



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 6,000 Specific Plan Area ("SF-6-SPA") to Public Neighborhood Specific Plan Area ("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 with the proposed Master Plan designation, the property should be zoned Public Neighborhood. The requested zoning map amendment is being made concurrently with a request for a Master Plan map amendment (MPA-2022-0215).

Agenda Action: Ordinance - First Reading **Time Requested:** 5 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

This zoning map amendment has been requested concurrently with the Master Plan Amendment (MPA-2022-0215). Please reference the May 25, 2022, Planning Commission staff report attached to MPA-2022-0215 for additional information. The Board of Supervisors is authorized to amend the zoning map.

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-2022-0224 Ord 1st reading.doc](#)

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 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 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 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.

