

STAFF REPORT FOR PLANNING COMMISSION MEETING OF FEBRUARY 26, 2020

FILE: ZA-2020-0002

AGENDA ITEM: E.3

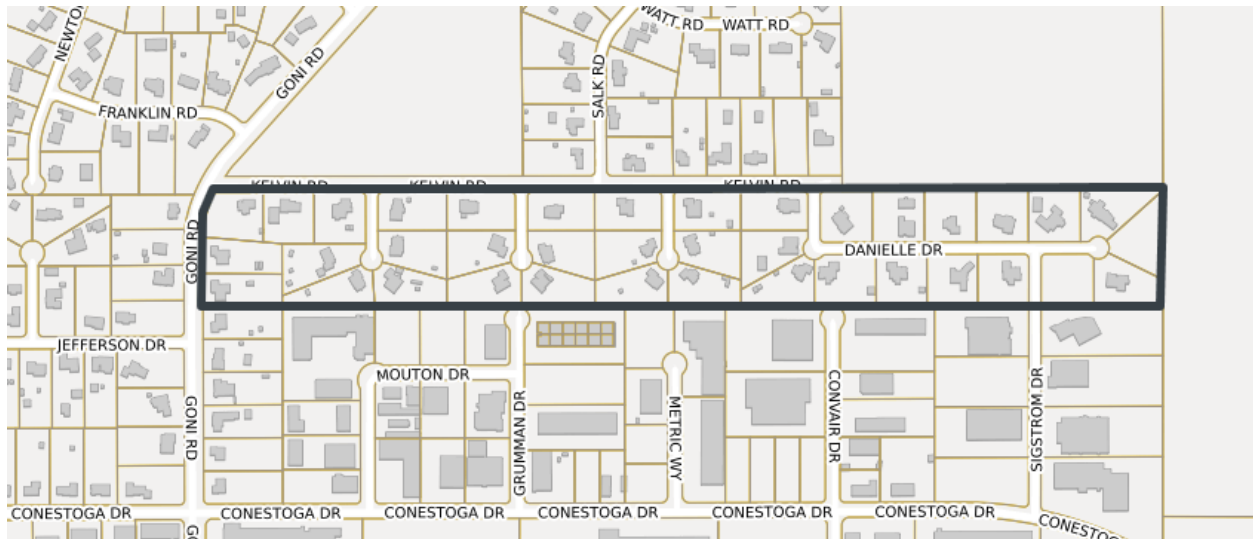
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Conservation Reserve to Single Family 1 Acre (SF1A) for properties created as part of the North Canyon Estates and located on the south side of Kelvin Road, and on Cachet Court, Corrinne Court, Gabrielle Court, and Danielle Drive, APNs 008-816-07 through 008-816-35 and 008-814-05 through 008-814-13. (Hope Sullivan, hsullivan@carson.org)

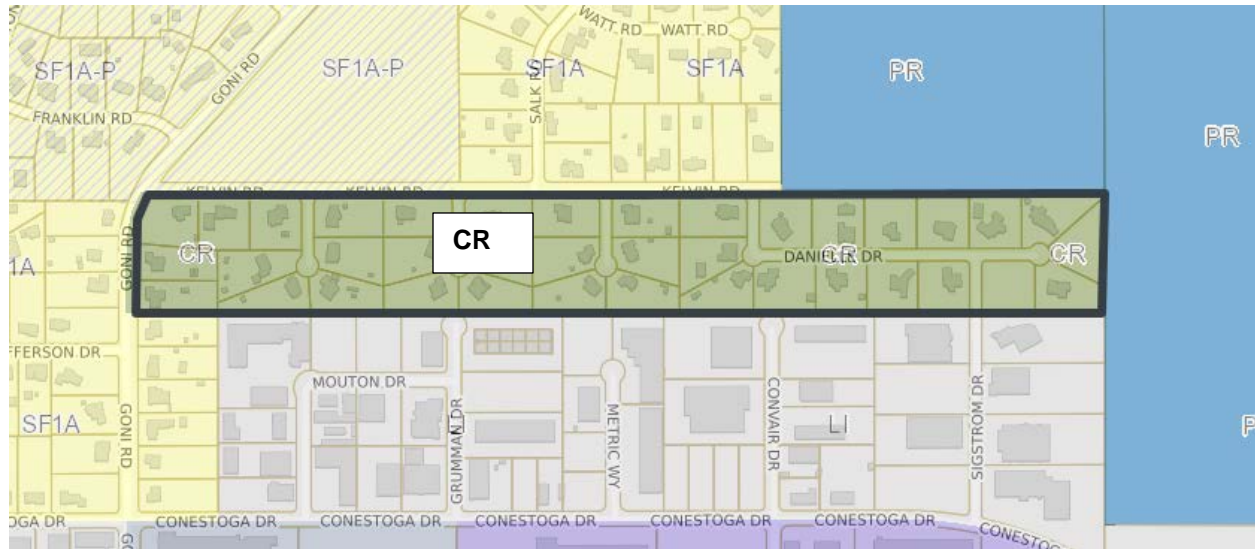
STAFF SUMMARY: The subject lots were created in 1993 and are approximately one acre each. The subject properties are zoned for a 20 acre lot minimum. Based on a use permit issued in 1979 and early 1980, these lots have been subject to the standards of the SF1A zoning district. The proposed map amendment will make the zoning consistent with the regulations being applied. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approve the zoning map amendment ZA-2020-0002 as presented."

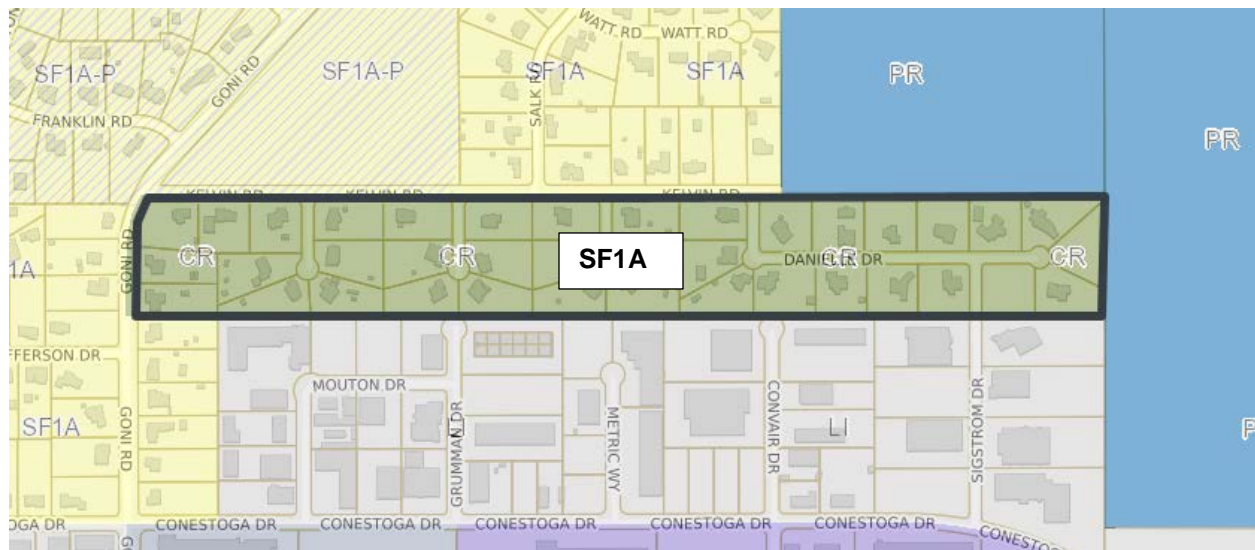
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



LEGEND

CR: Conservation Reserve
SF1A: Single Family One Acre

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

DISCUSSION:

At its meeting of November 19, 2019, the Planning Commission was provided with an update on Master Plan implementation activities, and reviewed and made a recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of December 19, 2019, the Board of Supervisors accepted the 2019 Master Plan report from the Planning Commission.

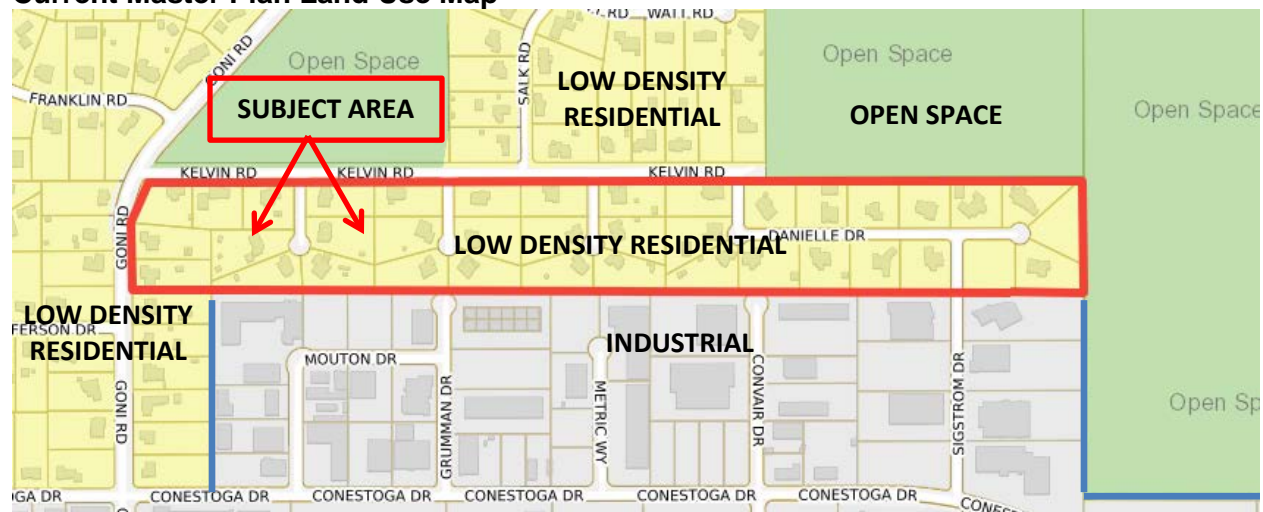
The report included Land Use Mapping Corrections, including the subject property in the vicinity of the southside of Kelvin Road.

In 1978, the zoning on the subject properties was established as Conservation Reserve (CR). In 1979 and 1980, special use permits were issued to allow one acre lots to be created within this area. Although there is no indication in the Board of Supervisors approval record that special setbacks would apply to these CR-zoned parcels, there is a note from the Community Director in the file stating that it was the intent of the approval to apply setbacks per the Single Family One Acre zoning district rather than the CR zoning district. This Zoning Map Amendment would clarify the zoning for setback purposes (including accessory structures) and make the zoning consistence with the actual size of the parcels. Note that there is an additional setback requirement of 60 feet at the south border of the area, adjacent to the industrial parcels, that is noted on the recorded map. This additional setback will continue to be enforced by the City.

Required setbacks by zoning district:

Zoning	Front	Rear	Side	Street-side
SF1A	30 ft.	30 ft.	15 ft.	20 ft.
CR	30 ft.	30 ft.	20 ft.	20 ft.

Current Master Plan Land Use Map



PUBLIC COMMENTS: A courtesy notice was mailed to all property owners within the subject area on January 28, 2020. On February 7, 2020, public hearing notices were mailed to 38 property owners within the area being considered for rezoning, and 86 property owners within 600 feet of the subject property in accordance with the provisions of NRS and CCMC 18.02.045. At the time of the writing of this report, although staff has received inquiries, 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.

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

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. A corresponding zoning district allows for implementation of the Master Plan. The subject area is designated for Low Density Residential land uses. The Single Family 1 Acre zoning district corresponds to that land use designation, and allows for implementation of 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.**

In 1993, the subject property was subdivided to create 44 residential lots. The lots are each approximately one acre. All but one lot has been improved. The proposed zoning amendment will not allow for more intensive development than already exists. Rather, the proposed zoning map amendment will better describe the existing development, and the existing regulations that are being applied. The proposed amendment will not change any potential land use.

- 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, as 43 of the 44 lots that are subject to the proposed amendment are developed.

Attachments:
Draft Zoning Map Amendment Ordinance

Summary: Amends the Carson City zoning map.

BILL NO. ____

ORDINANCE NO. 2020- _____

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM CONSERVATION RESERVE (CR) TO SINGLE FAMILY 1 ACRE (SF1A) ON PROPERTY CREATED AS PART OF THE NORTH CANYON ESTATES AND LOCATED ON THE SOUTH SIDE OF KELVIN ROAD, AND ON CACHET COURT, CORRINNE COURT, GABRIELLE COURT, AND DANIELLE DRIVE, APNS 008-816-07 through 008-816-35 and 008-814-05 through 008-814-13. The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment on Assessor's Parcel Numbers, 008-816-07, 008-816-08, 008-816-09, 008-816-10, 008-816-11, 008-816-12, 008-816-13, 008-816-14, 008-816-15, 008-816-16, 008-816-17, 008-816-18, 008-816-19, 008-816-20, 008-816-21, 008-816-22, 008-816-23, 008-816-24, 008-816-25, 008-816-26, 008-816-27, 008-816-28, 008-816-29, 008-816-30, 008-816-31, 008-816-32, 008-816-33, 008-816-34, 008-816-35, 008-816-05, 008-814-05, 008-814-06, 008-814-07, 008-814-08, 008-814-09, 008-814-10, 008-814-11, 008-814-12 and 008-814-13, further described in attachment B, for property owned by various property owners was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075 of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of property located on the south side of Kelvin Road, and on Cachet Court, Corrinne Court, Gabrielle Court, and Danielle Drive, changing from Conservation Reserve (CR) to Single Family 1 Acre (SF1A). After proper noticing pursuant to NRS 278 and CCMC title 18, on February 28, 2020, the Carson City Planning Commission, during a public hearing, reviewed the Planning Division staff report, received public comment and voted ____ ayes and ____ nays to recommend to the Board of Supervisors approval of the zoning map amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended, changing the zoning of property located at on the south side of Kelvin Road, and on Cachet Court, Corrinne Court, Gabrielle Court, and Danielle Drive, APNs 008-816-07, 008-816-08, 008-816-09, 008-816-10, 008-816-11, 008-816-12, 008-816-13, 008-816-14, 008-816-15, 008-816-16, 008-816-17, 008-816-18, 008-816-19, 008-816-20, 008-816-21, 008-816-22, 008-816-23, 008-816-24, 008-816-25, 008-816-26, 008-816-27, 008-816-28, 008-816-29, 008-816-30,

008-816-31, 008-816-32, 008-816-33, 008-816-34, 008-816-35, 008-814-05, 008-814-06, 008-814-07, 008-814-08, 008-814-09, 008-814-10, 008-814-11, 008-814-12 and 008-814-13, addressed as 5263 Goni Road, 5305 Goni Road, 2021 Kelvin Road, 2103 Kelvin Road, 2175 Kelvin Road, 5344 Cachet Court, 5312 Cachet Court, 5311 Cachet Court, 5355 Cachet Court, 2217 Kelvin Road, 2221 Kelvin Road, 5352 Corrinne Court, 5310 Corrinne Court, 5309 Corrinne Court, 5371 Corrinne Court, 2323 Kelvin Road, 2419 Kelvin Road, 5354 Gabrielle Court, 5308 Gabrielle Court, 5307 Gabrielle Court, 2355 Gabrielle Court, 2509 Gabrielle Court, 2587 Kelvin Court, 2617 Danielle Drive, 2623 Danielle Drive, 2629 Danielle Drive, 2635 Danielle Drive, 2641 Danielle Drive, 2647 Danielle Drive, Sigstrom Drive/Danielle Drive, 2689 Danielle Drive, 2668 Danielle Drive, 2662 Danielle Drive, 2656 Danielle Drive, 2650 Danielle Drive, 2642 Danielle Drive, 2634 Danielle Drive and 2622 Danielle Drive, from Conservation Reserve (CR) to Single Family 1 Acre (SF1A) as shown on Exhibit A for current and proposed zoning.

PROPOSED this _____ day of _____ 2020.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2020.

VOTE:	AYES:	_____

	NAYS:	_____

	ABSENT:	_____

ROBERT L. CROWELL, Mayor

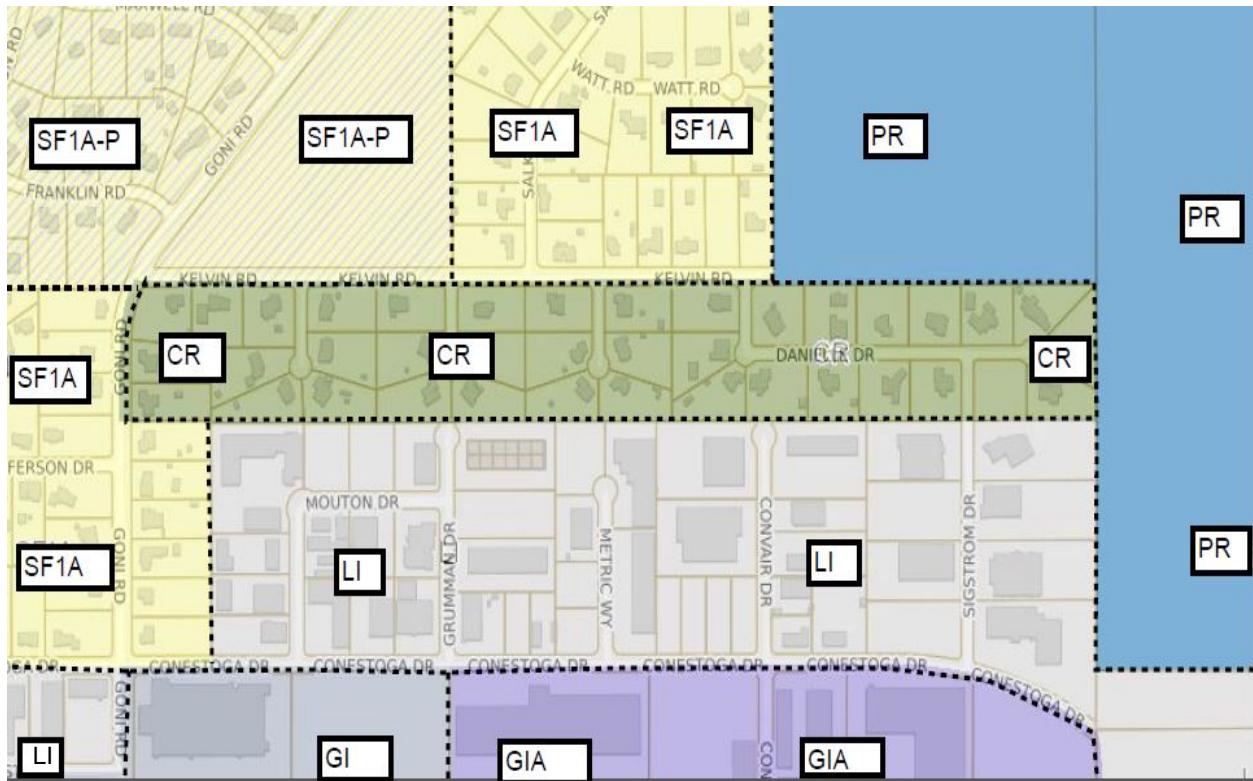
ATTEST:

AUBREY ROWLATT, Clerk-Recorder

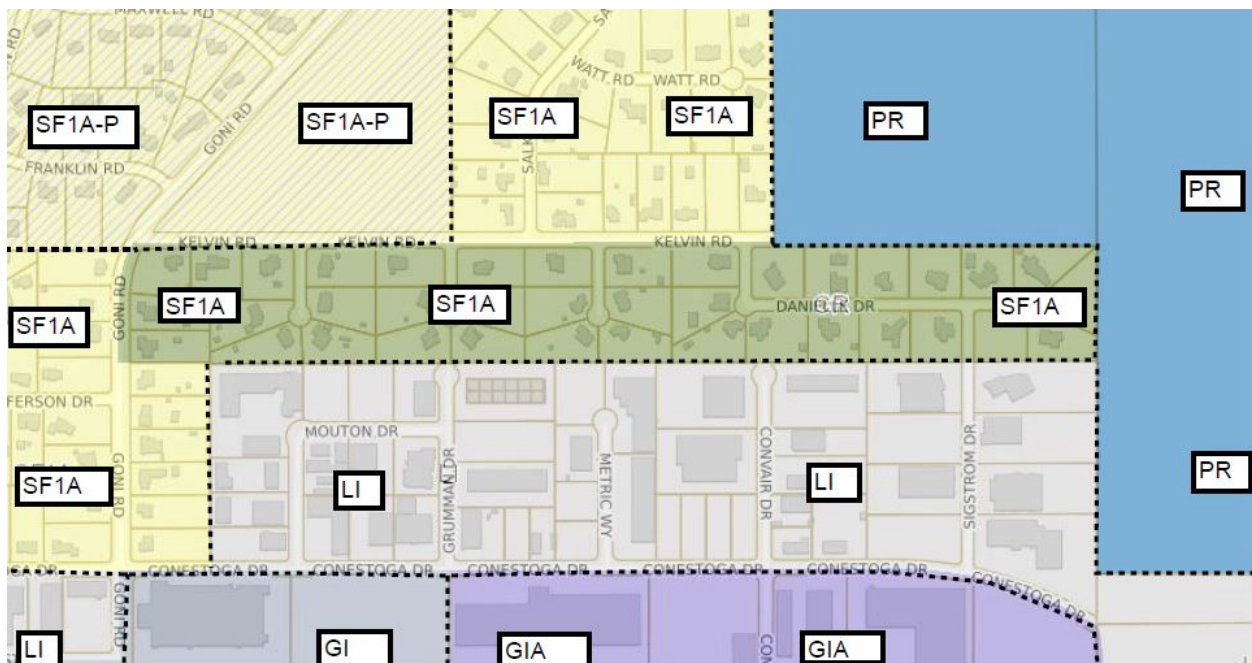
This ordinance shall be in force and effect from and after the _____ of _____, 2020

EXHIBIT A

EXISTING ZONING



PROPOSED ZONING UNDER ZA-2020-0002



ATTACHMENT B

ASSESSOR PARCEL NUMBERS AND PHYSICAL ADDRESSES FOR A CHANGE OF ZONING FROM CONSERVATION RESERVE (CR) TO SINGLE FAMILY 1 ACRE (SF1A) UNDER ZA-2020-0002

008-816-07	5263 Goni Rd
008-816-08	5305 Goni Rd
008-816-09	2021 Kelvin Rd
008-816-10	2103 Kelvin Rd
008-816-11	2175 Kelvin Rd
008-816-12	5344 Cachet Ct
008-816-13	5312 Cachet Ct
008-816-14	5311 Cachet Ct
008-816-15	5355 Cachet Ct
008-816-16	2217 Kelvin Rd
008-816-17	2221 Kelvin Rd
008-816-18	5352 Corrinne Ct
008-816-19	5310 Corrinne Ct
008-816-20	5309 Corrinne Ct
008-816-21	5371 Corrinne Ct
008-816-22	2323 Kelvin Rd
008-816-23	2419 Kelvin Rd
008-816-24	5354 Gabrielle Ct
008-816-25	5308 Gabrielle Ct
008-816-26	5307 Gabrielle Ct
008-816-27	2355 Gabrielle Ct
008-816-28	2509 Gabrielle Ct
008-816-29	2587 Kelvin Ct
008-816-30	2617 Danielle Dr
008-816-31	2623 Danielle Dr
008-816-32	2629 Danielle Dr
008-816-33	2635 Danielle Dr
008-816-34	2641 Danielle Dr
008-816-35	2647 Danielle Dr
008-814-05	Sigstrom Dr/Danielle Dr
008-814-06	2689 Danielle Dr
008-814-07	2668 Danielle Dr
008-814-08	2662 Danielle Dr
008-814-09	2656 Danielle Dr
008-814-10	2650 Danielle Dr
008-814-11	2642 Danielle Dr
008-814-12	2634 Danielle Dr
008-814-13	2622 Danielle Dr