

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 17, 2014

FILE: MPA-14-138 and ZMA-14-137

AGENDA ITEM: F-1(A) and (B)

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

MASTER PLAN AMENDMENT REQUEST: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment application from Richard Langson (property owner: DRL Living Trust) to change the land use designation from Community/Regional Commercial (C/RC) to Industrial (I), on property located at 1588 Old Hot Springs Road, APN 008-123-23.

ZONING MAP AMENDMENT REQUEST: To recommend to the Board of Supervisors approval of a Zoning Map Amendment application from Richard Langson (property owner: DRL Living Trust) to change the zoning of property located at 1588 Old Hot Springs Road, APN 008-123-23, from Tourist Commercial (TC) to General Industrial (GI).

APPLICANT: Richard Langson

OWNER: DRL Living Trust

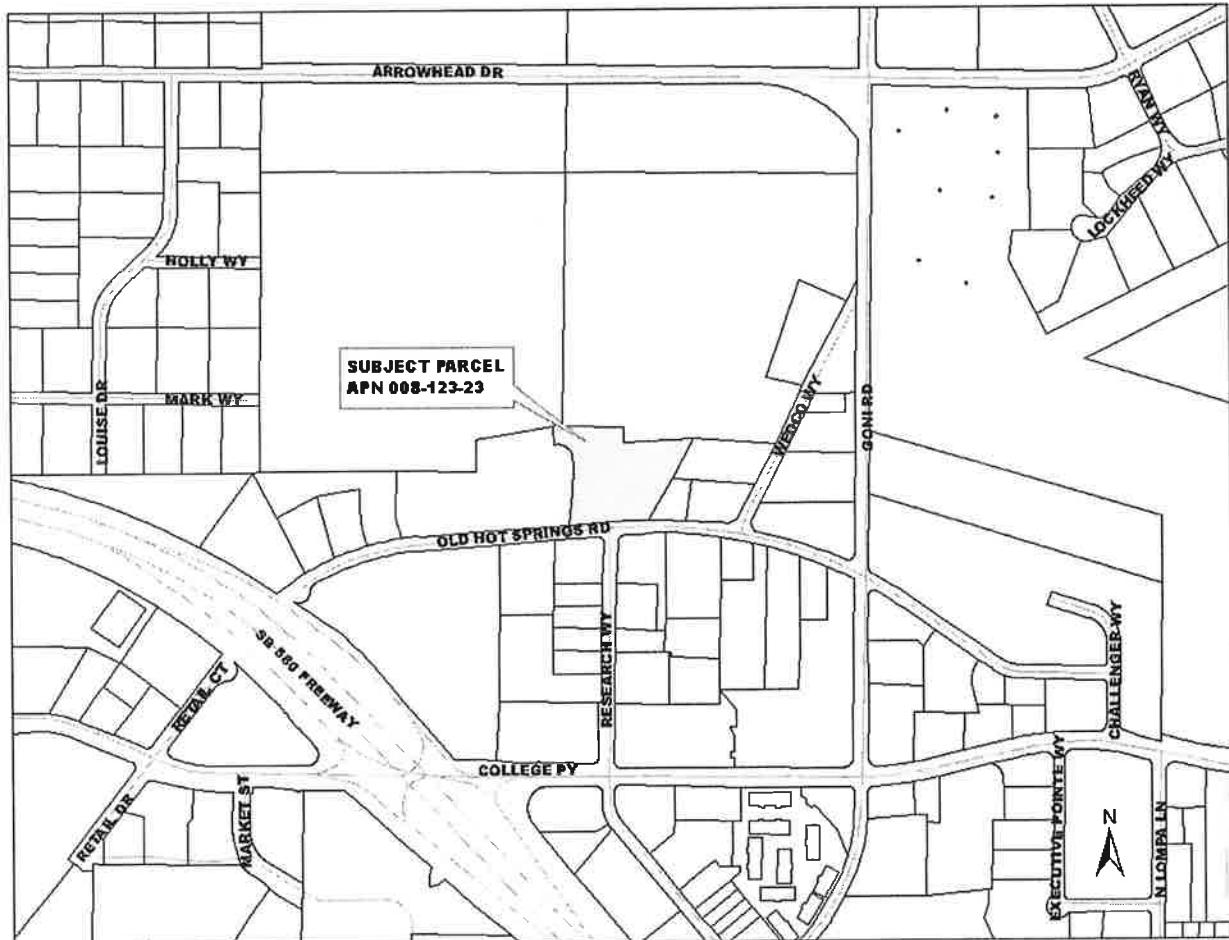
APN: 008-123-23

LOCATION: 1588 Old Hot Springs Road (see map on following page)

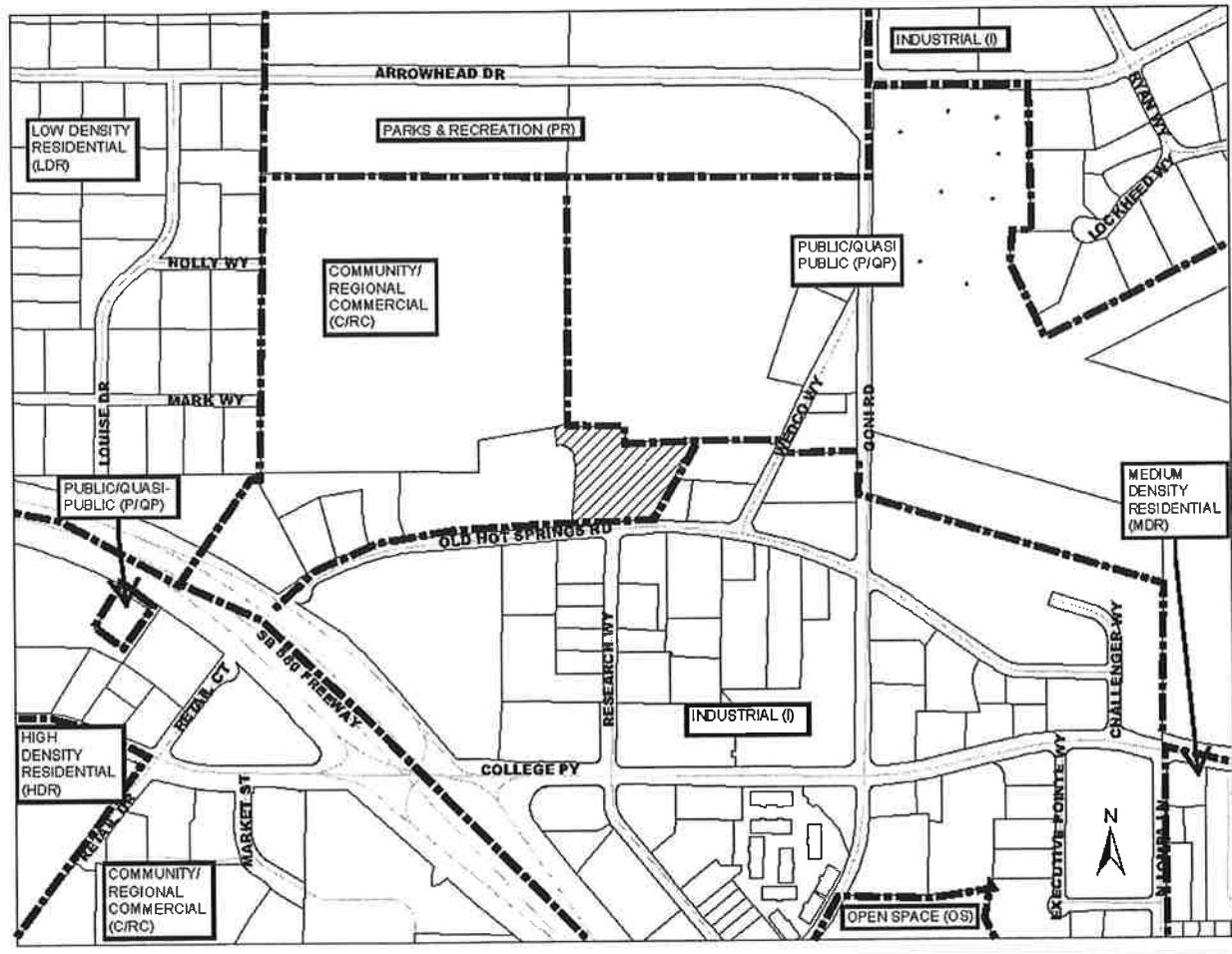
MASTER PLAN AMENDMENT RECOMMENDED MOTION: "I move to adopt Resolution No. 2014-PC-3 recommending to the Board of Supervisors approval of MPA-14-138, a Master Plan Amendment to change the land use designation of property located at 1588 Old Hot Springs Road, APN 008-123-23 from Community/Regional Commercial to Industrial based on the findings contained in the staff report."

ZONING MAP AMENDMENT RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-14-137, a Zoning Map Amendment to change the zoning from Tourist Commercial to General Industrial on property located at 1588 Old Hot Springs Road, APN 008-123-23 based on the findings contained in the staff report."

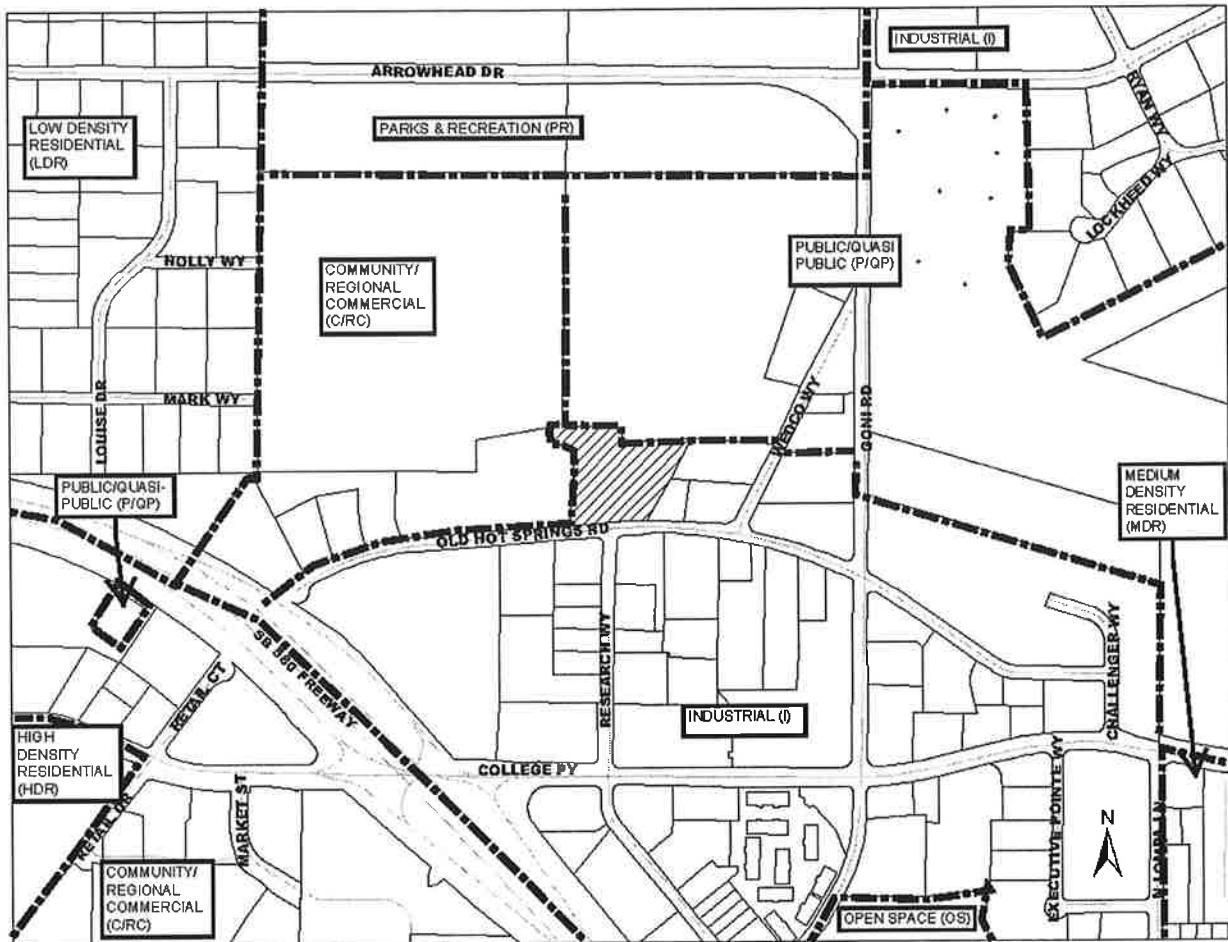
SUBJECT PROPERTY

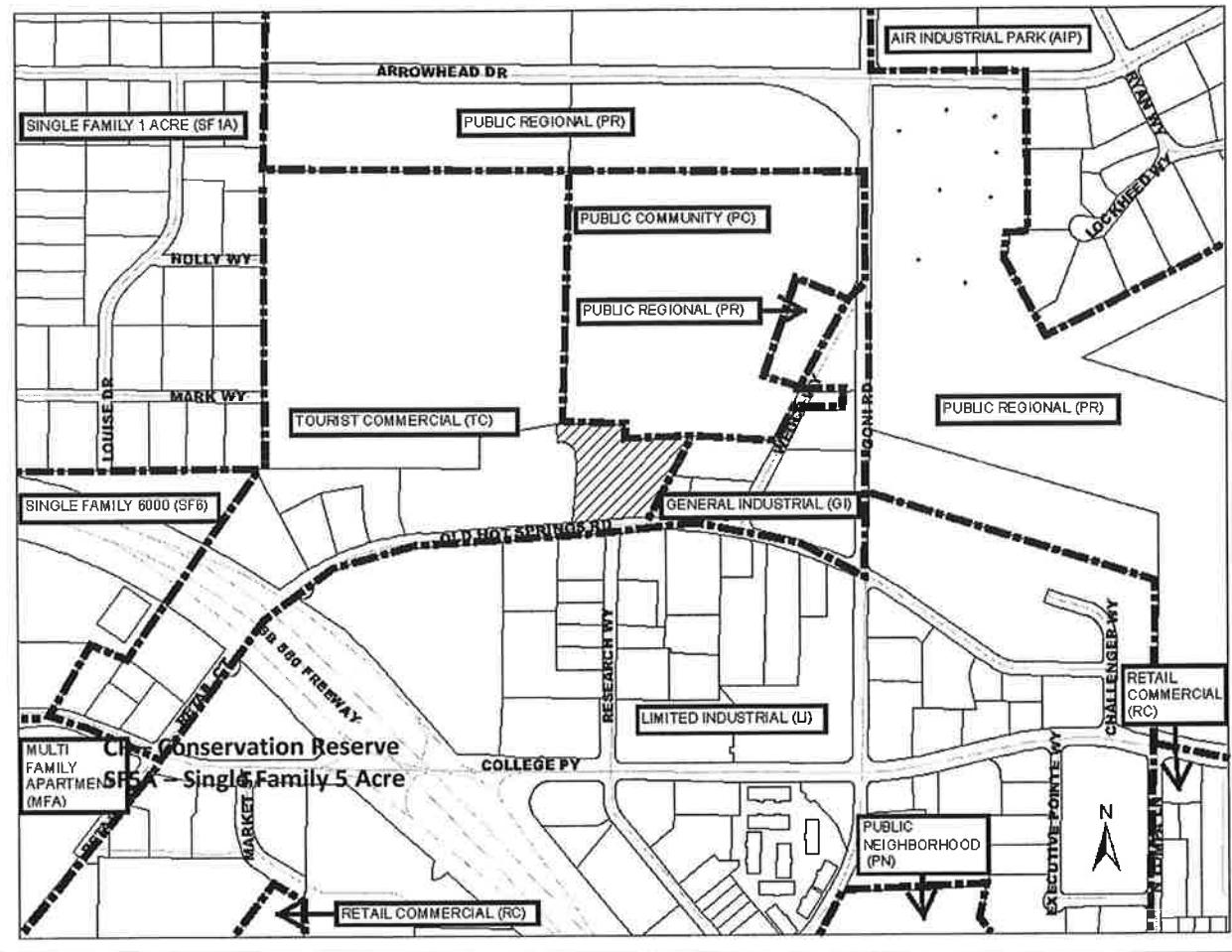


EXISTING MASTER PLAN

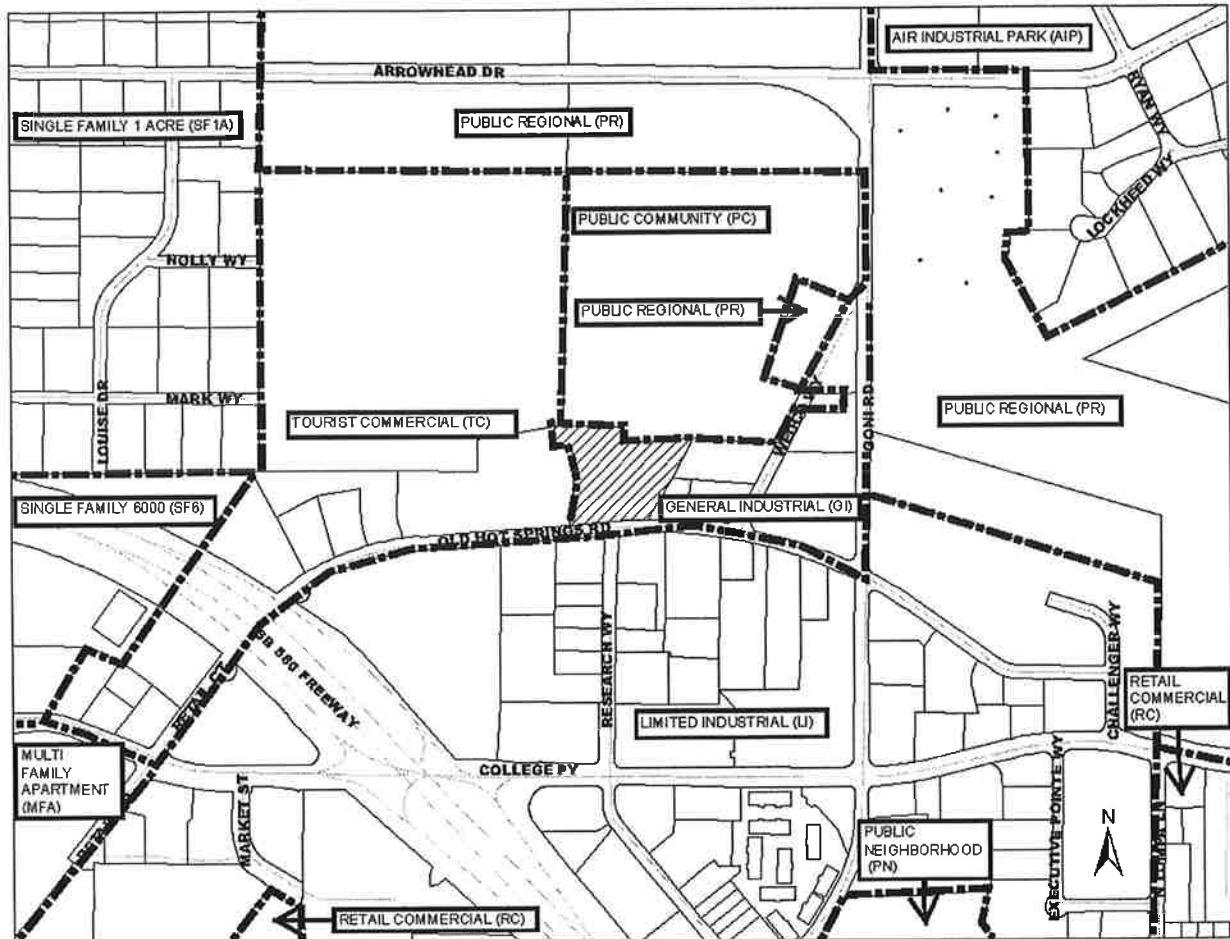


PROPOSED MASTER PLAN



EXISTING ZONING

PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan); 18.02.075
Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

The subject parcel is located at 1588 Old Hot Springs Road and is approximately 3.94 acres in size. It is mostly vacant, with the exception of a 5,000 square foot warehouse that sits at the northwest corner of the property. The current Master Plan designation is Community/Regional Commercial and the current zoning is Tourist Commercial. The applicant is proposing to change the Master Plan designation to Industrial and the zoning to General industrial to allow for the expansion of development options on the property, including general industrial-type uses.

Many years ago the subject property and a large amount of land to the west and northwest were designated as Tourist Commercial with the intention of developing a large resort in the area. This designation occurred before the alignment and on/off ramp locations for the I-580 freeway were finalized, and when the potential for and on/off ramp in the general vicinity of Old Hot Springs Road was still a possibility. The completed freeway, however, does not provide an on/off ramp as it crosses Old Hot Springs Road, nor does it have an underpass to allow for the continuation of Old Hot Springs Road. As a result, the freeway has eliminated direct access to Old Hot Springs Road from the west and the subject property must now be accessed via College Parkway from the south to Goni Road, and then Old Hot Springs Road from the east.

This indirect access to a major commercial corridor has significantly limited the commercial development options that would be viable on the subject property. In addition, the current Tourist Commercial zoning limits the property to very specific tourism and tourism support service uses, which typically need visibility and access on a substantial commercial corridor or freeway to be successful. The limited access and zoning makes development of the site as a desirable commercial destination more difficult.

The applicant states a change of zoning to allow industrial development of the site would be a more appropriate use of the property. The adjacent property to the east is currently zoned General Industrial and the property to the south is zoned Limited Industrial. The uses in the General Industrial and Limited Industrial areas that surround the subject property are typically warehouses and office uses, which would be compatible with a change in zoning on the property to General Industrial.

The property to the north is zoned Public and is vacant to allow for a runway protection zone for the Carson City Airport. The property to the west and northwest is zoned Tourist Commercial, but only a portion is occupied as the Carson Hot Springs tourist resort which has been in existence in one form or another since 1880 and continues to have success on a small scale. Staff does not believe that the remainder of the vacant property currently zoned Tourist Commercial will ultimately be developed with tourism uses because of the limited access and visibility discussed previously in this report. Staff supports the applicant's request for a zoning map amendment from Tourist Commercial to Industrial.

A Master Plan Amendment from Commercial/Regional Commercial to Industrial is required to allow the zone change from Tourist Commercial to General Industrial to occur, and staff supports this request for the same reasons outlined above in support of the zoning map amendment.

PUBLIC COMMENTS: Public notices were mailed to 30 adjacent property owners within 1,000 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on November 26, 2014. At the time of the writing of this report, no comments have been received in support or opposition to this request. 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 Comments

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

Building Division Comments

No comments or concerns.

Fire Department Comments

No comments or concerns.

Environmental Control Comments

No comments or concerns.

Parks and Recreation Department Comments

No comments received.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings

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

The proposed amendment is in substantial compliance with the following goals and policies of the Master Plan:

Goal 1.1 – Promote the Efficient Use of Available Land and Resources

1.1b – Urban Service Area

The applicant states industrial uses consume the smallest amount of land area of any designated use. Industrial uses provide the primary jobs that build our local economy.

Goal 2.1 – Encourage Diversity in Citywide Land Use Mix

2.1a – Range of Land Use Opportunities

The proposed amendment would allow development of the site as an industrial use, which would be an appropriate use in this location, as development of the site for residential, commercial or tourist uses has not been successful in this location.

2.1d –Land Use Friction Zones

The proposed amendment will contribute to the desire for an increase in the industrial use of the property in the vicinity, while not adding to “friction zones” between land uses- as this property is currently adjacent to general industrial zoning and would be changed to that zoning designation.

- 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.**

The proposed amendment will allow the development of the site as an industrial location. The surrounding property to the east and south are also industrial designations. Adjacent property to the east and south are already zoned industrial. This change would be compatible with the surrounding uses and zoning in the area.

- 3. The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.**

The subject parcel has been made less accessible and desirable as a tourist destination with the development of the freeway to the west of this site. Hot Springs Road now terminates to the west of this site, making access less available for those not familiar with the area. The current zoning of Tourist Commercial has limited application with this reduction in direct access and no other proposed large scale commercial development under review. The adjacent zoning of General Industrial and Limited Industrial further limits the likelihood of future development of this site with tourist uses. An amendment of the land use from Community/Commercial Regional to Industrial is a more desirable use of the land with the current lack of accessibility and present surrounding uses. No large scale changes or developments to this area have occurred for many years. The proposed change could stimulate development.

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

The proposed amendment will provide a desired pattern of orderly physical growth by creating a possibility of industrial development to an area that consists primarily of individual buildings in support of industrial uses. Public services already exist in this area. Future development of the site is likely to include improvements to the adjacent Old Hot Springs Road, with the improvement to the roadway and addition of curb, gutter and sidewalk when the property is developed with industrial uses.

Zoning Map Amendment Findings

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

The proposed change of zoning would be the same as the industrial zoning on the properties adjacent to the site on the east and south of this location. The development of the site with uses allowed in the General Industrial zoning district would be compatible with surrounding uses and Master Plan in the area.

Goal 1.1 –Promote the Efficient Use of Available Land and Resources

1.1b –Urban Service Area

The applicant states industrial uses consume the smallest amount of land area of any designated use. Industrial uses provide the primary jobs that build our local economy.

Goal 2.1 –Encourage Diversity in Citywide Land Use Mix

2.1a –Range of Land Use Opportunities

The proposed amendment would allow development of the site as an industrial use, which would be an appropriate use in this location, as development of the site for residential, commercial or tourist uses has not been successful in this location.

2.1d –Land Use Friction Zones

The proposed amendment will contribute to the desire for an increase in the industrial use of the property in the vicinity, while not adding to “friction zones” between land uses-as this property is currently adjacent to general industrial zoning and would be changed to that zoning designation.

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.**

The proposed amendment will continue the industrial zoning which is on the east and south of this property. The property to the north is zoned Public, while property to the west would continue as Tourist Commercial. The properties to the east and south have been developed with uses which are compatible with the current industrial zoning. Development of this site with a use which is allowed in the General Industrial zoning district would be compatible with the surrounding properties.

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.**

The proposed amendment is not anticipated to negatively impact existing or planned public services or facilities as adequate public services and facilities generally exist in the area already. The amendment will not adversely impact the public health, safety and welfare as it is promoting industrial land use in an area that is predominantly industrial uses already.

Attachments:

- Planning Commission Master Plan Amendment Resolution 2014-PC-3
- Draft Zoning Map Amendment Ordinance
- Engineering Comments
- Building Comments
- Fire Department Comments
- Environmental Control Comments
- Applications (MPA-14-138 and ZMA-14-137)

RESOLUTION 2014-PC-3

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-14-138, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 1588 OLD HOT SPRINGS ROAD, APN 008-123-23 FROM COMMUNITY/REGIONAL COMMERCIAL (C/RC) TO INDUSTRIAL (I).

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on December 17, 2014, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed Master Plan Amendment and approved Master Plan Amendment MPA-14-138 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use designation of property located at 1588 Old Hot Springs Road, APN 008-123-23 from Community/Regional Commercial (C/RC) to Industrial (I), as illustrated in the attached Exhibit A.

ADOPTED this 17th day of December, 2014.

VOTE: AYES: _____

NAYS: _____

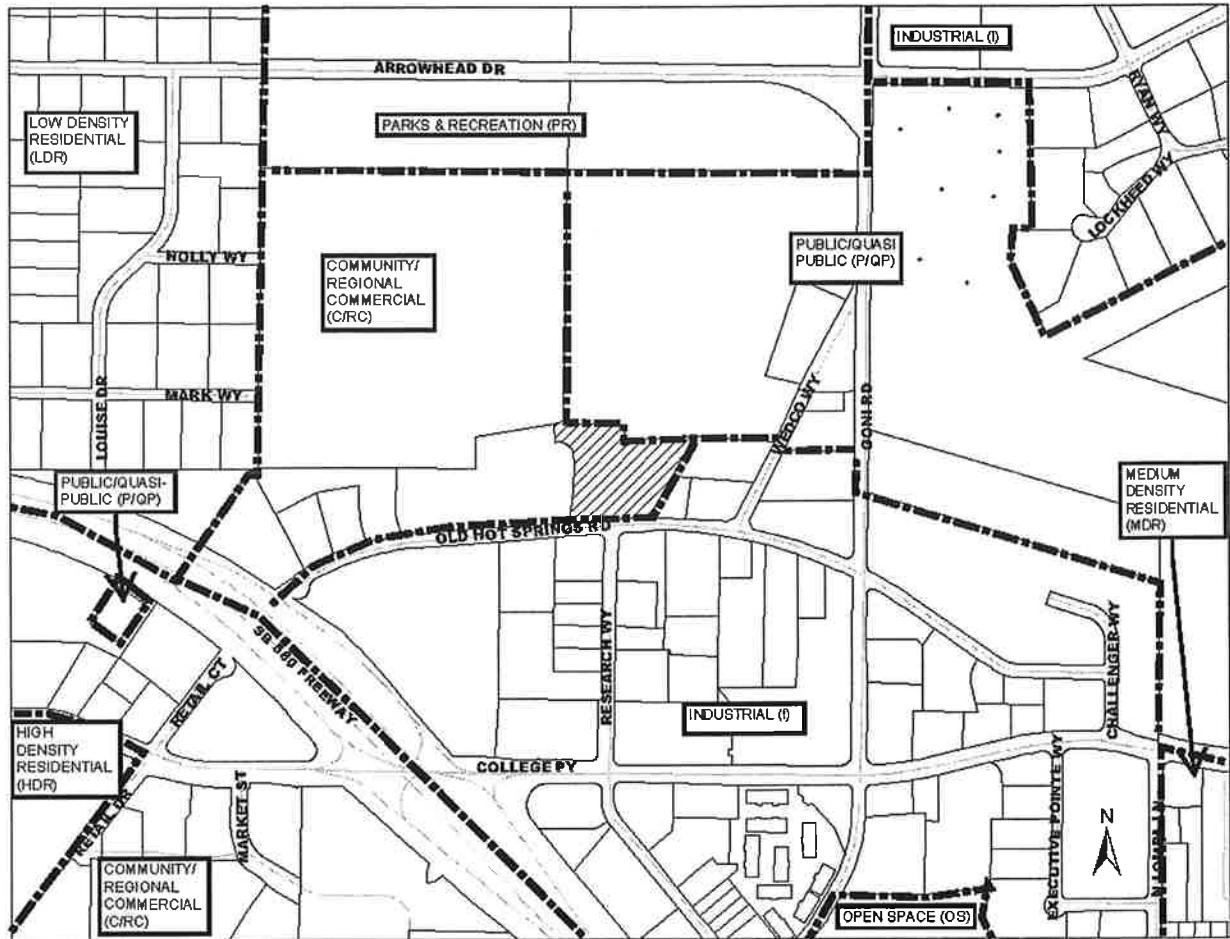
George Wendell, Chairman

ATTEST:

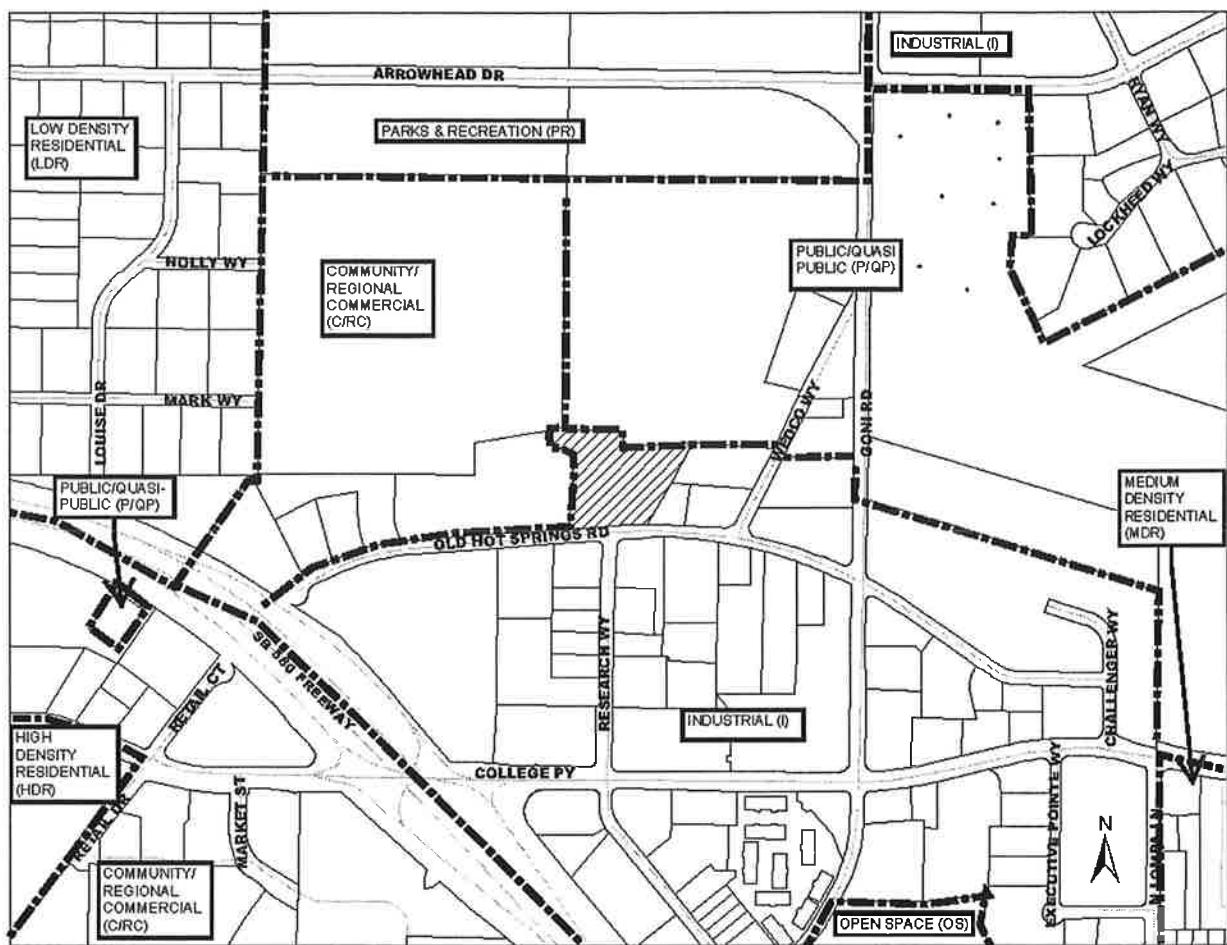
LEE PLEMEL, AICP
Community Development Director

EXHIBIT A

Existing Master Plan



Proposed Master Plan



BILL NO. _____

ORDINANCE NO. 2015- _____

AN ORDINANCE TO CHANGE THE ZONING OF PROPERTY LOCATED AT 1588 OLD HOT SPRINGS ROAD, APN 008-123-23 FROM TOURIST COMMERCIAL (TC) TO GENERAL INDUSTRIAL (GI).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 008-123-23, property owned by Richard Langson, Trustee of the D. R. L. Living Trust 11/7/12 located at 1588 Old Hot Springs Road, 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 property located at 1588 Old Hot Springs Road, APN 008-123-23, changing from Tourist Commercial (TC) to General Industrial (GI). After proper noticing pursuant to NRS 278 and CCMC Title 18, on December 17, 2014, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ____ ayes and ____ 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 at 1588 Old Hot Springs Road, APN 008-123-23, from Tourist Commercial (TC) to General Industrial (GI) as shown on "Exhibit A" attached.

PROPOSED this _____ day of _____, 2015.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2015.

VOTE: AYES: _____

NAYS: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUE MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ of
_____, 2015.

Exhibit A

EXISTING ZONING

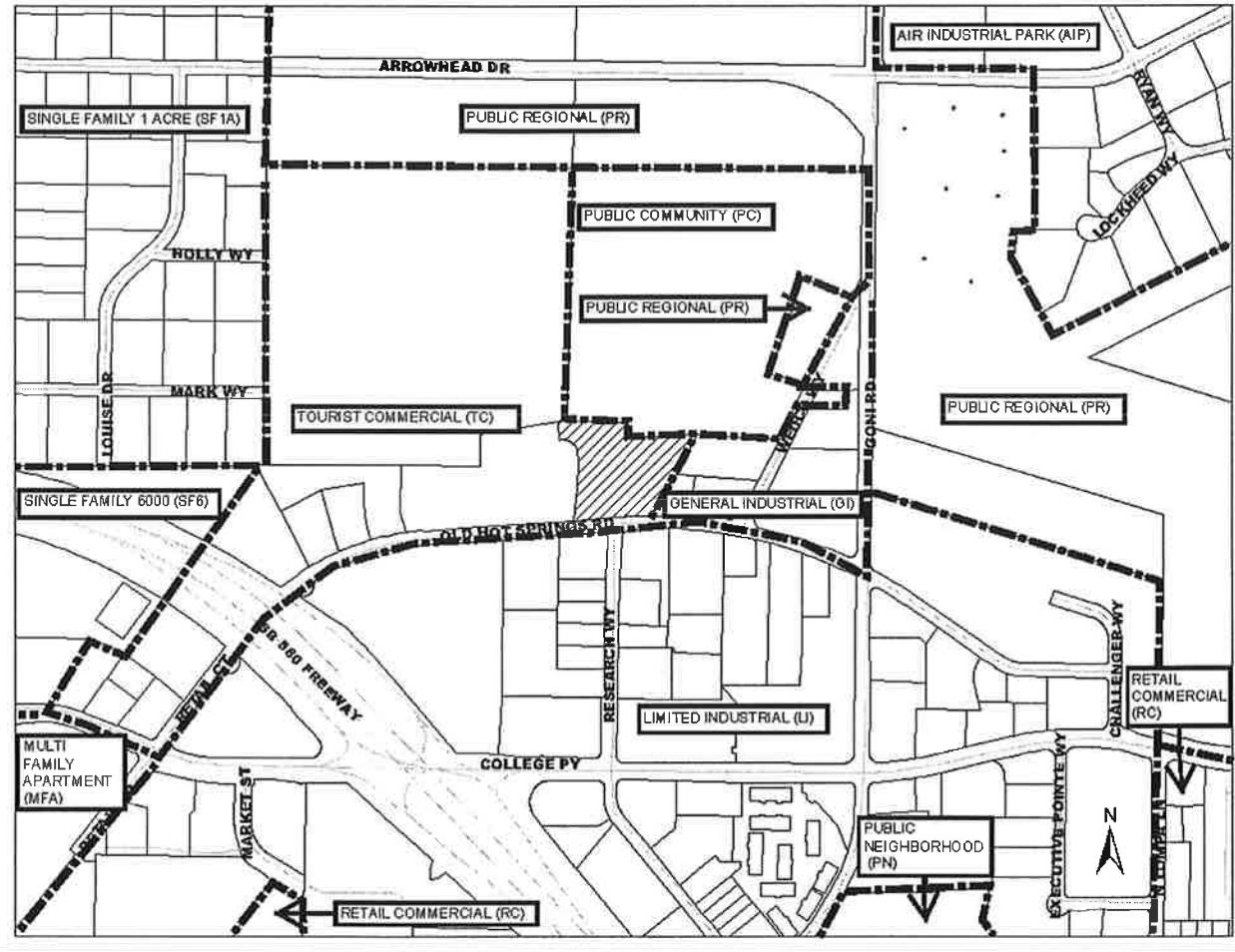
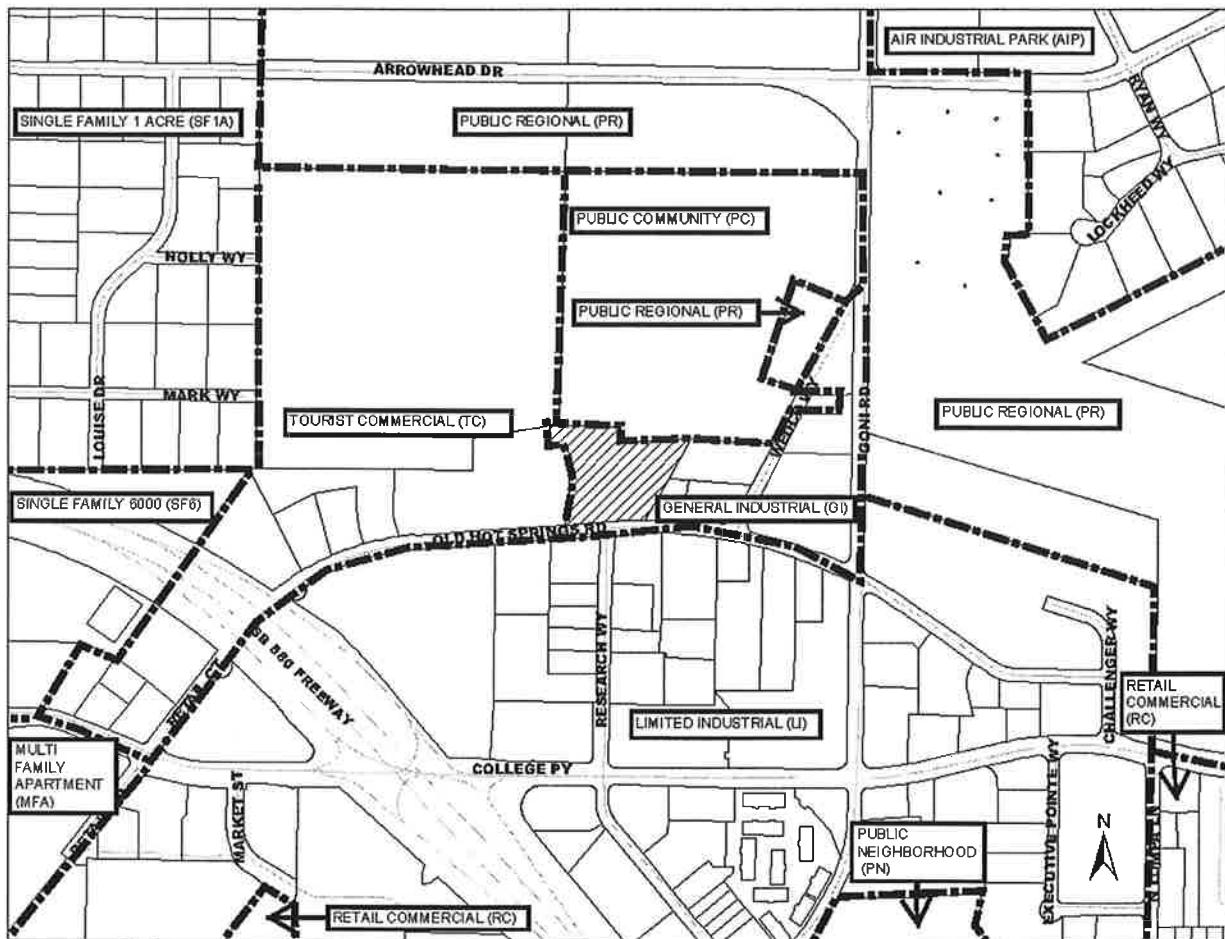


Exhibit A, Continued

PROPOSED ZONING





**Engineering Division
Planning Commission Report
File Number ZMA 14-137**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: Nov. 19, 2014

MEETING DATE: December 17, 2014

SUBJECT TITLE:

Action to consider a change in zoning for parcel 08-123-23, 1588 Old Hot Springs Rd., from Tourist Commercial to General Industrial.

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.

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 sewer and water are available at this site and will likely be adequate depending on the type of future development.

November 26, 2014

Susan,

The following are my comments for the noted project:

ZMA-14-137 & MPA-14-138 – No development is proposed at this time, thus no Building Division comments are applicable.

Ray Proffitt, CBO

Chief Building Official

Building Division

Carson City, NV

775-887-2310 – Main

775-283-7052 - Direct

November 25, 2014

Fire has no comments on ZMA 14-137 or MPA 14-138



Dave Ruben
Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



November 17, 2014

ECA has no comments for ZMA 14-137.

Mark Irwin
Environmental Control Officer III
Carson City Public Works
3305 Butti Way
Carson City, Nevada – 89701

Email - mirwin@carson.org
Phone Numbers
775-283-7380 (desk)
775-220-1417 (cell)
775-887-2164 (fax)
Please Note
Our current office hours are
Monday - Thursday 7:00 A.M. to 5:30 P.M.
"The best way to escape a problem is to solve it"

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

FILE # MPA - 14 - 138

Richard Langson

APPLICANT 1101 W Winnie LN, Carson City, NV 89706 **PHONE #** 775-720-6670

MAILING ADDRESS, CITY, STATE, ZIP
richard@langsonenergy.com

EMAIL ADDRESS
Richard Langson

PROPERTY OWNER 1101 W Winnie LN, Carson City, NV 89706 **PHONE #** 775-720-6670

MAILING ADDRESS, CITY, STATE, ZIP
richard@langsonenergy.com

EMAIL ADDRESS
Rob Joiner, AICP

APPLICANT AGENT/REPRESENTATIVE 1817 N Stewart #15, Carson City, NV 89706 **PHONE #** 775-883-2290

MAILING ADDRESS, CITY, STATE ZIP
Rjoiner2010@gmail.com

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 8-123-23	Street Address 1588 Old Hot Springs RD	ZIP Code 89706
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Project's Master Plan Designation Commercial	Project's Current Zoning Tourist Commercial	Nearest Major Cross Street(s) Research Way
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Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: 18.02.070. 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.

Proposal to amend Master Plan land use designation from Commercial to Industrial and change zoning land use classification from Tourist Commercial to General Industrial.

PROPERTY OWNER'S AFFIDAVIT

I, Richard K. Langson, 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.

Signature

Address

1101 W. Winnie Ln, CC, NV
89703

10-8-14
Date

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

STATE OF NEVADA
COUNTY

On October 08, 2014, Richard Langson, 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



13.	<p>PROJECT IMPACT REPORTS - Provide four copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports per the Carson City Development Standards Divisions 12, 14 and 15. <i>N/A RORY HOGAN 10/7/14</i></p> <p>Submit 6 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 6 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.</p>
<h2>PROPOSAL QUESTIONNAIRE REQUIREMENTS</h2> <h3>Master Plan Amendment</h3>	
<p>The Carson Hot Springs was sold by the Langson family to the current user/owner of the Hot Springs, and that is the last remnant of Tourist Commercial on the east side of I 580. The subject property has had a 5000 square-foot industrial building on it since 1990 and the owner has been allowed to do research and development, assembly, water bottling and other quasi-industrial uses within the tourist commercial land-use district. At this time the owner wishes to more fully utilize the remaining three and one-half acres of the property which are vacant and nonproductive for the community in a more productive industrial use.</p> <p>The applicant must make a finding of fact of a), b) and d), and c) if applicable, of the following:</p> <p>a) Consistency with Master Plan.</p> <p>1) The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan. Provide written documentation of compliance with the Master Plan Policy Checklist.</p> <p>Along with the accompanying master plan amendment, the proposed zone change will be compatible with industrial policies and goals of the master plan. Creation of primary jobs in an area compatible with the adjacent land uses is a primary goal of the master plan.</p> <p>"Excerpts from the Carson City Master Plan" (provided with the master plan amendment application) states that: "Industrial uses consume the smallest amount of land area of any designated use." Industrial uses provide the primary jobs that build our local economy. Therefore, it makes sense that more industrially-zoned land use areas should be provided.</p> <p>Regarding Master Plan Chapter Three: A Balanced Land Use Pattern, the subject property lies within the urban area served by water and wastewater facilities in conformance with the Wastewater Master Plan (1.1b);</p> <p>Is located to be adequately served by city services, including fire and sheriff services...(1.5d); and allows for development outside the primary floodplain and away from geologic hazard areas (3.3d,e).</p> <p>Chapter 5 of the master plan, Economic Vitality calls for maintaining a strong and diversified economic base by promoting principles which focus on retaining and enhancing a strong employment base, including the roles of technology and other economic strengths vital to a successful community. The subject proposal will enhance these goals by helping to maintain and enhance the primary job base (5.1).</p> <p>Chapter 6, Livable Neighborhoods and Activity Centers, identifies "spot zoning" as a pattern to be discouraged. A case can be made for the present commercial zoning and master plan designation as being "spot zoning" due to its adjacent land uses and zoning. Approval of the requested master plan amendment and zone change will provide the property with a more compatible land use with its neighbors.</p> <p>Chapter 7, A Connected City, seeks promotion of a community linked with neighborhoods, employment areas and activity centers with an extensive system of interconnected roadways and other conveyance. Goal 11.2b calls for promoting transit-supportive development patterns along major travel corridors to facilitate future transit. The subject sites is located within easy walking distance of both Gon Road and East College Parkway where transit services are currently provided to one of Carson City's employment activity centers.</p> <p>b) Compatible Land Uses.</p> <p>1) The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.</p>	

The plan calls for land uses that are productive and non-injurious to surrounding land uses. The subject parcel is surrounded on three sides by airport clear zone, general industrial uses and flex industrial uses. The Commercial land use designation and Tourist Commercial zoning are no longer compatible with the surrounding land uses. There are no immediate plans for further development of the subject parcel. However, the zone change and master plan amendment will allow fully utilization of the existing building and future development of the remaining acreage with land uses that are compatible with the adjacent properties. The existing zoning and master plan are not in conformance to the uses adjacent on three sides and could actually have a detrimental impact if allowed to develop with Tourist Commercial uses. To the north of the subject property is the Carson City airport expanded clear zone; to the east is an electrical distribution and assembly facility; automotive repair and machining; and other industrial uses. To the south is industrial flex land uses, and to the west is the historic Carson Hot Springs.

- c) Response to Changed Conditions.
 - 1) The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board of Supervisors and the requested amendment represents a more desirable utilization of land. Hot Springs Road was cut off by Interstate 580 and thereby made the existing Tourist Commercial zoning and Commercial master designation obsolete. Over the last several years properties adjacent to the east of the subject property have been developed with general industrial land uses. The property owner/applicant and his family contributed land for the airport expansion and the adjacent industrial land at times to the detriment of their own development plans.

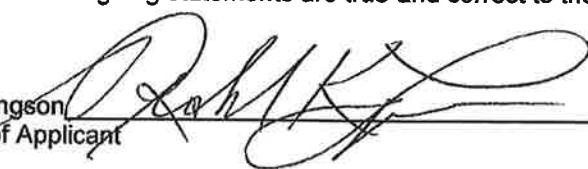
- d) Desired Pattern of Growth.
 - 1) The proposed amendment will promote the desired pattern for the orderly physical growth of the city and guides development of the city based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
The subject property has existing ingress and egress and will not provide any detrimental impacts to surrounding properties. The proposed amendment would not negatively impact existing or planned public services or facilities and will not adversely impact the public health safety and welfare. To our knowledge there are no planned public services or facilities that development of the subject property would negatively impact. Hot Springs Road has been terminated to the west, adjacent to the Carson Hot Springs, and the only through traffic proceeds north on Research Way and east along Hot Springs Road. All other adjacent properties have been fully developed and there are no known facility expansions being proposed.

ACKNOWLEDGMENT OF APPLICANT

The following acknowledgment and signature are to be the responses to the questionnaire prepared for the project. The original signed response and 5 copies (a total of 6 copies are to be submitted.)

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

Richard Langson
Signature of Applicant



Date

10-8-14

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

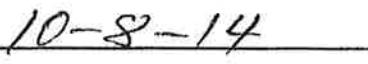
Please type the following signed statement at the end of your application questionnaire:

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



Applicant

Date



10-8-14

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: Richard Langson MPA & ZMA

Reviewed By: _____

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 to 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)?

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

FILE # ZMA - 14 - 137

Richard Langson

APPLICANT
1101 W Winnie LN, Carson City, NV 89706 **PHONE #**
775-720-6670

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richard@langsonenergy.com

EMAIL ADDRESS
Richard Langson

PROPERTY OWNER
1101 W Winnie LN, Carson City NV 89706 **PHONE #**
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MAILING ADDRESS, CITY, STATE, ZIP
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EMAIL ADDRESS
Rob Joiner, AICP

APPLICANT AGENT/REPRESENTATIVE
1817 N Stewart #15, Carson City, NV 89708 **PHONE #**
775-883-2290

MAILING ADDRESS, CITY, STATE ZIP
Rjoiner2010@gmail.com

EMAIL ADDRESS

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
8-123-23	1588 Old Hot Springs RD	89706
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Commercial	Tourist Commercial	Research Way

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.

Proposal to amend Master Plan land use designation from Commercial to Industrial and change zoning land use classification from Tourist Commercial to General Industrial.

PROPERTY OWNER'S AFFIDAVIT

I, Richard K. Langson, 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.

Signature

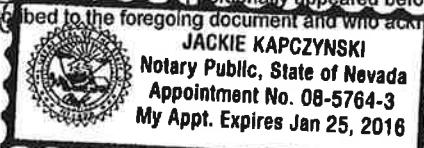
1101 W. Winnie Ln CC. NV. 10-8-14
Address Date
Carson City, NV 89703

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

On October 08, 2014, Richard Langson, 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

State of NV
County of Carson



APPLICATION QUESTIONNAIRE

Zoning Map Amendment

Please type or print in black ink on separate sheets. Attach to your application. List each question, then respond in your own words.

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.050 (Review) and 18.02.075 (ZMA). The Board of Supervisors and the Planning Commission in reviewing and judging the merit of a proposal for a variance, special use permit, or a zoning map amendment, shall direct its considerations to, and find that in addition to other standards in this title, the following conditions and standards are met:

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.

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 and how your zoning will be compatible with those uses and not cause detrimental impacts. To the north is vacant land owned by the Carson City Airport Authority set aside for runway clear zone and cannot be developed (zoned Public). To the south is the industrial park developed on both sides of Research Way, to the east are two industrial buildings on two separate parcels (one used for automotive body shop, repair and machining and the other for electrical assembly and distribution, to the west are the Carson Hot Springs buildings.

B. Describe land use and zoning changes in the general vicinity which have occurred in the previous five-year period. Hot Springs Road was cut off by Interstate 580 and thereby made the existing Tourist Commercial zoning and Commercial master designation obsolete. Over the last several years properties adjacent to the east of the subject property have been developed with general industrial land uses. The property owner/applicant and his family contributed land for the airport expansion and the adjacent industrial land to the detriment of their own original plans for development.

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.

The subject property has existing Ingress and egress and will not provide any detrimental impacts to surrounding properties. The proposed amendment would not negatively impact existing or planned public services or facilities and will not adversely impact the public health safety and welfare. To our knowledge there are no planned public services or facilities that development of the subject property would negatively impact. Hot Springs Road has been terminated to the west, adjacent to the Carson Hot Springs, and the only through traffic proceeds north on Research Way and east along Hot Springs Road. All other adjacent properties have been fully developed and there are no known facility expansions being proposed.

4. That sufficient consideration has been granted by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you're providing describes your proposed zoning map amendment and how it will not adversely impact drainage, sewer, water, traffic, schools, emergency services, and other city services.

- A. Is drainage adequate in the area to support the density that may occur with rezoning? How would drainage be accommodated? How did you arrive at this conclusion?

In reviewing the property with the Carson City engineering department, it is understood that all drainage will be directed to Hot Springs Road into existing public conveyance systems. There are no known adverse impacts on the property created by flood zones or any other natural land capabilities that would make development of the project unusual.

B. Are 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?

C. Again, in reviewing the subject property with Carson City departments, there are no known adverse supply considerations for the property. In addition, the property owner has private water rights, more than adequate to supply water to the subject project. However, public, municipal, water will be encouraged.

D. Are roadways sufficient in the area to serve the density that may occur from the rezoning?
Hot Springs Rd. is developed with two lanes of traffic, however, the shoulders are in need of curb gutter and sidewalk. It is anticipated that these will be provided when the property is further developed.

E. Will the school district be able to serve the student population that may occur from the rezoning?

It is not anticipated that any residential uses will be provided on the property with the requested zone change and master plan amendment. Therefore, there should be no impact to schools in the area.

F. 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 be adequate?

See memo attached from Stacy Giomi to Rob Joiner, October 5th 2014.

Carson City fire station (three) on college parkway is less than a mile from the subject property

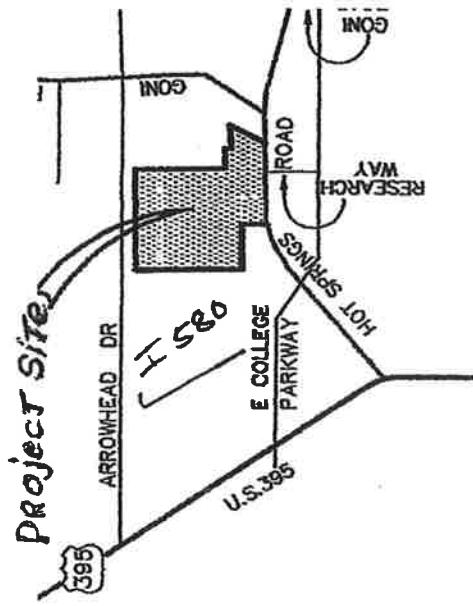
Acknowledgment of Application

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

Applicant

Date

Richard Langson



APN:5-012-01
C.C. AIRPORT AUTHORITY

ZONEDED PUBLIC

BUILDING SETBACK 10'

VICINITY MAP

262.00' 10' PRIVATE 394' AC
EXISTING 50' x 100' BLDG.
ACCESS EASEMENT

A.P.N. 8-123-05
ZONEDED GI

APN 8-123-23
SUBJECT PARCEL

A.P.N. 8-123-06
ZONEDED GI

ZONEDED
TC
LI

PW 8-125-09

Old Hot Springs RD

APN 8-124-07

Richard Langson
1101 W. Winnie LN
Parcel APN 8-123-23
1588 Old Hot Springs RD.
Zone Change From TC to GI

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: Richard Langson MPA & ZMA

Reviewed By: _____

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)?
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CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to 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)?