

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF JANUARY 25, 2023

**FILE: MPA-2023-0007 & ZA-2023-0008**

**AGENDA ITEM: 6.E & 6.F**

**STAFF CONTACT:** Heather Ferris, Planning Manager

### **AGENDA TITLE:**

**MPA-2023-0007** For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for the adoption of a resolution approving a master plan amendment and recommending approval of the amendment to the Board of Supervisors (“Board”) to change the master plan designation from Mixed-Use Commercial (“MUC”) and Medium Density Residential (“MDR”) to MUC for three parcels located south of Fairview Drive, north of Colorado Street, and east of S. Saliman Road, Assessor’s Parcel Numbers (“APNs”) 010-061-76, 010-061-84, and 010-061-87. (Heather Ferris, hferris@carson.org).

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcels as appropriate for consideration of a mapping correction. These were before the Planning Commission for consideration as three separate Master Plan Amendments (MPA-2022-0502; MPA-2022-0499; and MPA-2022-0496) at their December 20, 2022 meeting and continued the items to the January 25, 2023 meeting. The recommendations have been consolidated and modified based on the discussions at December 20, 2022 meeting. The requested master plan amendment is being made concurrently with the request for a zoning map amendment (ZA 2023-0008).

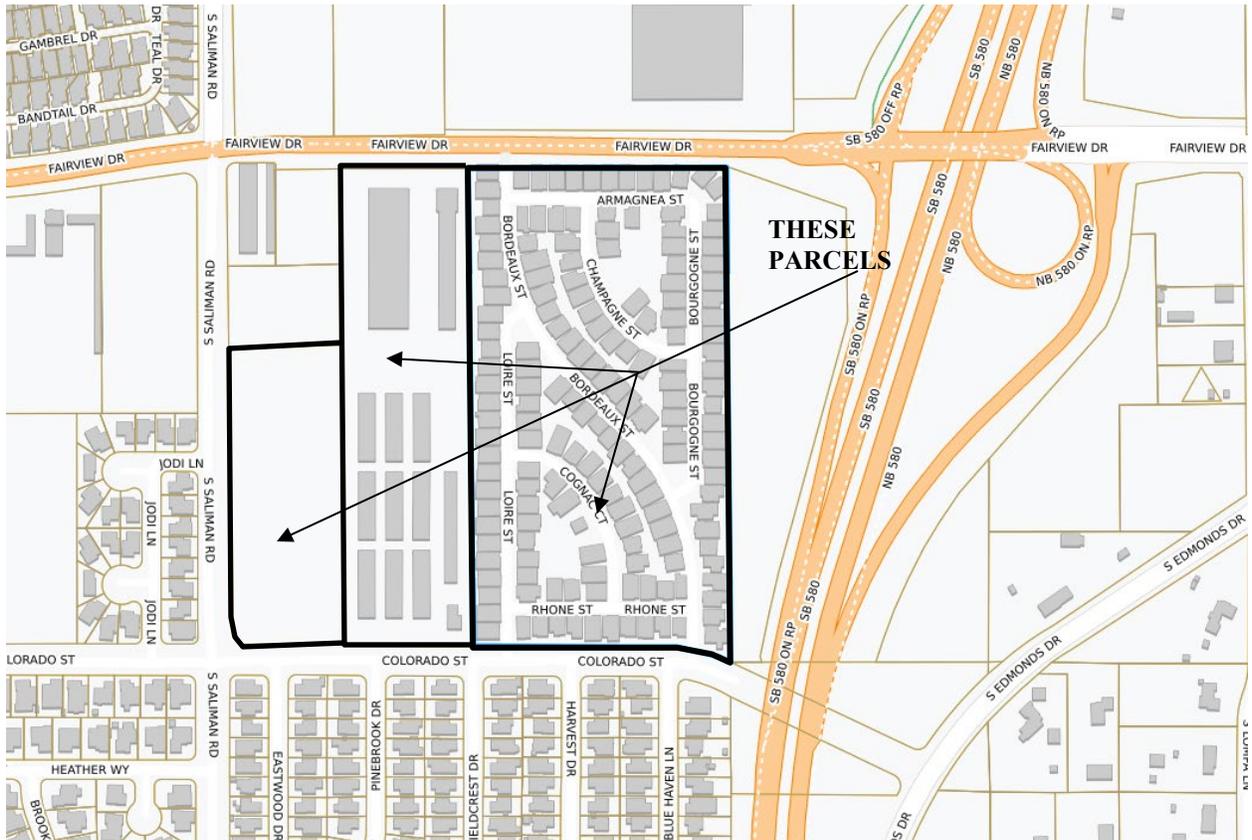
**ZA-2023-0008** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors (“Board”) concerning a request from Carson City (“Applicant”) for a proposed ordinance amending the zoning map to change the zoning from Limited Industrial (“LI”), Single-Family 1-Acre (“SF1A”) and Single-Family 6,000 (“SF6”) to General Commercial (“GC”) for three parcels located south of Fairview Drive, north of Colorado Street, and east of S. Saliman Road, Assessor’s Parcel Numbers (“APNs”) 010-061-76, 010-061-84, and 010-061-87. (Heather Ferris, hferris@carson.org).

Staff Summary: Through the annual review of the Master Plan and Zoning Map, the Board and staff have identified the subject parcels as appropriate for consideration of a mapping correction. These were before the Planning Commission for consideration as three separate Zoning Map Amendments (ZA-2022-0500; ZA-2022-0495; and ZA-2022-0494) at their December 20, 2022 meeting and continued the items to the January 25, 2023 meeting. The recommendations have been consolidated and modified based on the discussions at December 20, 2022 meeting. The requested zoning map amendment is being made concurrently with the request for a Master Plan Amendment (MPA-2023-0007).

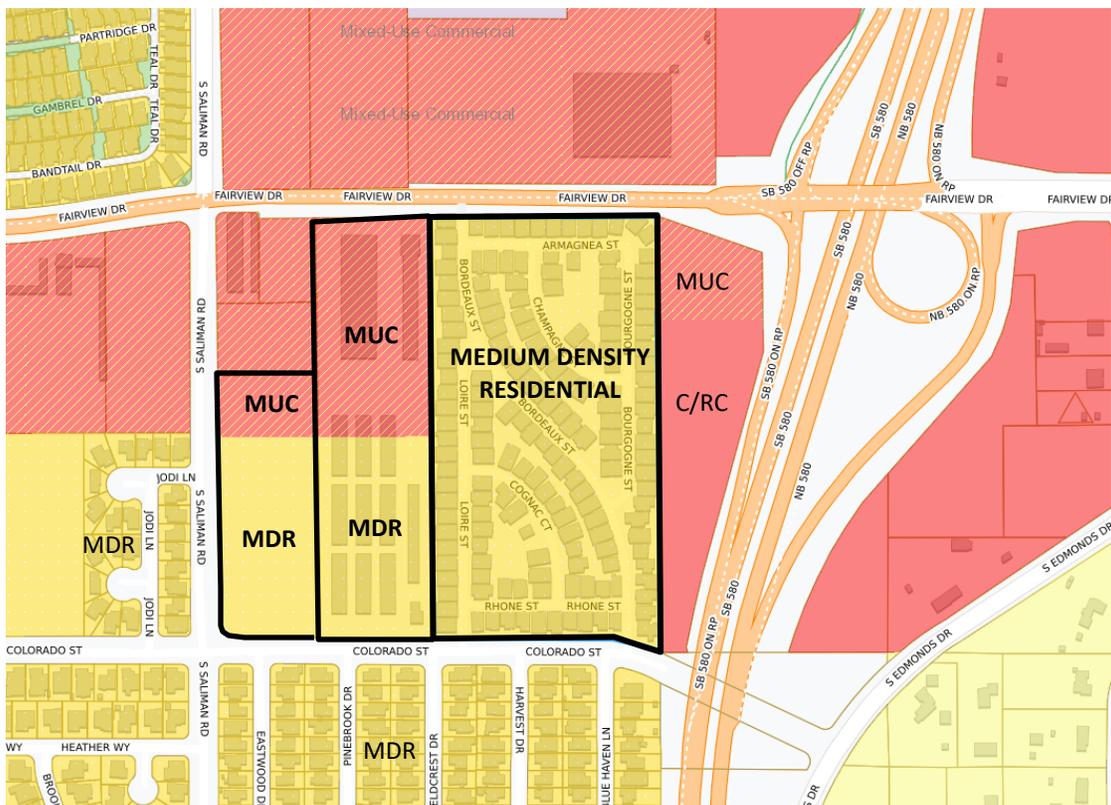
**MASTER PLAN AMENDMENT RECOMMENDED MOTION:** “I move to adopt resolution number 2023-PC-R-1.”

**ZONING MAP AMENDMENT RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0008 as presented.”

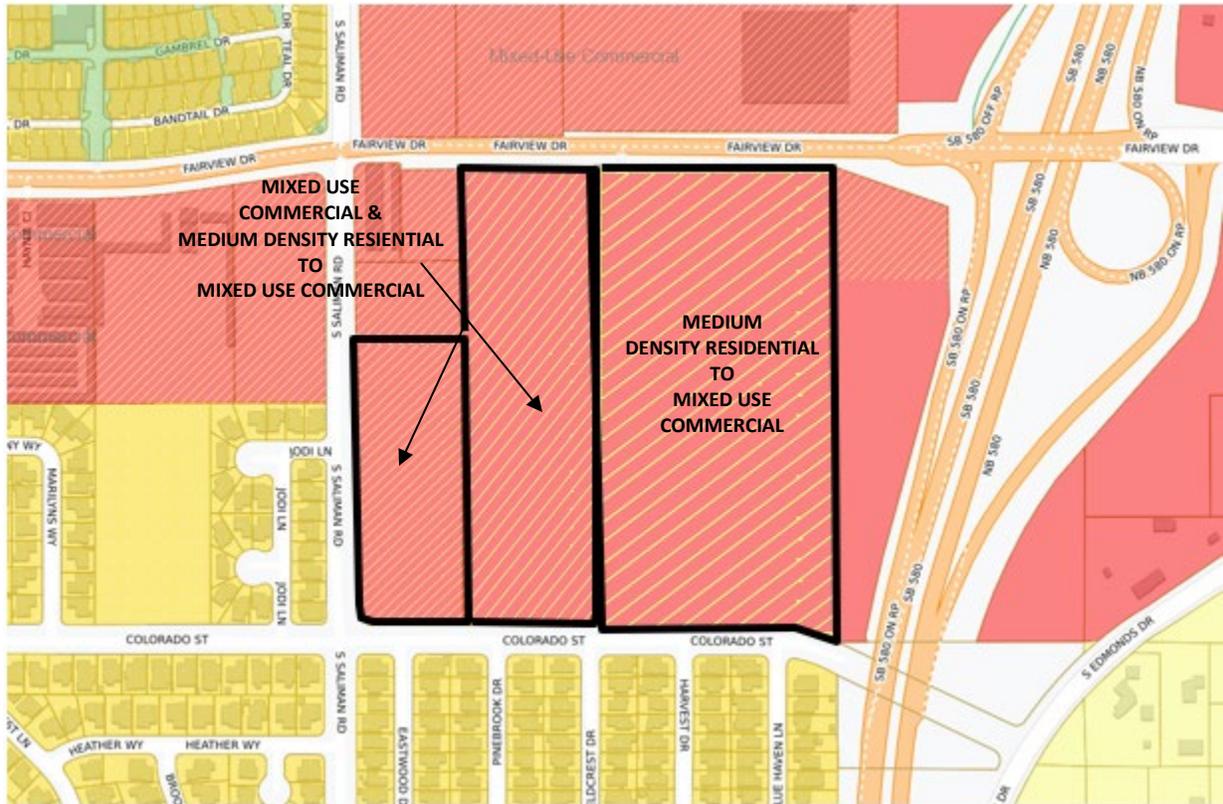
**VICINITY MAP:**



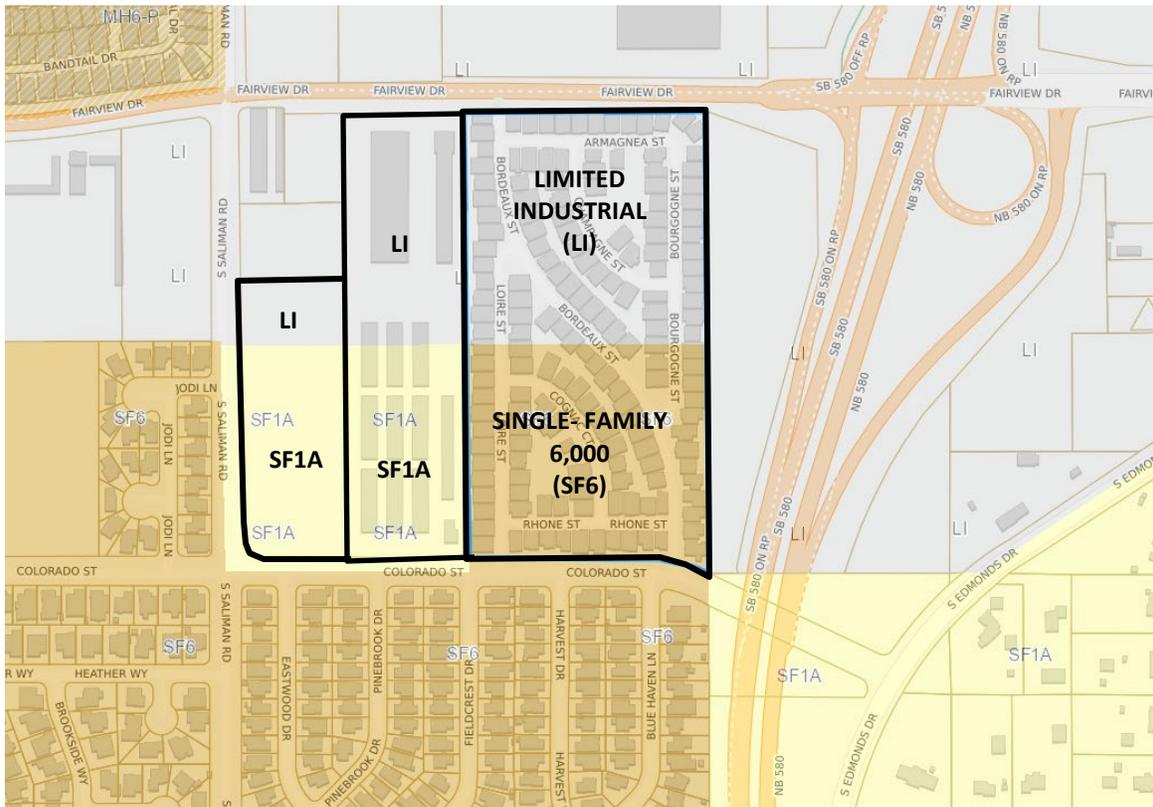
**EXISTING MASTER PLAN**



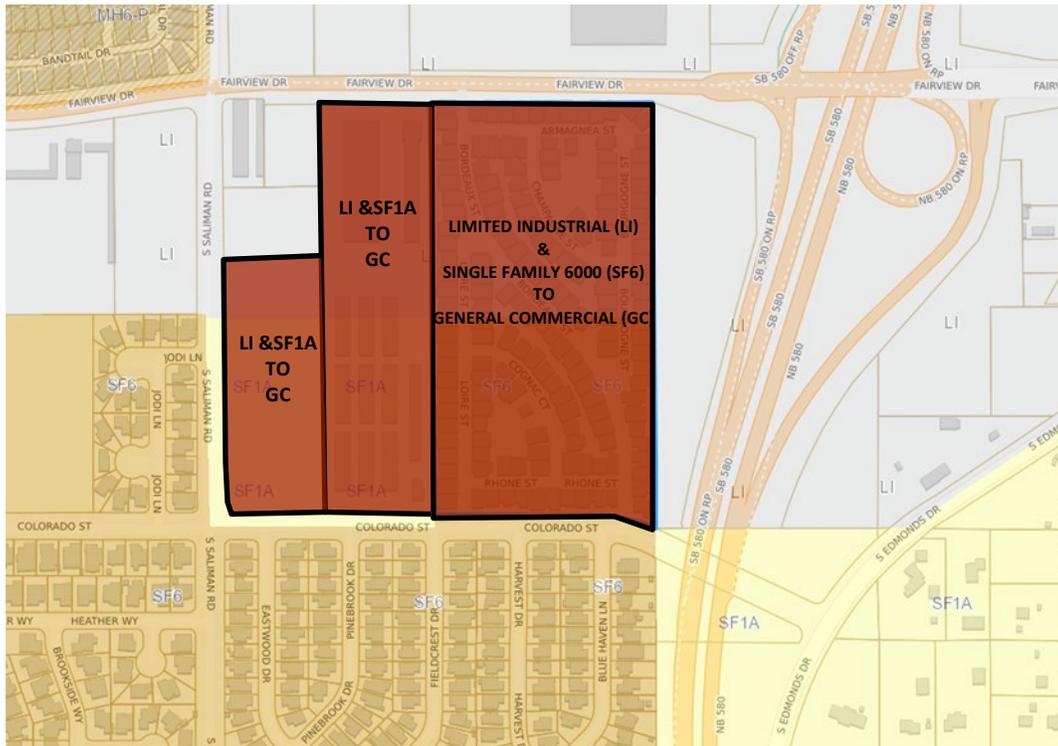
**PROPOSED MASTER PLAN**



**EXISTING ZONING**



## **PROPOSED ZONING**



**LEGAL REQUIREMENTS:** Carson City Municipal Code (“CCMC”) 18.02.050 (Review); CCMC 18.02.070 (Master Plan); CCMC 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

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

**PROPOSED MASTER PLAN DESIGNATION:** Mixed-Use Commercial (“MUC”)

**EXISTING ZONING:** Limited Industrial (“LI”) & Single-Family 6,000 (“SF6”) & Single-Family 1 acre (“SF1A”)

**PROPOSED ZONING:** General Commercial (“GC”)

### **SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** Limited Industrial / distribution warehouse & vacant

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

**EAST:** Limited Industrial / NDOT right-of-way parcel with trail

**WEST:** Limited Industrial & Single-Family 6,000 / vacant & single-family residences

### **BACKGROUND:**

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.

This was before the Planning Commission for consideration as three separate Master Plan Amendments (MPA-2022-0502; MPA-2022-0499; and MPA-2022-0496) and Zoning Map Amendments (ZA-2022-0500; ZA-2022-0495; and ZA-2022-0494) at their December 20, 2022 meeting and continued the items to the January 25, 2023 meeting. The recommendations have been consolidated and modified based on the discussions at December 20, 2022 meeting.

#### **DISCUSSION:**

The subject parcels are in an area with a mix of uses including residential, warehousing, personal storage, office space, and retail.

APN 010-061-87 is located at the northeast corner of S. Saliman Road and Colorado Street. The parcel is currently vacant and has a split master plan designation of MUC and MDR and split zoning of LI and SF1A. The zoning and master plan are not consistent with one another.

APN 010-061-84 is located at 1601 Fairview Drive. The parcel is currently developed with office, warehouse, and storage uses. There is a split master plan designation of MUC and MDR and a split zoning of LI and SF1A. The zoning and master plan are not consistent with one another.

APN 010-061-76 is located at 1700 Colorado and is developed with a manufactured home park. The master plan designation is MDR and there is a split zoning of LI and SF6. The existing zoning and master plan are not consistent with one another nor are they consistent with the existing use of a manufactured home park. The manufactured home park was approved in 1985. At that time the property was zoned LI and SF6 as well and the zoning code allowed for a mobile home park in these zoning districts subject to a special use permit. Since that time, the zoning code has changed making this a non-conforming use.

The proposed amendments will result in a master plan and zoning that are consistent with one another and consistent with the existing on-site use as the proposed General Commercial zoning allows for offices, personal storage, and manufactured home parks (subject to a special use permit).

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:** On January 12, 2023, public hearing notices were mailed to 185 property owners and 167 mobile home 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 January 25, 2023 meeting depending on their submittal date to the Planning Division.

**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 subject parcels consist of a manufacture home park, a personal storage/office use, and a vacant parcel. The master plan designations of the two western-most parcels are split MUC and MDR and the eastern most parcel is designated MDR. These designations are not consistent with the existing zoning or the on-site uses. The proposed amendment will result in all three parcels having a designation of MUC which will provide consistency with parcels to the north, west, and east. The MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors. Commercial retail and offices are anticipated to be the primary used within the MUC designation; however, residential uses are also anticipated. While single use developments are not encouraged in the MUC zoning district, they may be appropriate when considering the surrounding area. The area surrounding the subject parcels has a diversity of uses including residential, commercial, light industrial, and recreational uses. The proposed amendment is in substantial compliance with the goals, policies, and action programs of the Master Plan.

**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 master plan designations of the two western-most parcels are split MUC and MDR and the eastern most parcel is designated MDR. These designations are not consistent with the existing zoning or the on-site uses. The proposed amendment will result in the parcels having a designation of MUC which will provide consistency with parcels to the north, west, and east and will result in a master plan and consistent with the existing on-site uses. The two eastern-most parcels are developed with personal storage and office uses, and a manufactured home park. The western-most parcel is vacant. There is no proposed change in use for any of these parcels.

**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 parcels as appropriate for consideration of a mapping correction. The proposed amendment will result in the parcels having a designation of MUC which will provide consistency with parcels to the north, west, and east and will result in a master plan consistent with the existing on-site uses.

**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 patter of orderly growth. The proposed amendment will result in the parcels having a designation of MUC which will provide consistency with parcels to the north, west, and east and will result in a master plan consistent with the existing on-site uses. The two eastern most parcels are developed with personal storage and offices, and a manufactured home park and there is no proposed change in use; therefore, the amendment will not result in impacts to public services.

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 subject parcels include a vacant parcel, a parcel that is developed with office space and personal storage, and a manufactured home park. The proposed MUC designation is intended to encourage a more compact, mixed-use pattern of development along the City's major gateway corridors. Commercial retail and offices are anticipated to be the primary use within the MUC designation; however, residential uses are also anticipated. While single use developments are not encouraged in the MUC zoning district, they may be appropriate when considering the surrounding area. The area surrounding the subject parcels has a diversity of uses including residential, commercial, light industrial, and recreational uses. If the master plan is amended to designate all three parcels as MUC, the proposed General Commercial 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 MUC. Additionally, the proposed amendment will result in the parcel having a zoning of GC which will provide transition between the SF6 parcels to the south and the Limited Industrial zoned parcels to the north. The proposed amendment will also result in zoning that is consistent with the master plan and consistent with the existing on-site use.

**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. Two of the three parcels are developed and there is no proposed change in use; therefore, the amendment will not result in impacts to public services. The western most parcel is vacant and there is no proposed development at this time. Any future development of this 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 zoning map amendment ordinance

**RESOLUTION 2023-PC-R-1**

A RESOLUTION ADOPTING AND RECOMMENDING TO THE BOARD OF SUPERVISORS ADOPTION OF MPA-2023-007, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM MIXED-USE COMMERCIAL (“MUC”) AND MEDIUM DENSITY RESIDENTIAL (“MDR”) TO MUC FOR THREE PARCELS LOCATED SOUTH OF FAIRVIEW DRIVE, NORTH OF COLORADO STREET AND EAST OF S. SALIMAN ROAD, ASSESSOR’S PARCEL NUMBERS (“APNs”) 010-061-76; 010-061-84; AND 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 January 25, 2023, 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-2023-0007 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 to MUC for three parcels located south of Fairview Drive, north of Colorado Street and east of S. Saliman Road, APNs 010-061-76; 010-061-84; and 010-061-87.

ADOPTED this 25th day of January 2023

VOTE: AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
, 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”), SINGLE-FAMILY 1 ACRE (“SF1A”) AND SINGLE-FAMILY 6,000 (“SF6”) TO GENERAL COMMERCIAL (“GC”) FOR THREE PARCELS LOCATED SOUTH OF FAIRVIEW DRIVE, NORTH OF COLORADO STREET, AND EAST OF S. SALIMAN ROAD, ASSESSOR’S PARCEL NUMBERS (“APNs”) 010-061-76; 010-061-84; AND 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”) 010-061-76; 010-061-84; AND 010-061-87, located south of Fairview Drive, north of Colorado Street, and east of S. Saliman 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 designations of APNs 010-061-76; 010-061-84; and 010-061-87 from Limited Industrial (“LI”), Single-Family 1 acres (“SF1A”), and Single-Family 6,000 (“SF6”) to General Commercial (“GC”). After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on January 25, 2023, 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”), Single-Family 1 acre (“SF1A”), and Single-Family 6,000 (“SF6”) to General Commercial (“GC”) for APNs 010-061-76; 010-061-84; and 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:

\_\_\_\_\_  
WILLIAM SCOTT HOEN, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_,  
2023.

# Attachment A

