

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2022**

**FILE: MPA-2022-0215 & ZA-2022-0224**

**AGENDA ITEM: 6.F & 6.G**

**STAFF CONTACT:** Heather Ferris, Planning Manager

**AGENDA TITLE:**

MPA-2022-0215 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a master plan amendment to change the master plan designation from Medium Density Residential (“MDR”) to Open Space (“OS”) for the parcel located at 1640 Tule Peak Circle, APN 010-733-03. (Heather Ferris, hferris@carson.org)

Staff Summary: 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. The subject property is a detention basin within the Schulz Ranch subdivision and is owned by the City. To create consistency with the land use and ownership, the Master Plan designation should be Open Space. The requested the master plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2022-0224). The Planning Commission makes a recommendation to the Board of Supervisors.

ZA-2022-0224 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a zoning map amendment to change the zoning from Single-family 6,000 (“SF-6-SPA”) to Public Neighborhood (“PN-SPA”) for the parcel located at 1640 Tule Peak Circle, APN 010-733-03. (Heather Ferris, hferris@carson.org)

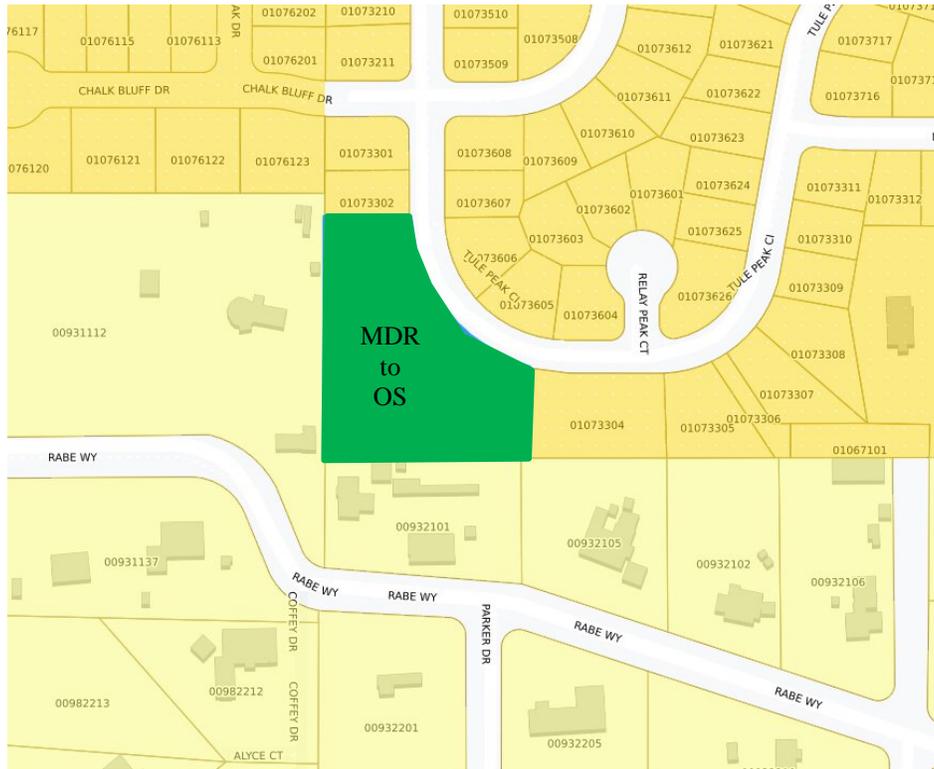
Staff Summary: As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and master plan designations are appropriate. The subject property is a detention basin within the Schulz Ranch subdivision and is owned by the City. To create consistency proposed master plan, the property should be zoned Public Neighborhood. The requested the zoning map amendment is being made concurrently with a request for a master plan map amendment (MPA-2022-0215). The Planning Commission makes a recommendation to the Board of Supervisors.

**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt resolution number 2022-PC-R-3.”

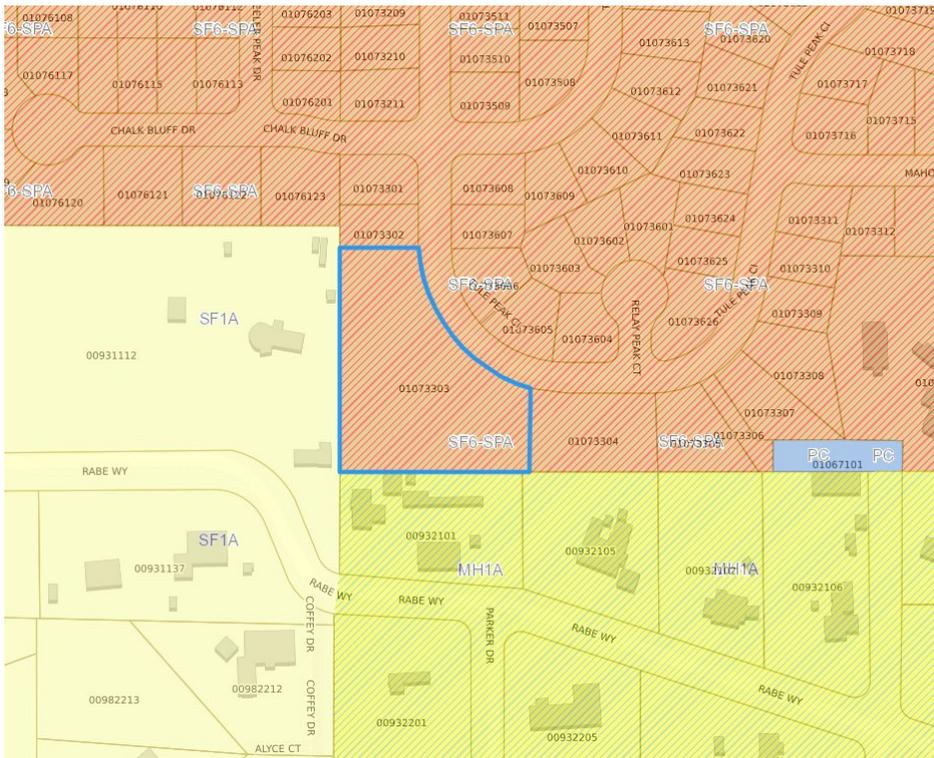
**ZONING MAP AMENDMENT RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0224 as presented.”



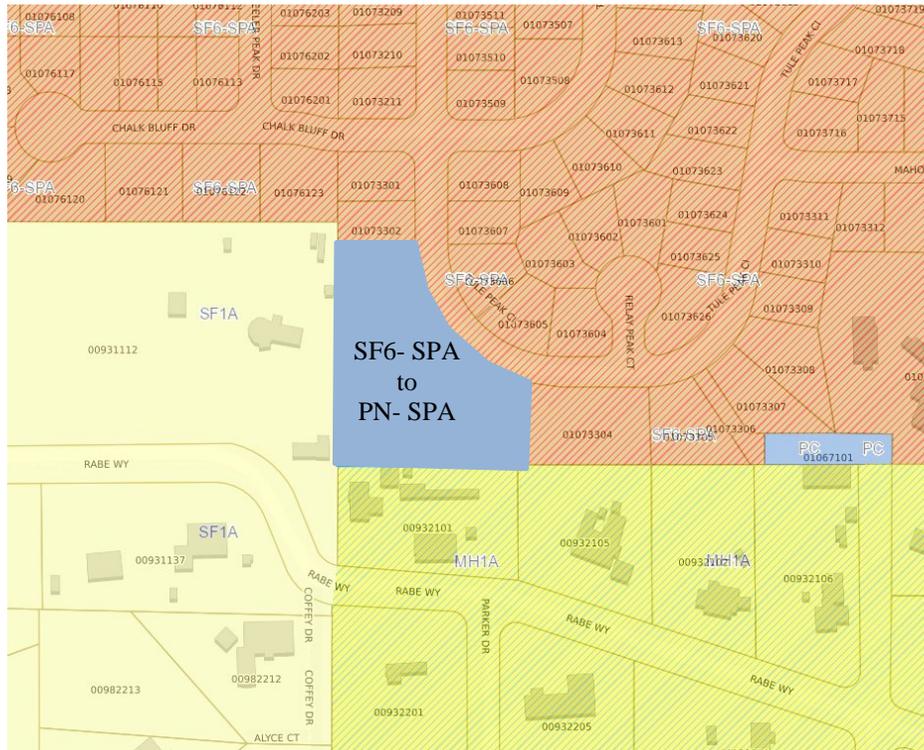
**PROPOSED MASTER PLAN**



**EXISTING ZONING**



## **PROPOSED ZONING**



**LEGAL REQUIREMENTS:** Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.070 (Master Plan) 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

**EXISTING MASTER PLAN DESIGNATION:** Medium Density Residential

**PROPOSED MASTER PLAN DESIGNATION:** Open Space ("OS")

**EXISTING ZONING:** Single-family 6,000- Specific Plan Area ("SF6-SPA")

**PROPOSED ZONING:** Public Neighborhood- Specific Plan Area ("PN-SPA")

### **SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** Single-family 6,000 SPA / single-family residences

**SOUTH:** Mobile home 1 acre / single-family residences

**EAST:** Single-family 6,000 SPA / single-family residences

**WEST:** Single-family 1 acre / 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 Schulz Ranch detention basin and is owned by the City. To create

consistency with the land use and ownership, the Master Plan designation should be Open Space. Likewise, to create consistency with the proposed master plan designation, the zoning should be Public Neighborhood. The Planning Commission makes a recommendation to the Board of Supervisors. The Board of Supervisors may amend the Zoning and Master Plan Maps, following a recommendation from the Planning Commission.

**PUBLIC COMMENTS:** On May 11, 2022, public hearing notices were mailed to 87 property owners within 600 feet of the subject properties 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 amendments.

**FINDINGS:** Staff recommends the following findings for approval of the Master Plan Amendment and Zoning Map Amendment pursuant to the CCMC 18.02.070 and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

**MASTER PLAN AMENDMENT FINDINGS:** Per the provisions of CCMC 18.02.070

**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 goals, policies, and action programs of the Master Plan. The property is the site of a city owned detention basin within the Schulz Ranch development. The property has a master plan designation of Medium Density Residential. This designation is not consistent with the use of the land. Since this is a publicly owned detention basin the more appropriate designation would be Open Space.

**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.**

Properties in the area are zoned for residential uses. The detention basin serves the neighborhood. The proposed amendment will make the master plan designation consistent with the land use and ownership of the parcel.

**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 will provide for consistency with the land use and ownership of the parcel. The detention basin serves the neighborhood and is owned by the City. The proposed amendment will make the master plan designation consistent with the land use and ownership of the parcel.

**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.**

This is the site of a detention basin within the Schulz Ranch development. The proposed amendment will make the master plan designation consistent with the land use and ownership.

**ZONING MAP AMENDMENT FINDINGS:**

- 1. That 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 districts corresponds to the land use designation. If the Master Plan is amended to designate the parcel as Open Space, the proposed Public Neighborhood 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.**

Properties in the area are zoned for residential uses. The detention basin serves the neighborhood and is owned by the City. The proposed amendment will make the zoning and master plan designations consistent with the land use and ownership of the parcel.

- 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 proposed Public Neighborhood zoning will be consistent with the proposed master plan designation of Open Space. Both the master plan amendment and zoning map amendment will result in consistency with the existing land use and ownership of the parcel.

Attachments:

Resolution 2022-PC-R-3

Draft zoning map amendment ordinance

**RESOLUTION 2022-PC-R-3**

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-2022-0215, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO OPEN SPACE (“OS”) FOR THE PARCEL LOCATED AT 1640 TULE PEAK CIRCLE, APN 010-733-03.

WHEREAS, section 278.210 of the Nevada Revised Statutes (“NRS”) requires that any adoption of a master plan amendment shall be by resolution of the Carson City Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and Carson City Municipal Code (“CCMC”) 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on May 25, 2022, 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-2022-0215 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 Medium Density Residential (“MDR”) to Open Space (“OS”) for the parcel located at 1640 Tule Peak Circle, APN 010-733-03.

ADOPTED this 25th day of May, 2022

VOTE: AYES:

NAYS:           None

ABSENT:       None

\_\_\_\_\_  
Jay Wiggins, Chairman

ATTEST:

\_\_\_\_\_  
Hope Sullivan, AICP, Community Development Director

SUMMARY – Amends the Carson City zoning map.

BILL NO. \_\_\_\_\_  
ORDINANCE NO. 2022-\_\_

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE-FAMILY 6,000 (“SF-6-SPA”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR THE PARCEL LOCATED AT 1640 TULE PEAK CIRCLE, APN 010-733-03.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 010-733-03, located at 1640 Tule Peak Circle, Carson City, Nevada, was duly submitted to the Planning Division of the Carson City Community Development Department in accordance with section 18.02.075 of the Carson City Municipal Code (“CCMC”) to revise the existing zoning designation of APN 010-733-03 from Single-family 6,000 (“SF-6-SPA”) to Public Neighborhood (“PN-SPA”). After proper noticing in accordance with chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on May 25, 2022, the Planning Commission, during a public hearing, reviewed the staff report of the Planning Division, received public comment and voted \_\_\_ ayes and \_\_\_ nay to recommend to the Board of Supervisors approval of the application for the zoning map amendment.

SECTION II:

The zoning map of Carson City is hereby amended to change the zoning of APN 010-733-03 from Single-family 6,000 (“SF-6-SPA”) to Public Neighborhood (“PN-SPA”), as depicted in Attachment A, based on the findings that the zoning map amendment:

1. Is in substantial compliance with the goals, policies and action programs of the Carson City master plan.
2. Will provide for land uses that are compatible with existing adjacent land uses.
3. Will not have a detrimental impact on other properties within the vicinity.
4. Will not negatively impact existing or planned public services or facilities.
5. Will not adversely impact the health, safety or welfare of the public.
6. Satisfies all other required findings of fact as set forth in CCMC 18.02.075(5).

PROPOSED this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

VOTE:                      AYES: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

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

\_\_\_\_\_

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

\_\_\_\_\_

Lori Bagwell, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Rowlett, Clerk-Recorder

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

# Attachment A

