



## 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 General Industrial (“GI”) to Conservation Reserve (“CR”) for a parcel located at 5480 Morgan Mill Road, APN 008-371-31. (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 the site of the Empire Cemetery and is maintained by the City. To create consistency with the proposed Master Plan designation, the property should be zoned Conservation Reserve. The requested zoning map amendment is being made concurrently with a request for a Master Plan map amendment (MPA-2022-0234).

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

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### **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-2022-0234). Please reference the May 25, 2022 Planning Commission staff report attached to MPA-2022-0234 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-2022-0233 Ord.- 1st reading.doc](#)

**Board Action Taken:**

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

- 1) \_\_\_\_\_
- 2) \_\_\_\_\_

Aye/Nay

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

\_\_\_\_\_  
(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 GENERAL INDUSTRIAL (“GI”) TO CONSERVATION RESERVE (“CR”) FOR A PARCEL LOCATED AT 5480 MORGAN MILL ROAD, APN 008-371-31.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Number (“APN”) 008-371-31, located at 5480 Morgan Mill Road, 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 008-371-31 from General Industrial (“GI”) to Conservation Reserve (“CR”). 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 008-371-31 from General Industrial (“GI”) to Conservation Reserve (“CR”), 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

