



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** June 16, 2022

**Staff Contact:** Heather Ferris, Planning Manager

**Agenda Title:** For Possible Action: Discussion and possible action 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”) 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).

**Agenda Action:** Formal Action / Motion **Time Requested:** 5 minutes

---

### **Proposed Motion**

I move to approve the amendment to the Master Plan Land Use Map as presented.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

May 25, 2022 - The Planning Commission conducted a public hearing and voted 5-0, 2 absent to approve Resolution No. 2022-PC-R-1 recommending approval of the subject Master Plan amendment based on the ability to make the required findings.

### **Background/Issues & Analysis**

See the attached May 25, 2022, Planning Commission staff report. The Board of Supervisors is authorized to amend the Master Plan Land Use Map.

### **Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.050 and 18.02.070

### **Financial Information**

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

**Alternatives**

Do not approve the requested Master Plan amendment and/or provide alternative direction.

**Attachments:**

[ZA-2022-0217 & MPA-2022-0219 \(Imus Park\) PC staff report.docx](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

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

\_\_\_\_\_  
(Vote Recorded By)

## 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](mailto: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.

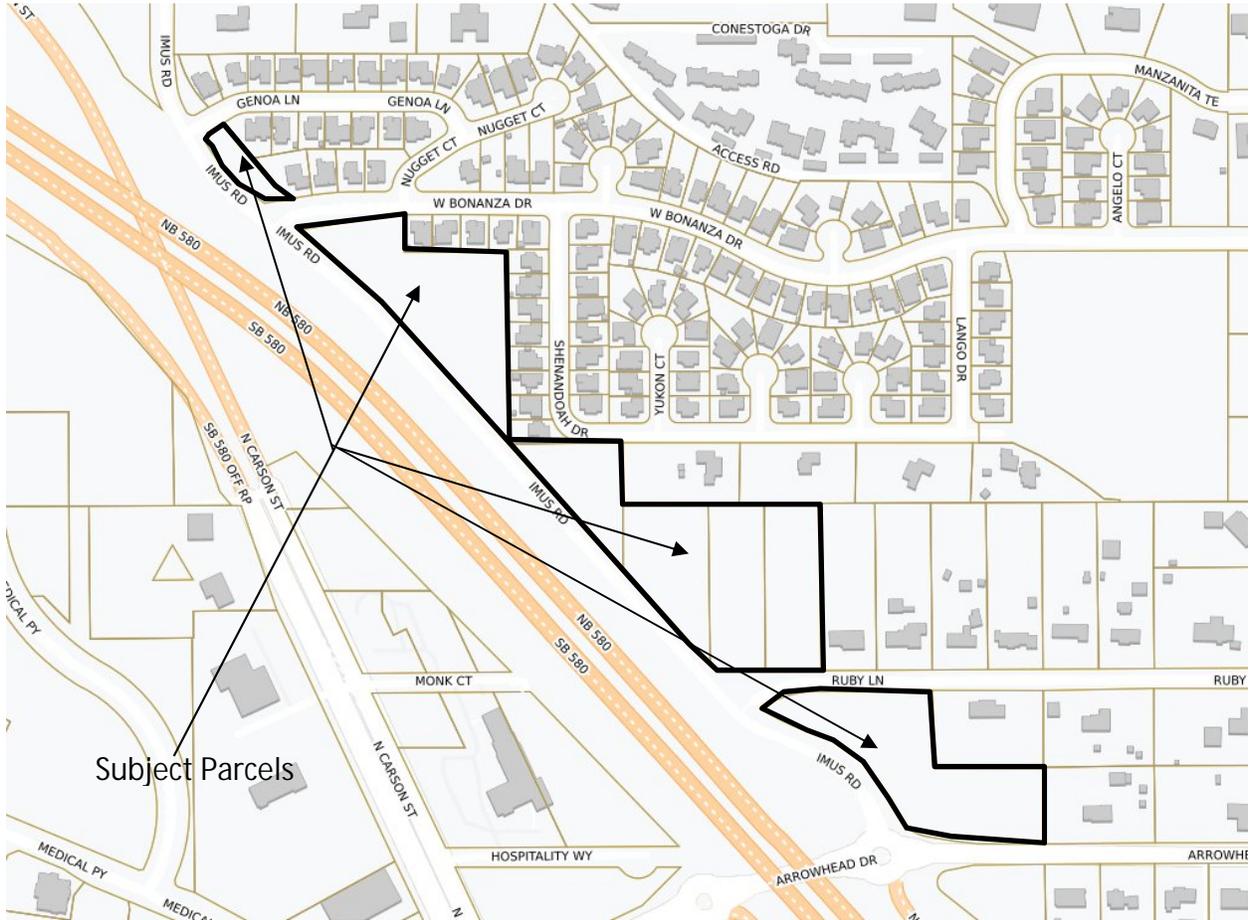
ZA-2022-0217 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a zoning map amendment to change the zoning designation from Single-family 6,000 (“SF6”) to Public Neighborhood (“PN”) for APN 008-852-28 and a portion of 008-754-28; and 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](mailto: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.

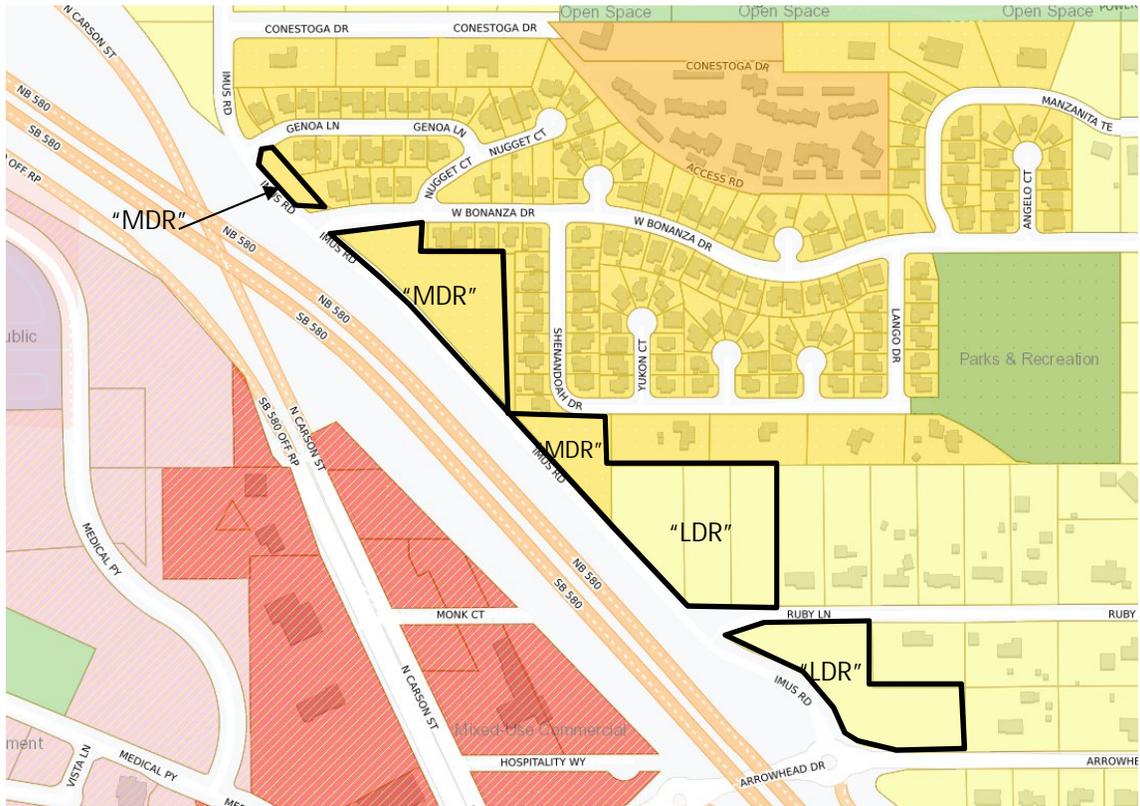
**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt resolution number 2022-PC-R-1.”

**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.”

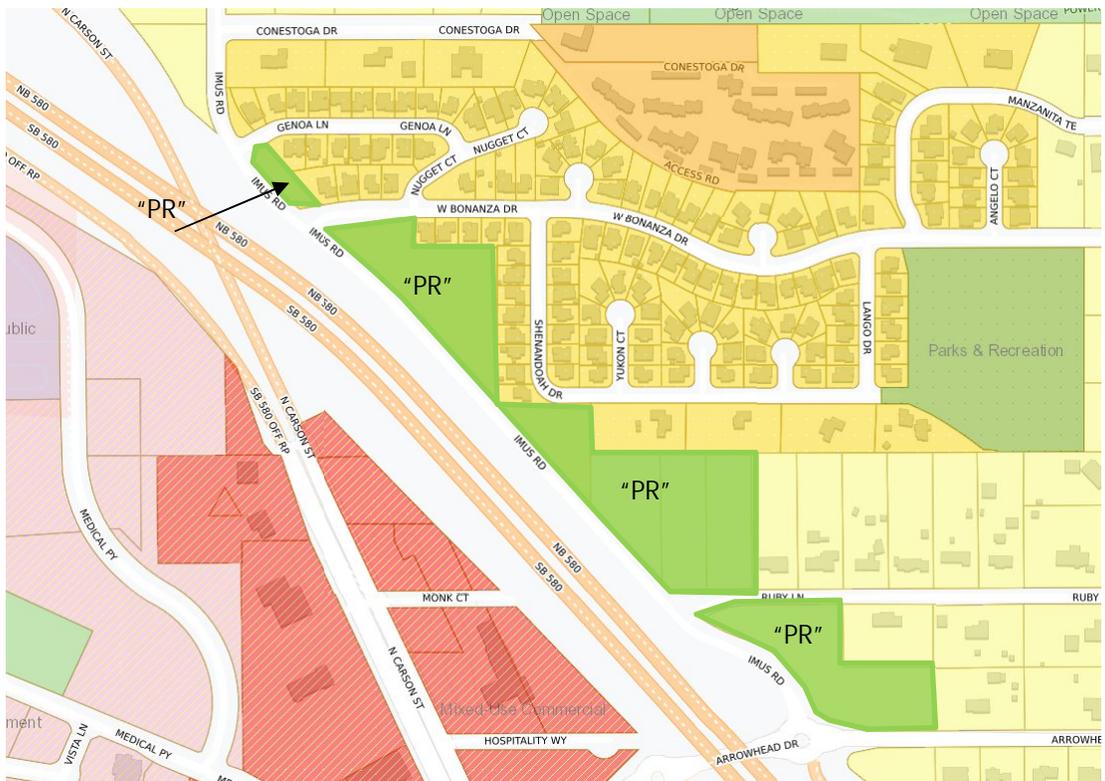
**VICINITY MAP:**



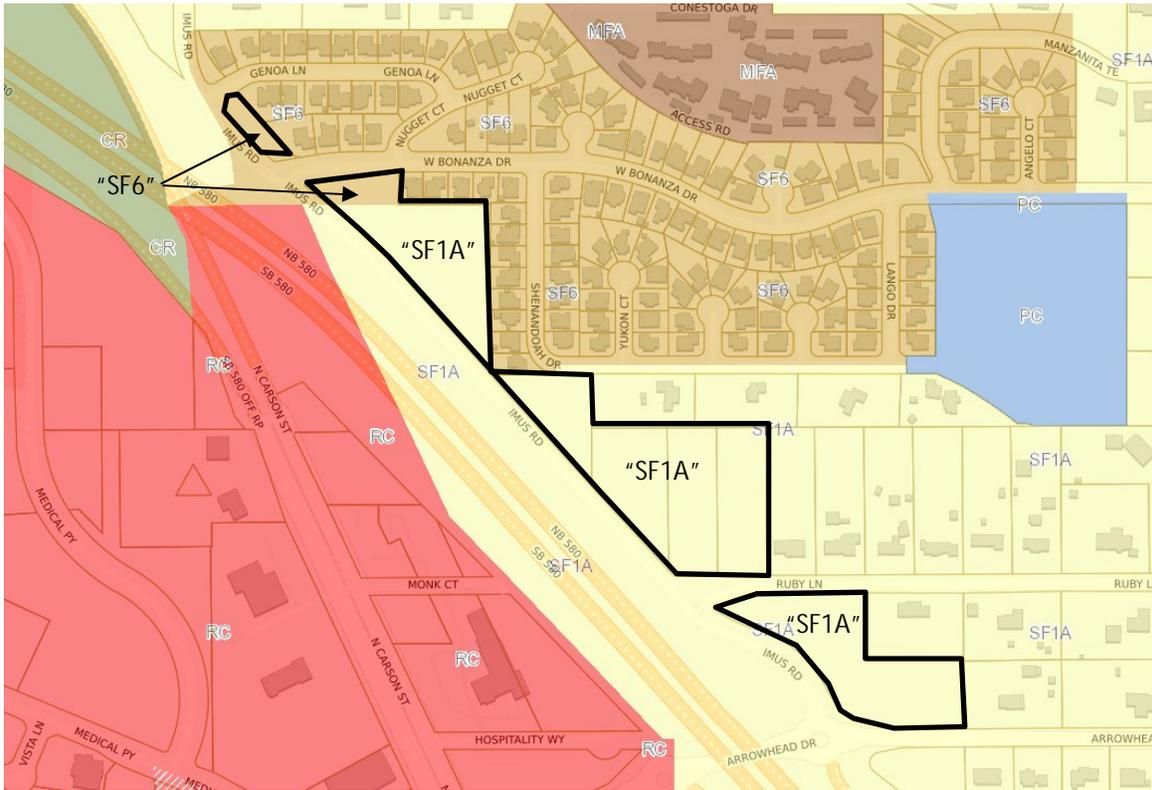
**EXISTING MASTER PLAN**



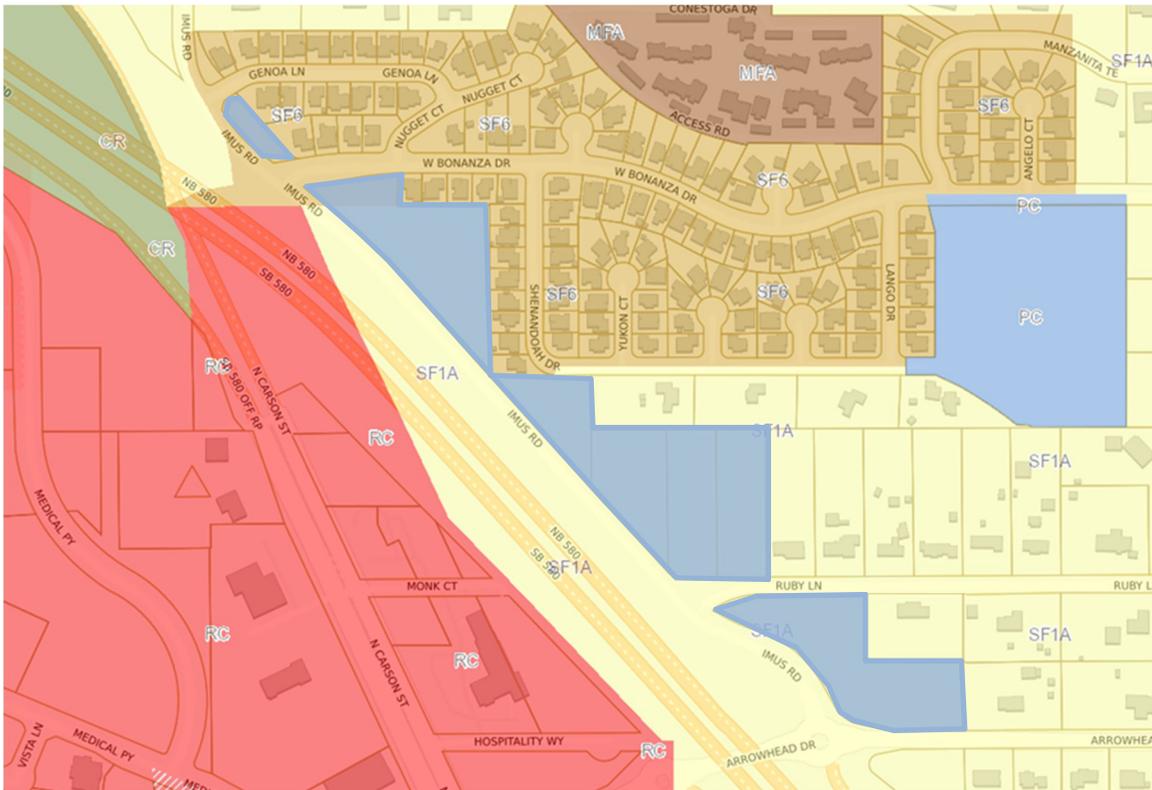
**PROPOSED MASTER PLAN**



**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