

STAFF REPORT FOR PLANNING COMMISSION MEETING OF DECEMBER 20, 2022

FILE: MPA-2022-0496 & ZA-2022-0495

AGENDA ITEM: 14.F & 14.G

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE:

MPA-2022-0496 For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for a master plan amendment to change the master plan designation from Mixed-Use Commercial (“MUC”) and Medium Density Residential (“MDR”) to MDR across the entire parcel, located at the northeast corner of S. Saliman Road and Colorado Street, Assessor’s Parcel Number (“APN”) 010-061-87, and a proposed resolution adopting the master plan amendment and recommending adoption of the amendment to the Board of Supervisors (“Board”). (Heather Ferris, h ferris@carson.org)

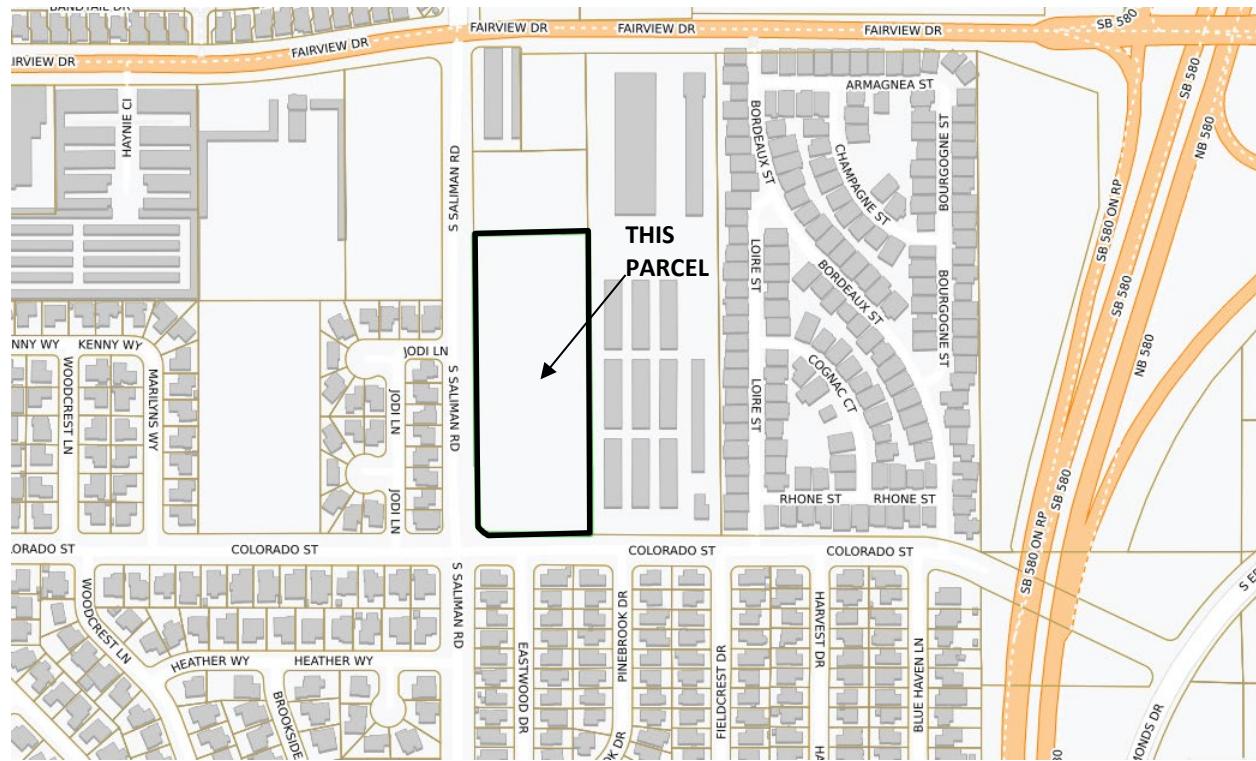
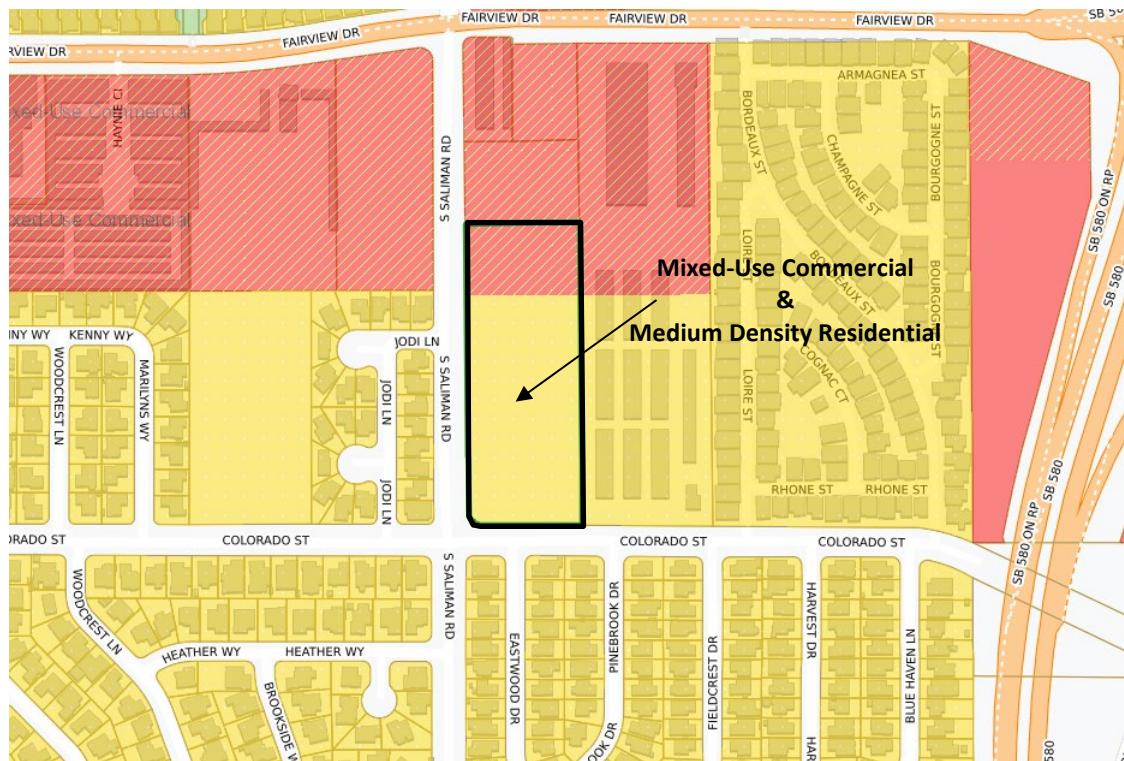
Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The proposed amendment will create consistency across the entire parcel. The requested master plan amendment is being made concurrently with the request for a zoning map amendment (ZA-2022-0495).

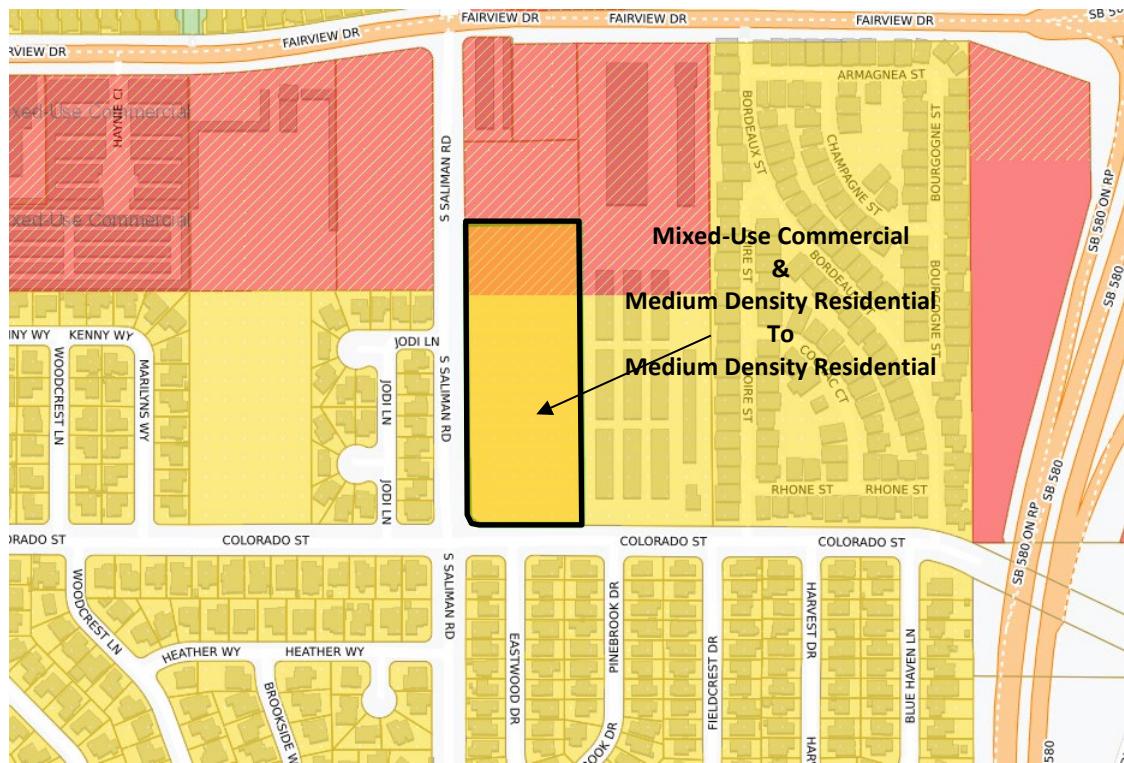
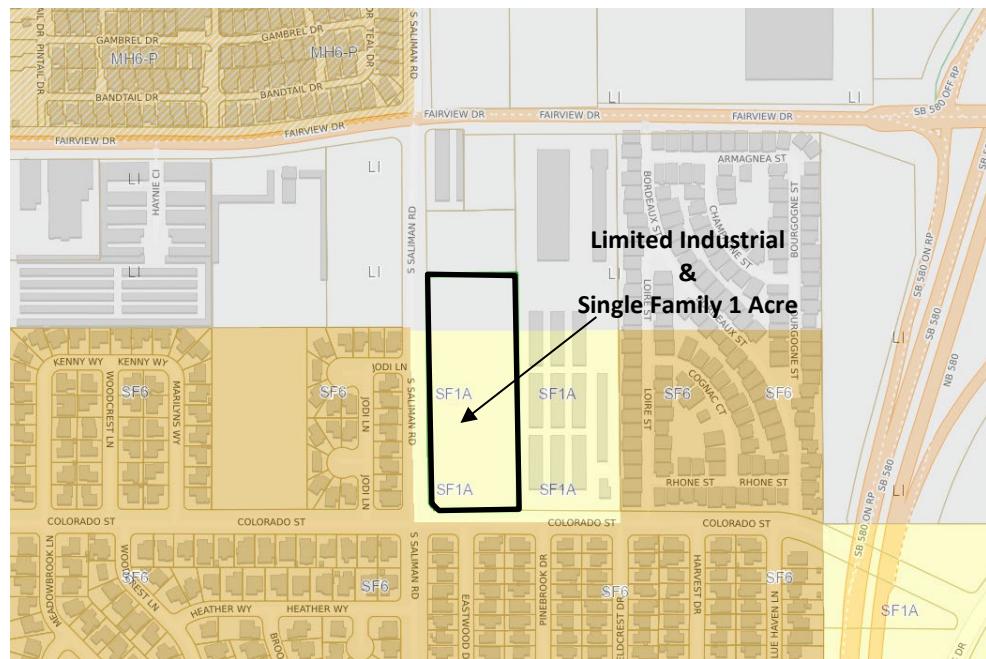
ZA-2022-0495 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Limited Industrial (“LI”) and Single-Family 1-acre (“SF1A”) to Single-Family 6,000 (“SF6”) for the parcel located at the northeast corner of S. Saliman Road and Colorado Street, Assessor’s Parcel Number (“APN”) 010-061-87. (Heather Ferris, h ferris@carson.org)

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The proposed amendment will create consistency across the entire parcel. The requested zoning map amendment is being made concurrently with the request for a master plan amendment (MPA-2022-0496).

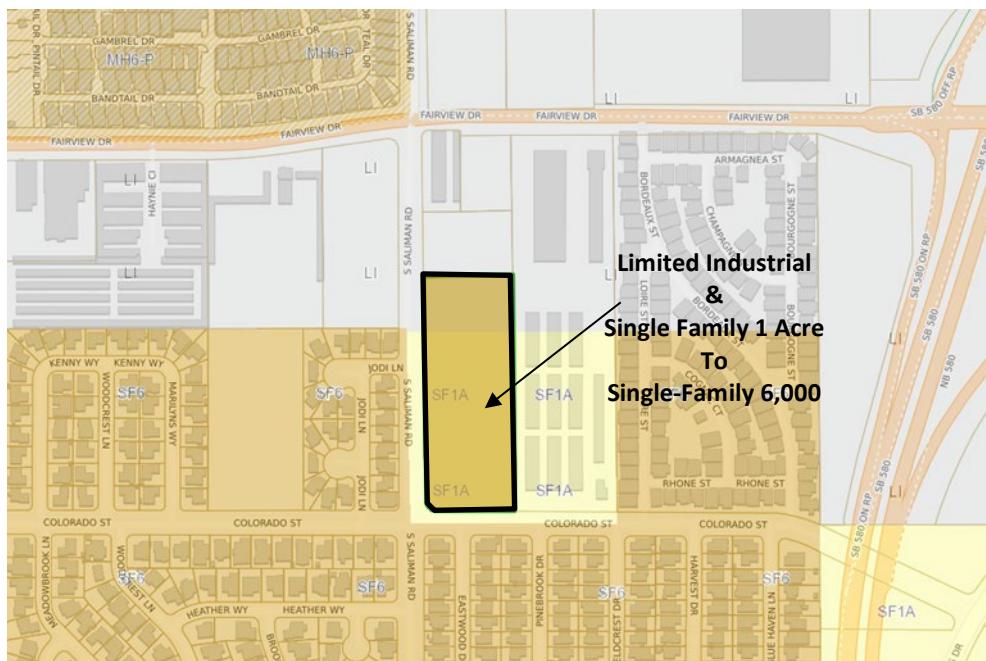
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt resolution number 2022-PC-R-7.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0495 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); (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Mixed-Use Commercial & Medium Density Residential (“MDR”)

PROPOSED MASTER PLAN DESIGNATION: Medium Density Residential (“MDR”)

EXISTING ZONING: Limited Industrial (“LI”) & Single-Family 1 Acre (“SF1A”)

PROPOSED ZONING: Single-Family 6,000 (SF6)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial / vacant

SOUTH: Single-Family 6,000 / single family residences

EAST: Single-Family 1 Acre / office, warehouse, & personal storage facility

WEST: Single-Family 6,000 / single family residences

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 and identified the subject parcel as appropriate for consideration of a mapping correction.

The subject property is currently vacant and has a split zoning of LI and SF1A and a split master plan designation of Mixed Use Commercial and Medium Density Residential. The proposed amendments will result in uniform master plan and zoning across the entire parcel as well as zoning that is consistent with the underlying master plan.

The Planning Commission adopts the master plan amendment and makes a recommendation to the Board of Supervisors by resolution, and makes a recommendation to the Board of Supervisors on the zoning map amendment.

PUBLIC COMMENTS: A courtesy notice was mailed to the property owner on November 9, 2022. On December 06, 2022, public hearing notices were mailed to 128 property owners and 167 mobile park residents within 600 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 December 20, 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. Comments received are noted below:

Development Engineering:

The Carson City Public Works Department, Development Engineering Division ("Development Engineering") has no preference or objection to the zoning change or master plan change requested.

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.070 Master Plan, and 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

CCMC 18.02.070(10)(a&e) – Consistency with Present Elements of the Master Plan

The master plan amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards.

CCMC 18.02.070(10)(b-d) – Consistency with Master Plan, Compatible Land Use, Response to Changed Conditions, Desired Pattern of Growth

Development Engineering has no comment on these findings.

CCMC 18.02.075(5)(b)(1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards.

CCMC 18.02.075(5)(b)(2) – Compatible Land Use

Development Engineering has no comment on these findings.

CCMC 18.02.075(5)(b)(3) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal

code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment and Zoning Map Amendment pursuant to CCMC 18.02.070 Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings:

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. The property is currently vacant and has a split master plan designation of MUC and MDR. The proposed amendment will result in the entire parcel having a designation of MDR. The Medium Density Residential master plan designation is a residential land use category. These categories are intended to protect the character of established neighborhoods and provide opportunities for new residential neighborhoods. The MDR designation is intended for residential neighborhoods with a mix of housing types at densities ranging from 3-8 dwelling units per acre. The primary anticipated uses in these areas are single family residences. The proposed amendment would result in the extension of the existing neighborhood character as the properties to the west and south are also designated as MDR.

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 property is currently vacant and has a split master plan designation of MUC and MDR. The proposed amendment will result in the entire parcel having a designation of MDR. Properties to the west and south are designated as MDR and have been developed with single family residences. Properties to the north and east are vacant and developed with office, warehouse and personal storage uses, respectively. The proposed amendment will result in the extension of the existing neighborhood character as the properties to the west and south are also designated as MDR.

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.

At its meeting of January 20, 2022, the Board of Supervisors accepted the 2021 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction. The proposed amendment will provide for a uniform master plan designation across the entire parcel and consistency with the land use designations to the west and south.

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 the desired pattern of orderly growth. The amendment would result in the logical extension of the existing neighborhood character to the west and south.

It will provide for a uniform master plan designation across the entire parcel and consistency with the land use designations to the west and south.

Zoning Map Amendment Findings:

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 Medium Density Residential master plan designation is intended for residential neighborhoods with a mix of housing types at densities ranging from 3-8 dwelling units per acre. The primary anticipated uses in these areas are single family residences. If the master plan is amended to designate the entire parcel as MDR, the proposed Single-Family 6,000 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 zoning map amendment will create consistency with the proposed master plan designation of MDR. Additionally, the SF6 zoning will be consistent with the zoning of the properties to the west and south.

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 property is currently vacant and there is no proposed development project at this time. Any future development of the parcel will be required to provide appropriate project impact reports to demonstrate that existing facilities can meet the demand within the standards set by municipal code or mitigate impacts as part of the project.

Attachments:

Resolution

Draft Ordinance

RESOLUTION 2022-PC-R-7

A RESOLUTION ADOPTING AND RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF MPA-2022-0496, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM MIXED-USE COMMERCIAL ("MUC") AND MEDIUM DENSITY RESIDENTIAL ("MDR") TO SINGLE-FAMILY 6,000 ("SF6") FOR A PARCEL LOCATED AT THE NORTHEAST CORNER OF S. SALIMAN ROAD AND COLORADO STREET, APN 010-061-87.

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 December 20, 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-2022-0496 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 adopts, and recommends to the Carson City Board of Supervisors adoption of, the master plan amendment to change the land use map designation from MUC and MDR for a parcel located at the northeast corner of S. Saliman Road and Colorado Street, APN 010-061-87.

ADOPTED this 20th day of December 2022

VOTE: AYES:

NAYS:

ABSENT:

Jay Wiggins, Chairman

ATTEST:

Hope Sullivan, AICP, Community Development Director

SUMMARY – Amends the Carson City zoning map.

BILL NO. _____
ORDINANCE NO. 2023-_____

AN ORDINANCE RELATING TO ZONING; ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL (“LI”) AND SINGLE-FAMILY 1 ACRE (“SF1A”) TO SINGLE-FAMILY 6,000 (SF6) FOR A PARCEL LOCATED AT THE NORTHEAST CORNER OF S. SALIMAN ROAD AND COLORADO STREET; APN 010-061-87.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a zoning map amendment affecting Assessor’s Parcel Numbers (“APNs”) 010-061-87, located at the northeast corner of S. Saliman Road and Colorado Street, 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 010-061-87 from Limited Industrial (“LI”) and Single-Family 1 acre (“SF1A”) to Single-Family 6,000 (“SF6”). After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on December 20, 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 designation from Limited Industrial (“LI”) and Single-Family 1 Acre (“SF1A”) to Single-Family 6,000 (“SF6”) for APN 010-061-87, 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 _____ 2023.

PROPOSED BY Supervisor _____

PASSED on the _____ day of _____ 2023.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

LORI BAGWELL, Mayor

ATTEST:

, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2023.

Attachment A

