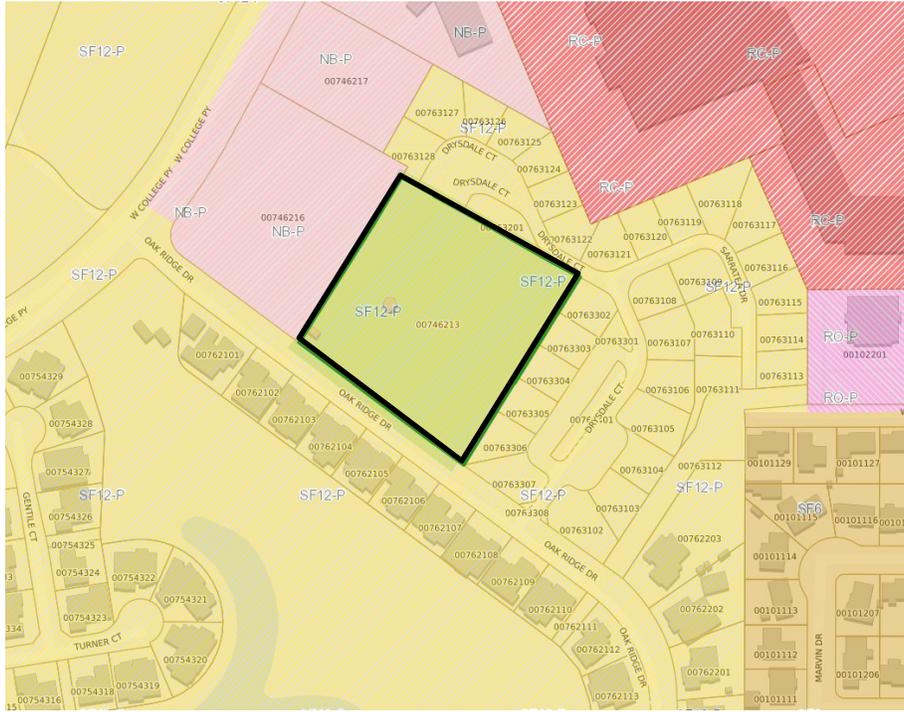
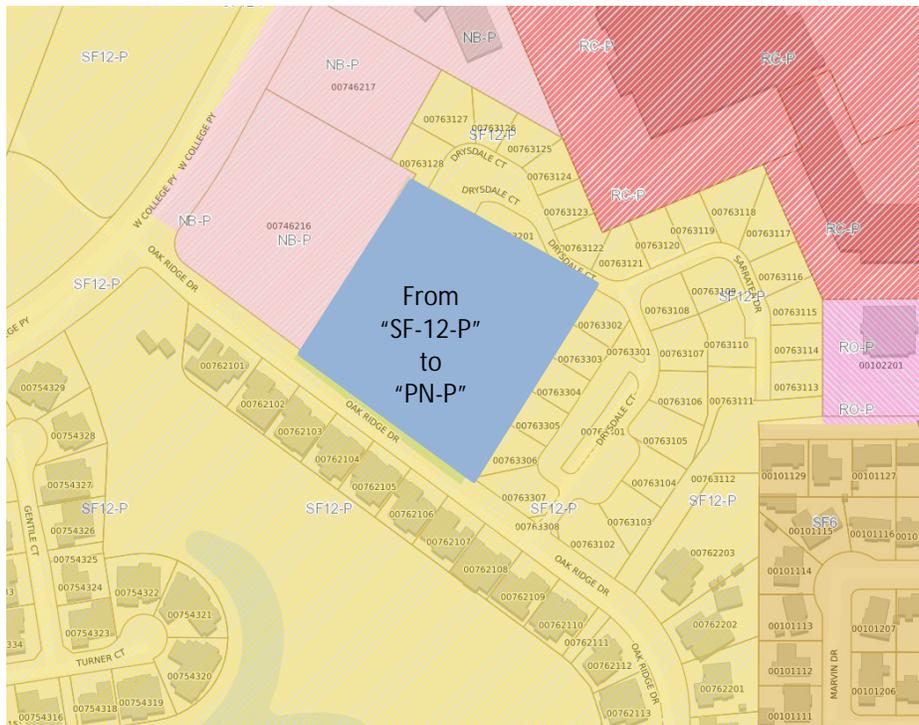




### EXISTING ZONING



### PROPOSED ZONING



**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.02.050 (Review); (Zoning Map Amendments and Zoning Code Amendments)

**EXISTING MASTER PLAN DESIGNATION:** Parks and Recreation

**EXISTING ZONING:** Single-family 12,000 Planned Unit Development (“SF-12-P”)

**PROPOSED ZONING:** Public Neighborhood Planned Unit Development (“PN-P”)

**SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** Neighborhood Business Planned Unit Development/ approved townhome project  
**SOUTH:** Single-family 12,000 Planned Unit Development / single family residences  
**EAST:** Single-family 12,000 Planned Unit Development / single family residences  
**WEST:** Single-family 12,000 Planned Unit Development / single family residences

**BACKGROUND AND DISCUSSION:**

At its meeting of December 15, 2021, the Planning Commission was provided with an update on the 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 January 20, 2022, the Board of Supervisors accepted the 2021 Master Plan report from the Planning Commission.

As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and master plan designations are appropriate for their use. The subject property is known as John Mankins Park and is owned by the City. To create consistency with the existing Parks and Recreation master plan designation the property should be zoned Public Neighborhood Planned Unit Development. The Board of Supervisors may amend the Zoning Map, following a recommendation from the Planning Commission.

**PUBLIC COMMENTS:** On May 11, 2022, public hearing notices were mailed to 83 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 staff has not received any public comment. Any comments that are received after this report is completed will be provided to the Planning Commission either prior to or at the May 25, 2022 meeting depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

The requests were routed to other departments for review and comment. All indicated they had no comments or concerns with the proposed amendment.

**FINDINGS:** Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

The proposed amendment is consistent with the Master Plan. Chapter 3 of the Master Plan identifies the land use designations and identifies what zoning districts corresponds to the land use designation. The Parks & Recreation master plan designation allows parks, pathways, and recreational facilities as the primary use. The area has been improved as a park with recreational facilities. The proposed amendment will create consistency with the use of the land, the master plan designation, and the ownership.

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 create consistency with the actual use of the land, the master plan designation, and the ownership. There are no proposed modifications to the existing use of the property. The property is currently developed as a park with recreational facilities.

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

The proposed zoning map amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare. The subject parcel has been developed into a park to serve the existing neighborhood and the larger public. There are no proposed modifications to the existing use of the property.

Attachments:

Draft ordinance



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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

Lori Bagwell, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Rowlatt, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_,  
2022.

