

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2015

FILE: MPA-15-153, MPA-15-154 and ZMA-15-155

AGENDA ITEMS: F-3A, F-3B, F-3C

STAFF AUTHOR: Kathe Green, Assistant Planner

MASTER PLAN AMENDMENT REQUEST MPA-15-153: A Master Plan Amendment to change the Land Use designation of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Mixed-Use Employment (MUE) to Parks and Recreation (PR); and

MASTER PLAN AMENDMENT REQUEST MPA-15-154: A Master Plan Amendment to change the Land Use designation of property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Medium Density Residential (MDR) and Low Density Residential (LDR) to Open Space (OS); and

ZONING MAP AMENDMENT REQUEST ZMA-15-155: A Zoning Map Amendment to change the zoning of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Agriculture (A) to Public Community (PC); and change the zoning of property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Single Family 6,000 (SF6) and Single Family 2 Acre (SF2A) to Public Community (PC).

APPLICANT: Carson City Parks and Recreation Division

OWNER: Carson City

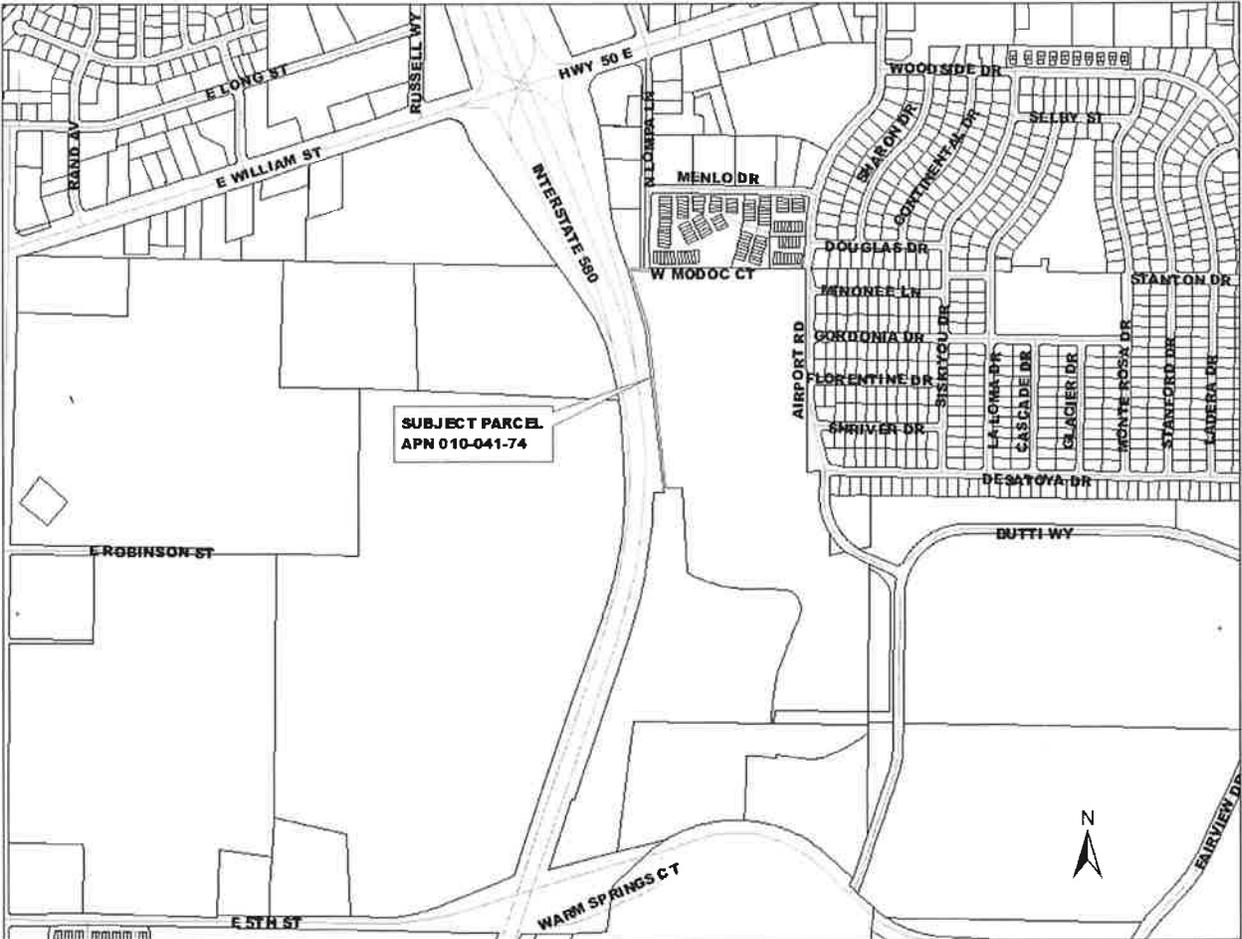
APNs: 010-041-74, 003-151-25 and 009-014-05

LOCATION: East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane south of Highway 50, and 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street (see maps on following pages)

MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt Resolution 2015-PC-R-2 recommending to the Board of Supervisors approval of MPA-15-153 and MPA-15-154, Master Plan Amendments to change the Land Use Designation of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Mixed-Use Employment to Parks and Recreation; and property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Medium Density Residential and Low Density Residential to Open Space 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-15-155, a Zoning Map Amendment to change the zoning of property located on East Fifth Street, east of Interstate 580 between East Fifth Street and North Lompa Lane, south of Highway 50, APN 010-041-74 from Agriculture to Public Community; and property located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, APNs 003-151-25 and 009-014-05 from Single Family 6,000 and Single Family 2 Acre to Public Community, based on the findings contained in the staff report.”

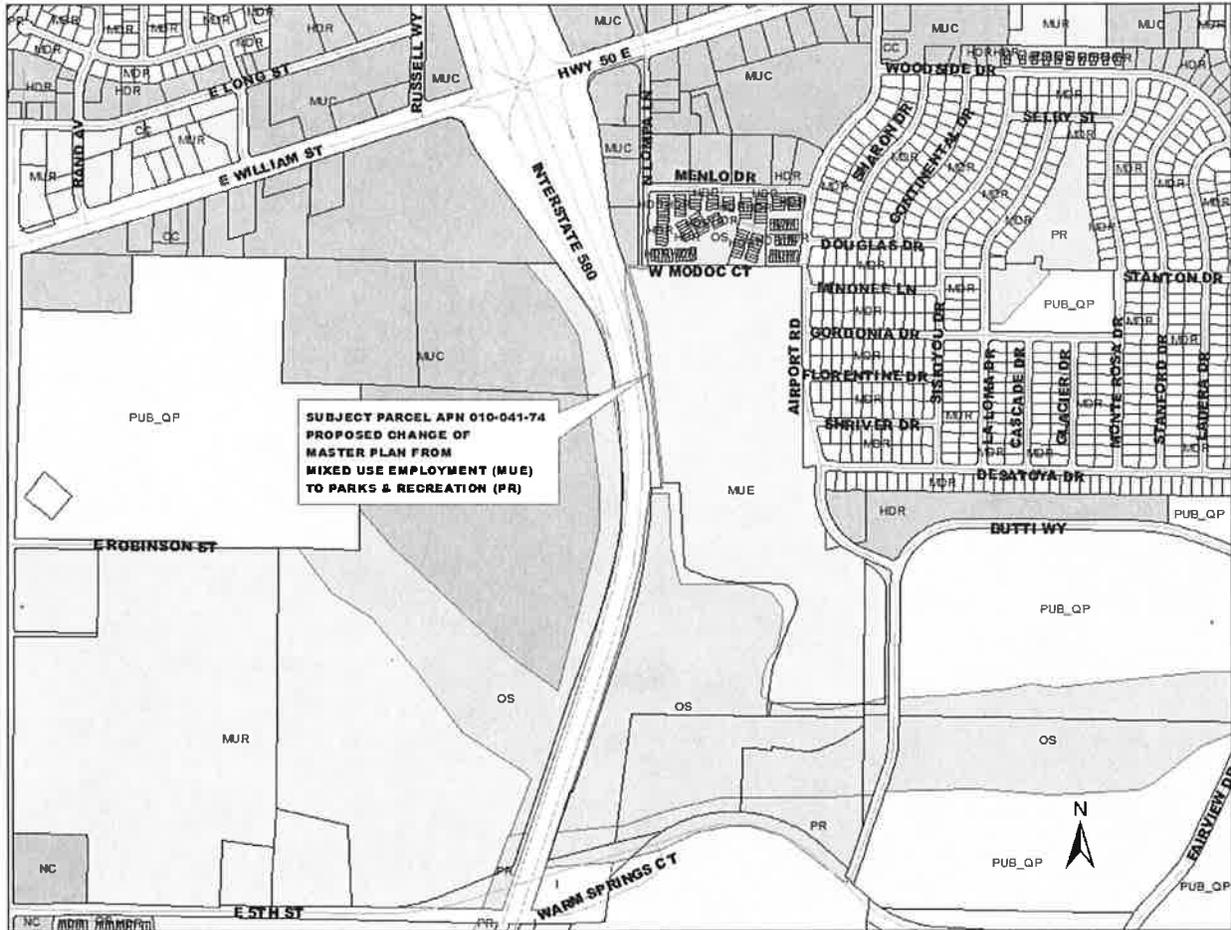
SUBJECT PROPERTY MPA-15-153 and ZMA-15-155



SUBJECT PROPERTIES MPA-15-154 and ZMA-15-155



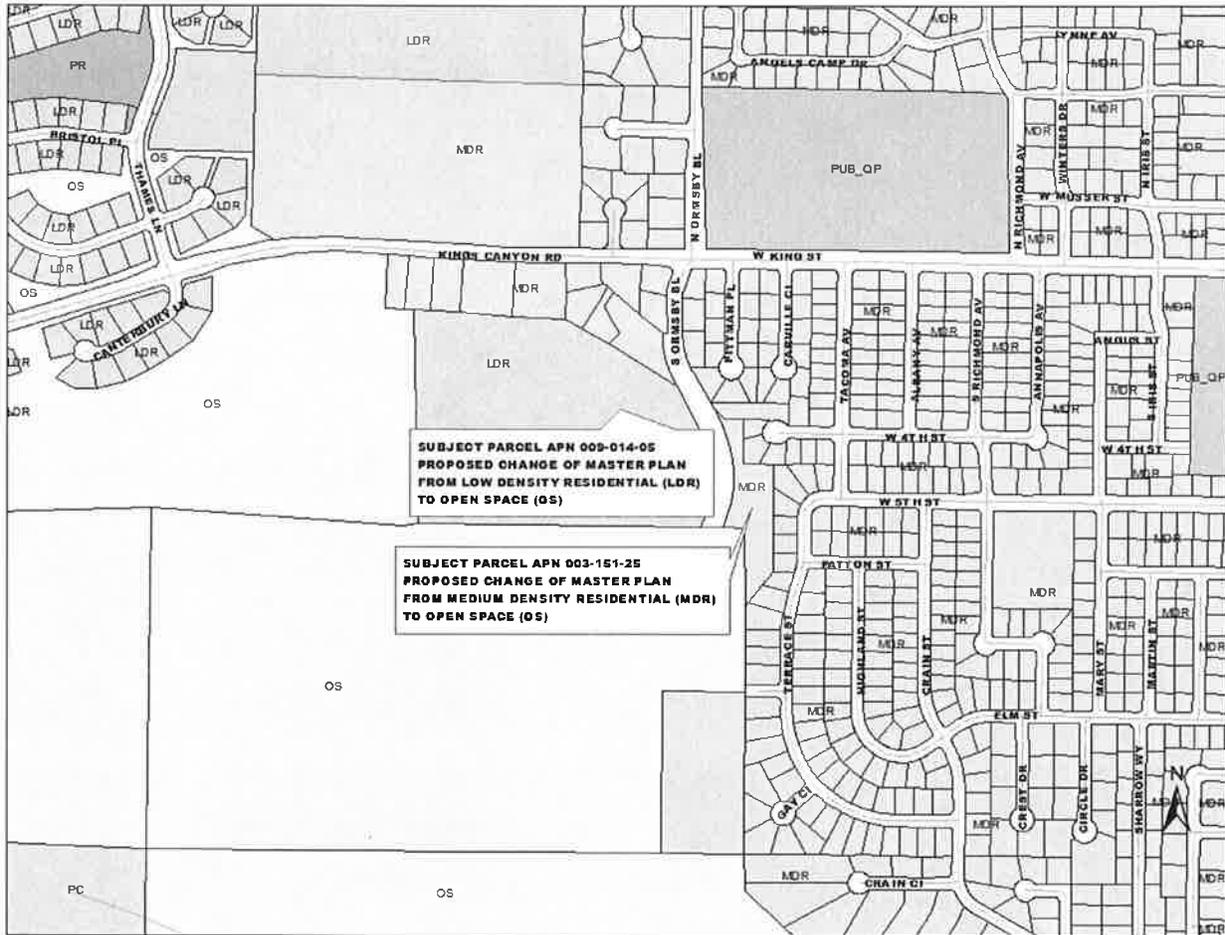
MASTER PLAN MPA-15-153 APN 010-041-75
CURRENT MASTER PLAN MIXED-USE EMPLOYMENT (MUE)
PROPOSED MASTER PLAN PARKS & RECREATION (PR)



LEGEND

CC	Community/Regional Commercial	MUR	Mixed-Use Residential
HDR	High Density Residential	NC	Neighborhood Commercial
LDR	Low Density Residential	OS	Open Space
MDR	Medium Density Residential	PR	Parks & Recreation
MUC	Mixed-Use Commercial	PUB-QP	Public/Quasi-Public
MUE	Mixed-Use Employment		

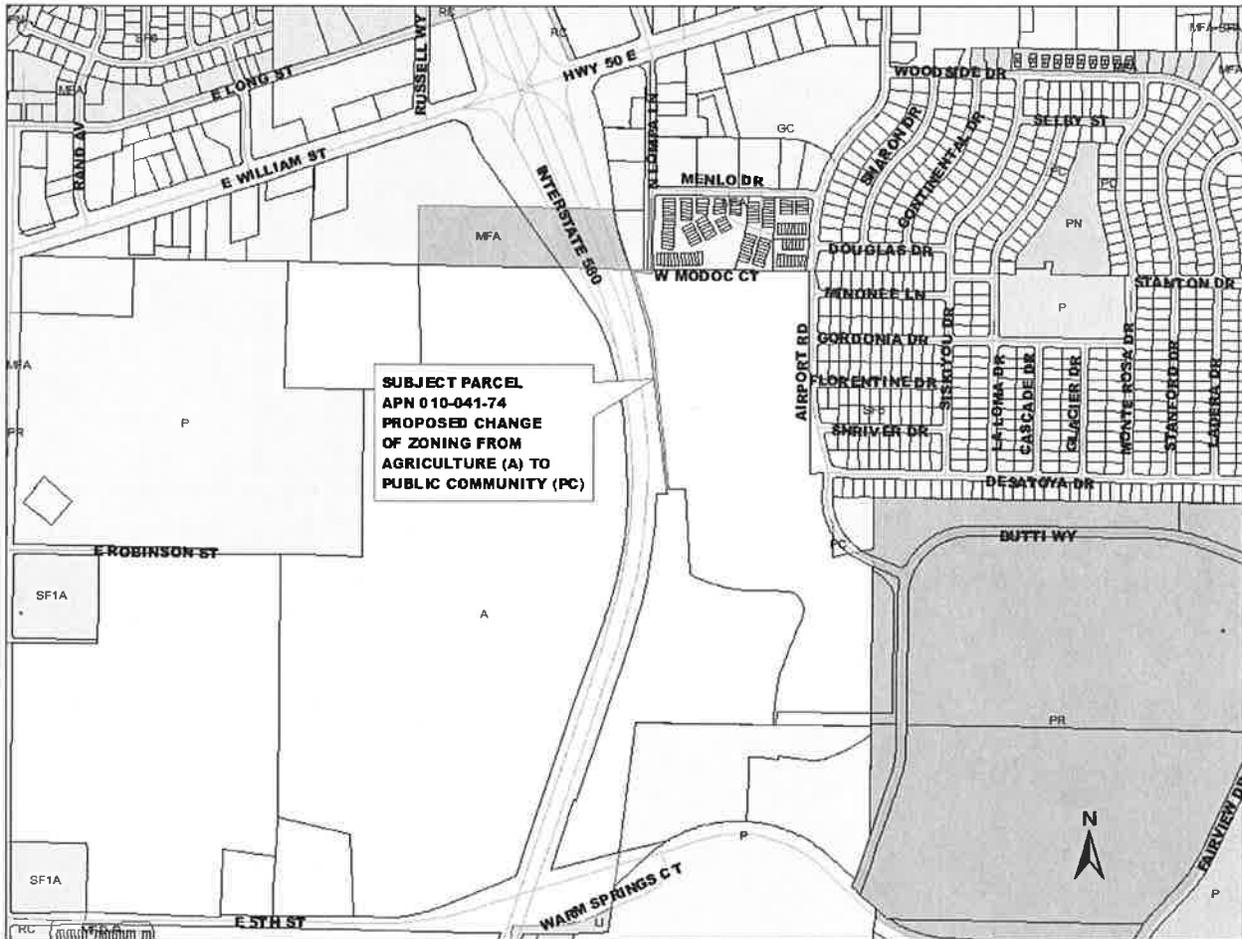
MASTER PLAN MPA-15-154 APNs 003-151-25 and 009-014-05
CURRENT MASTER PLAN
LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM DENSITY RESIDENTIAL (MDR)
PROPOSED MASTER PLAN OPEN SPACE (OS)



LEGEND

LDR	Low Density Residential	PC	Public Community
MDR	Medium Density Residential	PR	Parks & Recreation
OS	Open Space	PUB-QP	Public/Quasi-Public

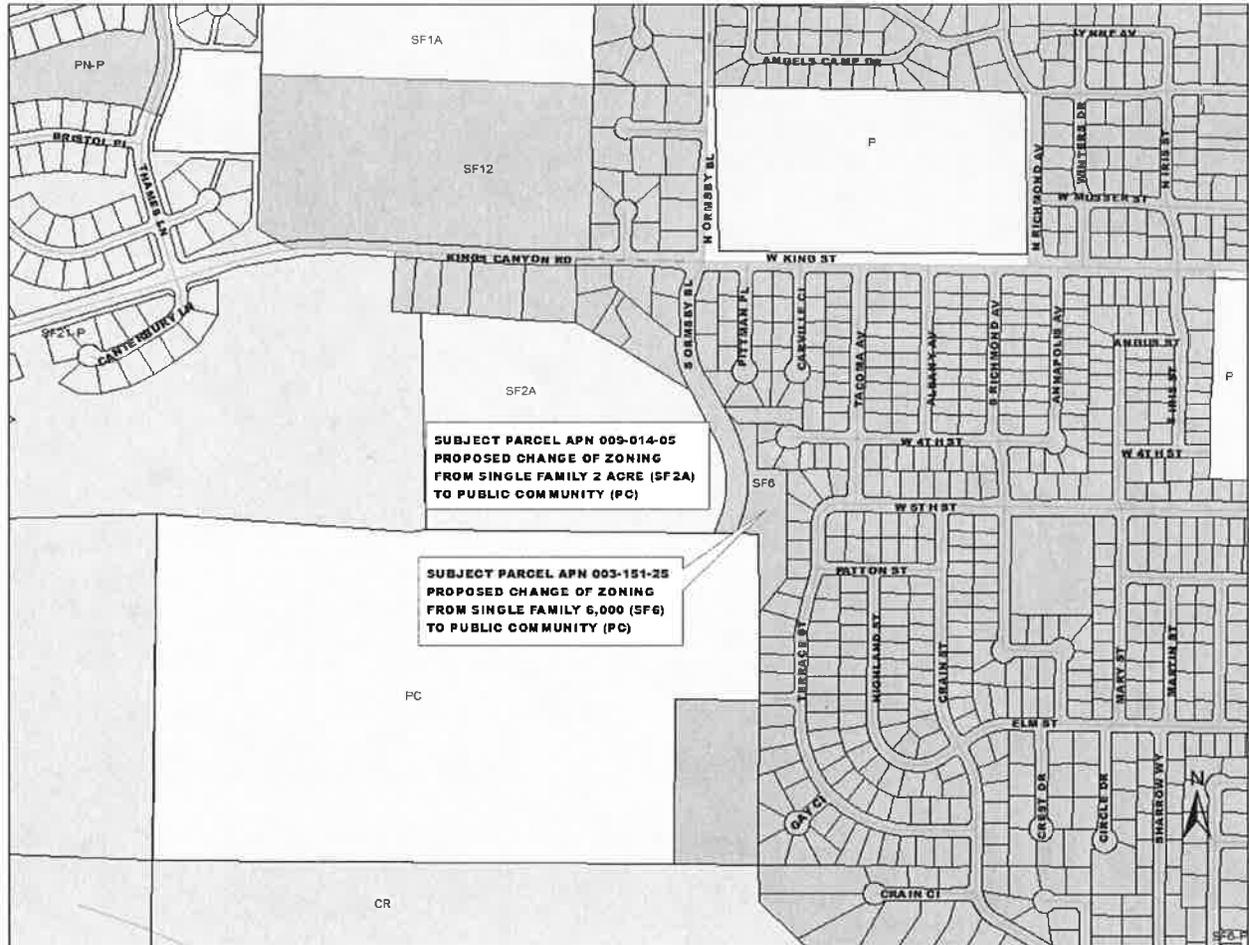
**ZONING ZMA-15-155 APN 010-041-74
 CURRENT ZONING AGRICULTURE (A)
 PROPOSED ZONING PUBLIC COMMUNITY (PC)**



LEGEND

A	Agriculture	PC	Public Community
GC	General Commercial	PN	Public Neighborhood
MFA	Multi-Family Apartment	PR	Public Regional
LI	Limited Industrial	RC	Retail Commercial
P	Public	SF6	Single Family 6,000
PC	Public Community		

ZONING ZMA-15-155 APNs 003-151-25 and 009-014-05
CURRENT ZONING SINGLE FAMILY 2 ACRE (SF2A) AND SINGLE FAMILY 6,000 (SF6)
PROPOSED ZONING PUBLIC COMMUNITY (PC)



LEGEND

CR	Conservation Reserve	SF12	Single Family 12,000
P	Public	SF21	Single Family 21,000
PC	Public Community	SF1A	Single Family 1 Acre
PN	Public Neighborhood	SF2A	Single Family 2 Acre
SF6	Single Family 6,000		

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

DISCUSSION: The first subject parcel, APN 010-041-74, is located east of Interstate 580, between East Fifth Street on the south and North Lompa Lane south of Highway 50 on the north. The parcel is .66 acres or 28,750 square feet and is a long narrow strip. This parcel will connect the existing paths on the south at East Fifth Street and north at Lompa Lane on the east side of the freeway, where the path will connect to the existing path on the west side of the freeway north of Highway 50. This parcel has a current Master Plan designation of Mixed-Use Employment (MUE) and is currently zoned Agriculture (A). It has been acquired by the Carson City Parks and Recreation Department for the express purpose of expanding and connecting this pathway area. The proposal for this parcel is to change the Land Use Master Plan to Parks and Recreation (PR) and the zoning to Public Community (PC).

The second and third subject parcels, APNs 003-151-25 and 009-014-05, are located at 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street. The parcels are 1.83 and 19.00 acres or 79,714 and 827,640 square feet respectively, and have also been purchased by Carson City Parks and Recreation Department. They currently have Master Plan designations of Low Density Residential (LDR) and Medium Density Residential (MDR). The proposal for these parcels is to change the Land Use Master Plan to Open Space (OS) and the zoning to Public Community (PC). There is presently an active non-motorized path on these parcels, providing access from King Street to the C-Hill area. The intention is to continue this access.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels were recently acquired Carson City. These applications are initiated by the Planning Division for the Parks and Recreation Department in response to the purchases of this private property by the City and the change of ownership to public. Carson City would prefer to maintain properties which have public ownership with Master Plan and Zoning designations which reflect the current public purpose uses of the parcels.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 340 feet of APN-010-041-74 for MPA-15-153 and ZMA-15-155 and to 69 adjacent property owners within 300 feet of APNs 003-151-25 and 009-014-05 for MPA-15-154 and ZMA-15-155, in accordance with the provisions of NRS and CCMC 18.02.045. As of the writing of this staff report no comments have been received in support or objection of these applications. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting November 18, 2015, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

- Building Division:** No concerns
- Engineering Division:** No concerns
- Fire Department:** No concerns
- Health Department:** No concerns
- Environmental Control Authority:** No concerns

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 1.4- Manage the Impacts of Future Growth within the Urban Interface

1.4a- Vehicular and Pathway Access

Ensure that the vehicular and pathway access to surrounding public lands are maintained as development occur within the Urban Interface- the area on the fringe of the City's core area that borders both urban development and open lands. Require pathways, bicycle facilities, and roadway easements through future developments as identified in the Unified Pathways Master Plan.

The proposed pathway on the east side of the Interstate 580 freeway, between East Fifth Street and North Lompa Lane will connect existing pathways and allow additional access to these public areas. At Highway 50 the path will connect to an existing path on the west side of the Interstate 580 freeway from the south to the north. Linear pathways are being created throughout the environs of Carson City, to allow the public non-motorized methods to access these public locations and traverse these public areas with ease.

The parcels on the west side of Carson City, on Ormsby Blvd, south of King Street are being proposed for open space to allow continued pathway access to the C-Hill area. No expansion of this pathway access is planned at this time. The property will remain as an access only, with scenic views of the City from this area, but no development proposed for the sites.

- 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.***

Parks and Recreation is the proposed land use designation for the first parcel of property on the east side of Carson City. The proposed use of the site is the continuation of the linear pathway between East Fifth Street and North Lompa Lane. This use is compatible with adjacent land uses as the area directly to the east of this site has not yet been developed, while the area on the west of the proposed path is the existing Interstate 580 freeway. This proposal will connect the linear pathway which presently exists at East Fifth Street and north of Highway 50 on the west side of Interstate 580, by connecting the areas adjacent to the freeway on the north and south of the parcel, providing continuity for additional public access for non-motorized travel within Carson City.

Open Space is the proposed land use designation for the second and third parcels of property on the west side of Carson City. This use is consistent with the public uses that are already occurring on the properties. There is an existing pathway on the site, which provides access to the C-Hill area. The use of the subject parcels is proposed to be limited to the continued use of this pathway, with no other development of the site proposed. The parcels will continue to be open space and will reflect the current ownership by the Carson City Open Space program through the Parks and Recreation Department.

- 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 properties have been acquired by Carson City. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels for Parks and Recreation, open space and pathway purposes. No other development of the parcels is anticipated.

- 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 limiting the uses of the sites to public access and open space uses. This proposal is to add a public access path on the east side of Carson City between East Fifth Street and North Lompa Lane, south of Highway 50, on the east side of the Interstate 580 freeway, in an area that is presently not developed with other uses. The intent is to connect this pathway to an existing pathway on the west side of Interstate 580, from East Fifth Street to the area north of Highway 50. In addition, the two parcels on the west side of Carson City on South Ormsby Blvd near King Street are intended to be utilized only as a pathway access for non-motorized travel and to continue to provide a scenic view. These parcels will be limited to open space, with no development of the site proposed or anticipated by the Parks and Recreation Department. The expenditure of funds for purchase of the sites has already occurred. This proposal is to coordinate the Master Plan and Zoning to reflect the public ownership and limit the proposed use of the parcels to pathways in the future.

Zoning Map Amendment Findings

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

Goal 4.3 –Expand the City’s Open Space Network

Policy 4.3a –Open Space Master Plan- Continue to review future development proposals for consistency with the City’s Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.

Policy 4.3b–Open Space Network-Continue to pursue opportunities to expand or

enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

The proposed amendment will ensure public review of all future uses to be established on the properties, while allowing review of existing site features. Typically all parcels owned by Carson City are zoned Public, Public Community, Public Neighborhood or Public Regional. This proposal will align the zoning of these publicly-owned parcels to reflect these designations.

The proposed amendment demonstrates the City's willingness and ability to work toward the ultimate goal of providing a non-motorized public path or recreational trail for the benefit of residents and visitors throughout the region. This proposal would continue the path from East Fifth Street on the east side of the Interstate 580 freeway on the south to North Lompa Lane, just south of Highway 50 on the north, where the existing linear pathway is continued on the west side of the freeway.

The proposal would also utilize property on South Ormsby Blvd as another pathway, continuing to provide access and scenic views from the area south of Kings Canyon Road and West King Street to the C-hill area, with the parcels to remain as open space. No development of the sites beyond the non-motorized pathway is proposed.

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 change the zoning of the property on the east side of the freeway from Agriculture (A) to Public Community (PC) to properly reflect the ownership as public. Carson City Parks and Recreation will create a linear pathway for the public to utilize to traverse the area from East Fifth Street on the south to North Lompa Lane, south of Highway 50 on the north. There is an existing path north of Highway 50 on the west side of the Interstate 580 freeway, connecting these two areas and allowing the public to continue to utilize non-motorized means of travel within large sections of Carson City.

The proposed amendment will change the zoning of the two parcels on the west from Single Family 1 Acre (SF1A) and Single Family 6,000 (SF6) to Public Community (PC), to reflect the use of the parcels as a public access pathway and public ownership while limiting the use of the parcels to open space.

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 zoning amendment is not anticipated to negatively impact existing or planned public services or facilities as adequate public services and facilities generally exist in these areas. The amendments will not adversely impact the public health, safety and welfare as they are promoting public pathways or trails and open space uses in areas that are predominantly not developed and are not competing with other uses proposed or on site at the present time. These pathways will provide an increase in public services by providing enlarged pathway areas for non-motorized travel within Carson City.

Attachments:

Planning Commission Master Plan Amendment Resolution 2015-PC-R-2
Draft Zoning Map Amendment Ordinance
Building Department Comments
Fire Department Comments
Engineering Department Comments
Health Department Comments
Environmental Control Authority Comments

BILL NO. ____

ORDINANCE NO. 2015- _____

AN ORDINANCE TO CHANGE THE ZONING OF PROPERTY LOCATED ON EAST FIFTH STREET, 501 AND 502 SOUTH ORMSBY BLVD, APNS 010-041-74, 003-151-25 AND 009-014-05 FROM AGRICULTURE (A), SINGLE FAMILY 6,000 (SF6) AND SINGLE FAMILY 2 ACRE (SF2A) TO PUBLIC COMMUNITY (PC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DOES ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 010-041-74, 003-151-25 and 009-014-05, property owned by Carson City at East Fifth Street, 501 and 502 South Ormsby Blvd, 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 East Fifth Street, 501 and 502 South Ormsby Blvd, APNs 010-041-74, 003-151-25 and 009-014-05 changing from Agriculture (A), Single Family 6,000 (SF6) and Single Family 2 Acre (SF2A) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on October 29, 2015, 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

Exhibit A

EXISTING ZONING

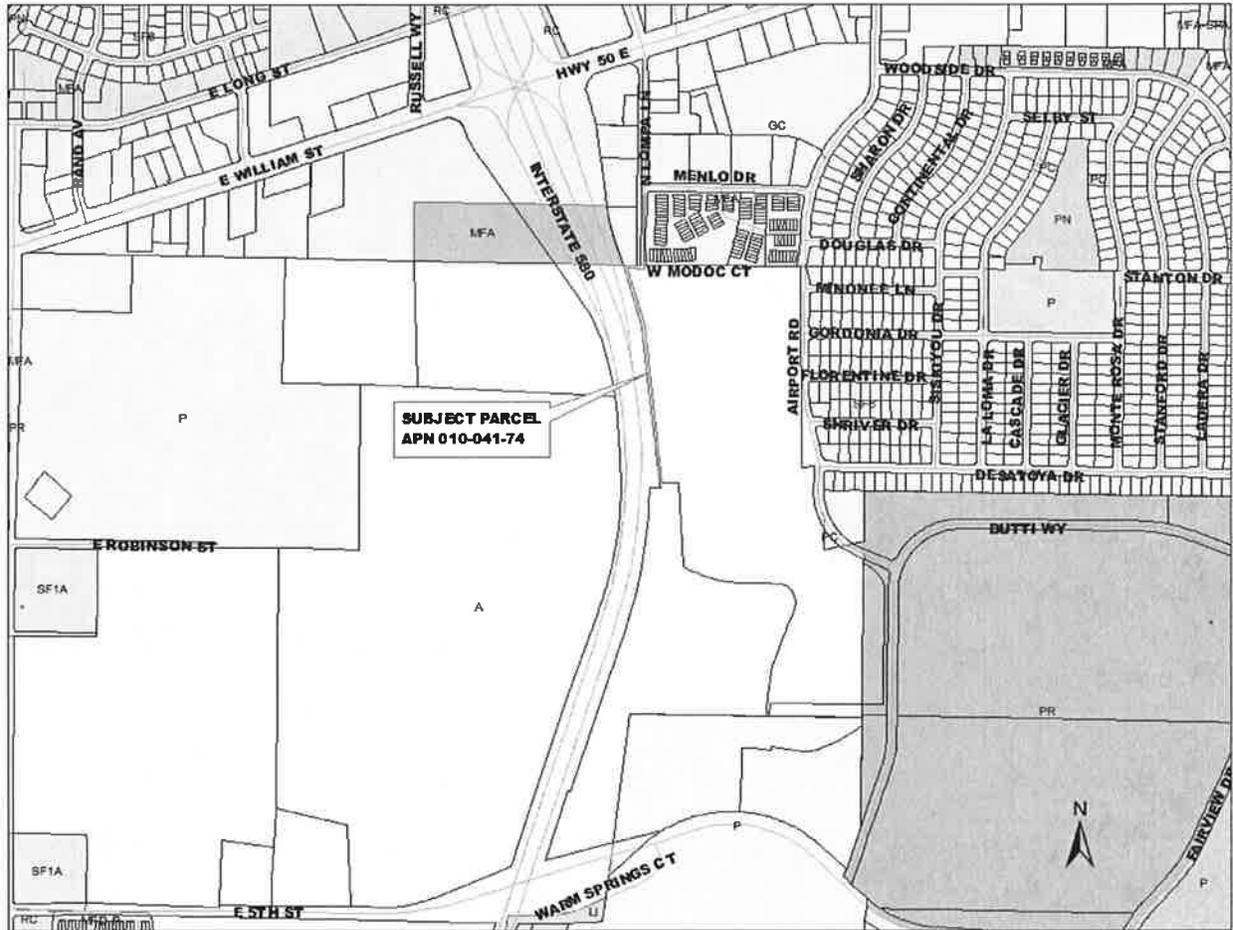


Exhibit A, Continued

PROPOSED ZONING

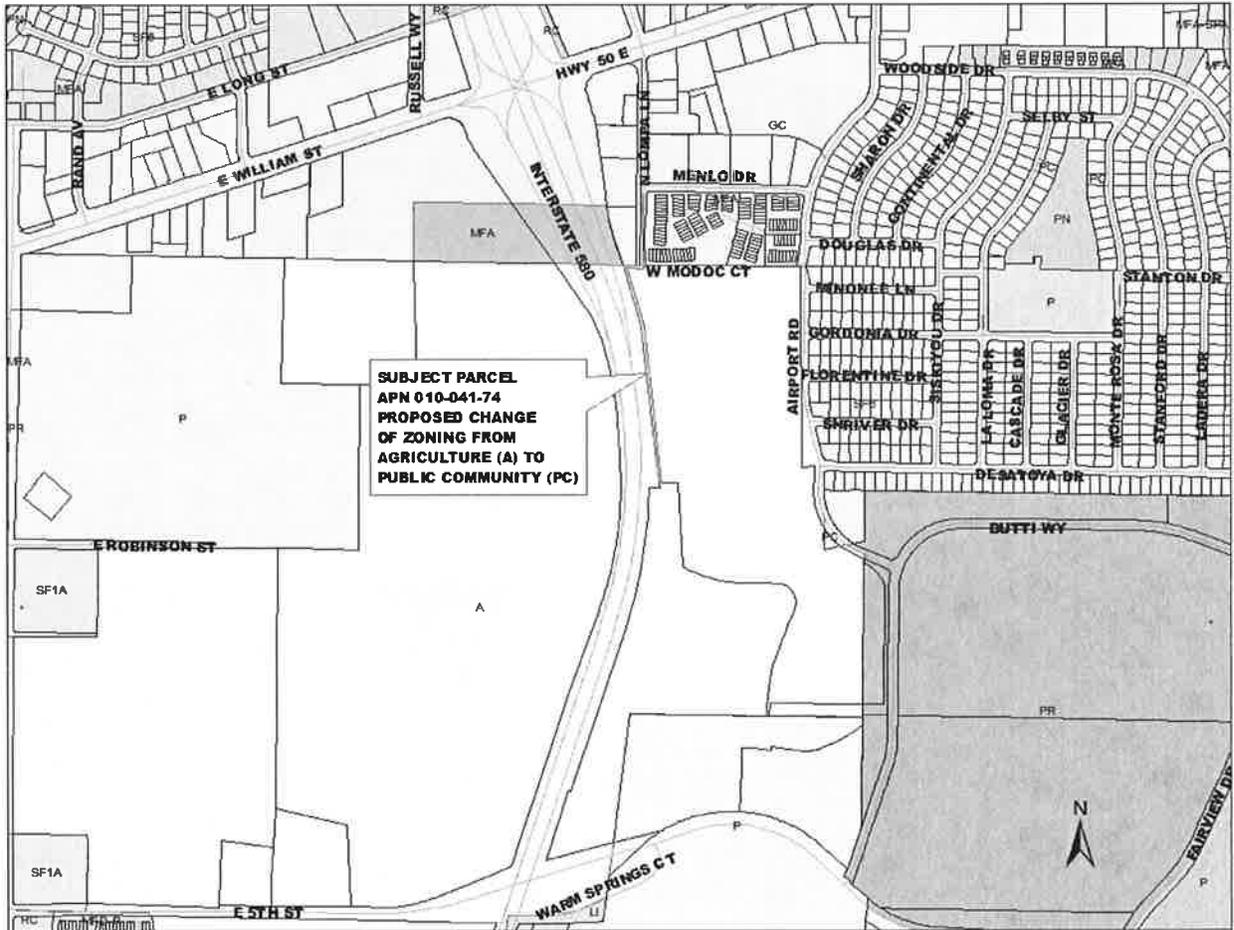
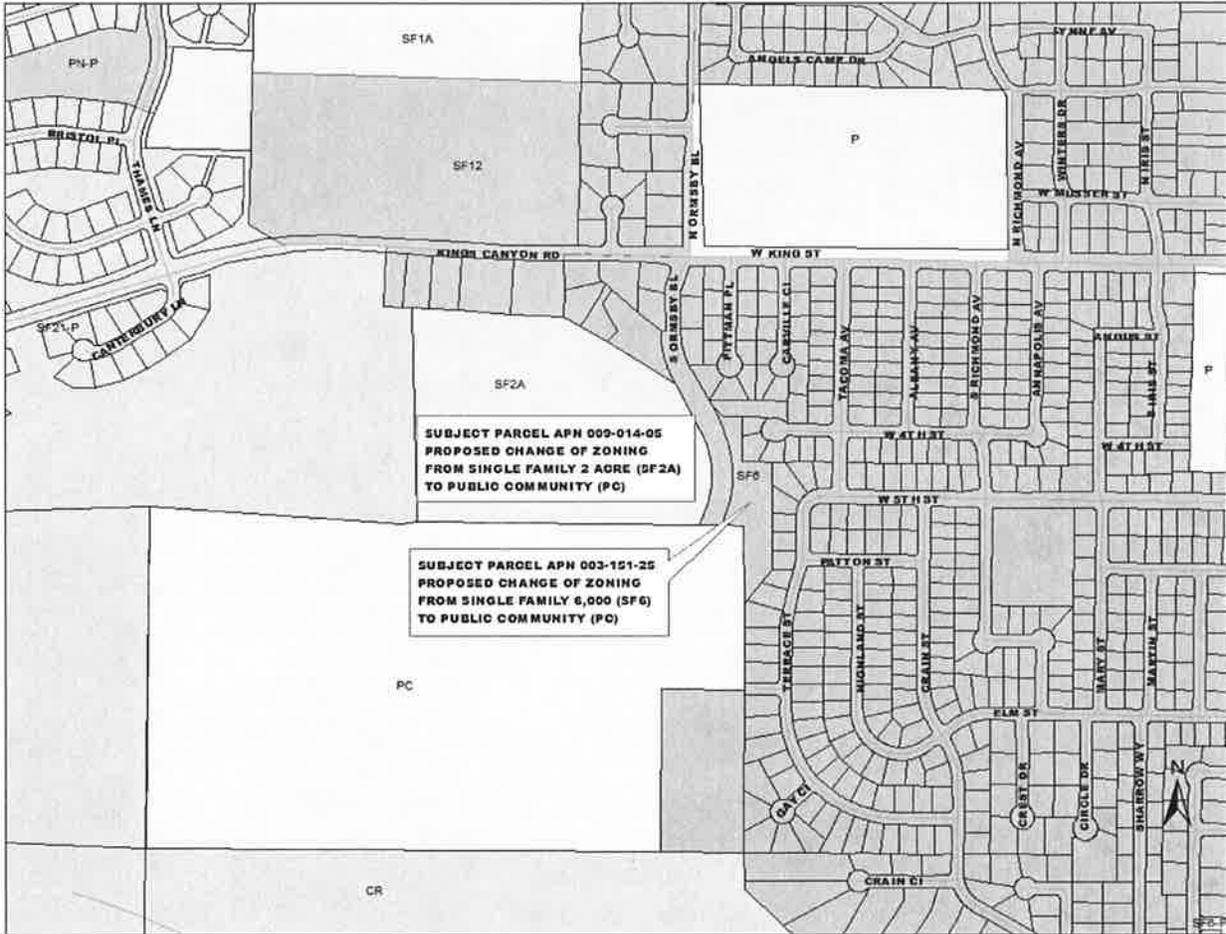


Exhibit B

PROPOSED ZONING



RESOLUTION 2015-PC-R-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-15-153 and MPA-15-154, MASTER PLAN AMENDMENTS TO CHANGE THE LAND USE MAP DESIGNATION FOR PROPERTY LOCATED AT EAST FIFTH STREET, CHANGING APN 010-041-74, BORDERED ON THE SOUTH BY EAST FIFTH STREET, ON THE NORTH BY NORTH LOMPA LANE, SOUTH OF HIGHWAY 50 AND ON THE WEST BY INTERSTATE 580, FROM MIXED-USE EMPLOYMENT TO PUBLIC COMMUNITY, AND;

CHANGE THE LAND USE MAP DESIGNATION FOR PROPERTIES LOCATED AT 501 AND 502 SOUTH ORMSBY BLVD, SOUTH OF KINGS CANYON ROAD AND WEST KING STREET, CHANGING APN 003-151-25, AND APN 009-014-05, SOUTH OF KINGS CANYON ROAD AND WEST KING STREET, FROM MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL TO OPEN SPACE.

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 November 18, 2015, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-15-153 and MPA-15-154 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

WHEREAS, the proposed Master Plan land use designations would be consistent with the existing and intended uses of the property;

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendments to change the Land Use Map designation of property located in and around the vicinity of East Fifth Street, between East Fifth Street on the south, North Lompa Lane on the north, south of Highway 50, and Interstate 580 on the west, changing an approximately 28,750 square foot portion of APN 010-041-74 from Mixed Use Employment to Parks and Recreation, as illustrated in the attached "Exhibit A", and;

To change the Land Use Map designation of property located in and around the vicinity of 501 and 502 South Ormsby Blvd, south of Kings Canyon Road and West King Street, changing an approximately 79,714 square foot area of APN 003-151-25 and an approximately 827,640 square foot area of APN 009-014-05 from Medium Density Residential and Low Density Residential to Open Space, as illustrated in the attached "Exhibit B".

ADOPTED this 17th day of December, 2015.

VOTE: AYES:

NAYS:

ABSENT:

Paul Esswein, Chairman

ATTEST:

LEE PLEMEL, AICP
Planning Director

EXHIBIT A

EXISTING MASTER PLAN



PROPOSED MASTER PLAN

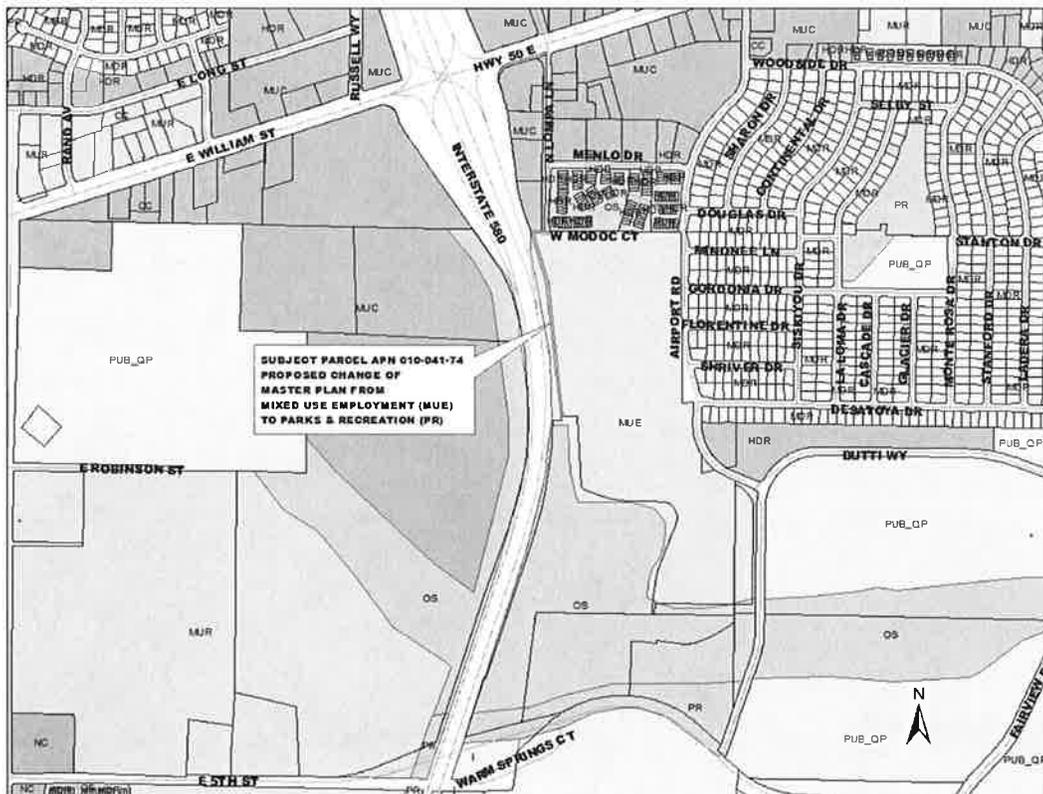
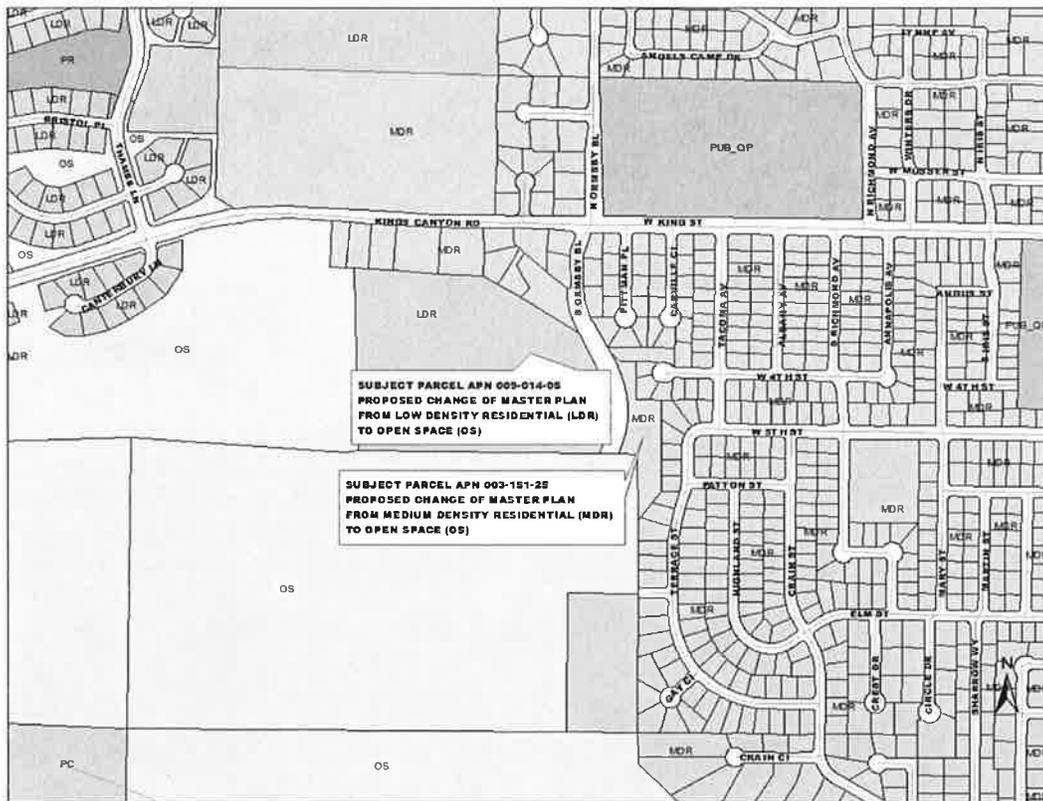


EXHIBIT B

EXISTING MASTER PLAN

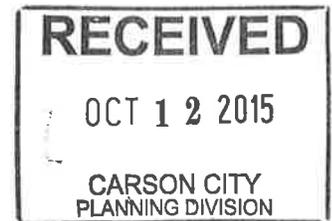


PROPOSED MASTER PLAN



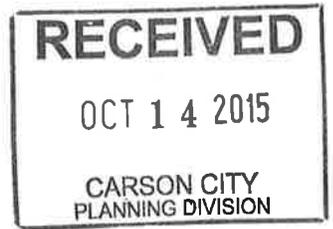
October 12, 2015

MPA-15-153, MPA-15-154, and ZMA-15-155



Building has no comments at this time.

Shawn Keating CBO
Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310 X 7052
Fax 775-887-2202
Cell 775-230-6623



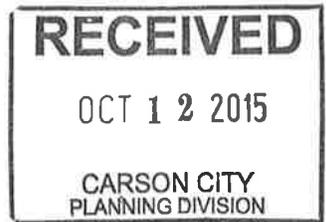
October 14, 2015

MPA-15-153, MPA-15-154, and ZMA-15-155

Fire Department has no concerns with this project.

Dave Ruben

Fire Department



**Engineering Division
Planning Commission Report
File Number MPA 15-153, MPA-15-154**

TO: Planning Commission
FROM: Stephen Pottéy, P.E.
DATE: Oct. 12, 2015 **MEETING DATE:** Nov. 18, 2018

SUBJECT TITLE:

Action to consider a Master Plan Amendment for parcel 010-041-74, E Fifth St. to change parcel from Mixed Use Employment (MUE) to Parks & Rec (P&R), and parcels 003-151-25 and 009-014-014-05, 501 & 502 S. Ormsby Blvd to change parcels from Medium Density Residential (MDR) and Low Density Residential (LDR) to Public Community (PC)

Action to con.

RECOMMENDATION:

The Engineering Division has no preference or objection to the amendment 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

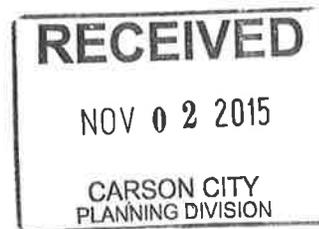
The information submitted by the applicant is adequate for this analysis.

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 in the adjacent right of ways at this site and will likely be adequate depending on the type of future development.



**Engineering Division
Planning Commission Report
File Number ZMA 15-155**

TO: Planning Commission
FROM: Stephen Pottéy, P.E.
DATE: Oct. 12, 2015 **MEETING DATE:** Nov. 18, 2015

SUBJECT TITLE:

Action to consider a change in zoning for parcels 003-151-25, 009-014-05 & 010-041-74 at 501 and 502 S. Ormsby Blvd, and E. Fifth St. from Single Family 6,000 (SF6), Single Family 2 Acre (SF2A) and Agriculture (A) to Public Community (PC).

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

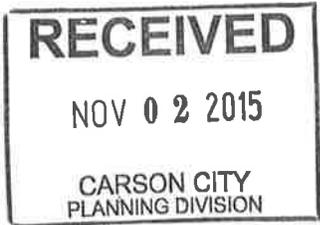
The information submitted by the applicant is adequate for this analysis.

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

At 501 and 502 Ormsby Blvd., public sewer is not available. It may be possible to extend a sewer main from Kings Canyon Rd along S Ormsby Blvd. Public water is available in the right of way bordering the properties on S Ormsby Blvd. but may need improvements to ensure adequate water and fire flows depending on the type of future development. For the bike path, apn 010-041-74, there is public sewer and water available in the adjacent right of ways.



November 2, 2015

MPA-15-153, MPA-15-154 and ZMA-15-155]

Carson City Health and Human Services has no comments

Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

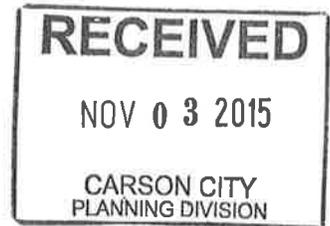
dboothe@carson.org

November 3, 2015

MPA-15-153

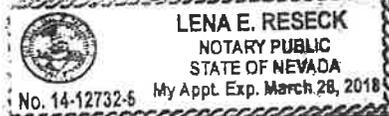
MPA-15-154

ZMA-15-155



ECA has no comments regarding these items.

Mark Irwin
Environmental Control Authority

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: <h2 style="text-align: center;">ZONING MAP AMENDMENT</h2> <p>FEE: \$2,450.00 + noticing fee</p> <p>SUBMITTAL PACKET</p> <ul style="list-style-type: none"> <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering-4 copies) <input type="checkbox"/> CD containing application data (all to be submitted once application is deemed complete by staff) <p>Application Reviewed and Received By: _____</p> <p>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.</p>	
FILE # ZMA – 15 - 155		<div style="text-align: right; border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> RECEIVED OCT 13 2015 CARSON CITY PLANNING DIVISION </div>	
APPLICANT Carson City	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St			
EMAIL ADDRESS			
PROPERTY OWNER Carson City	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St			
EMAIL ADDRESS			
APPLICANT AGENT/REPRESENTATIVE Ann Bollinger	PHONE #		
MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St			
EMAIL ADDRESS			
<u>Project's Assessor Parcel Number(s)</u> 003-151-25, 009-014-05 & 010-041-74	<u>Street Address</u> 501, 502 S. Ormsby Blvd, & E. Fifth St.		<u>ZIP Code</u>
<u>Project's Master Plan Designation</u> MDR, LDR, MUE	<u>Project's Current Zoning</u> SF6, SF2A, A	<u>Nearest Major Cross Street(s)</u>	
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.			
Change zoning from Single Family 6,000 (SF6), Single Family 2 Acre (SF2A) and Agriculture (A) to Public Community (PC)			
PROPERTY OWNER'S AFFIDAVIT			
I, <u>Ann Bollinger</u> , being duly deposed, do hereby affirm that I <u>am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.			
<u>Signature</u> <i>Ann Bollinger</i>	<u>Address</u> 3303 Buttawa Blvd # 9 Carson City NV 89701	<u>Date</u> 10/13/15	
Use additional page(s) if necessary for other names.			
On <u>October 13</u> , 2015, <u>Ann Bollinger</u> , 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.			
<u>Notary Public</u> <i>Lena E. Reseck</i>			

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

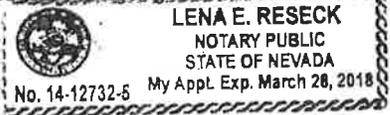
Please type the following signed statement at the end of your application questionnaire:

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

Ann Bollinger
Applicant

A. Bollinger
Print Name

10/13/15
Date

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: <div style="border: 1px solid black; padding: 5px; text-align: center;"> RECEIVED OCT 13 2015 CARSON CITY </div> MASTER PLAN AMENDMENT FEE: \$3,050.00 + noticing fee NOTE: Master Plan Amendment applications are only accepted four times per year and must be submitted by the January, April, July and October deadline dates.
FILE # MPA – 15 - 153		SUBMITTAL PACKET <ul style="list-style-type: none"> <input type="checkbox"/> 6 Completed Application Packets (1 Original + 5 Copies) containing the following: <input type="checkbox"/> Application Form <input type="checkbox"/> Written Project Description <input type="checkbox"/> Site Plan <input type="checkbox"/> Proposal Questionnaire With Both Questions and Answers Given <input type="checkbox"/> Applicant's Acknowledgment Statement <input type="checkbox"/> Documentation of Taxes Paid-to-Date (1 copy) <input type="checkbox"/> Project Impact Reports (Engineering) (4 copies) <input type="checkbox"/> CD containing application digital data (preferably in pdf format)
APPLICANT PHONE # Carson City	MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St	
EMAIL ADDRESS		
PROPERTY OWNER PHONE # Carson City	MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St	
EMAIL ADDRESS		
APPLICANT AGENT/REPRESENTATIVE PHONE # Ann Bollinger	MAILING ADDRESS, CITY, STATE, ZIP 201 N. Carson St	
EMAIL ADDRESS		
<u>Project's Assessor Parcel Number(s):</u> 010-041-74	<u>Street Address</u> E. Fifth St	<u>ZIP Code</u>
<u>Project's Master Plan Designation</u> MUE	<u>Project's Current Zoning</u> Agriculture	<u>Nearest Major Cross Street(s)</u>
Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC) Section: <u>18.02.070</u> . 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. Change the Master Plan designation from Mixed Use Employment (MUE) to Parks & Rec (P&R)		
PROPERTY OWNER'S AFFIDAVIT I, <u>Ann Bollinger</u> , being duly deposed, do hereby affirm that I am the <u>record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application. <u>Ann Bollinger</u> <u>3303 Bull. Way Bldg 9</u> <u>10/13/15</u> Signature Address Date Use additional page(s) if necessary for other names. <u>Carson City, NV 89701</u>		
STATE OF NEVADA) COUNTY) On <u>October 13</u> , 2015, <u>Ann Bollinger</u> , 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. <u>Lena E. Reseck</u> Notary Public		
		
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you make the above determination.		

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
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FOR OFFICE USE ONLY:

RECEIVED

MASTER PLAN AMENDMENT

OCT 13 2015

FEE: \$3,050.00 + noticing fee

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FILE # MPA – 15 - 154

APPLICANT PHONE #
 Carson City

MAILING ADDRESS, CITY, STATE, ZIP
 201 N. Carson St

EMAIL ADDRESS

PROPERTY OWNER PHONE #
 Carson City

MAILING ADDRESS, CITY, STATE, ZIP
 201 N. Carson St

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Ann Bollinger

MAILING ADDRESS, CITY, STATE, ZIP
 201 N. Carson St

EMAIL ADDRESS

SUBMITTAL PACKET

- 6 Completed Application Packets (1 Original + 5 Copies) containing the following:
- Application Form
- Written Project Description
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- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
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- CD containing application digital data (preferably in pdf format)

Application Reviewed and Received By: _____

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.

<u>Project's Assessor Parcel Number(s):</u> 003-151-25 & 009-014-05	<u>Street Address</u> 501 & 502 S. Ormsby Blvd	<u>ZIP Code</u>
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<u>Project's Master Plan Designation</u> MDR, LDR	<u>Project's Current Zoning</u> SF6 & SF2A	<u>Nearest Major Cross Street(s)</u>
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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.

Change the Master Plan designation from Medium Density Residential (MDR) and Low Density Residential (LDR) to Open Space (OS)

PROPERTY OWNER'S AFFIDAVIT

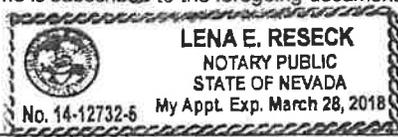
I, Ann Bollinger, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Ann Bollinger 3303 Buttway Blvd 9/13/15
 Signature Address Date

Use additional page(s) if necessary for other names. Carson City, NV 89701

STATE OF NEVADA
 COUNTY }
 On October 13, 2015, Ann Bollinger, 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.

Lena E. Reseck
 Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. The Planning Division personnel can help you make the above determination.

PROPOSAL QUESTIONNAIRE REQUIREMENTS

Please list each question, then your response after each question.

To respond to a), please review the Goals and Policies listed in the Master Plan Checklist at the back of this packet. Choose as many of the Goals and its accompanying Policies that you can find to support your request for a Master Plan Amendment. After listing each one, state in your own words how your request meets each listed Goal and Policy.

You may want to acquire a free CD or purchase a paper copy of the Master Plan from the Planning Division, or review the copy in the Planning Office or in the reference section of the Ormsby Public Library on Roop Street, or use our website at www.carson.org

To respond to questions b), c) and d), list the question, then respond in your own words to each question, listing adjacent land uses and fully explaining how your proposal is compatible, provides a desired growth pattern for Carson City and the changes that have occurred between the time the Master Plan was adopted and the present time.

The applicant must make a finding of fact of a), b) and d), and c) if applicable, of the following:

- a) Consistency with Master Plan.
 - 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.
- b) Compatible Land Uses.
 - 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.
- c) Response to Change 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.
- 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.

INCLUDE THE FOLLOWING ACKNOWLEDGMENT AT THE CONCLUSION OF YOUR FINDINGS:

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.

 Anna Bollinger 10/13/15
Signature of Applicant Print Name Date