

## City of Carson City Agenda Report

**Date Submitted:** December 24, 2012

**Agenda Date Requested:** January 3, 2013

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** For Possible Action: To adopt Bill No. 121, on second reading, Ordinance No. \_\_\_\_, an ordinance to change the zoning of portions of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, APN's 002-761-10, 002-763-01, and 002-764-01, from Single Family One Acre to Retail Commercial. (ZMA-12-119) (Lee Plemel)

**Summary:** This application will result in the consistent Land Use and zoning of parcels located west of the Carson Freeway in the Arrowhead Drive vicinity. The existing zoning on portions of the parcels is the result of freeway construction separating the residential neighborhood to the east of the freeway from the North Carson Street commercial corridor. This area is identified as a major Mixed Use area of Carson City.

**Type of Action Requested**

☐ Resolution

☐ Formal Action/Motion

☒ Ordinance-Second Reading

☐ Other (Specify)

**Does This Action Require A Business Impact Statement:** ( ) Yes (X) No

**Prior Board Action:** Approved the ordinance on first reading on December 20, 2012, by a vote of 4 ayes, 0 nays, and 1 absent.

**Recommended Board Action:** I move to introduce o adopt Bill No. 121, on second reading, Ordinance No. \_\_\_\_, an ordinance to change the zoning of portions of APN's 002-761-10, 002-763-01, and 002-764-01, property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, from Single Family One Acre to Retail Commercial.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission for more information.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.075 (Zoning Map Amendments).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

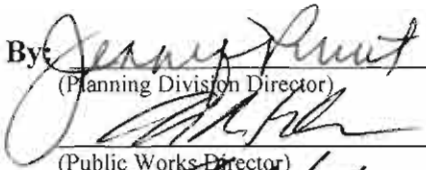
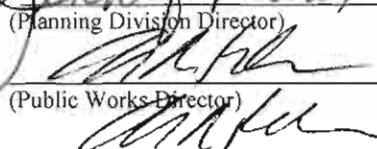
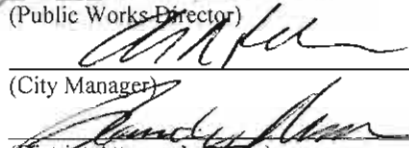
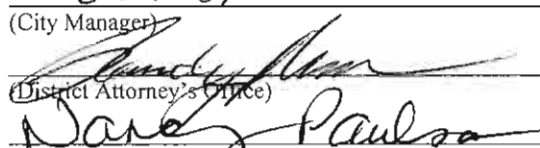
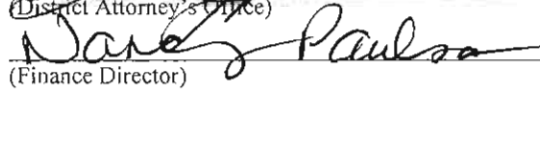
**Funding Source:** N/A

**Alternatives:**

- 1) Approve the Zoning Map Amendment
- 2) Deny the Zoning Map Amendment.
- 3) Refer the matter back to Planning Commission for further review.

**Supporting Material:** 1) Ordinance

**Prepared By:** Janice Brod, Grants Program Coordinator

**Reviewed By:**  \_\_\_\_\_  
(Planning Division Director)  
 \_\_\_\_\_  
(Public Works Director)  
 \_\_\_\_\_  
(City Manager)  
 \_\_\_\_\_  
(District Attorney's Office)  
 \_\_\_\_\_  
(Finance Director)

Date: 12-24-12

Date: 12-24-12

Date: 12-24-12

Date: 12/24/12

Date: 12/24/12

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

AN ORDINANCE TO CHANGE THE ZONING TO CHANGE THE ZONING OF PROPERTY LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF APNS 002-761-10, 002-763-01, AND 002-764-01, FROM SINGLE FAMILY ONE ACRE (SF1A) TO RETAIL COMMERCIAL.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 002-761-10, 002-763-01, AND 002-764-01, properties owned by Nevada Department of Transportation located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, 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 to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 28, 2012, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes and 0 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 property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APNs 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. to Conservation Reserve (CR) as shown on "Exhibit A" attached.

PROPOSED this 17th day of January, 2013.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

VOTE: AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

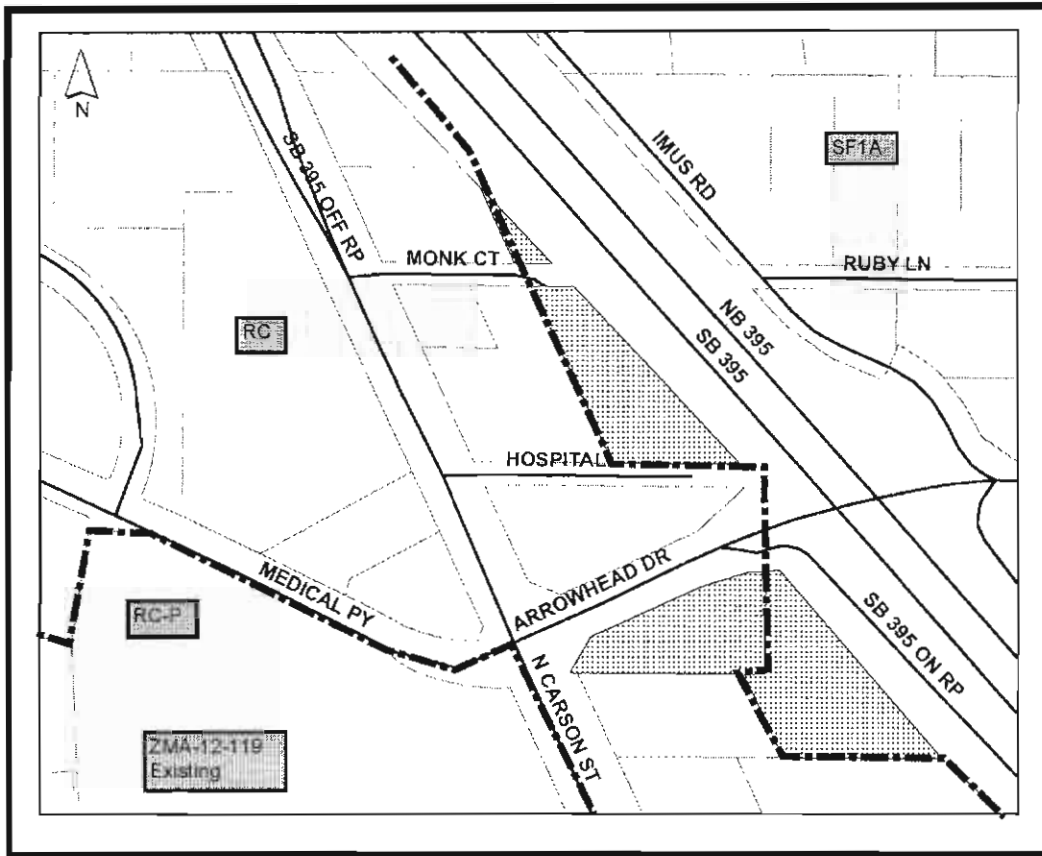
ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2013.

**Exhibit "A"**

**EXISTING ZONING MAP**



### PROPOSED ZONING MAP

