

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE: MPA-19-067 and ZMA-19-066

AGENDA ITEM: E.3 & E.4

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE:

MPA-19-067 For Possible Action: Discussion and possible action regarding a request for an Amendment to the Master Plan to re-designate from Conservation Reserve (Private) to Open Space on 187 acre parcel located south of Timberline, APN 007-091-66.

ZMA-19-069 For Possible Action: Discussion and possible action regarding a request for an Amendment to the Zoning Map to change the zoning from Conservation Reserve and Single Family One Acre Planned Unit Development to Public Community on two parcels totaling 206 acres located south of Timberline, APNs 007-091-66 and 007-293-29.

STAFF SUMMARY: In October 2018, the subject properties were acquired by Carson City for Open Space. The proposed Master Plan designation will recognize that this land is open space, and the proposed zoning designation will recognize that the property is intended for facilities and uses that service primarily a large portion of Carson City. The Board of Supervisors is authorized to amend the Master Plan and to amend the zoning map. The Planning Commission makes a recommendation to the Board on each of these requests.

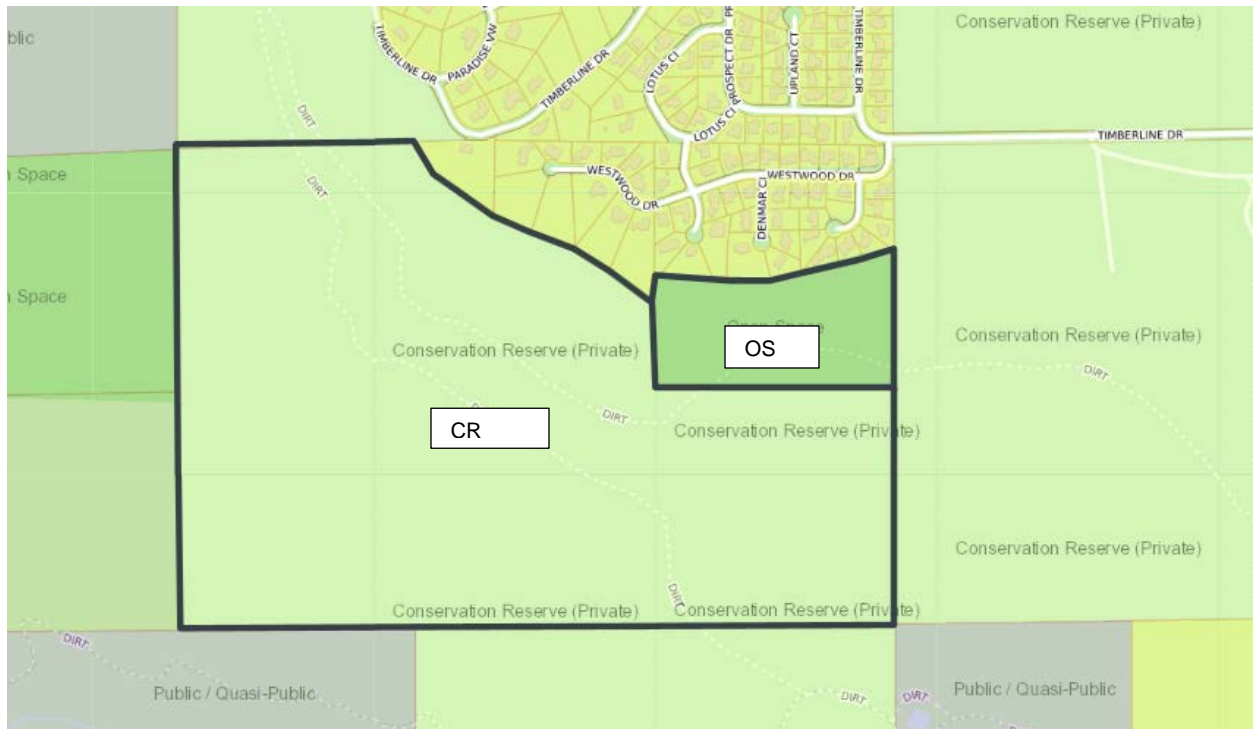
MASTER PLAN RECOMMENDED MOTION: "I move to adopt Resolution No. 2019-PC- R-2 recommending to the Board of Supervisors approval of MPA-19-067, a Master Plan Amendment to change the land use designation from Conservation Reserve (Private) to Open Space on a 187 acre parcel located south of Timberline, APN 007-091-66 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-19-066, a Zoning Map Amendment to change the zoning from Conservation Reserve and Single Family One Acre Planned Unit Development to Public Community on two parcels totally 206 acres located south of Timberline, APNs 007-091-66 and 007-293-29 based on the findings contained in the staff report."

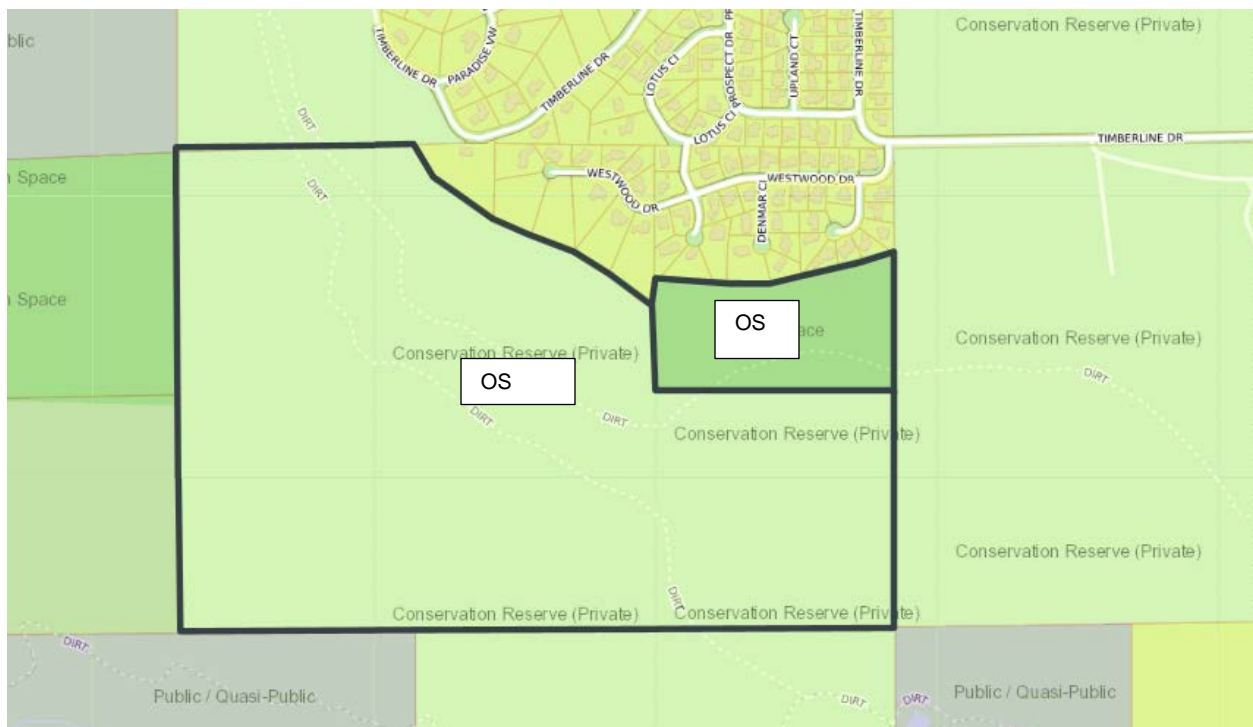
VICINITY MAP:



EXISTING MASTER PLAN



PROPOSED MASTER PLAN

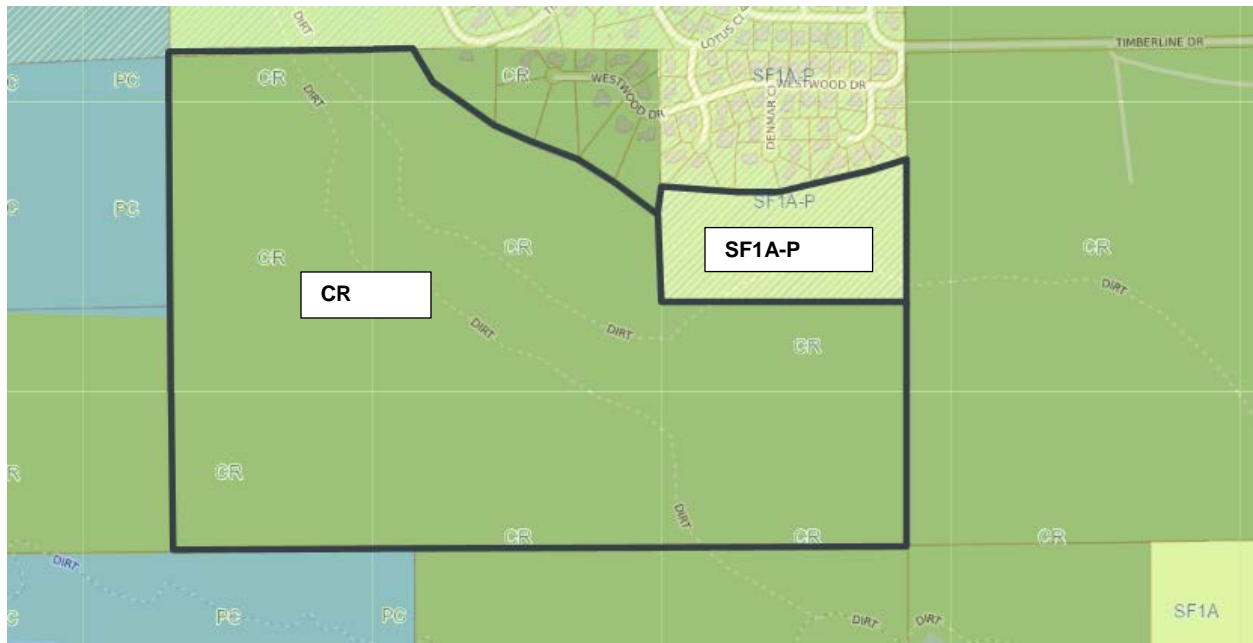


LEGEND:

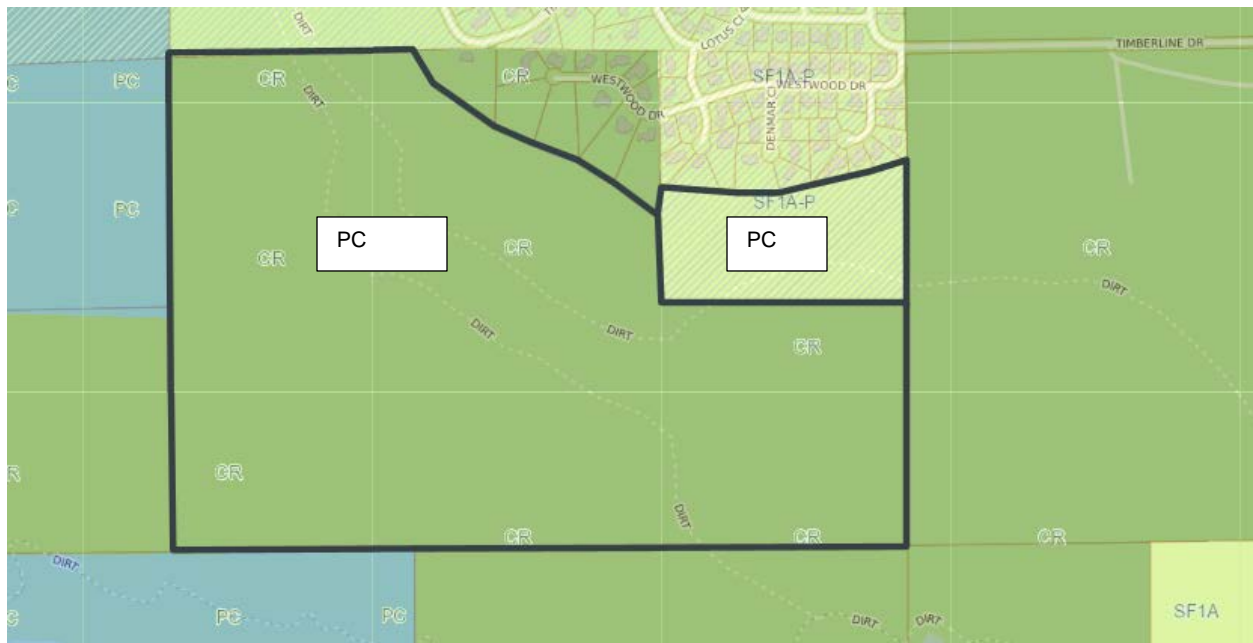
CR: Conservation Reserve (Private)

OS: Open Space

EXISTING ZONING



PROPOSED ZONING



LEGEND:

CR: Conservation Reserve

SF 1A-P: Single-Family One Acre Planned Unit Development

PR: Public Community

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

DISCUSSION:

The subject 206 acre parcels are located south of Timberline subdivision. The property was acquired in October 2018 by the City for open space. The Board found that the property would provide critical connections to the city's trail system.

The current Master Plan designation of one of the two parcels acquired is Conservation Reserve (Private). This designation is primarily for open lands, agriculture, ranching, or single family residential. The proposed Master Plan designation is Open Space. This designation is primarily for publicly-owned and accessible lands preserved by the City, other government agencies, or as part of a private development for conservation resource protection, or recreational use.

The current zoning designation is Conservation Reserve and Single-Family One Acre Planned Unit Development. The purpose of the Conservation Reserve district is to identify outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints. The purpose of the Single-Family One Acre zoning district is to provide for the development of low density, large lot, single family detached residential units. The proposed zoning designation is Public Regional. This district is for Federal, state and city facilities and uses whose main purpose is to sustain wide regional needs.

The Board of Supervisors may amend the Master Plan and amend the Zoning Map. The Planning Commission makes a recommendation to the Board.

PUBLIC COMMENTS: Public notices were mailed to 90 property owners within 900 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on May 10, 2019. At the time of the writing of this report, no comments have been received in support or opposition to this request. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division: No concerns.

Building Division: No concerns.

Fire Department: No concerns.

Environmental Control: No concerns.

Health Department: No concerns.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment and the Zoning Map 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 goal of the Master Plan:

Guiding Principle 1: A compact and efficient pattern of growth.

“Carson City will have a compact pattern that makes efficient use of the limited land area and water resources it has available for urban growth, that fosters the provision of infrastructure and services in a cost-effective manner, and that balances development with conservation of the natural environment – particularly where public lands abut the urban interface...”

The subject properties serve as the transition between an urban area and areas used for conservation of the natural environment. It is appropriate that these parcels are open space as public water and sewer is not available to these parcels.

In October 2018, the City acquired the subject property for open space, utilizing the Quality of Life fund - Open Space land acquisitions and grant funds from the Land and Water Conservation Fund. The intent of acquisition was to accommodate critical connections to the city's trail system. The Open Space Master Plan designation is for, in part, publicly owned and accessible land preserved by the City. The new designation will result in a land use designation that describes the function of this land.

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

The proposed amendment will provide for land uses compatible with existing adjacent land uses. Property to the north are homes in Timberline, property west of the subject property is vacant land owned by the State of Nevada and land owned by Carson City for open space, land to the east of the site is vacant land owned by the State of Nevada, and property to the south of the site is vacant. Staff finds that the designation of open space is consistent with all adjacent uses.

- 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 proposed amendment is in response to the City's October 2018 acquisition of the subject property for open space. The proposed amendment will result in a designation consistent with the use of the property.

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 recognize the intent to protect the natural resources of the subject property. The Master Plan policies seek to direct development to areas where infrastructure is available, and to avoid urban development where infrastructure is not available. As public water and sewer is not available to this property, this property should not be developed to an urban standard. The preservation of this property as open space is consistent with the orderly physical growth of the City.

Zoning Map Amendment Findings

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

Chapter 3 of the Master Plan identifies the land use designations, and identifies what zoning district corresponds to the land use designation. If the Master Plan is amended to designate the property as Open Space, the Public Community zoning district would be a corresponding zoning district that will implement the Master Plan.

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 provide for land uses compatible with existing adjacent land uses. Property to the north are homes in Timberline, property west of the subject property is vacant land owned by the State of Nevada and land owned by Carson City for open space, land to the east of the site is vacant land owned by the State of Nevada, and land to the south of the site is vacant.

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

The proposed amendment will not negatively impact existing or planned public services or facilities as public services and facilities, including public water and sewer, will not be required and are not available.

Attachments:

Planning Commission Master Plan Amendment Resolution 2018-PC-R-2
Draft Zoning Map Amendment Ordinance

RESOLUTION 2019-PC-R-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-19-067, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP DESIGNATION FROM CONSERVATION RESERVE (PRIVATE) TO OPEN SPACE FOR PROPERTY LOCATED SOUTH OF TIMBERLINE SUBDIVISION, APN 007-091-66.

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 May 29, 2019, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and recommended approval of Master Plan Amendment MPA-19-067 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 Amendment to change the Land Use Map designation from Conservation Reserve (Private) to Open Space for property located south of Timberline subdivision, APN 007-091-66.

ADOPTED this 29th day of May, 2019

VOTE: AYES:

NAYS:

ABSENT:

Mark Sattler, Chairman

ATTEST:

Lee Plemel, AICP, Community Development Director

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. ____
ORDINANCE NO. 2019-__

AN ORDINANCE TO CHANGE THE ZONING FROM CONSERVATION RESERVE AND SINGLE FAMILY ONE ACRE PLANNED UNIT DEVELOPMENT TO PUBLIC COMMUNITY ON TWO PARCELS TOTALLING 206 ACRES LOCATED SOUTH OF TIMBERLINE SUBDIVISION, APNS 007-091-66 AND 007-293-29.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 007-091-66 and 007-293-29, property located south of Timberline subdivision, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel APN 007-091-66 changing from Conservation Reserve to Public Community, and of subject parcel APN 007-293-29 changing from Single-Family One Acre Planned Unit Development to Public Community. After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 29, 2019, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted __ ayes, __ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of APN 007-091-66 from Conservation Reserve to Public Community and the zoning of APN 007-293-29 changing from Single-Family One Acre Planned Unit Development to Public Community as depicted on Attachment A.

PROPOSED this ____ day of _____, 2019.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2019.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

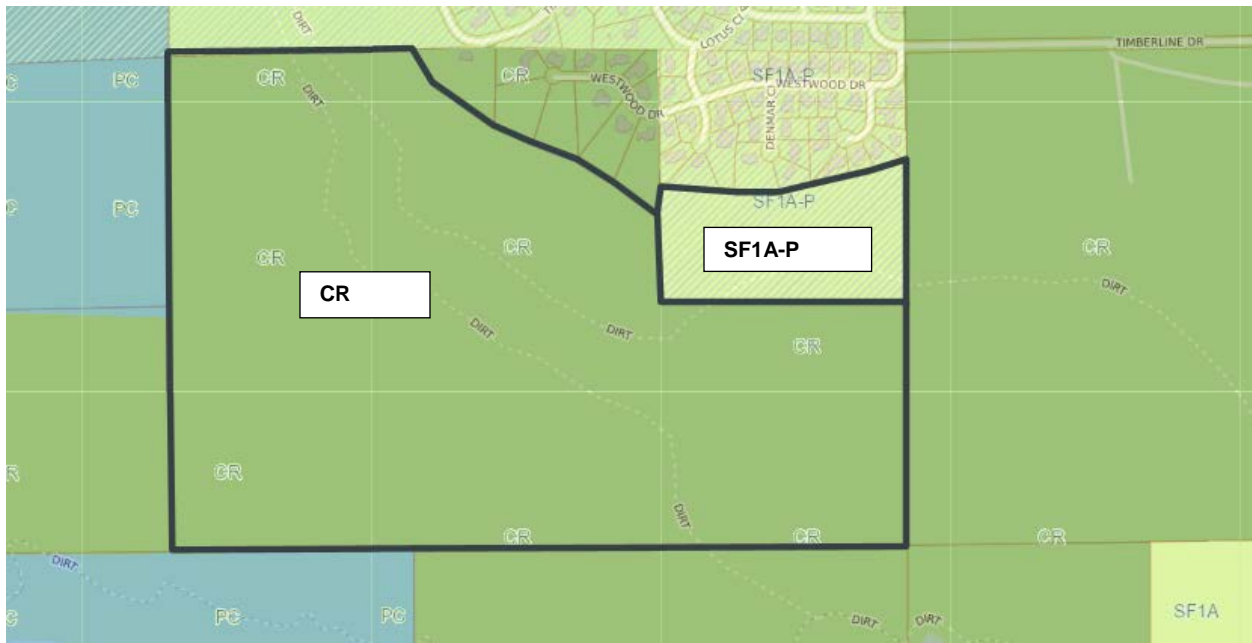
ATTEST:

AUBRY ROWLATT, Clerk-Recorder

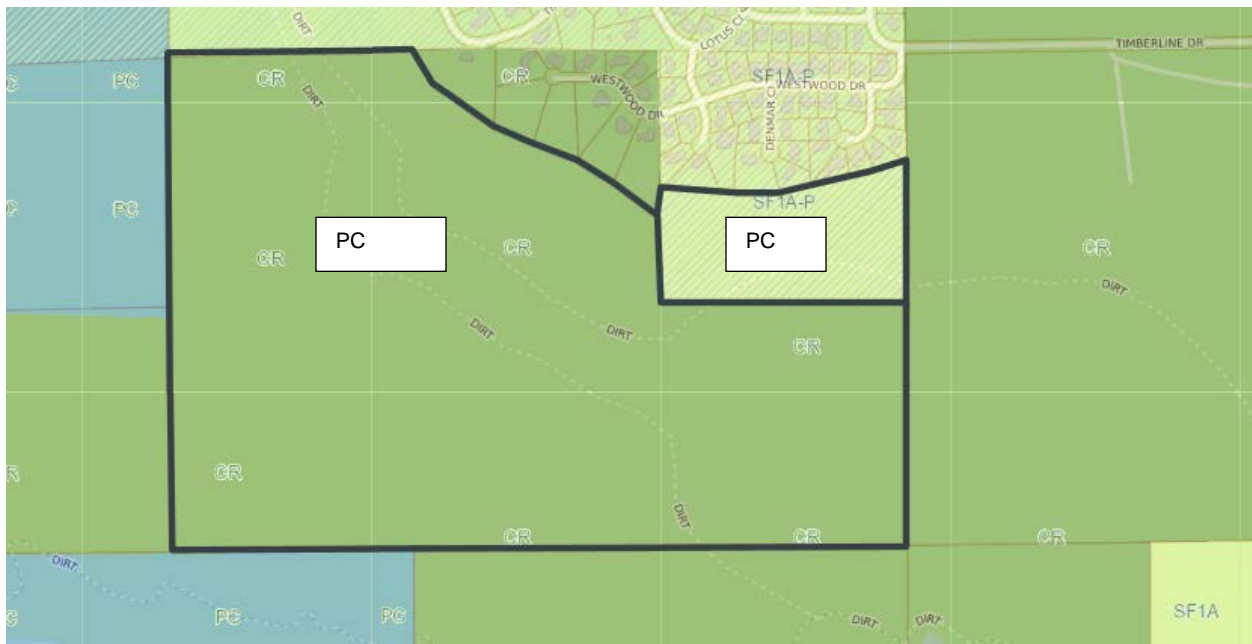
This ordinance shall be in force and effect from and after the _____ of _____, 2019.

ATTACHMENT A

EXISTING ZONING



PROPOSED ZONING



LEGEND:

CR: Conservation Reserve

SF 1A-P: Single-Family One Acre Planned Unit Development

PR: Public Community