

City of Carson City
Agenda Report

Item # 7c

Date Submitted: December 12, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to introduce, on first reading, Bill No. _____, an ordinance changing the zoning of property located at 1400 and 1410 Koontz Lane, APNs 009-331-21 and -22, from Single Family One Acre (SF1A) to Single Family 21,000 (SF21), and others matters properly related thereto. (File ZMA-06-190)

Staff Summary: Approval of the Zoning Map Amendment application would change the zoning to allow the property to be subdivided to a minimum lot size of 21,000 square feet (approximately ½ acre).

Type of Action Requested:

- Resolution Ordinance - First Reading
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended DENIAL November 29, 2006 by a vote of 6 ayes and 0 nays.

Recommended Board Action: I move DENY an ordinance changing the zoning of property located at 1400 and 1410 Koontz Land, APNs 009-331-21 and -22, from Single Family One Acre to Single Family 21,000.

Explanation for Recommended Board Action: See the attached staff report to the Planning Commission for explanation on the recommendation to deny the application. The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments.

Applicable Statute, Code, Policy, Rule or Regulation: Title 18, Section 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

- 1) Refer the matter back to Planning Commission for further review.
- 2) Expand the zoning map amendment application area north of Koontz Lane and west of Saliman Road, and direct staff to re-notice subject area for a public hearing before the Planning Commission.

- 3) Approve the ordinance with the following motion: I move introduce, on first reading, Bill No. _____, an ordinance changing the zoning of property located at 1400 and 1410 Koontz Lane, APNs 009-331-21 and -22, from Single Family One Acre to Single Family 21,000, and others matters properly related thereto.

Supporting Material: Draft Ordinance
Case Record
Staff Report to Planning Commission

Prepared By: Donna Fuller, Administrative Services Manager

Reviewed By:


(Walter Sullivan, Planning Director)

Date: 12-12-06

(Larry Warner, Development Services Director/City Engineer)


(Linda Ritter, City Manager)

Date: _____

Date: 12-12-06


(Melanie Bruketta, Chief Deputy District Attorney)

Date: 12-12-06

Board Action Taken:

Motion: _____

1) _____
2) _____

Aye/Nay

(Vote Recorded By)

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER, 2006

FILE NO: ZMA-06-190

AGENDA ITEM: G-7

STAFF AUTHOR: Lee Plemel, AICP, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of two parcels from **Single Family One Acre (SF1A)** to **Single Family 21,000 (SF21, minimum lot size of 21,000 square feet, approximately 1/2 acre).**

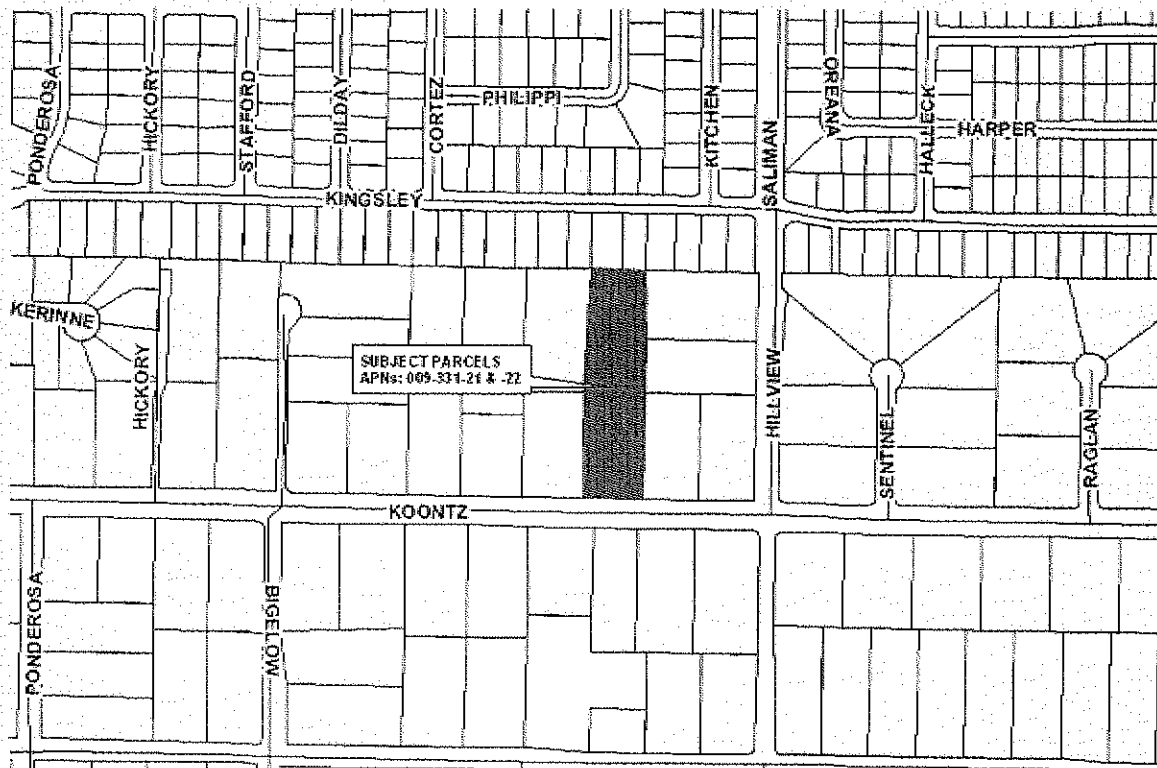
APPLICANT: Western Engineering & Surveying

OWNER: Danny & Karen Rasner

LOCATION: 1400 & 1410 Koontz Lane, APNs 9-331-21 & -22

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors DENIAL of ZMA-06-190, a Zoning Map Amendment to change the zoning of property located at 1400 and 1410 Koontz Lane, APNs 9-331-21 and -22, from Single Family One Acre to Single Family 21,000, based on the findings for denial contained in the staff report."

(See end of staff report for alternative motions.)



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

CURRENT MASTER PLAN DESIGNATION: Low Density Residential (0.33 to 5 ac/du)

CURRENT ZONING: Single Family One Acre (SF1A)

SURROUNDING LAND USE AND ZONING:

Master Plan / Zoning – Uses

- North: Medium Density Residential / Single Family 6,000 – Single family residences
- West: Low Density Residential / SF1A – Single family residences
- South: Low Density Residential / SF1A – Single family residences (across Koontz Lane)
- East: Low Density Residential / SF1A – Single family residences

KEY ISSUES:

- Would the rezoning of the subject parcels provide for zoning and development consistent with surrounding parcels or result in “spot zoning?”

DISCUSSION:

The two subject parcels are located on the north side of Koontz Lane approximately 300 feet west of Hillview Drive. Each parcel is 1.17 acres in area, with one parcel fronting on Koontz Lane and the other immediately to the north. The parcels are surrounded by existing residential development, with one acre lots on three sides and 9,800 to 12,000 square foot lots to the north. The proposed zoning of Single Family 21,000 could result in the creation of a maximum total of four parcels out the existing two parcels.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provide the specific property development entitlements—i.e. what types of uses are permitted and at what densities. The following is a summary of the zoning districts that are consistent with the Low Density Residential Master Plan Land Use designation of the subject property. Other residential designations are shown for reference.

Master Plan Designation	Consistency Zoning Designations
Low Density Residential (0.33-5 ac/du)	Single Family Two Acre (SF2A) Single Family One Acre (SF1A) Single Family 21,000 (SF21)
Medium Density Residential (3-8 du/ac)	Single Family 12,000 (SF12) Single Family 6, 000 (SF6)
High Density Residential (8-36 du/ac)	Multi-Family Duplex (up to 14.5 du/ac) Multi-Family Apartment (MFA, up to 36 du/ac)

As noted above, the Master Plan Land Use residential designations represent a range of potential densities. Under each residential Land Use category, multiple zoning districts are consistent with that Land Use designation.

However, the Master Plan Land Use designation does not represent a property entitlement to the highest density within the Land Use density range. In discussing and rendering a decision on this Zoning Map Amendment application, the Planning Commission must consider how the application relates to the required findings for approval of such amendments. The complete findings are referenced at the end of this staff report. A summary of the key findings applicable to this application are noted below:

- Is the proposed amendment consistent with the Master Plan Land Use Map?
- Is the proposed amendment consistent with the policies of the Master Plan?
- Would the proposed amendment provide for land uses compatible with existing adjacent land uses?

Following is a brief discussion on how the proposed Zoning Map Amendment relates to these findings:

Master Plan Land Use Map Consistency

As noted in the above table, the requested SF21 zoning (approximately ½-acre parcels) is consistent with the existing Master Plan Land Use designation of Low Density Residential (0.33 to 5 acres per parcel) for the subject parcels.

Master Plan Policy Consistency

As detailed in the applicant's justification, the proposed Zoning Map Amendment could meet several Master Plan policies. However, a key policy for the Planning Commission's consideration is:

9.4b – "Spot" Rezoning.

Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for comparable density.

This policy is the direct result of public input during the Envision Carson City Master Plan update process, including input from residents from the neighborhood surrounding the subject parcels, to recognize that existing one-acre neighborhoods desire generally to remain as one-acre neighborhoods. The subject parcels are designated Low Density Residential on the Land Use Map consistent with the existing Single Family One Acre (SF1A) zoning of the parcels. Per the above policy, the parcels are not identified for higher density on the Land Use Map, but are designated consistent with the existing SF1A zoning (as opposed to other recent zone change applications where the properties were designated for higher density on the Land Use Map). Also, while the parcels are technically contiguous with parcels to the north that are much less than one acre, the parcels are generally viewed in the context of the surrounding one-acre parcels in terms of the visual surrounding and access to the properties. While this is only one policy out of many that may relate to the rezoning of this parcel, staff believes that this was a critical element that was included to address the concerns of residents specifically in one-acre neighborhoods.

It should also be noted that during the Envision Carson City Master Plan update process the subject parcels and surrounding parcels to the north of Koontz Lane were identified as Medium Density Residential as one of the alternative land use scenarios considered. Based on public input, the area was retained as Low Density Residential.

It may also be noted that, during the Master Plan update process, the subject property owners submitted a request specifically to change the proposed Master Plan Land Use designation (at that time) from Low Density Residential to Medium Density Residential. This application elicited some negative feedback from surrounding neighborhood. The property owners withdrew the application at the Planning Commission meeting prior to the Planning Commission hearing the item. As a result, the final Master Plan Land Use Map was adopted with the subject properties and surrounding properties designated Low Density Residential.

Compatibility with Existing Land Uses

Staff believes that the proposed development of one-half acre parcels at the subject location could be compatible with surrounding development with proper design. The creation of one-half acre lots would not change the existing rural street improvements (no sidewalks, no street lights).

However, the SF1A zoning district allows the keeping of horses and other livestock while the proposed SF21 zoning district does not. Additionally, the proposed zoning would create a "spot zoning" situation where the zoning is not compatible with most of the surrounding zoning and it does not provide for a logical transition between the Single Family 6,000 (SF6) zoning to the north and the surrounding SF1A zoning.

CONCLUSION: While the proposed zone change is consistent with the Master Plan Land Use Map in terms density range and zoning consistency, the proposed amendment would create an "spot zone" of SF21 zoning surrounded mostly by SF1A zoning inconsistent with the policies and intent of the Master Plan. Based upon the above discussion, staff believes the application to change the zoning of the subject parcels should only be considered concurrently with potential future rezoning of other properties surrounding the subject parcels in conformance with the Land Use Map to provide for zoning consistency and neighborhood compatibility.

PUBLIC COMMENTS: Public notices were mailed to 34 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 15, 2006, one written comment was received in opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The Fire Department submitted written comments with no specific concerns regarding the proposed amendment. No other city department comments were received as of the writing of this staff report.

FINDINGS: Staff recommends **denial** based upon the inability to meet two of the three required findings noted below pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments.

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

Rationale: (Applicable goals and policies noted.)

Policy 9.4b: 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; and

Rationale: **The proposed amendment does not meeting this finding** in that the subject parcels are not identified for higher density on the Master Plan Land Use Map and the existing zoning of SF1A is consistent with the Master Plan Land Use designation of Low Density Residential for the parcels. The proposed amendment would create an "spot zone" of SF21 zoning that is not contiguous with lots zoned for a comparable density and is surrounded mostly by SF1A zoned parcels in an established one-acre neighborhood. The proposed zoning is inconsistent with the policies and intent of the Master Plan.

2. ***The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

Rationale: **The proposed amendment does not meeting this finding** in that it would create a conflict in the zoning of the subject parcels with the zoning of most of the surrounding parcels of SF1A. The amendment would result in two parcels zoned for a higher density than most of the surrounding parcels.

3. ***The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

Rationale: The proposed amendment meets this finding in that the parcels are within an urban service area with existing services or planned for services. Any applicable city services can be easily provided to the subject parcels, and the impacts of the proposed amendment are minimal in the creation of only two to four addition residential units. Therefore, the proposed amendment would have no adverse impact on the public health, safety or welfare.


ALTERNATIVE PLANNING COMMISSION ACTIONS:

- 1) Should the Planning Commission recommend **approval** of the subject application, staff recommends making such recommendation based on the findings contained in the applicant's justification statement.

- 2) If the Planning Commission believes there may be a desire to rezone a larger area surrounding the subject parcels, the Planning Commission may continue this application with the applicant's concurrence and direct staff to amend the application to include the surrounding parcels. Under this scenario, staff would recommend including all the parcels zoned SF1A north of Koontz Lane and west of Hillview Drive to create a consistently zoned area between Koontz Lane and the Single Family 6,000 area to the north.

Respectfully submitted,

PLANNING DIVISION



Lee Flemel, AICP, Principal Planner

MEMORANDUM

DATE: October 24, 2006

TO: Planning and Community Development
Jennifer Pruitt
Danny and Karen Rasner
POB 21258
Carson City, NV 89721

FROM: Bruce Van Cleemput Assistant Chief/ Fire Marshal

SUBJECT: ZMA-06-190 APN09-331-21 & 22 1410 Koontz Lane

We have reviewed the aforementioned project and have the following comments:

- No comments on this project at this time.

This is not a comprehensive review and is intended for information only. If you need additional assistance, please contact our office.

Re: Above referenced zoning amendment

How many times are the Rasners going to try to change the zoning on these parcels? This is a neighborhood of one acre lots and we feel very strongly it should remain that way. We do not want strip development in a neighborhood of one acre lots. The added traffic would be a nuisance. Is this greed on the part of the Rasners? We vehemently oppose the proposed zoning change.

Lorry and Laverne Labate
Labate Living Trust
1331 Koontz Lane
Carson City, NV 89701

David A. & Patricia Q. Fox
1430 Koontz Lane
Carson City, NV 89701
775-885-2535 or 775-720-4322

November 21, 2006



Carson City Planning Commission
2621 Northgate Lane, Suite 62
Carson City, NV 89706

FAX: 775-887-2278

Attention: Lee Plemel, Principal Planner
CC. Walter Sullivan, Chairman

RE: Zoning Map Amendment ZMA-06-190

Dear Planning Commission Members,

As property owners contiguous to the property being proposed for a zone change, we are absolutely opposed. It is a violation of the highest and best use of our property, and will devalue what we have worked and paid taxes on to preserve.

The one-acre designation was in effect when the property was purchased. To expect the rights and financial position of the rest of the neighborhood to be subordinated to the ambitions of one, over the majority, is fiscally, morally, and ethically irresponsible.

The 106 people we have contacted in this area of one-acre lots are opposed to the change. We would hope the Planning Commission holds its fiduciary responsibility to the home owners in the area seriously enough to deny this request for what amounts to "Spot Zoning" and is not in the best interests of the community.

Sincerely,

A handwritten signature in cursive script that reads "David A. Fox".

David A. Fox

A handwritten signature in cursive script that reads "Patricia Q. Fox".

Patricia Q. Fox

Dear Mr. Plemel and Planning Commission,

We ask you to consider a no vote on on the amemdment to change the Rasner's zoning from single family one acre to single family 21,000 this coming Wednesday, November 29th. We can't be at the meeting, but like our neighbors, don't want any changes that could jepordize our horse properties.

Thank you for your kind consideration.

Danny & Carol Allen
4399 Ponderosa Dr.
Carson City, NV 89701
(775) 882-8937

Date: November 15, 2006

From: James & Bev Kirk
1333 Kingsley Ln.
Carson City, Nv. 89701

To: Planning and Community Development Division
2621 Northgate Lane, Suite 62
Carson City, Nv. 89706

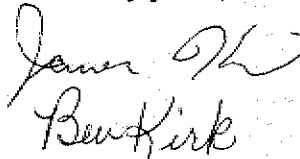
Subject: Rasner Zoning Map Amendment
ZMA - 06 -190

Dear Planning Commission,

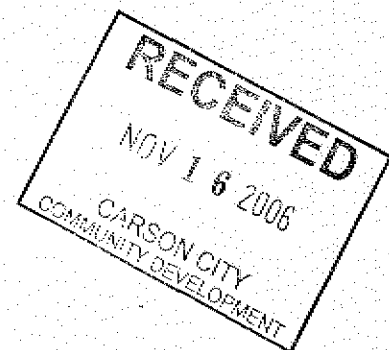
We are **strongly opposed** to the application to change the zoning on the two parcels located at 1400 and 1410 Koontz Lane APN 009-331-21 and 009-331-22. If this rezoning is allowed it will set a precedent for any other developer to do the same in this area, purely for financial gain.

The majority of homeowners have lived in this area for twenty plus years. Many besides us bought in this area because Koontz Lane was zoned for **LOW DENSITY RESIDENTIAL**. Each time this issue is brought up there is a high turnout by homeowners opposed to the rezoning and it is defeated. It is time the Rasner's accept the zoning of single one acre lots and let all of us live in peace.

Sincerely yours,



James & Bev Kirk

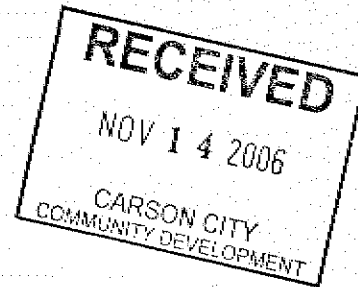


Frances A. McClain
 1480 Koontz Lane
 Carson City, NV 89701
 775-883-1685

November 13, 2006

Lee Plemel, Principal Planner
 Carson City Planning & Community Development
 2621 Northgate Lane, Ste. 62
 Carson City, NV 89706

Subject: Zoning Map Amendment ZMA-06-190
 1400 & 1410 Koontz Lane
 Danny & Karen Rasner



Dear Mr. Plemel:

How many more times are we going to have to respond to these zoning request changes by the Rasner's? The last hearing we were notified that he could not come back within a year, it is less than a year and he is at it again.

As I and my neighbors strongly indicated at the last hearing we are totally opposed to changing the zoning from its current single family one-acre (SF1A) to his latest change this time. We have owned our properties, many of us for many years, as single family one-acre. It is not to any of our advantages to have one person come along and just because he purchased two single acres, wants our properties changed to accommodate him. As previously stated with his two acres he can build two houses and be satisfied as we have been, not crowd a number of homes into that two acres.

My express reasons of objection:

- 1) It will re-classify all properties on the same side of street on the tax assessor's roles, thereby raising our property taxes. With a prior attempt some time back, the assessor's office did inform me that this is what would happen to neighboring properties – they would be reassessed higher.
- 2) Koontz Lane is a two lane road, with all traffic coming off Saliman from the north onto Koontz going west. Multiple more homes will further generate additional traffic. Koontz Lane gets little traffic control. Traffic frequently fails to stop at the 3 way stop at the corner of Koontz and Hillview as it is. Living on the corner I witness many of those stopping failures.
- 3) Immediately to the east of these properties is an acreage home. The land involved in this rezoning request would not have space enough for the required 30-foot buffer supposedly required between different land uses.

Finally, Mr. Rasner needs to accept the fact that it is not his right to come into a neighborhood and ask the residents to change their properties and lives to accommodate his wishes. He is taking time from our schedules in order to attend these meetings and protect the property we have lived in and paid taxes on for years. I personally do not want Mr. Rasner, nor this development two doors from my home. One house on each of the two acres is acceptable, not multiple residences. With 21,000 square feet, I believe that would accommodate at least four homes. No way!

I will be calling for the hearing time and will be present. I would like to tell Mr. Rasner to his face to stop this continued rezoning issue.

Sincerely,

Fran McClain
 Homeowner

G-7

From: The Torvinens <cctorvinens@sbcglobal.net>
To: <plandept@ci.carson-city.nv.us>
Date: 11/28/06 9:20PM
Subject: November 29th 2006 Planning Commission Agenda Item G-7

November 28, 2007

I would like to express my opposition to the request to change the zoning on 1400 and 1410 Koontz Lane (APN 009-331-21 and 009-331-22). I believe this request amounts to spot zoning and is contrary to the conclusions reached in the most recent planning process. Those conclusions were that the character of the southeast Carson City neighborhood where these parcels are located should remain the same. Primarily single family 1-acre zoning. This request is contrary to the conclusions of the planning process and would make that process and the conclusions reached essentially meaningless. What is the point of creating a plan if you are going to allow zoning changes that are contrary to the plans conclusions?

Please do not construe my inability to attend the meeting as a lack of conviction on my part. I feel spot rezoning of this type in any neighborhood will be detrimental to the City as a whole. No matter where it takes place. I simply cannot work the meeting into my schedule.

Thank you for the opportunity to express my concerns.

Mike Torvinen
996 Koontz Lane

G-7

11-22-06

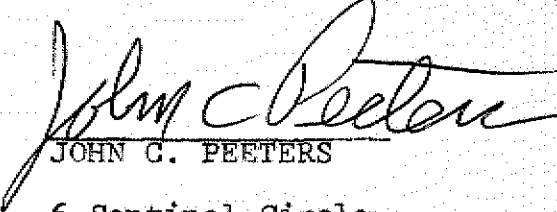
Carson City Planning Division
2621 Northgate Ln, Suite 62
Carson City, Nevada 89706

SUBJECT: ZMA-06-190

I live two parcels away from the subject parcel.
The purpose of zoning is to insure "LIKE DEVELOPMENT INTEGRITY" of the area. This proposal flies in the face of that.

I strongly oppose any attempt to dilute my one acre minimum parcel size neighborhood. IF approved it sets a precedent for others wanting to utilize remaining vacant land for higher density development, who can say "Hey, you allowed it at 1400 & 1410 Koontz Lane"

I love my neighborhood just as it is. That's why I moved here. I would welcome two homes, each on an acre at this location.



JOHN C. PEETERS

6 Sentinel Circle
Carson City, NV 98701

(775)882-9416

RECEIVED
NOV 27 2006
CARSON CITY
COMMUNITY DEVELOPMENT

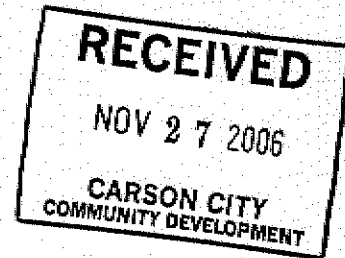
G-7

Subj: **Zoning Map Amendment ZMA-06-190**
Date: 11/21/2006 9:41:28 AM Pacific Standard Time
From: Bernadeiu
To: plandept@ci.carson-city.nv.us

Re: Above referenced zoning amendment

How many times are the Rasners going to try to change the zoning on these parcels? This is a neighborhood of one acre lots and we feel very strongly it should remain that way. We do not want strip development in a neighborhood of one acre lots. The added traffic would be a nuisance. Is this greed on the part of the Rasners? We vehemently oppose the proposed zoning change.

Lorry and Laverne Labate
Labate Living Trust
1331 Koontz Lane
Carson City, NV 89701





NOV 22 2006

CARSON CITY
COMMUNITY DEVELOPMENTG-7 Late material
ZMA-06-190

11-20-06

DEAR SIR: (1390 Koontz Ln.)

We own the property & Home Adjoining
 { Danny & Karen Rasners land lot #'s 1400 &
 1410 Koontz Ln. = APN 009-331-21 and 009-331-22 }

This letter is in Answer to the Subject of
 Zoning map Amendment ZMA-190

If We Are not wrong, it seems like The
 Rasners, Have tried Several times to ~~amend~~
 Amend ~~the~~ Zoning in this Area.

To Our Knowledge these property's in this
 Area Are All Zoned 1 Ac. to $\frac{1}{2}$ Ac. and $\frac{1}{4}$ Horse
 property. And We would like to keep it this
way, That's the reason We purchased this
 property we own.

We Realize We Can not stop Him From Build-
 ing 2 Homes on His property. But more than
 2? We Are Not Happy with this Change in
 the Zoning From (SF1A) to (SF2). IF its pos-
 sible AT ALL. We would Appreciate it very
 much if you wouldn't consider it. Thank you
 Bob & Betty Wright

Mr. Bob Wright
 1390 Koontz Ln
 Carson City, NV 89701

W



WESTERN ENGINEERING & SURVEYING SERVICES

CIVIL ENGINEERING • LAND SURVEYING • WASTEWATER • WATER SYSTEMS • LAND USE PLANNING • SUBDIVISIONS • STRUCTURAL

3032 SILVER SAGE DRIVE
CARSON CITY, NV 89701
(775) 684-3200 Fax (775) 684-3211

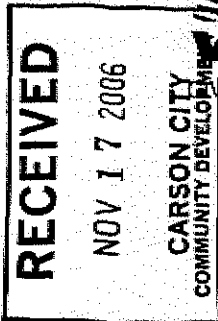
Fax Transmittal Sheet

To: LEE FLEMEL From: TAMMY VOGL
 Fax: 887-2273 Date: 11/17/06
 Phone: _____ Pages: 7
 Re: RANGER ZC App CC: File

Urgent For Review Please Comment Please Reply Please Recycle

•Comments: Lee,
Here is the Revised
into per the Revised MASTER PLAN.
FOR THE TAMMY RANGER Zone Change
Application.
If you need anything else
please let me know.
Thank you,
TAMMY

IF YOU HAVE RECEIVED THIS FAX IN ERROR, PLEASE CONTACT US AT THE NUMBERS LISTED ABOVE.



WESTERN ENGINEERING & SURVEYING SERVICES
 CIVIL ENGINEERING • LAND SURVEYING • LAND USE PLANNING • SUBDIVISIONS • WATER RIGHTS

-- REVISED --

**PROJECT DESCRIPTION, PROPOSAL QUESTIONNAIRE, AND FINDINGS
 FOR A ZONE CHANGE
 FOR**

**1400 & 1410 Koontz Lane, Carson City, NV
 APN's: 09-331-21 & 09-331-22**

The property owner, Danny Rasner, requests to change the zoning on approximately 2.34- acres from SF1A (Single-family one-acre minimum parcel size, Residential District) to SF21 (Single-family minimum 21,000 square foot parcel size, Residential District). The Master Plan Designation on the two parcels is LDR (Low Density Residential (0.2 –3 du/ac).) Therefore this zone change request is consistent with the Master Plan.

The surrounding neighborhood consists of similar residential zoning districts as proposed. Parcels to the north of the project parcels are zoned SF6 (single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A. The applicant proposes this zone change to the 21,000 square foot parcel size to continue the rural residential character of the surrounding neighborhood, while buffering the smaller strictly residential neighborhoods to the north.

The applicant did propose a Master Plan Amendment and Zone Change for MDR (Medium Residential) and SF12, 000 (Single-family residential 12,000 square foot parcel size.) in 2003. The Board of Commissioners turned down this request, as the proposed density at that time was not consistent with the surrounding neighborhoods. This current proposed request is consistent with the current master plan designation and continues the rural residential character of the parcels.

CARSON CITY ZONING MAP AMENDMENT FINDINGS (CCMC 18.02.075)

- a. *The Zoning Map Amendment must support the goals and policies of the Carson City Master Plan for the neighborhood of the subject project.*

The proposed zoning map amendment, for SF21 supports the goals and policies of the Carson City Master Plan designation of LDR for this site within the existing residential neighborhood. By designating the parcel SF21 the parcel would be consistent with the surrounding zoning of the parcels to the north and create a buffer from the residential suburban to the rural residential to the south.

- b. *The Zoning Map Amendment must help the City achieve the goals of the Master Plan.*

The property owner, Danny Rasner, requests to change the zoning on approximately 2.34- acres from SF1A (Single-family one-acre minimum parcel size, Residential District) to SF21 (Single-family minimum 21,000 square foot parcel size, Residential District). The Master Plan Designation on the two parcels is LDR (Low Density Residential (0.2 –3 du/ac).) Therefore this zone change request is consistent with the Master Plan. Approval of this request is a positive step in helping Carson

Rasner (ZC) 05-352

City utilize and develop vacant land that is within an area with established utility infrastructure facilities, schools, and improved roads.

- c. *The Zoning Map Amendment and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood.*

The proposed zoning map amendment, for SF21 supports the goals and policies of the Carson City Master Plan designation of LDR for this site within the existing residential neighborhood. By designating the parcel SF21 the parcel would be consistent with the surrounding zoning of the parcels to the north and create a buffer from the residential suburban to the rural residential to the south.

- d. *The Zoning Map Amendment will have a general benefit to the people of Carson City as a whole.*

The goal of requesting that this site be designated single-family residential 21,000 square foot parcel size would benefit the neighborhood, as development may occur on the site, instead of remaining vacant. The potential for four hook up fees, building permit fees, generated tax revenue for schools, parks and roads is possible, instead of remaining vacant with no development revenue for Carson City. Also, this request zone change is consistent with the master plan designation of LDR, by providing smaller rural residential parcels that are easier to maintain and are consistent with the master plan. The proposed 21,000 square foot zoning designation is the mid point between the 6,000 square foot parcels to the north and the 43,560 square foot (1-acre) parcels to the south.

- e. *The applicant shall have the burden of proof of going forward with the evidence and the burden of persuasion on all questions of fact.*

As the applicant, we have provided adequate information in the application, the questionnaire, reports, and drawings to provide proof and evidence for the burden of persuasion on all facts in question on this request.

- f. *The applicant must provide adequate information in the application and on the site plan to substantiate required "Findings."*

Adequate and specific information has been provided in the application and the site plan to substantiate these required "Findings."

--REVISED--

CARSON CITY ZONING MAP AMENDMENT APPLICATION QUESTIONNAIRE

1. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.
 - a. In reviewing the attached excerpt from the Carson City Master Plan concerning land use, 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.

Applicant's Response:

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, and 9.4a)?

Goal 6.2 – Promote Compatible Infill and Redevelopment

Policy 6.2a – Neighborhood Compatibility

and;

Goal 9.3 – Maintain the Quality and Character of Established Neighborhoods

Policy 9.3b – Compatibility of Infill and Redevelopment

and;

Goal 9.4 – Protect the Character of Existing Rural Neighborhoods

Policy 9.4a – Infill and Redevelopment

As defined in the Master Plan for Carson City the goal of this policy is to, "Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

Rasner (ZC) 05-352

The requested Zoning Map amendment does propose compatibility within an established rural residential area. Specifically, the project site is an area that can be defined as an infill area of Carson City. The surrounding neighborhood consists of similar residential zoning districts as the proposed SF21 (Single-family minimum 21,000 square foot parcel size, Residential District. Parcels to the north of the project site are zoned SF6 (single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A (Single-family one-acre minimum parcel size, Residential District.). The applicant proposes this zone change to the 21,000 square foot parcel size, to continue the rural residential character that exists within the surrounding neighborhood. If approved, the requested zone change for this project site would create and the site would act as a buffer between the smaller strictly residential neighborhood to the north and the rural residential neighborhoods to the south, east, and west of the site. Also, with this request the scale and character would be compatible with the surrounding development context through the use of similar height and density transitions, similar setbacks and lot coverage, with those of the surrounding neighborhoods. Also, this request meets the Master Plan requirements by incorporating higher density residential at the fringe of an existing rural residential neighborhood, thus transitioning into a strictly residential neighborhood of 6,00 square foot lots.

• ***Is or does the proposed amendment:***

Goal 9.1 – Promote A Mix of Land Uses and Housing Types within New Neighborhoods

Policy 9.1a – Mix of Housing Types

By proposing the 21,000 square foot parcel sizes, again this request meets the requirements of the Master Plan by providing the opportunity for a mix of housing types within a urbanized area. The subject project site is adjacent to residential development of 6,000 square foot lots and adjacent to rural residential lots of 1 acre or less, this proposal provides for a mixed housing type available in this transition area, between the 6,000 square foot lots and the rural residential lots.

2. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.

Applicant's Response: The proposed zoning map amendment for single-family residential 21,000 square foot parcel size parcel creates a buffer between the suburban residential neighborhoods to the north and the rural residential 1-acre parcels to the south.

- a. Describe the land uses and zoning adjoining your property (for Example: North: two houses; Single-Family One Acre, zoning; east: restaurant; Retail Commercial zoning, etc.)

Rasner (ZC) 05-352

The surrounding neighborhood consists of similar residential zoning districts as proposed. Parcels to the north of the project parcels are zoned SF6 (Single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A. All adjacent parcels to the north, east, south, and west have single-family residences.

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

Past zone changes have occurred on Hickory Drive to allow SF12,000 and SF6,000, to the north of the project site.

- c. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.

The proposed zoning map amendment for Single-family 21,000 square foot parcel size will be consistent with the Low Density Residential master plan and creates a buffer between the 6,000 square foot residential parcels to the north within a very suburban residential neighborhood, and to the 1-acre parcels to the south that maintain the rural character of this area of Carson City. The applicant wants to maintain the rural residential neighborhood, on the proposed 21,000 square foot parcels, that will be more efficient and economical for property owners to maintain.

3. That there is merit and value in the proposed development for the community as a whole.

- a. Explain the short range and long-range benefit to the people of Carson City that will occur if your project is approved.

The short-term goal of requesting that this site be designated single-family residential 21,000 square foot parcel size would benefit the neighborhood, as development may occur, instead of remaining vacant. The potential for four hook up fees, building permit fees, generated tax revenue for schools, parks and roads is possible, instead of remaining vacant with no development revenue for Carson City. The Long-term goal will meet that of the master plan designation of LDR, by providing rural residential parcels that maintain and are consistent with the master plan. The proposed 21,000 square foot zoning designation is the mid point between the 6,000 square foot parcels to the north and the 43,560 square foot (1-acre) parcels to the south.

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?

Drainage for this area of Koontz Lane has recently been upgraded to control the storm water run-off from Koontz Lane to Hillview Drive, east. The proposed zone change would not impact this existing drainage on Koontz Lane, beyond the historical impacts of the vacant parcels. These parcels are not within a designated flood zone, per FEMA Panel 320001 0125 D dated Oct. 16, 1996.

- 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.

The water supply for this area is sufficient for the proposed zone change request. Water pressure, per the Carson City Utility Division, is adequate and the water supply is sufficient to serve any future development.

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

Koontz Lane is a major collector, which has the capacity to serve any increase in traffic for this proposed zone change request.

- 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?

Impacts to the local school community in Carson City will be minimal. Approval of this zone change request would allow for two additional parcels, (four parcels total.) Based on an estimate of school age children per household of 2.2, the overall impact would be 9 students introduced into the school system.

- 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?

Adequate means of ingress and egress for emergency vehicles currently occurs via Koontz Lane. Approval of this zone change would provide for two additional parcels, (four total) an access road, cul-de-sac with adequate turn-around radius would be required for emergency vehicle access, ingress and egress.

RECEIVED

SEP 18 2006

CARSON CITY
COMMUNITY DEVELOPMENT

Carson City Planning and Community Development
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

FILE # ZMA - 05 - ZMA - 06 # 190

ZONING MAP AMENDMENT

PROPERTY OWNER

DANNY & KAREN RASNER

FEE: \$1,500.00 + noticing fee

MAILING ADDRESS, CITY, STATE, ZIP

P.O. BOX 21258 CARSON CITY, NV 89721

SUBMITTAL PACKET

PHONE #

882-7234

FAX #

- Application Form
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 31 Completed Application Packets (1 Original + 30 Copies)
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

WESTERN ENGINEERING & SURVEYING SERVICES

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE ZIP

3032 SILVER SAGE DRIVE. CC. NV 89701

Submittal Deadline: See attached 2005 PC application submittal schedule

PHONE #

884-3200

FAX #

884-3211

Project's Assessor Parcel Number(s)

09-331-21
09-331-22

Street Address

1410 KOONTZ LANE CC.
1400 KOONTZ LANE CC.

ZIP Code

89721
89721

Project's Master Plan Designation

LDR

Project's Current Zoning

SF1A

Nearest Major Cross Street(s)

HILLVIEW DRIVE

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075

A ZONE CHANGE FROM SF1A TO SF21. PLEASE
SEE ATTACHED PROJECT DESCRIPTION AND PROJECT
IMPACT REPORT ATTACHED.

PROPERTY OWNER'S AFFIDAVIT

I, DANNY RASNER, 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.

Danny Rasner
Signature

Address

06-07-06
Date

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

On June 07, 2006 Danny Rasner, 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.

Sandra L. Winchell
Notary Public



SANDRA L. WINCHELL
NOTARY PUBLIC
STATE OF NEVADA
Appt. Recorded in Douglas County
My Appt. Expires November 4, 2006
No: 94-0284-5

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.

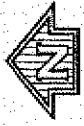
Sam J. Vogt
Applicant

6/7/06
Date

WESTERN ENGINEERING & SURVEYING SERVICES



AERIAL VIEW



APPROXIMATE SCALE IN FEET



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
CARSON CITY,
NEVADA
(INDEPENDENT CITY)

PANEL 125 OF 180

(SEE MAP INDEX FOR PANELS NOT PRINTED)

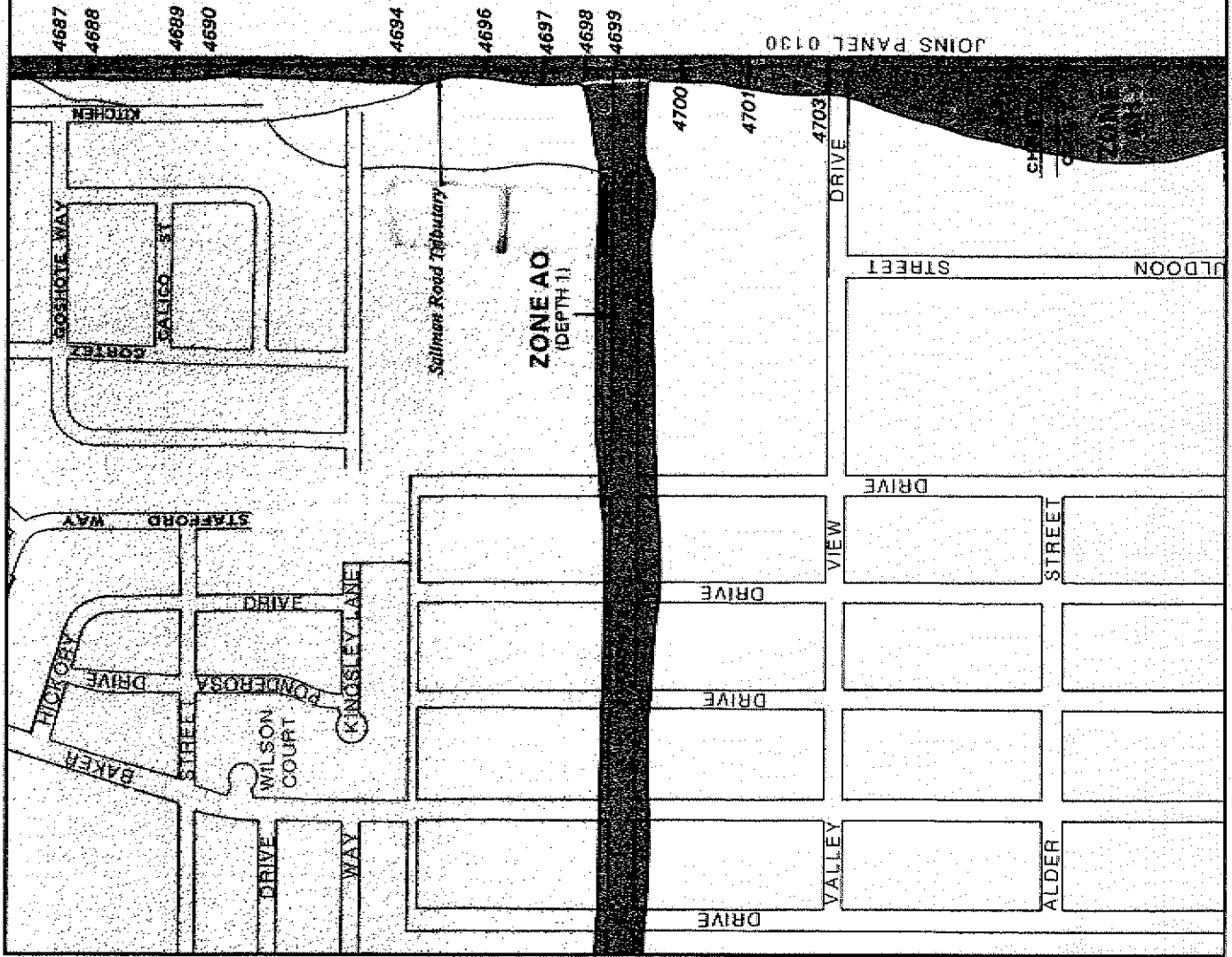
COMMUNITY PANEL NUMBER
320001 0125 D

MAP REVISED:
OCTOBER 16, 1996



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT CH-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov





ENGINEERING & SURVEYING SERVICES

CIVIL ENGINEERING • LAND SURVEYING • LAND USE PLANNING • SUBDIVISIONS • WATER RIGHTS

August 27, 2006

Mr. Walt Sullivan, AICP
Community Development Director
Carson City
2621 Northgate Lane, Suite 62
Carson City, NV 89706

RE: Zone Change Application for Danny Rasner;
1400 & 1410 Koontz Lane, Carson City, Nevada 89721 (APN's: 09-331-21 & -22)
Project Impact Reports not included in Zone Change Application

Dear Mr. Sullivan;

We are submitting a Zone Change Application for the above referenced parcels. The Zone Change Application requires "Project Impact Reports" such as Traffic, Drainage, Water and Sewer. At this time the approval of a zone change from SF1A to SF21 would allow only two additional parcels (four parcels total). Therefore, per the ITE manual this proposes less than 80 ADTS, therefore this application does not warrant a Traffic Study, per the ITE manual, 7th Edition. Water and Sewer Service shall be provided by Carson City.

If you should have any questions or require additional information, please feel free to contact me at (775) 884-3200.

Sincerely,

A handwritten signature in black ink, appearing to read "Tammy J. Vogl".

Tammy J. Vogl, Project Manager
Western Engineering & Surveying Services

CC: file 05-352



WESTERN ENGINEERING & SURVEYING SERVICES
CIVIL ENGINEERING • LAND SURVEYING • LAND USE PLANNING • SUBDIVISIONS • WATER RIGHTS

**PROJECT DESCRIPTION, PROPOSAL QUESTIONNAIRE, AND FINDINGS
FOR A ZONE CHANGE
FOR
1400 & 1410 Koontz Lane, Carson City, NV
APN's: 09-331-21 & 09-331-22**

The property owner, Danny Rasner, requests to change the zoning on approximately 2.34- acres from SF1A (Single-family one-acre minimum parcel size, Residential District) to SF21 (Single-family minimum 21,000 square foot parcel size, Residential District). The Master Plan Designation on the two parcels is LDR (Low Density Residential (0.2 –3 du/ac).) Therefore this zone change request is consistent with the Master Plan.

The surrounding neighborhood consists of similar residential zoning districts as proposed. Parcels to the north of the project parcels are zoned SF6 (single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A. The applicant proposes this zone change to the 21,000 square foot parcel size to continue the rural residential character of the surrounding neighborhood, while buffering the smaller strictly residential neighborhoods to the north.

The applicant did propose a Master Plan Amendment and Zone Change for MDR (Medium Residential) and SF12, 000 (Single-family residential 12,000 square foot parcel size.) in 2003. The Board of Commissioners turned down this request, as the proposed density at that time was not consistent with the surrounding neighborhoods. This current proposed request is consistent with the current master plan designation and continues the rural residential character of the parcels.

CARSON CITY ZONING MAP AMENDMENT APPLICATION QUESTIONNAIRE

1. The proposed Zoning Map Amendment will further, and be in keeping with, and not contrary to the goals of the Master Plan Elements.
 - a. In reviewing the attached excerpt from the Carson City Master Plan concerning land use, determine which Goal (I, II, or III) and which Policies are applicable to the proposal. Indicate the number (example: 1.3 for Goal I, Policy 3; and so forth). 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.

Applicant's Response:

Goal 1: *Advocate land use patterns, which create vitality, diversity, and compatibility.*

Policy 1.1: *Provide land for future development without sacrificing the character and qualities identified as desirable by the citizens of Carson City.*

The surrounding neighborhood consists of similar residential zoning districts as proposed. Parcels to the north of the project parcels are zoned SF6 (single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A. The applicant proposes this zone change to the 21,000 square foot parcel size to continue the rural residential character of the surrounding neighborhood, while buffering the smaller strictly residential neighborhoods to the north.

Policy 1.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The proposed zone change on the 2.34-acre parcel, will establish a land use pattern that works well within the current circulation of Koontz Lane in this area of Carson City. Koontz Lane is already an improved maintained road. This proposal will provide opportunity for residential development in an area that has already expanded and has the availability of public facilities and services such as sewer, water, telephone, and cable services.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines ordinances, the Visual Preference Survey, Capitol City Focus and Downtown Master Plan.

Policy 2.1 Promote development designed to best utilize and maintain the land resources.

The current property owners have owned the two parcels for the past five years. In that time no development has occurred on the parcels, or prior to that ownership. Residential development has occurred around the parcel, leaving it to remain a vacant undeveloped eye soar to the surrounding property owners. By allowing this zone change, the current owners propose that development will occur on the site that will be of a residential nature and be consistent with the rural residential character of the existing neighborhood.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

Unlike the proposal of 2003, this proposal of 21,000 square foot residential parcels, is consistent with the Low Density Residential master plan and creates a buffer between the 6,000 square foot parcels to the north within a very suburban residential neighborhood, from the 1-acre parcels to the south that maintain the rural character of this area of Carson City. The applicant wants to maintain the rural residential neighborhood, but on a 21,000 square foot parcel that will be more efficient for property owners to maintain.

Goal 3: *Enhance the quality of Life for Carson City residents.*

Policy 3.1 *Provide well planned and implemented infrastructure to support the population growth with the City's water resources, sewer capacity, schools, roadways, emergency services and other public facilities and services.*

This area of Carson City already has the infrastructure to support this zone change request. It is located in an area of Carson City that has sewer, water, telephone, and cable services. Also well within walking distance to schools, parks and commercial retail uses. The roadways are currently paved and maintained in this area of Koontz Lane, between Bigelow Drive and Hillview Drive.

Goal 13: *Provide for as efficient growth pattern that balances environmental factors and the provision of public services with the level and type of development allowed.*

Policy 13.2: *Develop plans for future development based on the ability to provide public facilities and services.*

By allowing this zone change for future residential development it allows a plan that will fit within the current public facilities and services that currently exist in this area of Carson City.

2. The effect of the proposed Zoning Map Amendment on the immediate vicinity will not be detrimental to the immediate vicinity.

Applicant's Response: The proposed zoning map amendment for single-family residential 21,000 square foot parcel size parcel creates a buffer between the suburban residential neighborhoods to the north and the rural residential 1-acre parcels to the south.

- a. Describe the land uses and zoning adjoining your property (for Example: North: two houses; Single-Family One Acre, zoning; east: restaurant; Retail Commercial zoning, etc.)

The surrounding neighborhood consists of similar residential zoning districts as proposed. Parcels to the north of the project parcels are zoned SF6 (Single-family residential, 6,000 square foot minimum parcel size.) Parcels to the east, west, and south across Koontz Lane are SF1A. All adjacent parcels to the north, east, south, and west have single-family residences.

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

Past zone changes have occurred on Hickory Drive to allow SF12, 000 and SF6, 000, to the north of the project site.

- c. Explain why the proposed zone change is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems

with neighboring property owners and why the proposed Zoning Map Amendment will not be detrimental to the immediate vicinity.

The proposed zoning map amendment for Single-family 21,000 square foot parcel size will be consistent with the Low Density Residential master plan and creates a buffer between the 6,000 square foot parcels to the north within a very suburban residential neighborhood, from the 1-acre parcels to the south that maintain the rural character of this area of Carson City. The applicant wants to maintain the rural residential neighborhood, but on a 21,000 square foot parcel that will be more efficient for property owners to maintain.

3. That there is merit and value in the proposed development for the community as a whole.

- a. Explain the short range and long-range benefit to the people of Carson City that will occur if your project is approved.

The short-term goal of requesting that this site be designated single-family residential 21,000 square foot parcel size would benefit the neighborhood, as development may occur, instead of remaining vacant. The potential for four hook up fees, building permit fees, generated tax revenue for schools, parks and roads is possible, instead of remaining vacant with no development revenue for Carson City. Long-term goal meets that of the master plan designation of LDR, by providing rural residential parcels that maintain and are consistent with the master plan. The proposed 21,000 square foot zoning designation is the mid point between the 6,000 square foot parcels to the north and the 43,560 square foot (1-acre) parcels to the south.

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?

Drainage for this area of Koontz Lane has recently been upgraded to control the storm water run-off from Koontz Lane to Hillview Drive, east. The proposed zone change would not impact this existing drainage on Koontz Lane, beyond the historical impacts of the vacant parcels. These parcels are not within a designated flood zone, per FEMA Panel 320001 0125 D dated Oct. 16, 1996.

- 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.

The water supply for this area is sufficient for the proposed zone change request. Water pressure, per the Carson City Utility Division, is adequate and the water supply is sufficient to serve any future development.

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

Koontz Lane is a major collector, which has the capacity to serve any increase in traffic for this proposed zone change request.

- 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?

Impacts to the local school community in Carson City will be minimal. Approval of this zone change request would allow for two additional parcels, (four parcels total.) Based on an estimate of school age children per household of 2.2, the overall impact would be 9 students introduced into the school system.

- 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?

Adequate means of ingress and egress for emergency vehicles currently occurs via Koontz Lane. Approval of this zone change would provide for two additional parcels, (four total) an access road, cul-de-sac with adequate turn-around radius would be required for emergency vehicle access, ingress and egress.

CARSON CITY ZONING MAP AMENDMENT FINDINGS (CCMC 18.02.075)

1. *The Zoning Map Amendment supports the goals and policies of the Carson City Master Plan for the neighborhood of the subject parcel as stated in the questionnaire above.*

The proposed zoning map amendment, for SF21 supports the goals and policies of the Carson City Master Plan designation of LDR for this site within the existing residential neighborhood. By designating the parcel SF21 the parcel would be consistent with the surrounding zoning of the parcels to the north and create a buffer from the residential suburban to the rural residential to the south.

2. *The Zoning Map Amendment request is a positive step in helping Carson City achieve the goals and policies of the Master Plan.*

The property owner, Danny Rasner, requests to change the zoning on approximately 2.34- acres from SF1A (Single-family one-acre minimum parcel size, Residential District) to SF21 (Single-family minimum 21,000 square foot parcel size, Residential District). The Master Plan Designation on the two parcels is LDR (Low Density Residential (0.2 –3 du/ac).) Therefore this zone change request is consistent with the Master Plan. Approval of this request is a positive step in helping Carson City utilize and develop vacant land that is within an area with established utility infrastructure facilities, schools, and improved roads.

3. *The Zoning Map Amendment request and subsequent development of the property will not be or have detrimental impacts on other property in the neighborhood as stated above in the questionnaire.*

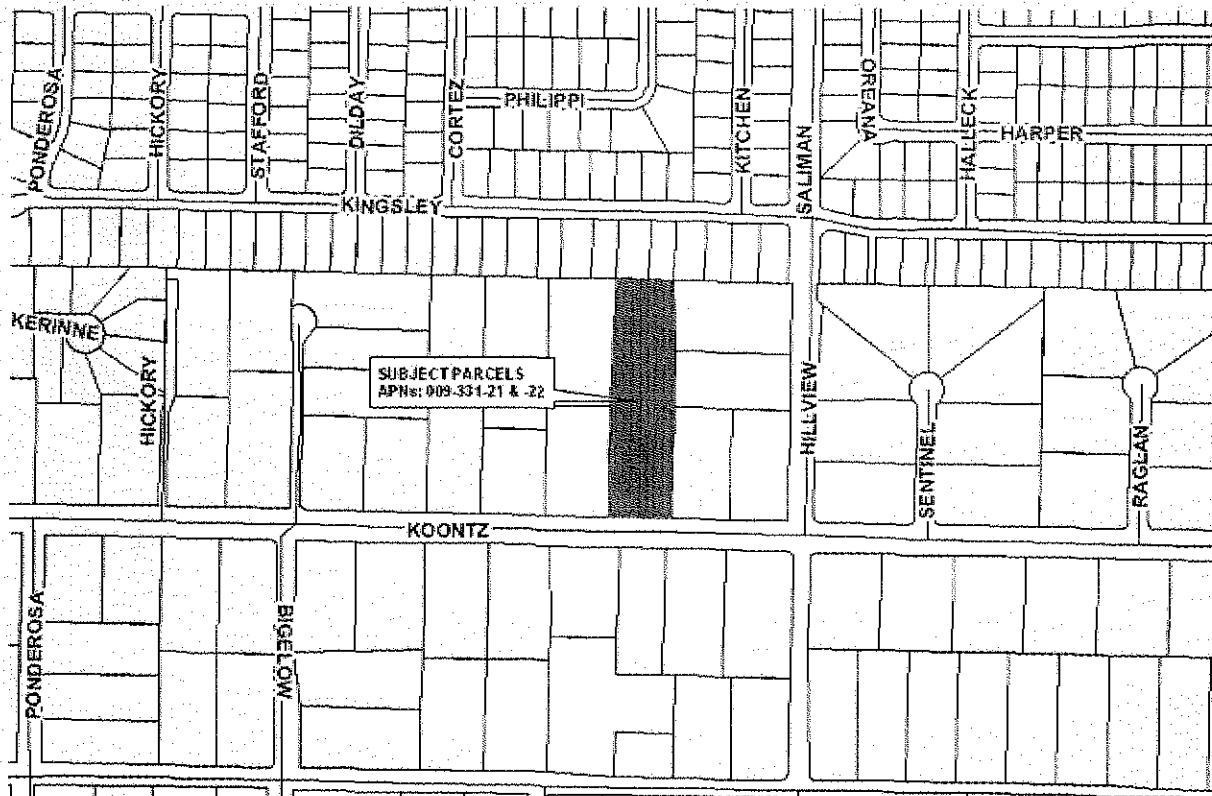
The proposed zoning map amendment, for SF21 supports the goals and policies of the Carson City Master Plan designation of LDR for this site within the existing residential neighborhood. By designating the parcel SF21 the parcel would be consistent with the surrounding zoning of the parcels to the north and create a buffer from the residential suburban to the rural residential to the south.

4. *The Zoning Map Amendment will have a general benefit to the people of Carson City as a whole.*

The goal of requesting that this site be designated single-family residential 21,000 square foot parcel size would benefit the neighborhood, as development may occur on the site, instead of remaining vacant. The potential for four hook up fees, building permit fees, generated tax revenue for schools, parks and roads is possible, instead of remaining vacant with no development revenue for Carson City. Also, this request zone change is consistent with the master plan designation of LDR, by providing smaller rural residential parcels that are easier to maintain and are consistent with the master plan. The proposed 21,000 square foot zoning designation is the mid point between the 6,000 square foot parcels to the north and the 43,560 square foot (1-acre) parcels to the south.

5. *As the applicant, we have provided adequate information in the application, the questionnaire, reports, and drawings to provide proof and evidence for the burden of persuasion on all facts in question on this request.*
6. *Adequate and specific information has been provided in the application and the site plan to substantiate these required "Findings."*

EXHIBIT "A"



VICINITY MAP ZMA-06-190



ORDINANCE NO. _____

BILL NO. _____

AN ORDINANCE CHANGING THE ZONING OF PROPERTY LOCATED AT 1400 AND 1410 KOONTZ LANE, APNS 009-331-21 AND -22, FROM SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 21,000 (SF21), AND OTHERS MATTERS PROPERLY RELATED THERETO.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-331-21 and -22, property located at 1400 and 1410 Koontz Lane, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The requested change will result in the zoning designation of the subject parcel being changed from Single Family One Acre (SF1A) to Single Family 21,000 (SF21). On November 29, 2006, the Planning Commission voted 6 ayes and 0 nay (1 absent) to recommend to the Board of Supervisors denial of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in keeping with the objectives of the Master Plan, that the Amendment would be beneficial and not detrimental to the immediate vicinity, that the community as a whole would receive merit and value from the change, that adequate consideration for surrounding properties has been made, 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 for Assessor's Parcel Numbers 009-331-21 and -22, changing the zoning designation from Single Family One Acre (SF1A) to Single Family 21,000 (SF21), as shown on Exhibit "A."

PROPOSED this ____ day of _____, 2007.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2007.

VOTE: AYES: _____

 NAYS: _____

 ABSENT: _____

MARV TELXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the

____ of _____, 2007.