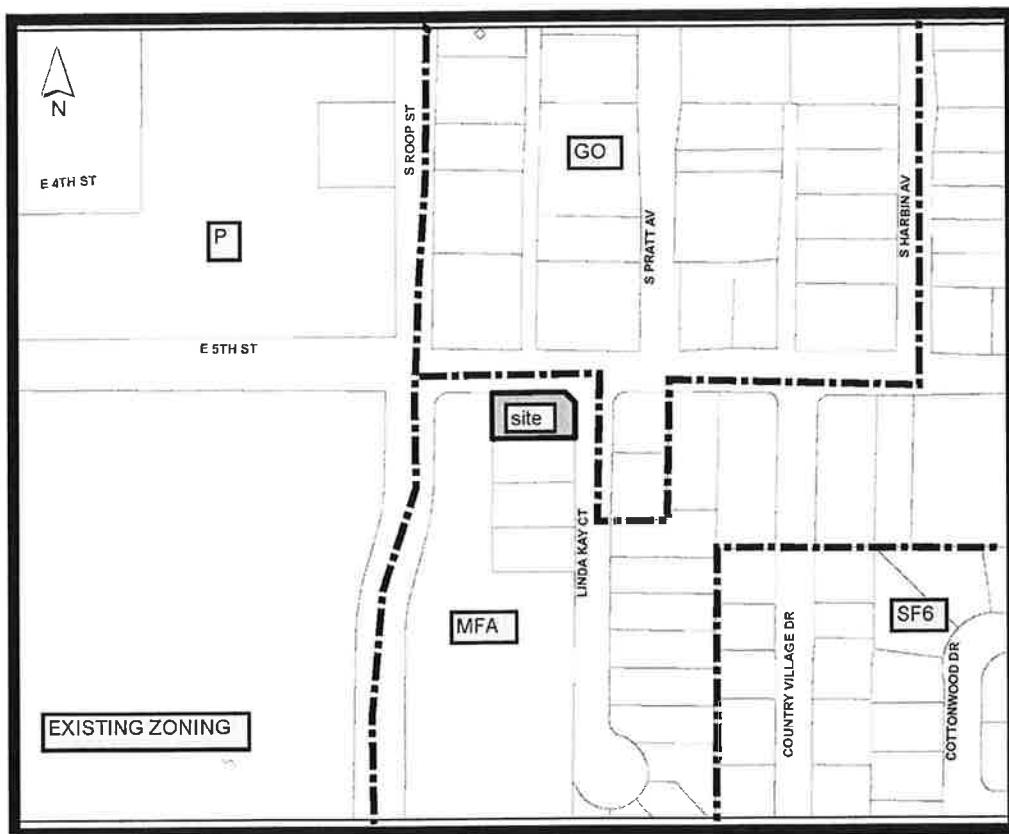
ATTEST:

ALAN GLOVER, Clerk-Recorder

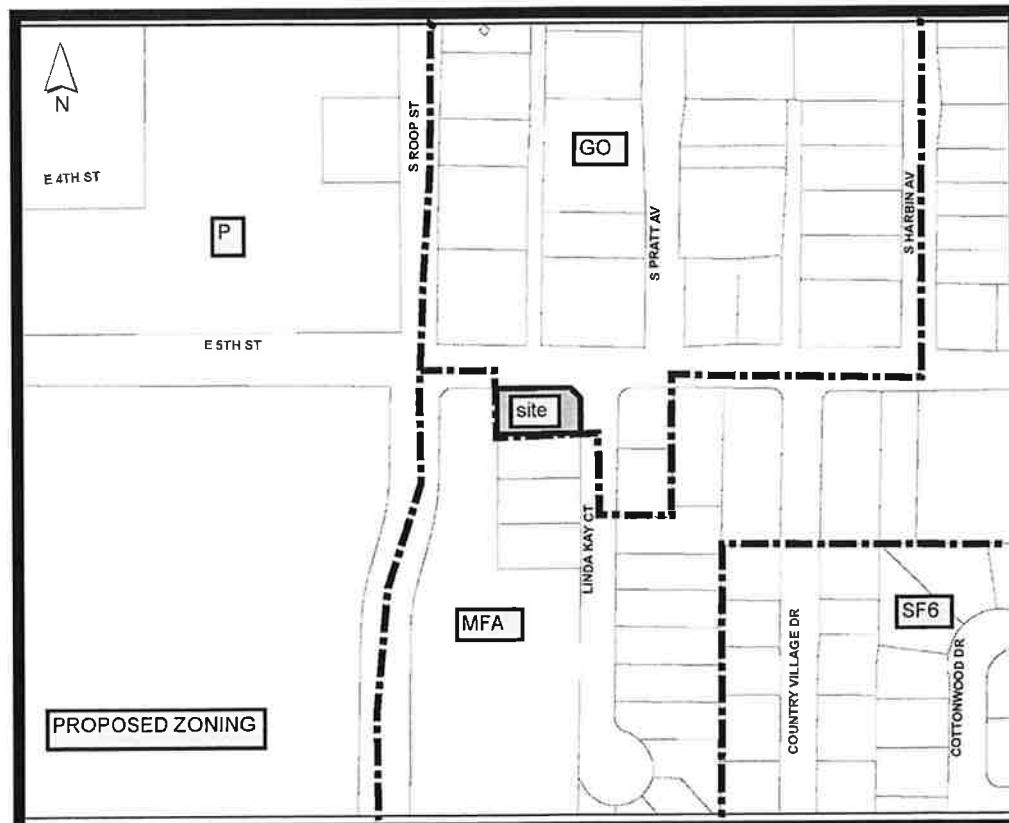
This ordinance shall be in force and effect from and after the _____ of
_____, 2012.

Exhibit "A"

EXISTING ZONING MAP



PROPOSED ZONING MAP



RECEIVED

JUN 22 2012

**CARSON CITY
PLANNING DIVISION**

Engineering Division

Planning Commission Report

File Number ZCA 12-036

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: June 20, 2012

MEETING DATE: July 25, 2012

SUBJECT TITLE:

Action to consider a change in zoning for parcel 04-342-01 at 510 Linda Kay Ct. The zoning is proposed to be changed from MFA to GO.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. Much more detailed plans must be submitted for the construction permit.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any

anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public water and sewer are available at this site.

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JUN 15 2012

June 18, 2012

Major Project Review Committee

CARSON CITY
PLANNING DIVISION

Re: # ZCA-12-036

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the ZCA-12-036 - project:

1. The ECA has no comments or requirements for this project.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor
Ken Arnold, Public Works Environmental Manager

File # (Ex: MPR #07-111)	ZMA-12-036
Brief Description	New Office Building
Project Address or APN	APN #004-342-01
Bldg Div Plans Examiner	Kevin Gattis
Review Date	June 25, 2012
Total Spent on Review	

BUILDING DIVISION COMMENTS:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2006 International Energy Conservation Code, **NOTE: EFFECTIVE JULY 1, 2012, THE 2009 IECC WILL BE IN EFFECT.**
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)
2. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('06 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2003 Chapter 4 & 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - **Indicate accessible route width** (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1-2003 Section 4 03.5 & Table 403.5)
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2003 Sections 406.13, 406.14 & 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route / Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('06 IBC 1007.2, 1023.6, & 1104.1)

The ground floor units are required to be either "Type A or B" accessible.
4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height.

5. A Geotechnical Report will be required. The Geotechnical report for the proposed location shall include a complete assessment of the potential consequences of any liquefaction and soil strength loss, including estimation of differential settlement, lateral movement or reduction in foundation soil-bearing capacity, and shall address mitigation measures. ('06 IBC 1802.2.7 #2)



CARSON CITY FIRE DEPARTMENT

"Service with Pride, Commitment, Compassion"

MEMORANDUM

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JUN 20 2012

CARSON CITY
PLANNING DIVISION

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: June 20, 2012

SUBJECT: AGENDA ITEMS FOR AUGUST 29, 2012 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- ZCA-12-036 Mary K Mangione and Harvey Hornung The applicant must meet all codes and ordinances as they relate to this request.

DL/lb

Carson City Planning Division

Zoning Map Amendment Application

New Office Building for Mary K. Mangione, CPA
510 Linda Kay Court
Carson City, Nevada

June 14, 2012

SALZANO

ARCHITECT

5935 Grass Valley Rd
reno, nevada 89510
775.233.1984 cell
775.475.0796 fax
www.alsalzano.com
ajsalzano@aol.com

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JUN 20 2012

CARSON CITY
PLANNING DIVISION

Carson City Planning Division
108 E. Proctor Street, Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ZMA - 12 - ZMA - 12 - 036

Harvey Hornung and Mary Mangione

PROPERTY OWNER
4488 Hillview Dr., Carson City, NV 89701

MAILING ADDRESS, CITY, STATE, ZIP
mkm2121@sbcglobal.net

EMAIL ADDRESS
775-885-2842 775-884-0706

PHONE # FAX #
Name of Person to Whom All Correspondence Should Be Sent

Harvey Hornung and Mary Mangione

APPLICANT/AGENT
4488 Hillview Dr., Carson City, NV 89701

MAILING ADDRESS, CITY, STATE ZIP
775-885-2842 775-884-0706

PHONE # FAX #
mkm2121@sbcglobal.net

E-MAIL ADDRESS

Project's Assessor Parcel Number(s)

Parcel # 004-342-01

Street Address

510 Linda Kay Court

ZIP Code

89701

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JUN 20 2012

Project's Master Plan Designation

MUR

Project's Current Zoning

MFA

Nearest Major Cross Street(s)

5th Street

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Zone change to 'GO' to allow a new Professional Office building of approx. 1,000 sq.ft. for use as a CPA office.

Project will be Type-V wood frame construction including site improvements consisting of landscaping and paved parking for 5 vehicles, all to Carson City design standards.

PROPERTY OWNER'S AFFIDAVIT

I, Harvey Hornung & Mary Mangione, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Harvey Hornung & Mary Mangione
Signature

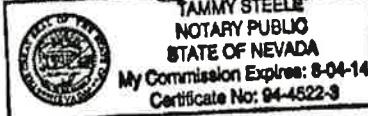
4488 Hillview Dr.
Address
Carson City, NV 89701

6-13-12
Date

Use additional page(s) if necessary for other names.

On June 13, 2012, Mary Mangione, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



ZONING MAP AMENDMENT APPLICATION

510 Linda Kay Court – A.P.N. 004-342-01

Summary Description of Project

Rezone parcel from Multi-family (MFA) to General Office (GO) for construction of a small professional office of approx. 1,000 sq.ft. and associated site work such as parking and landscaping.

Application Questionnaire

General Review of Permits

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.
 - A. In reviewing the attached Carson City Master Plan Policy Checklist, determine which Policies are applicable to the proposal. Explain what features of the proposed project support your selection of Goals and Policies concerning land use and related policies for the neighborhood where the subject project is located.

The subject lot is zoned (MUR) Mixed Use Residential. MUR primarily consists of residential uses, however, the integration of complementary uses, such as retail, office, and live-work units, is strongly encouraged.

The policies from the Master Plan Checklist applicable to the project are as follows: (Chapter 3), Located to be adequately served by City services – utilities are already stubbed to the property and fire service is only a few blocks away; Promote mixed-use at a variety of scales and intensities – there are larger scale office uses adjacent as well as existing residential & potential future multi-family; Promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions – The commercial development is proposed adjacent to the major roadway (5th Street), is a source of potential employment within the residential area, and is a consistent scale with the surrounding neighborhood and area; discourage rezoning that creates “friction zones” – the proposed office use is consistent with adjacent office uses, is a compatible scale with residential uses, and is a low-impact use that will not conflict with residential uses; Encourage development outside floodplain and away from geologic hazards – Neither flood plains or geologic hazards are associated with the proposed site; Provide zoning consistent with the Land Use designation & table – Professional Office is listed as a “secondary use” in the MUR category; Meet the location criteria for the applicable Land Use – The subject site is located on the major arterial (5th Street) consistent with the MUR land use description; (Chapter 5), Help maintain and enhance the primary job base – the office use is a source of potential employment within the residential area; (Chapter 6), Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods – The proposed office use is consistent with adjacent office uses, is located on the major arterial, and is of a compatible scale, character and density with the residential uses.

2. That 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.

A. Describe the land uses and zoning adjoining your property (for example: North: two houses, Single-family one acre zoning; East: restaurant, Retail Commercial zoning, etc.), and how your zoning will be compatible with those uses and not cause detrimental impacts.

North: Two-story apartment complex zoned Multi-family
South: Three (3) adjoining vacant lots zoned Multi-family
East: Two-story professional law office zoned General Office
West: Two-story apartment complex zoned Multi-family

The proposed amendment is compatible with the current zoning of the property to the East (professional law office) and since the project is of such a small scale, has no foreseen detrimental impact to the other adjacent properties.

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period.

No land use or zoning changes in the general vicinity have occurred in the previous five-year period.

3. That 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.

There are no negative impacts due to the small size of the project, and the change supports goals and objectives of the Carson City Master Plan.

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will the drainage be accommodated? How have you arrived at this conclusion?

The existing drainage in the area is adequate and accommodated by the existing street gutter system. The proposed office project of only 1,000 sq.ft. is so small that the impacts to the area will be very minor and not much greater than the previous multi-family use.

B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.

There are existing utilities including water supplying the property. Again, the small project will not be a much greater demand than the previous residential use which the utilities were originally serving. The existing lines have been removed to the edge of the property and will need to be extended from that point.

C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?

The zoning amendment will not increase the traffic density any more than the current multi-family zoning, again, due to the small size of the office proposed. Street improvements on Linda Kay Court were constructed within the last 10-years, so are in very good condition and meet current City standards.

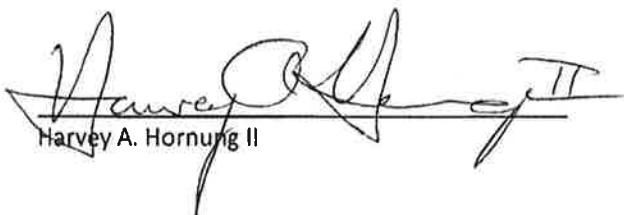
D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?

Rezoning from MFA to GO would decrease the student population as no housing is involved.

E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

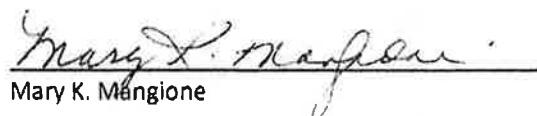
Current emergency vehicle access is adequate to the site via 5th Street and Linda Kay Court. Emergency vehicle response time will be very minimal as Carson Fire Station No. 1 is only a few blocks from the property to the Southwest. No new means of access will be required other than on-site parking & driveway as all street improvements are existing, and density will not be increased.

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.



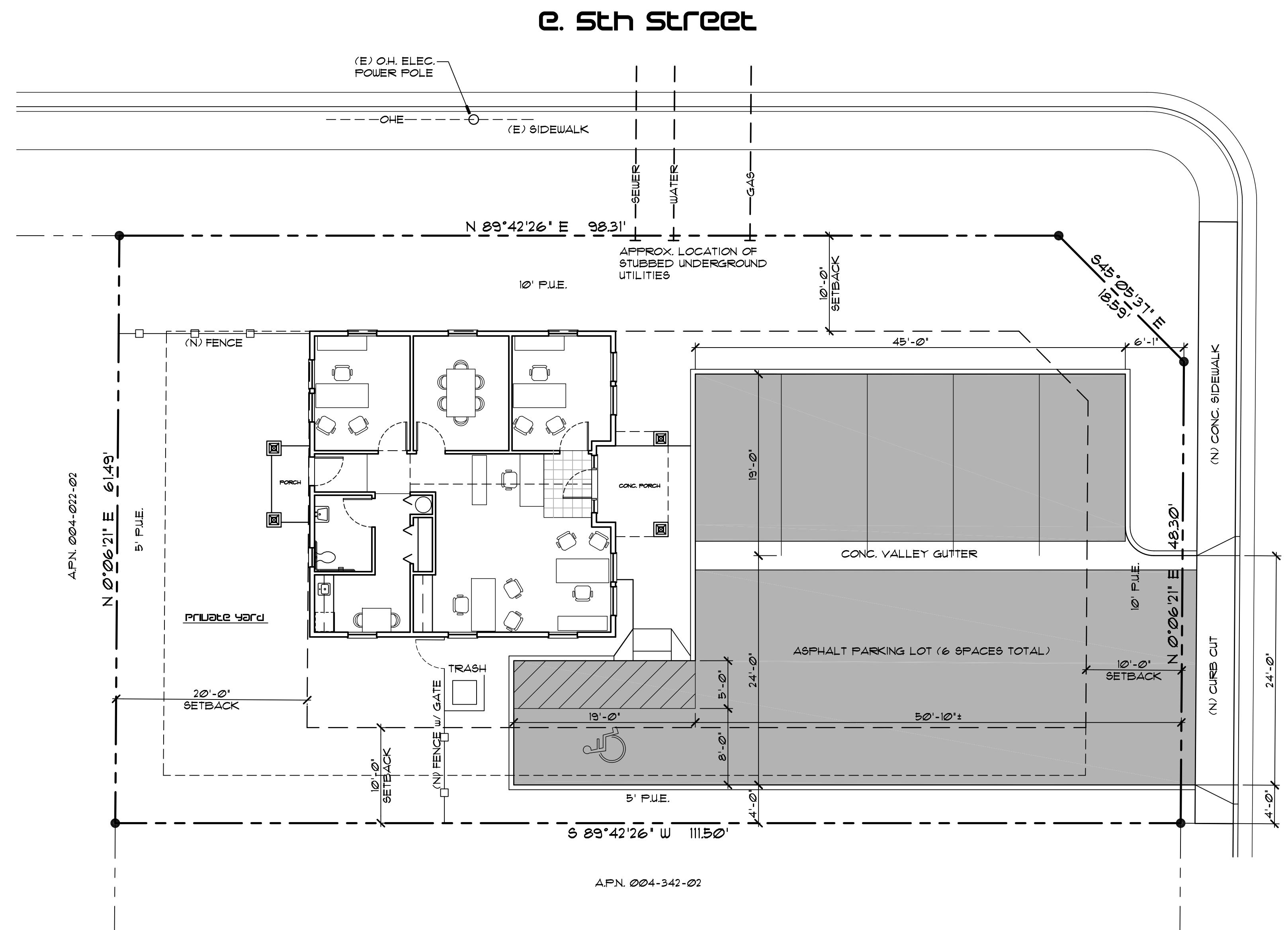
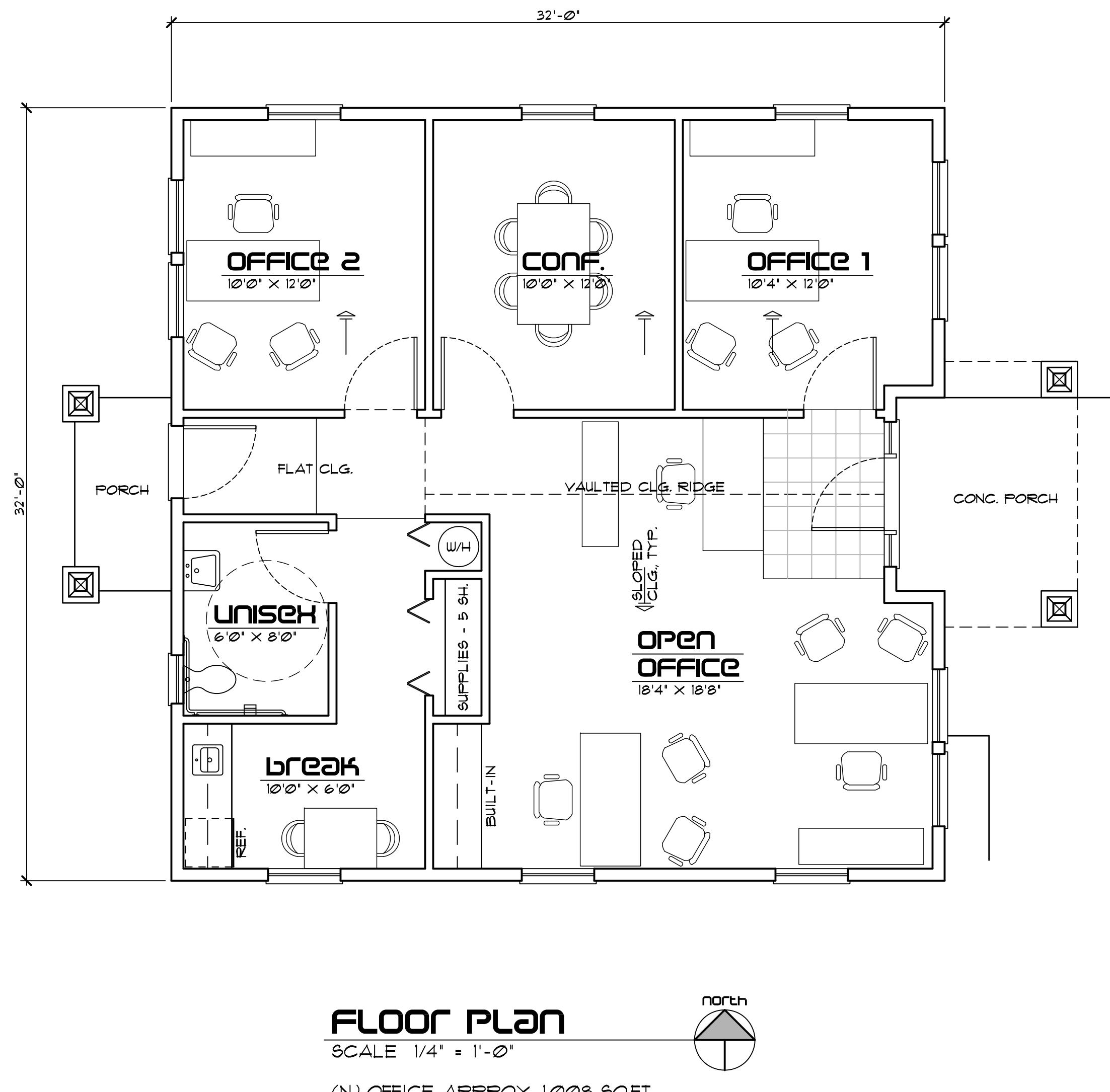
Harvey A. Hornung II

6-20-12
Date



Mary K. Mangione

6-20-12
Date



Under Mary Court

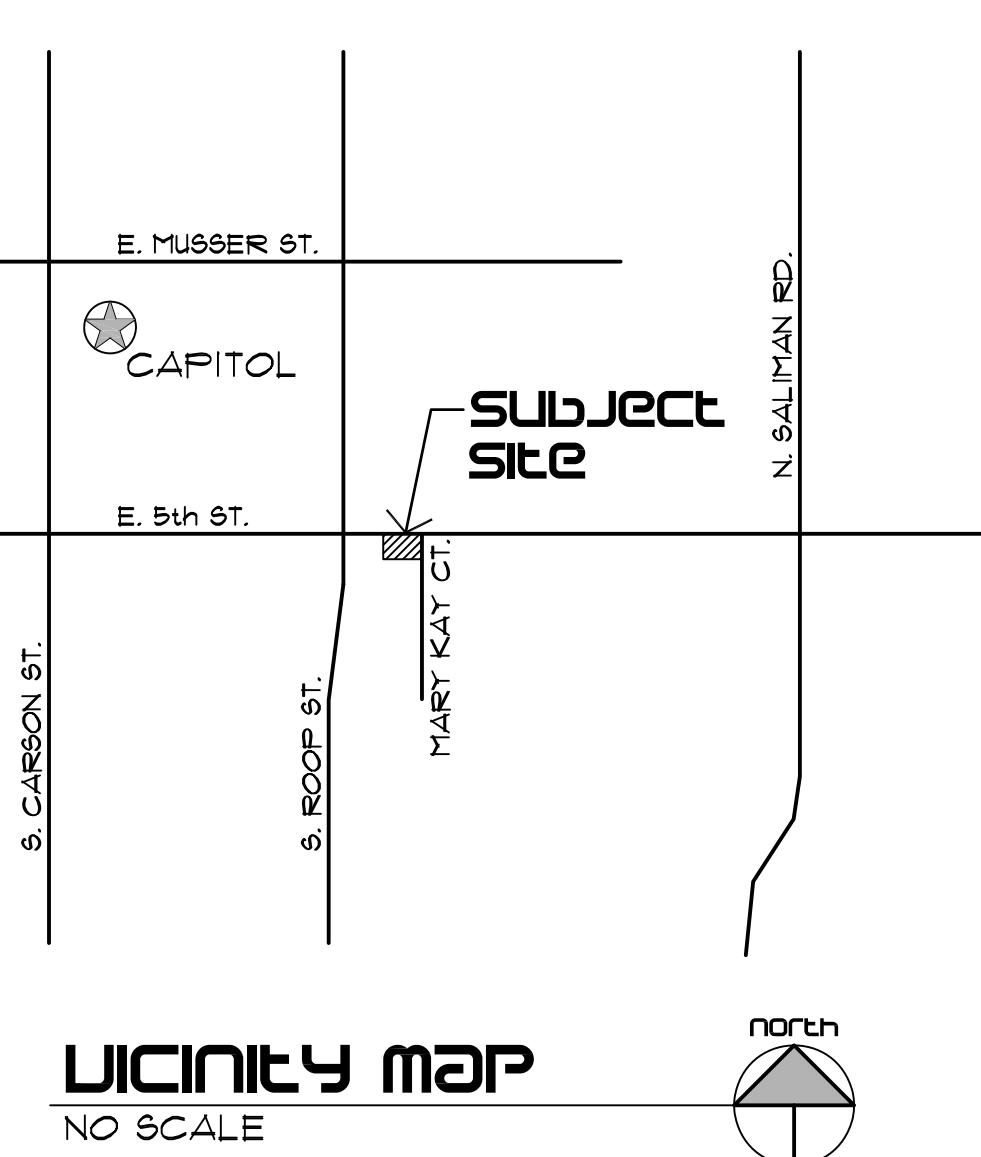
new OFFICE building
mary k. mangione, apa
510 linda kay court
carson city, nevada

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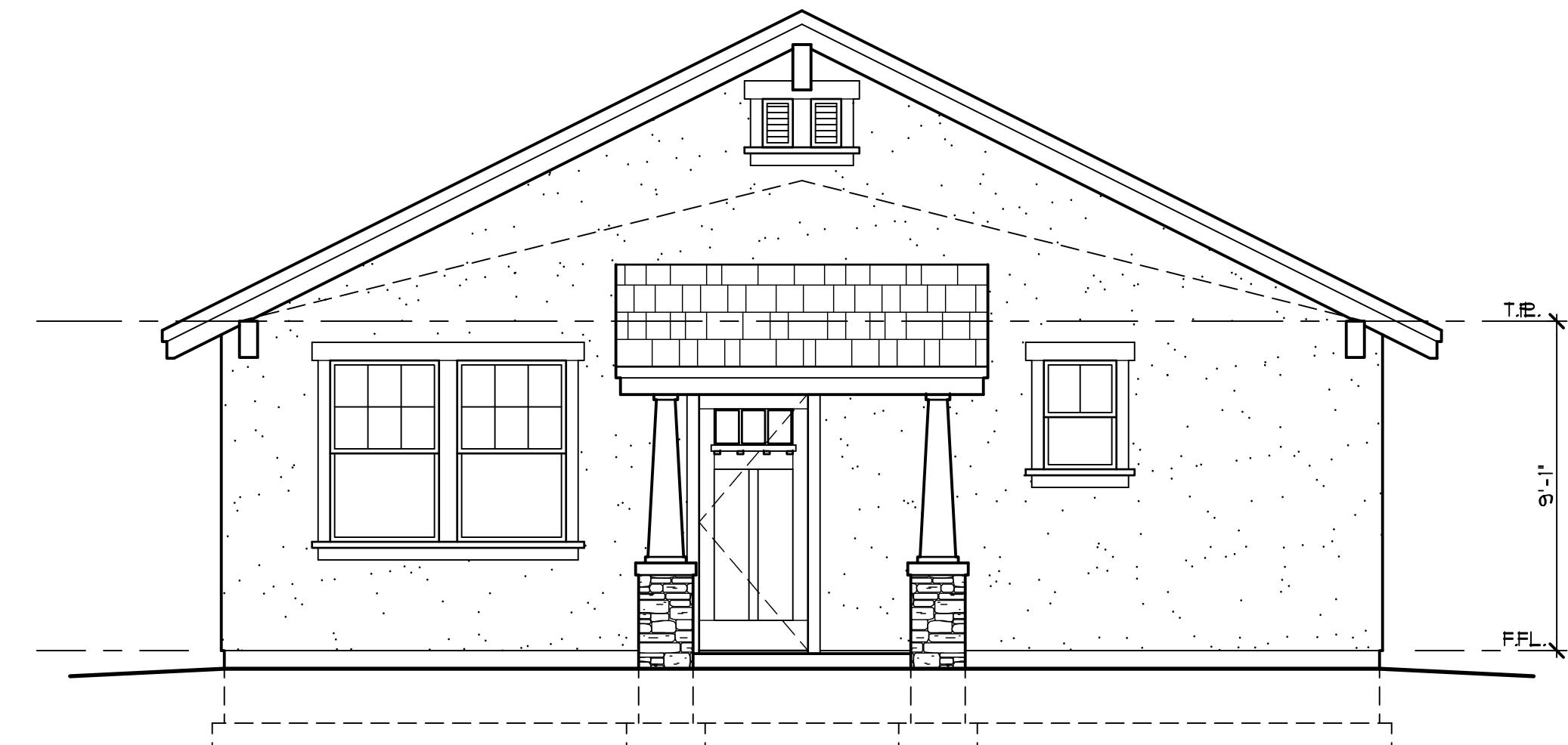
Drawing title:
SITE PLAN,
FLOOR PLAN

Job no.: 1225

A-1

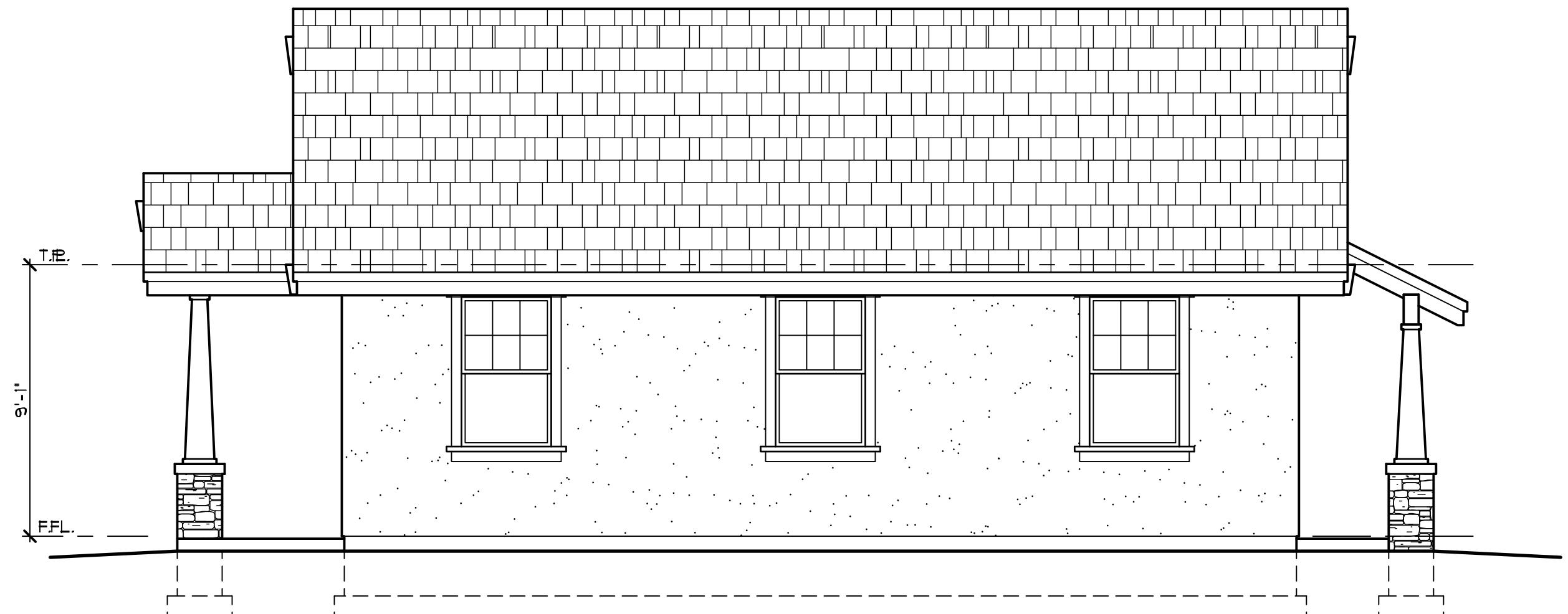


ZONING MAP AMENDMENT
APPLICANT:
HARVEY HORNUNG & MARY MANGIONE
4428 HILLVIEW DRIVE
CARSON CITY, NV 89701
775-885-2843
SUBJECT PROPERTY:
510 LINDA KAY COURT
APN. 004-342-01



WEST ELEVATION

SCALE 1/4" = 1'-0"



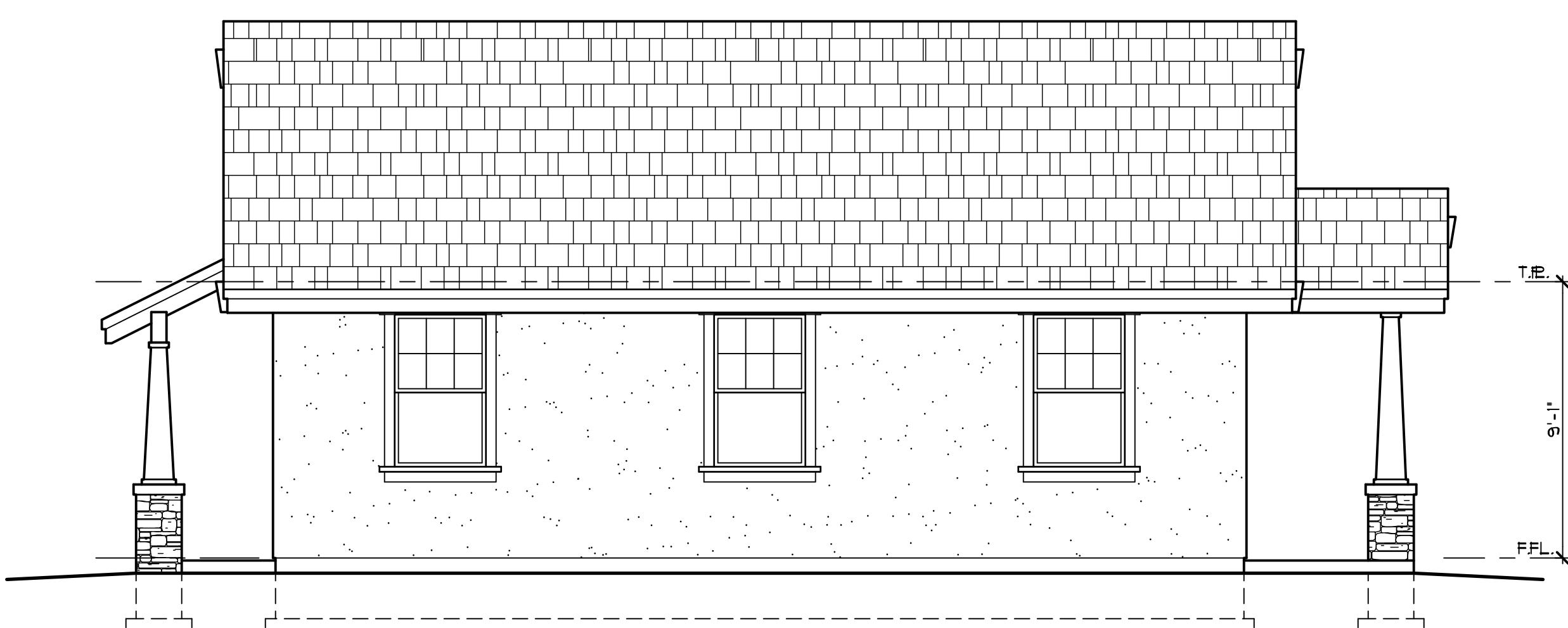
NORTH ELEVATION

SCALE 1/4" = 1'-0"

6-14-12

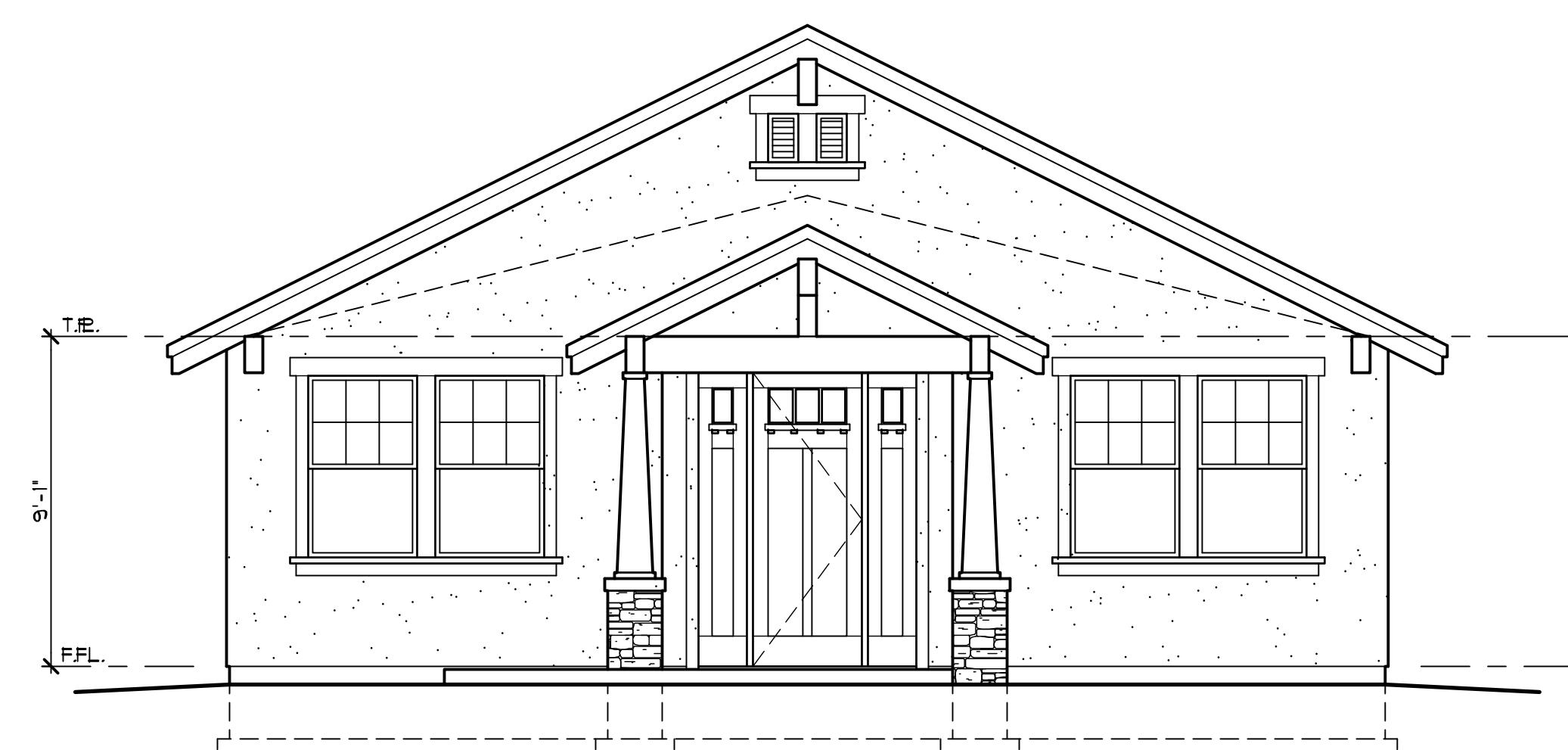
REVISIONS:
 1
 2
 3
 4

new OFFICE building
 POI:
 Mary K. Maragone, P.E.
 Carson City, nevada
 50 Wida K. Maragone, P.E.



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'-0"

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EXTERIOR
ELEVATIONS

job no.:

1225