

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2022

FILE: MPA-2022-0219 & ZA-2022-0217

AGENDA ITEM: 6.H & 6.I

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE:

MPA-2022-0219 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 Parks and Recreation (“PR”) for APNs 008-852-28, 008-754-28, and 008-754-29 and Low Density Residential (“LDR”) to Parks and Recreation (“PR”) for APNs 008-052-24, 008-051-23, 008-051-24, and 008-051-25, parcels located on the east side of Imus Road between Arrowhead Drive and Genoa Lane. (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 vacant park property owned by the City. To create consistency with the land use and ownership, the Master Plan designation should be Parks and Recreation. The requested master plan amendment is being made concurrently with a request for a zoning map amendment (ZA-2022-0217). The Planning Commission makes a recommendation to the Board of Supervisors.

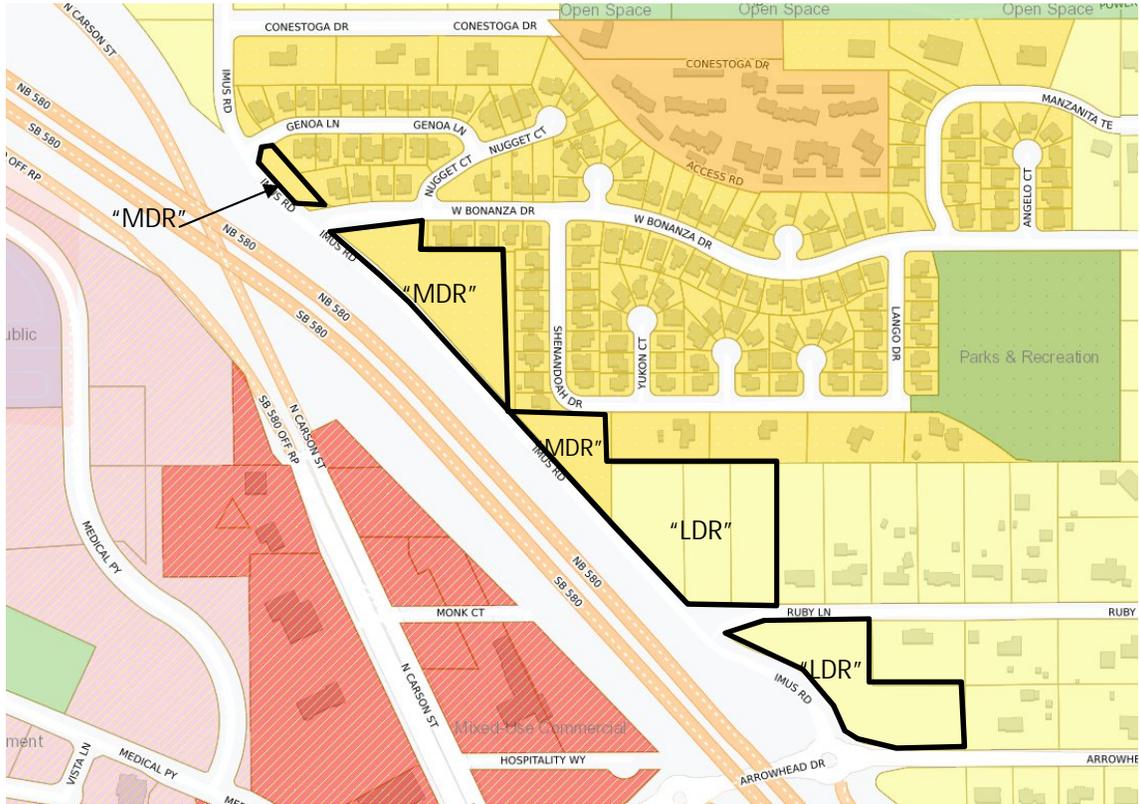
ZA-2022-0217 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a zoning map amendment to change the zoning designation from Single-family 6,000 (“SF6”) to Public Neighborhood (“PN”) for APN 008-852-28 and a portion of 008-754-28; and from Single-family 1 acre (“SF1A”) to Public Neighborhood for APNs 008-052-24, 008-051-23; 008-051-24; 008-051-25; 008-754-29; and a portion of 008-754-28, parcels located on the east side of Imus Road between Arrowhead Drive and Genoa Lane. (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 vacant park property owned by the City. To create consistency with the proposed master plan designation, the zoning should be Public Neighborhood. The requested zoning map amendment is being made concurrently with a request for a master plan amendment (MPA-2022-0219). The Planning Commission makes a recommendation to the Board of Supervisors.

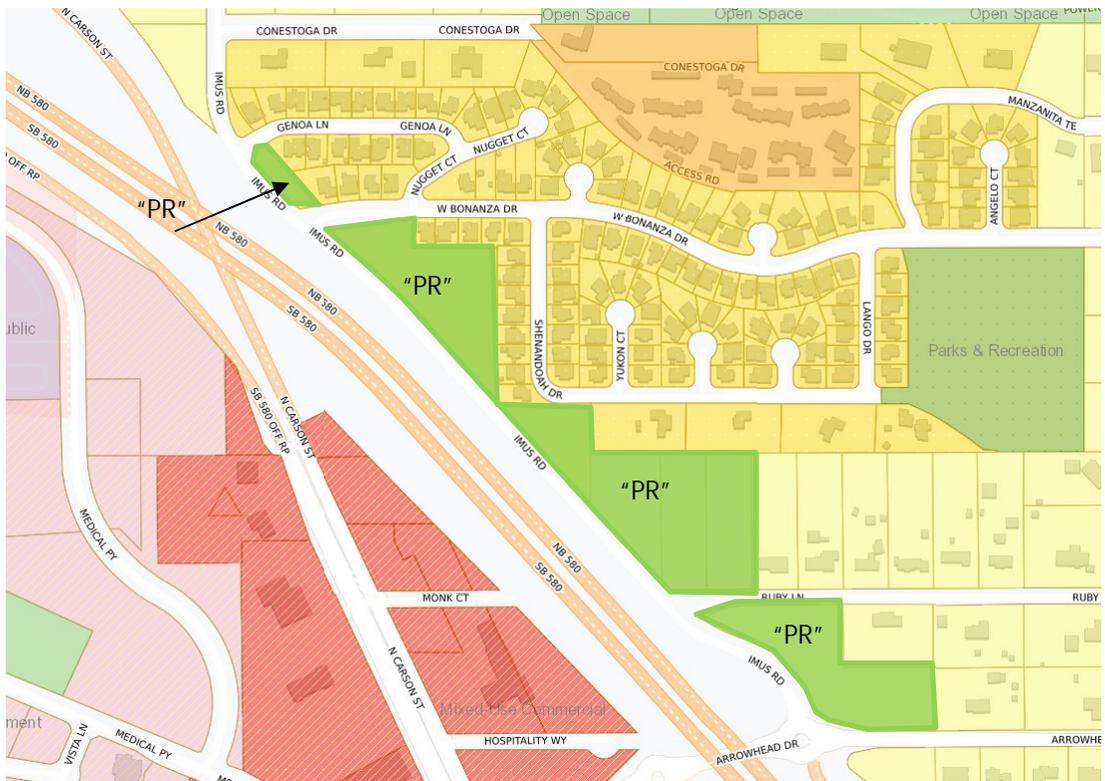
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt resolution number 2022-PC-R-1.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0217 as presented.”

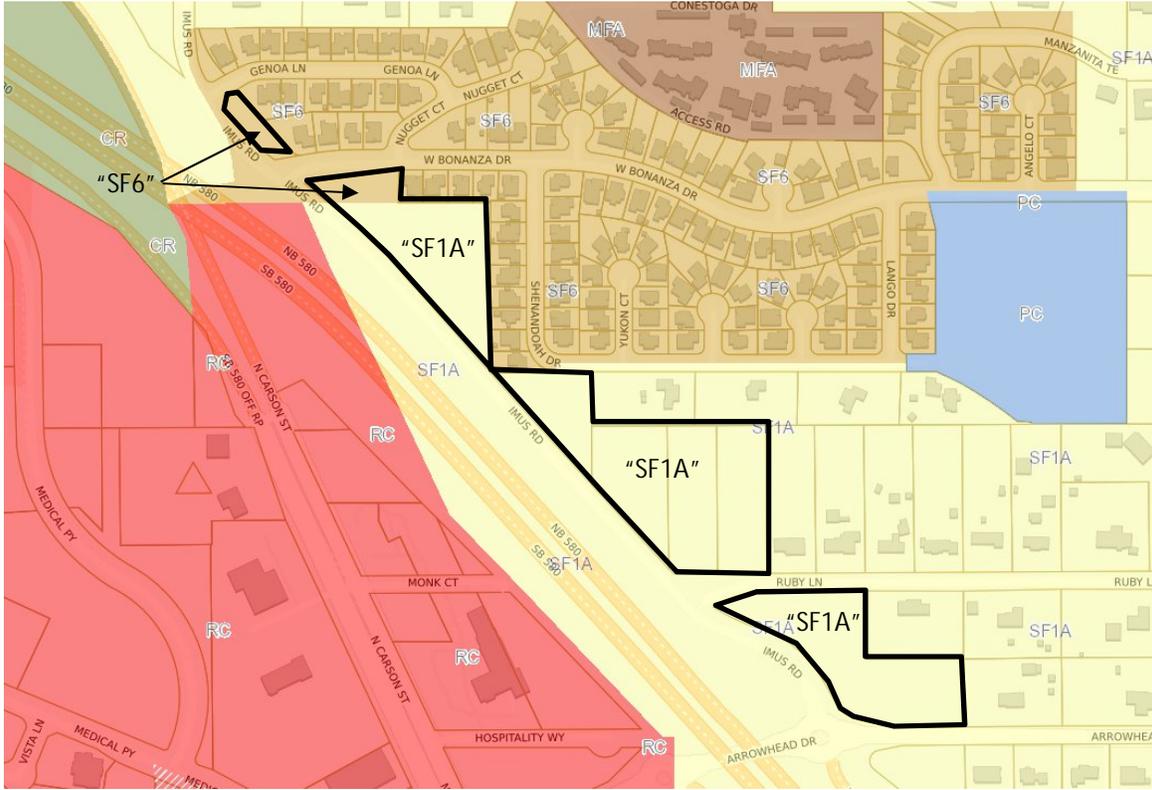
EXISTING MASTER PLAN



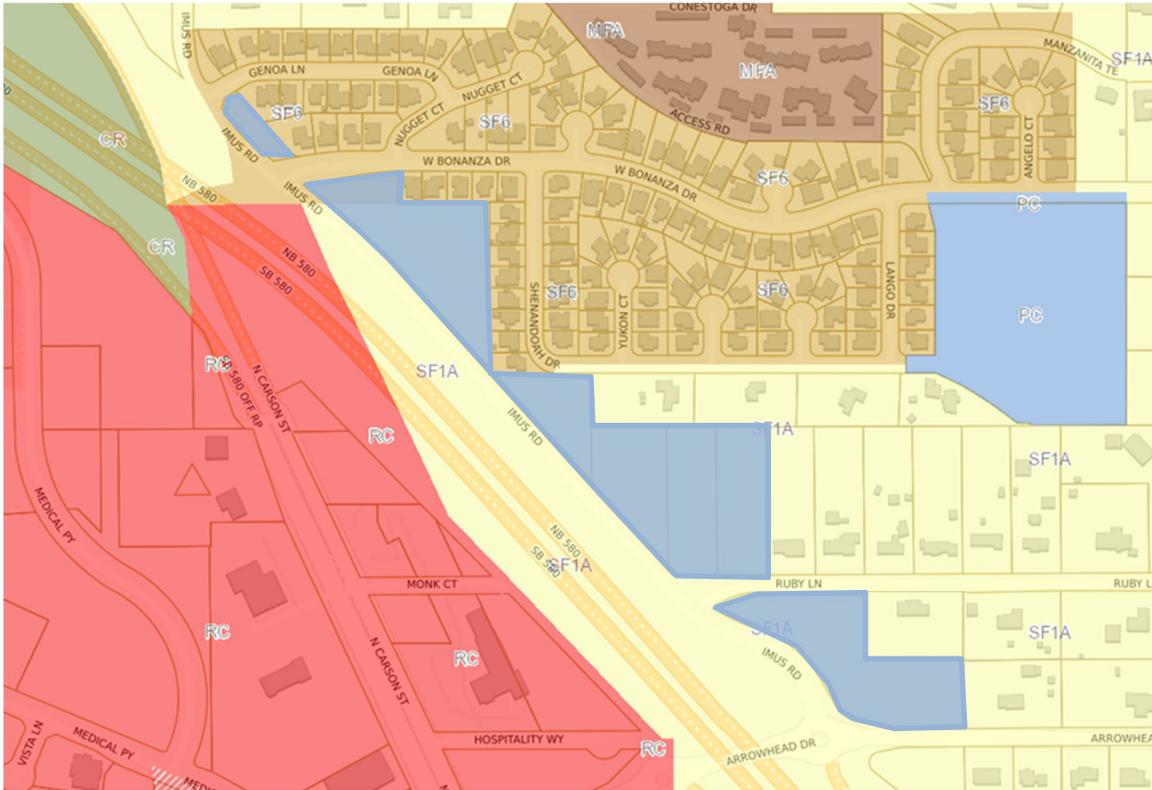
PROPOSED MASTER PLAN



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 (“MDR”) and Low Density Residential (“LDR”)

PROPOSED MASTER PLAN DESIGNATION: Parks & Recreation (“PR”)

EXISTING ZONING: Single-family 6,000 (“SF6”) and Single-family 1 acres (“SF-1A”)

PROPOSED ZONING: Public Neighborhood (“PN”)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single-family 6,000 / single-family residences
SOUTH: Single-family 1 acres / single-family residences
EAST: Single-family 6,000 & Single-family 1 acres / single-family residences
WEST: Single-family 1 acre / Imus Road

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 vacant park property and is owned by the City. To create consistency with the land use and ownership, the Master Plan designation should be Parks and Recreation. 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 151 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. There are currently two different master plan designations applied to the subject parcels—Medium Density Residential and Low Density Residential. Neither of these designations are consistent with the ownership or use of the land. The property is currently vacant City owned land. The proposed designation of Parks & Recreation is consistent with the ownership and would allow for uses such as parks, pathways, and recreational facilities. The proposal is to apply the Parks and Recreation master plan across all parcels will make it consistent with the land use and ownership.

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 the residential uses in the area. The proposed designation will make the master plan designation consistent with the land use and ownership of the parcel. Currently the parcel is vacant city owned park property.

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 parcels. Currently the parcel is vacant city owned park 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 provide for consistency with the land use and ownership. The Parks and Recreation master plan designation allows for parks, pathways, and recreational facilities. Currently there are no plans to improve these vacant parcels.

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 parcels as Parks and Recreation, 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.

The proposed amendment will provide for land uses compatible with the residential uses in the area. The proposed designation will make the master plan designation consistent with the land

use and ownership of the parcel. Currently the parcel is vacant city owned park property and there are no plans for improvements.

- 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 Parks and Recreation. Both the master plan amendment and zoning map amendment will result in consistency with the existing land use and ownership of the subject parcels.

Attachments:

Resolution 2022-PC-R-1

Draft zoning map amendment ordinance

RESOLUTION 2022-PC-R-1

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-2022-0219, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO PARKS AND RECREATION (“PR”) FOR APNS 008-852-28, 008-754-28, AND 008-754-29 AND LOW DENSITY RESIDENTIAL (“LDR”) TO PARKS AND RECREATION (“PR”) FOR APNS 008-052-24, 008-051-23, 008-051-24, AND 008-051-25, PARCELS LOCATED ON THE EAST SIDE OF IMUS ROAD BETWEEN ARROWHEAD DRIVE AND GENOA LANE.

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-2022-0219 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 Parks and Recreation (“PR”) for APNs 008-852-28, 008-754-28, and 008-754-29 and Low Density Residential (“LDR”) to Parks and Recreation (“PR”) for APNs 008-052-24, 008-051-23, 008-051-24, and 008-051-25, parcels located on the east side of Imus Road between Arrowhead Drive and Genoa Lane.

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 (“SF6”) TO PUBLIC NEIGHBORHOOD (“PN”) FOR APN 008-852-28 AND A PORTION OF 008-754-28; AND FROM SINGLE-FAMILY 1 ACRE (“SF1A”) TO PUBLIC NEIGHBORHOOD FOR APNS 008-052-24, 008-051-23; 008-051-24; 008-051-25; 008-754-29; AND A PORTION OF 008-754-28; LOCATED ON THE EAST SIDE OF IMUS ROAD BETWEEN ARROWHEAD DRIVE AND GENOA LANE.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Numbers (“APNs”) 008-852-28; 008-754-28; 008-052-24; 008-051-23; 008-051-24; 008-051-25; and 008-754-29; located on the east side of Imus Road between Arrowhead Drive and Genoa Lane, 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 from Single-family 6,000 (“SF6”) to Public Neighborhood (“PN”) for APN 008-852-28 and a portion of 008-754-28; and from Single-family 1 acre (“SF1A”) to Public Neighborhood for APNs 008-052-24, 008-051-23; 008-051-24; 008-051-25; 008-754-29; and a portion of 008-754-28. 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 from Single-family 6,000 (“SF6”) to Public Neighborhood (“PN”) for APN 008-852-28 and a portion of 008-754-28; and from Single-family 1 acre (“SF1A”) to Public Neighborhood for APNs 008-052-24, 008-051-23; 008-051-24; 008-051-25; 008-754-29; and a portion of 008-754-28, 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 ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____,
2022.

Attachment A

