

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 24, 2012

FILE: ZMA-12-048

AGENDA ITEM: G-1

STAFF AUTHOR: Kathe Green, Assistant Planner

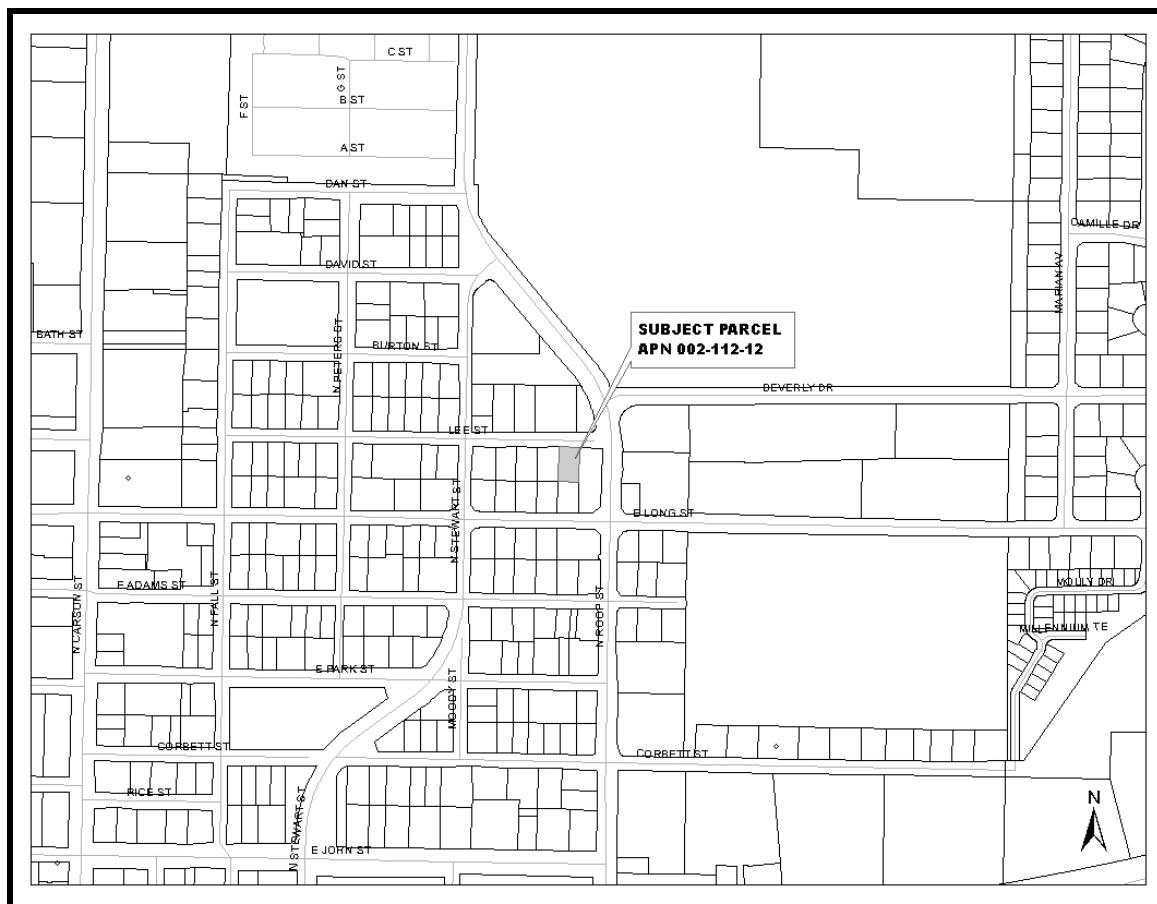
REQUEST: A Zoning Map Amendment request to change the zoning on a parcel from Residential Office (RO) to Multi-Family Duplex (MFD).

APPLICANT: James Weninger

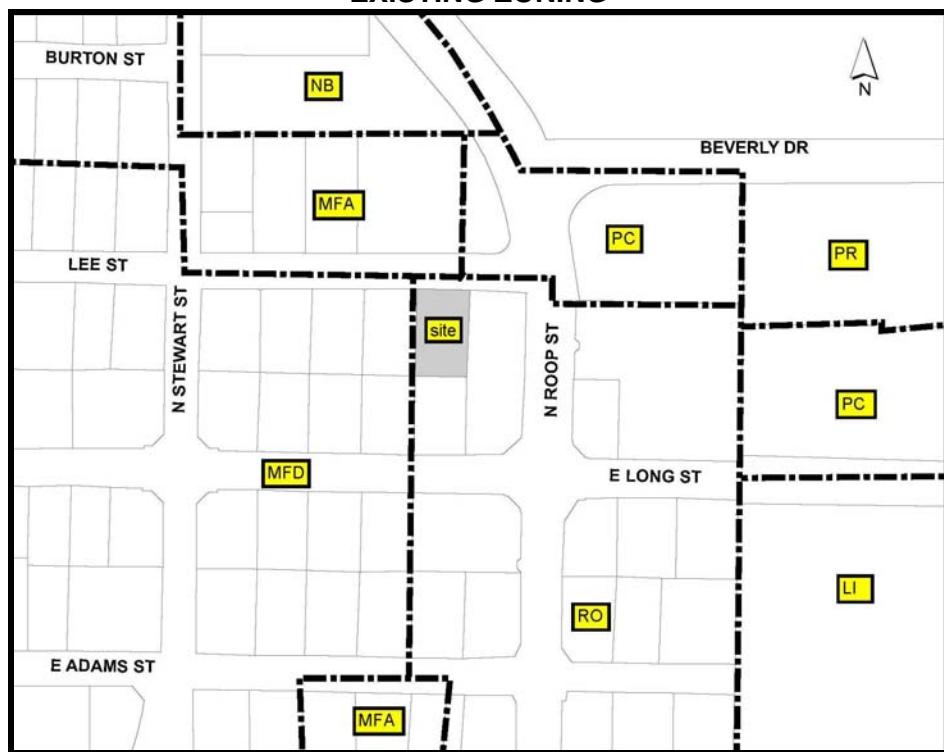
OWNER: J & W Enterprises

LOCATION/APN: Lee Street/ 002-112-12

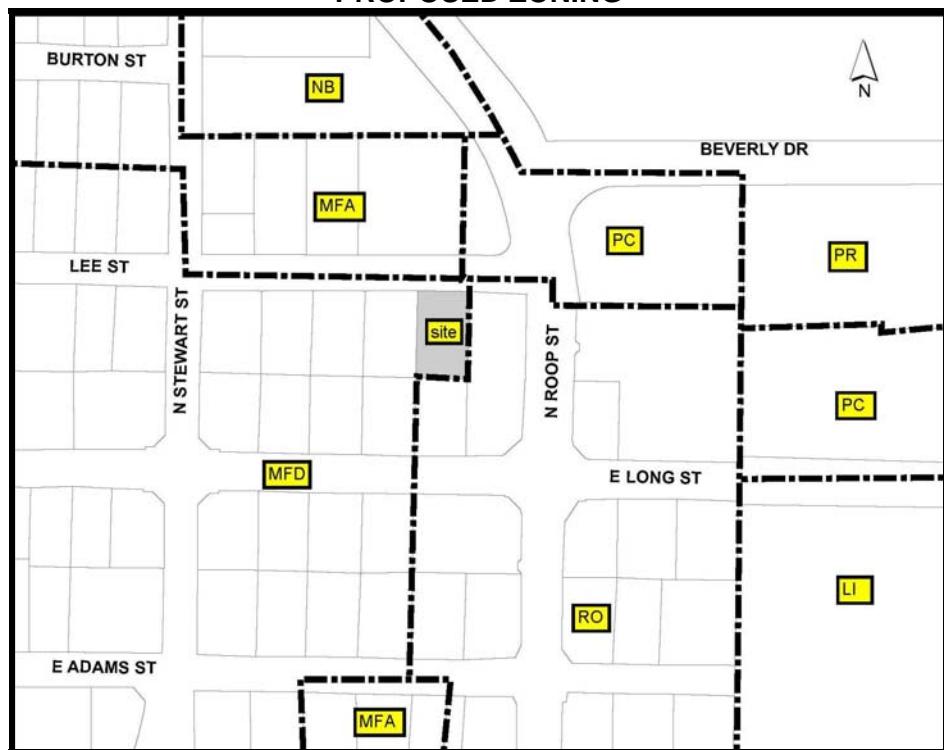
RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-12-048, a Zoning Map Amendment to change the zoning of APN 002-112-12 from Residential Office to Multi-Family Duplex, on property located on Lee Street, based on the findings contained in the staff report."



EXISTING ZONING



PROPOSED ZONING



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

MASTER PLAN DESIGNATION: High Density Residential (HDR)

ZONING DESIGNATION: Residential Office (RO)

PROPOSED ZONING DESIGNATION: Multi-Family Duplex (MFD)

BACKGROUND:

The property under discussion is zoned Residential Office with a master plan designation of High Density Residential. The request is to change the zoning to Multi-Family Duplex. This property has been impacted by recent changes in the configuration of the neighborhood streets. Stewart Street was realigned to extend north to connect to Roop Street a block north of Lee Street, at the same time that Roop Street was widened and the east end of Lee Street was closed at Roop Street. All of the other properties on this block between Stewart and Roop Street are dwelling units, varying from single dwellings to multi-family units. While a business use may have been feasible when access through from Stewart Street to Roop Street was possible, having an access only from Stewart Street makes a successful business at this location less likely. A dwelling would be more appropriate on this quiet street with only dwelling units surrounding the property.

DISCUSSION:

The proposal is to change the zoning of the parcel from Residential Office to Multi-Family Duplex. The applicant is proposing a duplex at this location if this change of zoning to Multi-Family Duplex is approved. The applicant did review the possibility of leaving the zoning as Residential Office as a duplex is an allowed use, but the setbacks do not work for the proposed use of a duplex and would have required approval of a Variance. The setbacks in MFD are 20 feet on the front, rather than 10 feet required in RO, while the side setback is smaller at 5 feet rather than 10 feet, with only 10 feet required on the rear rather than 20 feet. These setbacks will be more appropriate with the proposed dwelling use, as these are the same setbacks used in the Single Family 6,000 and Mobile Home 6,000 zoning districts, the most common residential zoning districts for small lots. The size of this property is 6,704 square feet.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of October 12, 2012, no written comments have been received in opposition or support 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

Fire Department: No concerns

Building Division: No concerns with zoning change; however, will have comments regarding proposed construction.

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), 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 project is consistent with the Master Plan policies:

GOAL 1.2—PROMOTE INFILL AND REDEVELOPMENT IN TARGETED AREAS and
GOAL 6.2a-PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT and
GOAL 9.3—MAINTAIN THE QUALITY AND CHARACTER OF ESTABLISHED NEIGHBORHOODS

- 1.2a—Priority Infill and Redevelopment Areas
- 6.2a—Neighborhood Compatibility
- 9.3b—Compatibility of Infill and Redevelopment

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

The change of master plan is proposed on a site that is currently undeveloped. The proposed change of master plan will be in an area which is already supplied by City services including connections to sewer, water and emergency services. The area is a mix of dwelling uses, varying from single, duplex and multi-family housing. The applicant is proposing a duplex in this location if the change of zoning is approved. This zoning would provide for a use and setbacks which will be in keeping with the surrounding properties. A single story height duplex would be proposed, with setbacks which would be the same as utilized on other small residential lots.

The zoning is presently Residential Office, which would allow a duplex use on the site, but the setbacks would not be compatible with the proposed duplex. The master plan designation change to Multi-Family Duplex would allow the same development on the site, but would allow the setbacks to be in compliance with the proposed use and would also fit the setbacks which are usually associated with development of a dwelling on a small lot and would not require a variance to allow development with the desired setbacks.

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 this and surrounding properties. The property is presently zoned Residential Office, but the surrounding properties on Lee Street are all residential in nature. After the recent realignment and extension of Stewart Street and in conjunction with the widening of Roop Street, Lee Street has been closed to through traffic at the east end, closing off direct access to Roop Street from this location. A dwelling unit is an appropriate use on the site, with setbacks that are in compliance with other small lots.

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 Multi-Family Duplex zoning designation is consistent with the use of this and surrounding property as the area is developed with rental property including single family, duplex and multi family development. The use would not negatively impact existing or planned public services or facilities and would have setbacks which are common for this type of development on lots of this size.

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

Rationale: Water, sewer and road facilities exist in the vicinity to serve the existing and any proposed development at this site. This request is not in conflict with any Engineering plans for streets or storm drainage. Surrounding properties in the vicinity are all dwelling units, with no business uses. A zoning designation of Multi-Family Duplex rather than Residential Office would be in harmony with existing development and uses in the area.

Respectfully submitted,

PLANNING DIVISION

Kathe Green

Kathe Green Assistant Planner

Attachments:

Engineering Division comments
Fire Department comments
Building Division comments
Planning Commission Resolution 2012-PC-
Draft Ordinance

ORDINANCE NO. 2012-__

BILL NO. __

AN ORDINANCE TO CHANGE THE ZONING OF APN 002-112-12, PROPERTY LOCATED ON LEE STREET FROM RESIDENTIAL OFFICE TO MULTI-FAMILY DUPLEX.

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 002-112-12, property located at Lee Street, 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 parcel APN 002-112-12 changing from Residential Office (RO) to Multi-Family Duplex (MFD). After proper noticing pursuant to NRS 278 and CCMC Title 18, on October 24, 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 approval 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 of APN 002-112-12 from Residential Office (RO) to Multi-Family Duplex (MFD) on an approximately 6,704 square feet parcel as shown on "Exhibit A" attached.

PROPOSED this _____ day of _____, 2012.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2012.

VOTE: _____ AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

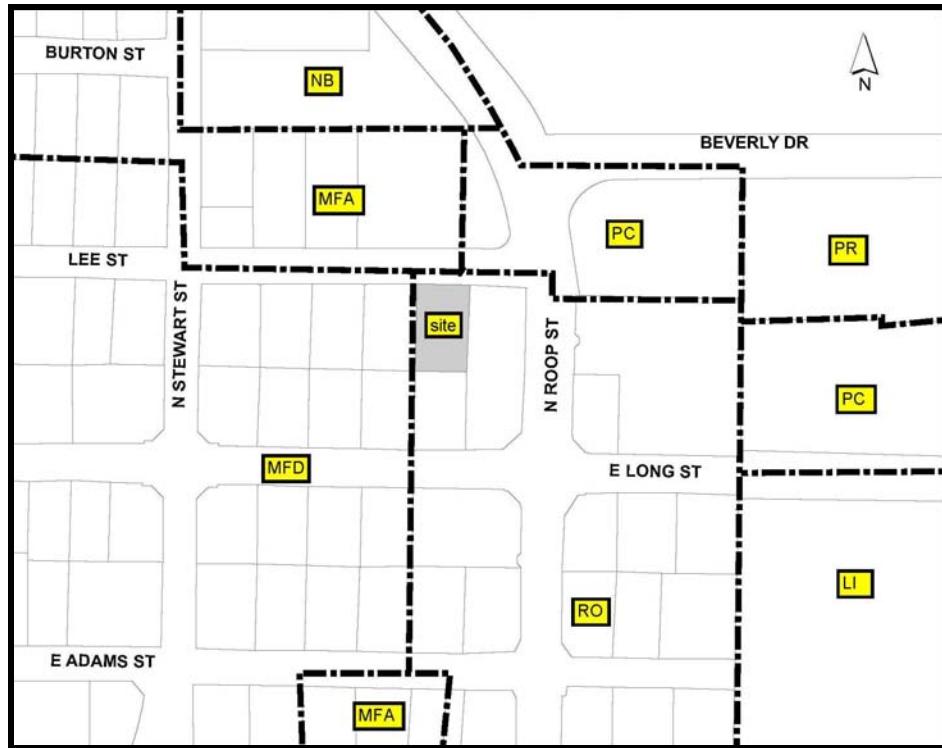
ATTEST:

ALAN GLOVER, Clerk-Recorder

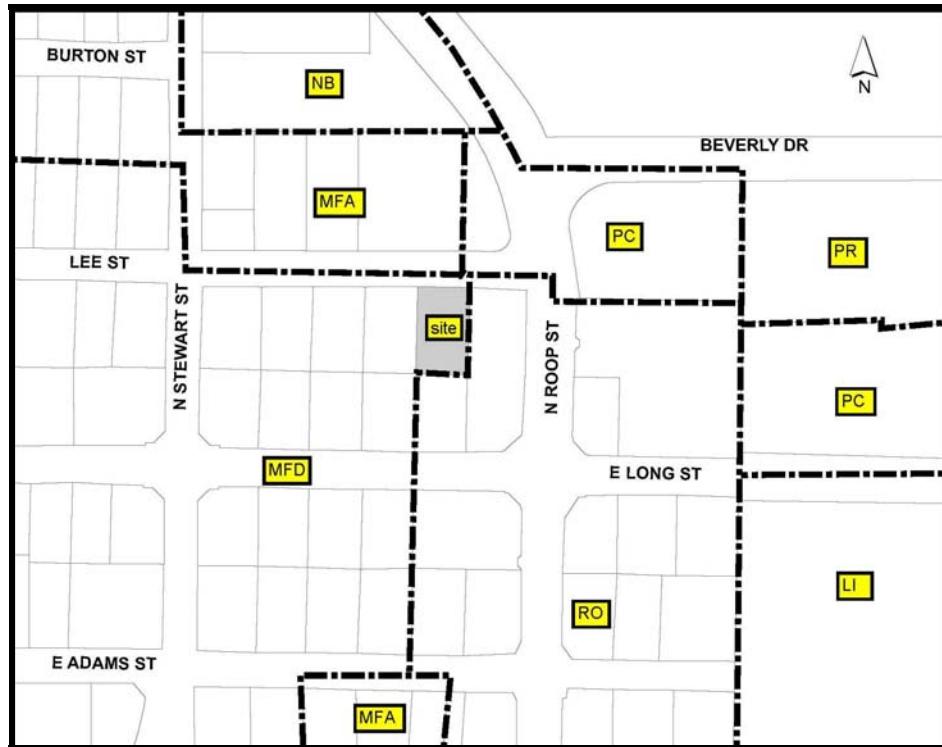
This ordinance shall be in force and effect from and after the _____ of _____, 2012.

EXHIBIT A

EXISTING ZONING



PROPOSED ZONING



RECEIVED

SEP 20 2012

**Engineering Division
Planning Commission Report
File Number ZMA 12-048**

CARSON CITY
PLANNING DIVISION

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: Sept. 20, 2012 **MEETING DATE:** October 24, 2012

SUBJECT TITLE:

Action to consider a change in zoning for parcel 02-112-12 on Lee St. between Stewart St. and Roop St. The zoning is proposed to be changed from Residential Office to Multi-Family Duplex.

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 and are expected to be adequate for the facility.

RECEIVED

SEP 17 2012

September 17, 2012

Major Project Review Committee

CARSON CITY
PLANNING DIVISION

Re: # ZMA-12-048

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 ZMA-12-048 project:

1. Environmental Control has no comments for this Zoning Map Amendment.

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
David Bruketta, Operations Manager-Environmental

File # (Ex: MPR #07-111)	ZMA-12-048
Brief Description	New Duplex
Project Address or APN	APN #002-112-12
Bldg Div Plans Examiner	Kevin Gattis
Review Date	October 24, 2012
Total Spent on Review	

RECEIVED

SEP 18 2012

CARSON CITY
PLANNING DIVISION

BUILDING DIVISION COMMENTS:

1. Residential submittals shall show compliance with the following codes, and adopted amendments:
 - 2006 International Building Code
 - 2009 International Energy Conservation Code
 - 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 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.

ORIGINAL

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

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FILE # ZMA - 12 - **ZMA - 12 - 048**

James Weninger
PROPERTY OWNER

1964 Amberwood Dr 89702
MAILING ADDRESS, CITY, STATE, ZIP

WenConstruction@aol.com
EMAIL ADDRESS

(775) 741-3960 785-9633
PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

SAME
APPLICANT/AGENT

MAILING ADDRESS, CITY, STATE ZIP

PHONE # FAX #

WenConstruction@aol.com
E-MAIL ADDRESS

Project's Assessor Parcel Number(s)

Street Address

ZIP Code

002 112 12

Lee St

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

HDR

BO

Roof of Stewart

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.

Proposed project is to build a single story duplex with attached garage, MFD Zoning

PROPERTY OWNER'S AFFIDAVIT

I, Jim Weninger, 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.

Jim Weninger
Signature

1964 Amberwood Dr

Address

Aug 23 2012
Date

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

On August 23, 2012, James J. Weninger, 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.

John W. Karpinski
Notary Public



RECEIVED

SEP 05 2012

SUBMITTAL PACKET

Application Form
 Written Project Description
 Site Plan Proposal Questionnaire With Non-Residential
and Answers Given, Supporting Documentation
 Applicant's Acknowledgment Statement
 6 Completed Application Packets (1 Original + 5 Copies)
 Documentation of Taxes Paid-to-Date (1 copy)
 Project Impact Reports (Engineering-4 copies)

Application Reviewed and Received By:

Patricia Green
Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

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

ACKNOWLEDGMENT OF APPLICATION

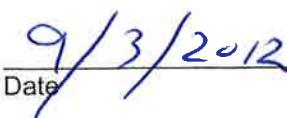
Please type the following signed statement at the end of your application questionnaire:

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

Applicant



Date



The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale

() Unincorporated area: () City of _____, and

Realty not sold.

GRANT, BARGAIN, SALE DEED

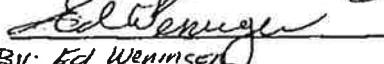
THIS INDENTURE WITNESSETH: That **J & W Enterprises, a General Partnership** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **J & W Enterprises, a General Partnership** all that real property in the County of **Carson City, State of Nevada, bounded and described as follows:**

Lot 2 of Block B of KRENZER'S ADDITION to Carson City, Nevada, according to the map filed August 3, 1939.

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness our hand 5 this 27th day of December, 1994

J & W Enterprises, a General Partnership

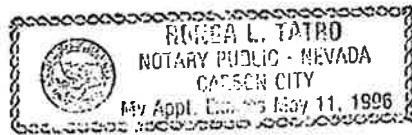

BY: CHARLES W. JORG

By: Ed Weninger



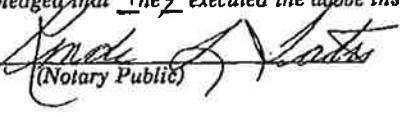
BY:

STATE OF NEVADA)
COUNTY OF Carson City)

On 12-27-94 personally appeared before me, a Notary Public, CHARLES W. JORG
and Ed Weninger



who acknowledged that they executed the above instrument.

Signature 
(Notary Public)

FILED FOR RECORD
AT THE REQUEST OF
NORTHERN NEVADA TITLE COMPANY
94-DEC-27 P3:20

WHEN RECORDED MAIL TO:
J & W Enterprises
1762 Belmont Avenue
Carson City, Nevada 89706

FILE NO. 000170596-
KIYOSHI NISHIKAWA
CARSON CITY RECORDER
FEE 3.75 DEP 

000170596

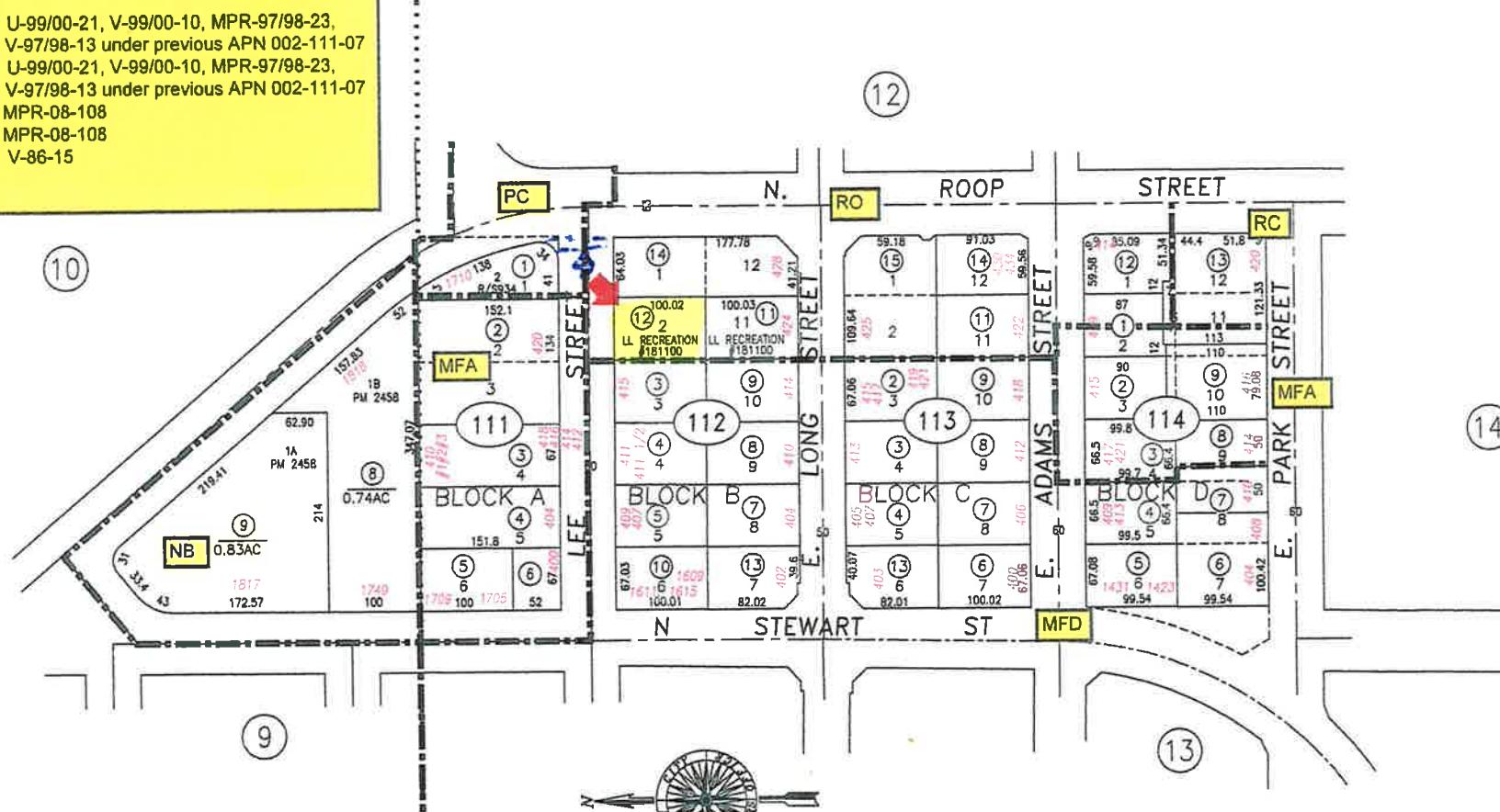
Addressing reasons re-zoning at apn # 002-112-12, currently zoned R O

1. Ammending the zoning is in compliance with and supports the goals of the Master Plan, water usage will not change, it is accessible for emergency vehicles, it is in an already established vicinity of the same zone. Also, after the Roop-Stewart expansion, the access to Roop st. was terminated, this left the property without a business access. It would be contrary to the Master Plan to have patrons of a business commute through a high density neighborhood to visit that business. It was also the only property in this zone affected as such. This leaves this property most useable as a duplex for developmental and economical reasons. It would also serve the city of Carson best through property taxes as a duplex.
2. A. - Adjacent properties - Immediately to the north (across Lee st.) is an apartment in the area which is zoned MFA, immediately to the west and the area south of that is zoned MFD, to the east and south (which have access to Roop and or long st.) is zoned RO. And have several structures.
B. - There have been no zoning changes in the last five years
3. There should be no negative impact on existing or planned pulic services or facilities nor have any negative impact on the public health or safety
4. The zoning change request and planned project are within guidelines for water useage, drainage, roadway useage etc. Also, neighbors (specifically Gregg Peterson who owns the property next door to the west) have expressed their approval on developing this property as the empty lot has been an attraction for vagrants and littering

PORTION SE1/4 SW1/4 SECTION 8
T.15 N., R.20 E., M.D.B. & M.

APN Page 2-11

002-111-08 U-99/00-21, V-99/00-10, MPR-97/98-23,
U-97/98-47, V-97/98-13 under previous APN 002-111-07
002-111-09 U-99/00-21, V-99/00-10, MPR-97/98-23,
U-97/98-47, V-97/98-13 under previous APN 002-111-07
002-113-01 MPR-08-108
002-113-11 MPR-08-108
002-114-09 V-86-15



WILLIAM F. BROWN

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES
ONLY, IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT
WWW.CARSON-CITY.MV.US

SCALE: 1" = 120'
REVISED: 10/10/2011

KRENZER ADDITION
PER R/S 319
FOR CARSON CITY ENGINEERING

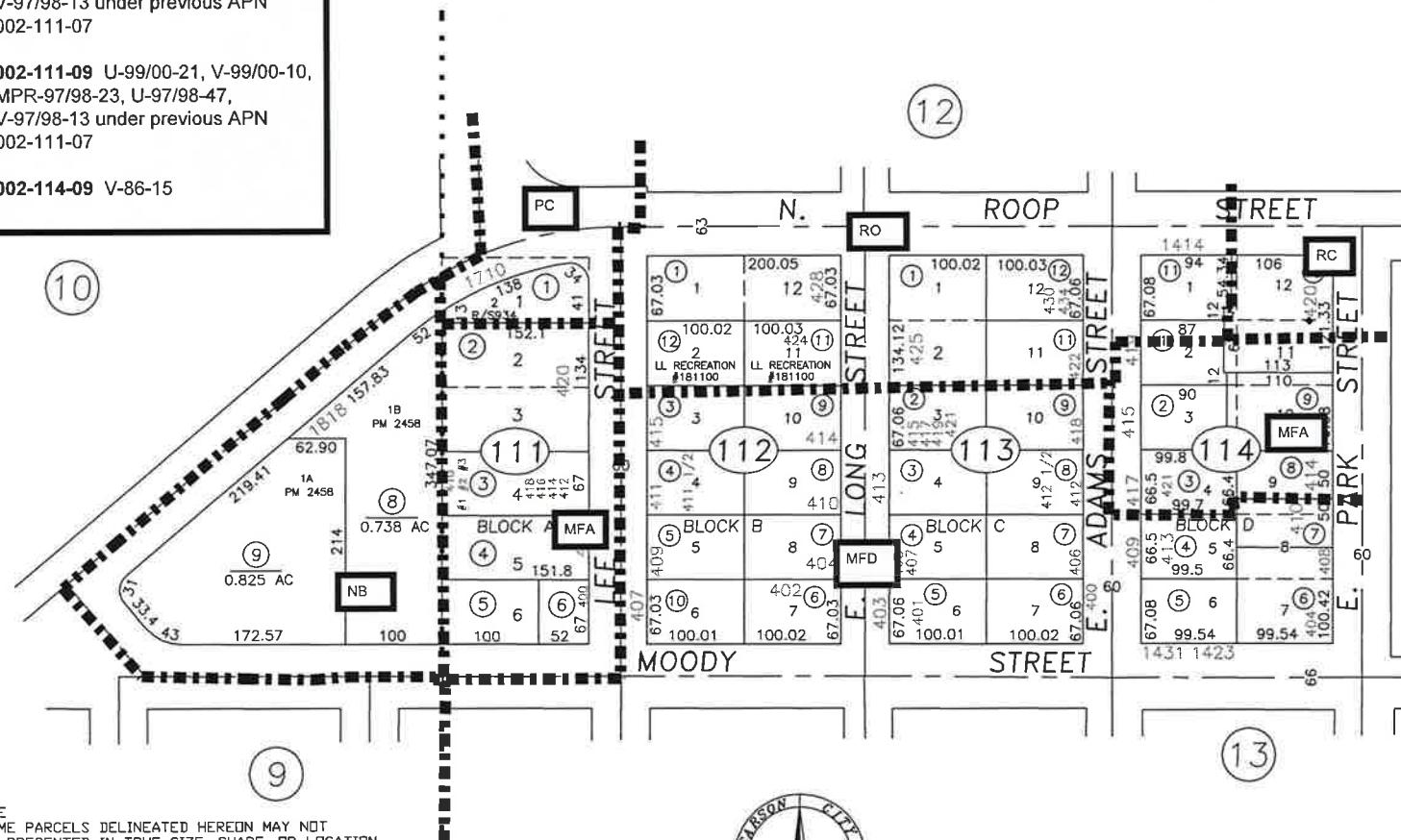
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4:19 pm, May 22, 2015

APN Page 2-11

002-111-08 U-99/00-21, V-99/00-10,
MPR-97/98-23, U-97/98-47,
V-97/98-13 under previous APN
002-111-07

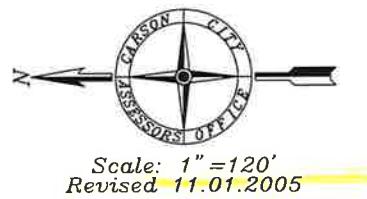
002-111-09 U-99/00-21, V-99/00-10,
MPR-97/98-23, U-97/98-47,
V-97/98-13 under previous APN
002-111-07

002-114-09 V-86-15

PORTION SE1/4 SW1/4 SECTION 8
T.15 N., R.20 E., M.D.B. & M.

Updated disclaimer

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT www.carson-city.nv.us



KRENZER ADDITION
PER R/S 319
FOR CARSON CITY ENGINEERING

REVISED

4:45 pm, Jan 29, 2008









Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: None

Reviewed By: Jim Weringer

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?



- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

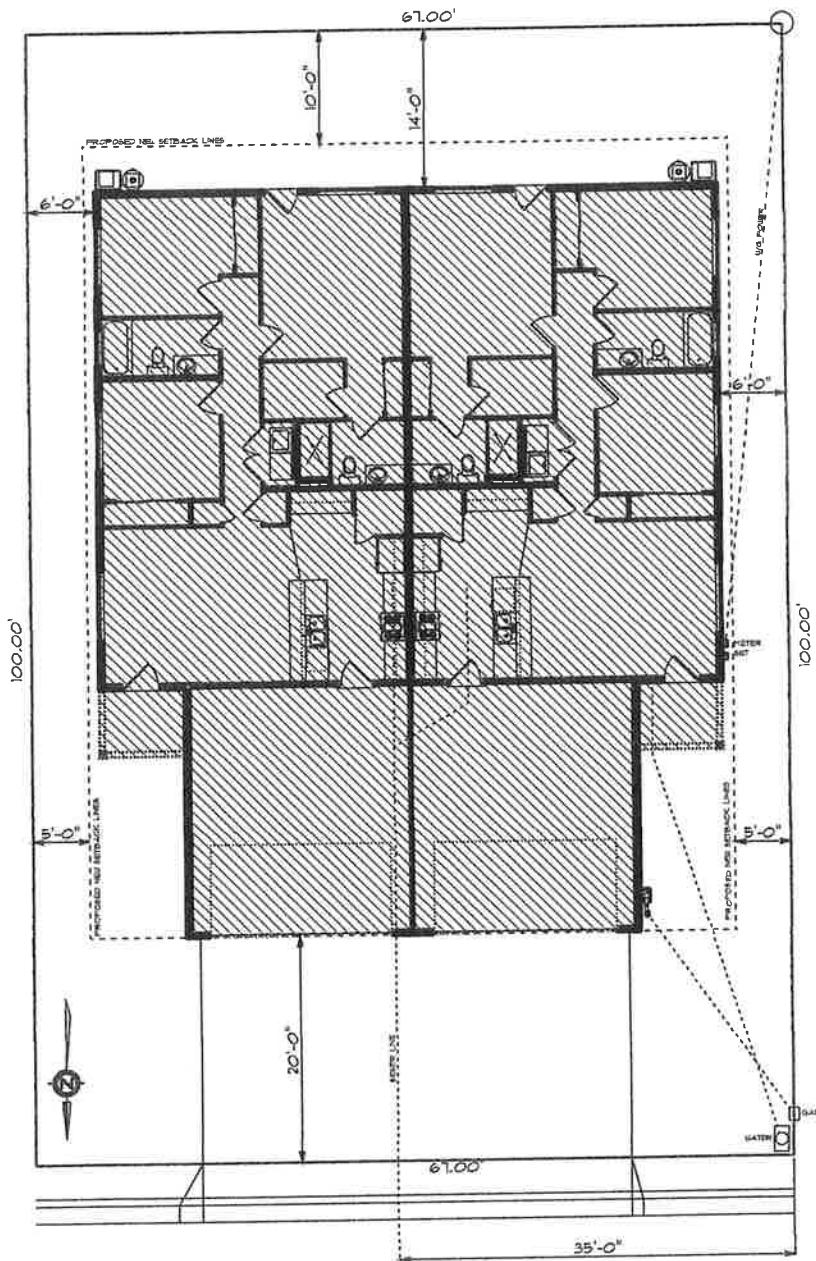
CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?



PROJECT INFORMATION
**PROPOSED ZONING CHANGE FOR:
 WENINGER DUPLEX**
 LEE STREET - CARSON CITY, NV
 APN: 002-112-12

CONTRACTOR "DESIGNER" INFORMATION

JIM WENINGER
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