



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 to introduce, on first reading, an ordinance approving a zoning map amendment to change the zoning from Single-family 12,000 ("SF12") and Conservation Reserve ("CR") to Public Community ("PC") for APN 007-061-18; and from Single-family 21,000 Planned Unit Development ("SF21-P") to Public Community ("PC") for APNs 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26, parcels located on both sides of Kings Canyon Road and Longview Way, within and adjacent to the Long Ranch Estates Planned Unit Development. (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 properties are owned by the City and part of the Long Ranch Estate Open Space and City trail system. To create consistency with the existing Open Space Master Plan designation the property should be zoned Public Community.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 minutes

Proposed Motion

I move to introduce, on first reading, Bill No. _____.

Board's Strategic Goal

Quality of Life

Previous Action

May 25, 2022 - The Planning Commission recommended approval by a vote of 5 - 0, 2 absent.

Background/Issues & Analysis

See attached May 25, 2022, staff report to the Planning Commission for additional information. The Board of Supervisors is authorized to approve a zoning map amendment.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 244; Article 2 of the Carson City Charter; CCMC 18.02.075

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 introduce the ordinance on first reading, denying the requested zoning change; modify the proposed ordinance; and/or provide alternative direction.

Attachments:

[ZA-2022-0231 Ord.- 1st reading.doc](#)

[ZA-2022-0231 \(Long Ranch Open Space\)-PC staff report.docx](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)

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 12,000 (“SF12”) AND CONSERVATION RESERVE (“CR”) TO PUBLIC COMMUNITY (“PC”) FOR APN 007-061-18; AND FROM SINGLE-FAMILY 21,000 PLANNED UNIT DEVELOPMENT (“SF21-P”) TO PUBLIC COMMUNITY (“PC”) FOR APNS 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26, PARCELS LOCATED ON BOTH SIDES OF KINGS CANYON ROAD AND LONGVIEW WAY, WITHIN AND ADJACENT TO THE LONG RANCH ESTATES PLANNED UNIT DEVELOPMENT.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Numbers (“APNs”) 007-061-18; 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26., located on both sides of Kings Canyon Road and Longview Way, within and adjacent to the Long Ranch Estates Planned Unit Development, 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 007-061-18 from Single-family 12,000 (“SF-12”) and Conservation Reserve (“CR”) to Public Community (“PC”) and for APNs 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26 from Single-family 21,000 Planned Unit Development (“SF-21- P”) to Public Community (“PC”). 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 5 ayes, 0 nays, and 2 absent 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 the zoning designation from Single-family 12,000 (“SF12”) and Conservation Reserve (“CR”) to Public Community (“PC”) for APN 007-061-18; and from Single-family 21,000 Planned Unit Development (“SF21-P”) to Public Community (“PC”) for APNs 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26., 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.

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2022

FILE: ZA-2022-0231

AGENDA ITEM: 6.M

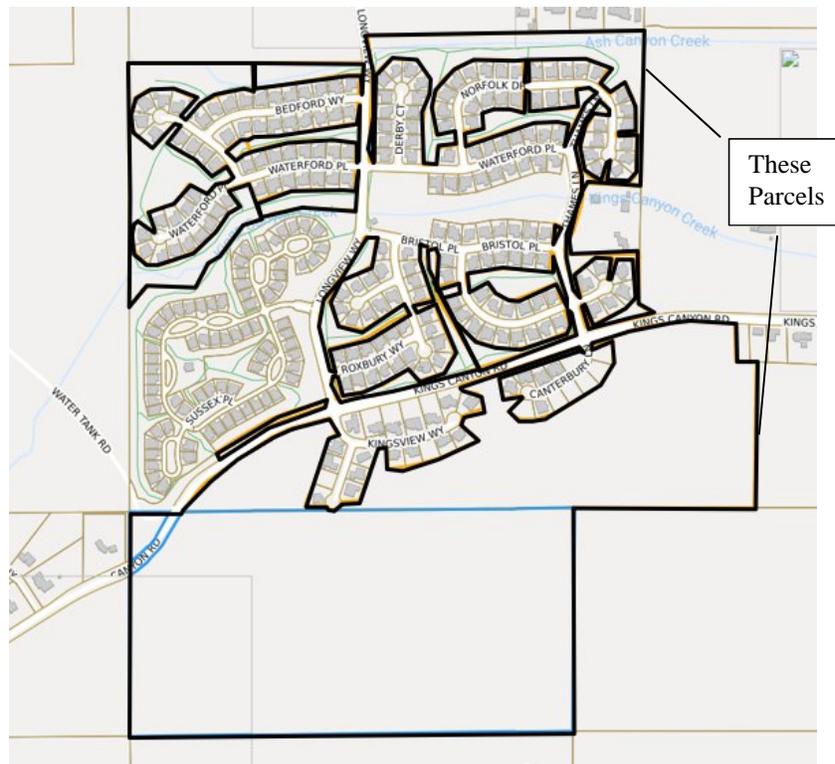
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: 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 12,000 (“SF12”) and Conservation Reserve (“CR”) to Public Community (“PC”) for APN 007-061-18; and from Single-family 21,000 Planned Unit Development (“SF21-P”) to Public Community (“PC”) for APNs 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26, parcels located on both sides of Kings Canyon Road and Longview Way, within and adjacent to the Long Ranch Estates Planned Unit Development. (Heather Ferris, hferris@carson.org)

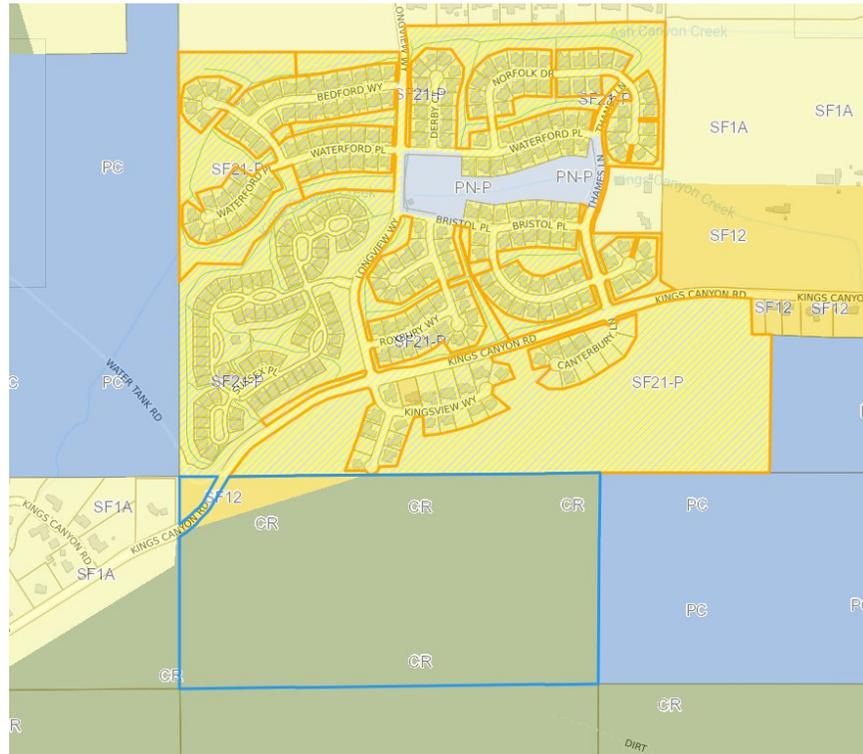
Staff Summary: As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and master plan designations are appropriate. The subject properties are owned by the City and part of the Long Ranch Estate Open Space and City trail system. To create consistency with the existing Open Space master plan designation the property should be zoned Public Community. The Planning Commission makes a recommendation to the Board of Supervisors

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0231 as presented.”

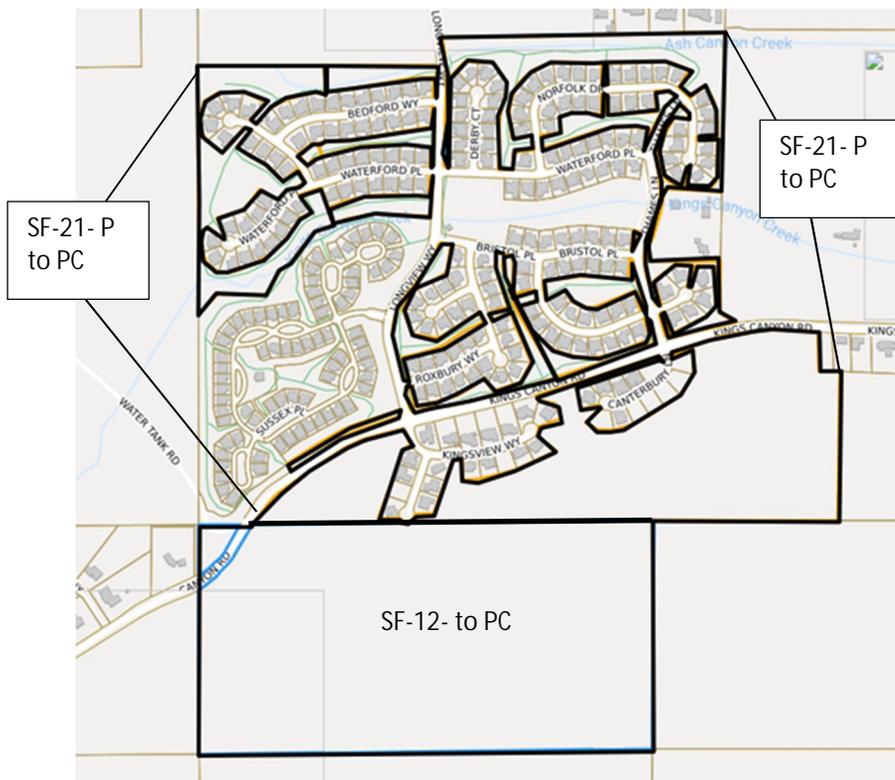
VICINITY MAP:



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: Open Space

EXISTING ZONING: Single-family 12,000 (“SF-12”); Conservation Reserve (“CR”); and Single-family 21,000 Planned Unit Development (“SF-21- P”).

PROPOSED ZONING: Public Community (“PC”)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 1 acre / vacant and single family residences

SOUTH: Conservation Reserve and Public Community/ vacant publicly owned

EAST: Single Family 1 acre and Single Family 12,000 / single family residences and agriculture

WEST: Public Community, Single Family 1 acre, and Conservation Reserve / Public Works water treatment facility, single family residences, and vacant land.

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 properties are owned by the City and part of the Long Ranch Estate Open Space and City trail system. To create consistency with the existing Open Space master plan designation the property should be zoned Public Community. The Planning Commission makes a recommendation to the Board of Supervisors. The Board of Supervisors may amend the Zoning Map, following a recommendation from the Planning Commission.

PUBLIC COMMENTS: On May 12, 2022, public hearing notices were mailed to 83 property owners within 900 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 Open Space master plan designation allows publicly owned and accessible lands preserved by the city and other government agencies. The parcels are owned by the City and have been improved with a trail system. 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 subject parcels. The parcels are currently developed with a trail system.

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 parcels have been developed with a trail system which is accessible to the public. There are no proposed modifications to the existing use of the property.

Attachments:

Draft zoning map amendment ordinance