

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 26, 2023

FILE: MPA-2023-0185 & ZA-2023-0186

AGENDA ITEM: 6.D & 6.E

STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE:

MPA-2023-0185 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 Open Space and Medium Density Residential to Parks and Recreation for a 10.15 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the east of the terminus of East Robinson Street and to the north of East 5th Street, Assessor’s Parcel Number (“APN”) 010-041-44. (Heather Manzo, hmanzo@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 to bring the site into conformance with the Lompa Ranch North Specific Plan Area. The requested master plan amendment is being made concurrently with the request for a zoning map amendment (ZA 2023-0186).

ZA-2023-0186 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 of a property within the Lompa Ranch North Specific Plan Area (“SPA”) from Multifamily Duplex (“MFD-SPA”) to Public Neighborhood (“PN-SPA”) for a 10.15 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the east of the terminus of East Robinson Street and to the north of East 5th Street, Assessor’s Parcel Number (“APN”) 010-041-44. (Heather Manzo, hmanzo@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. The requested zoning map amendment is being made concurrently with the request for a Master Plan amendment (MPA-2023-0185).

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-2023-0186 as presented.”

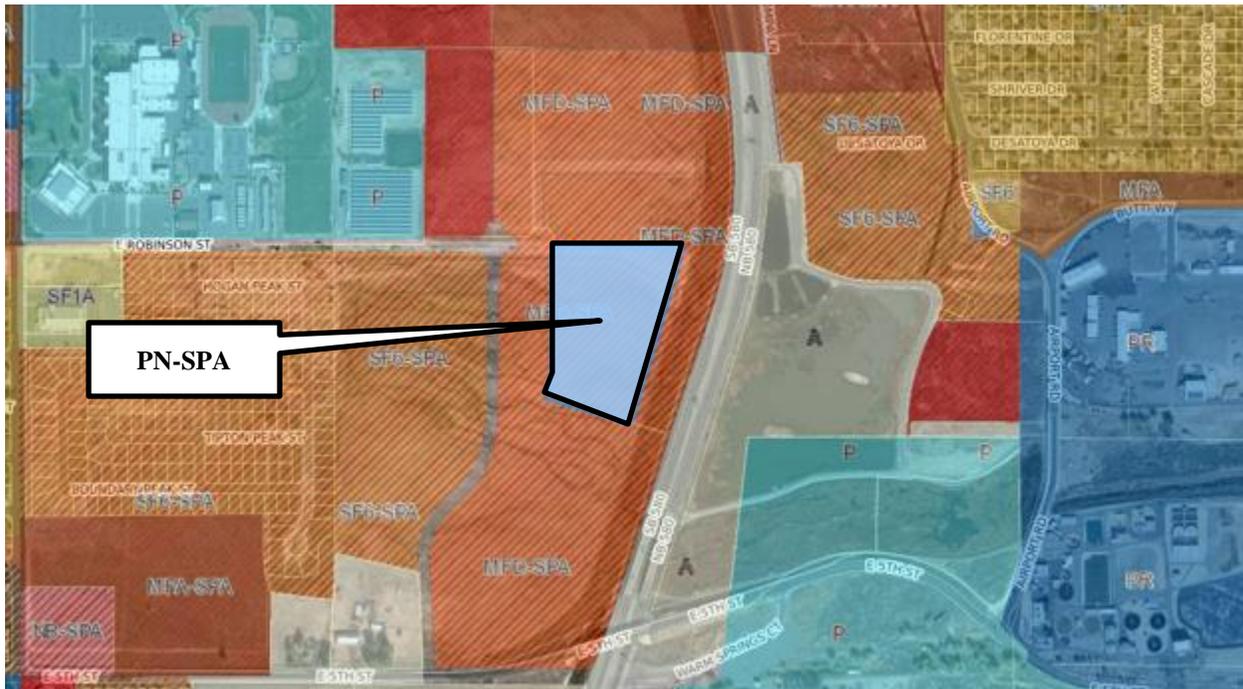
VICINITY MAP:



EXISTING MASTER PLAN



PROPOSED ZONING



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

EXISTING MASTER PLAN DESIGNATION: Open Space & Medium Density Residential

PROPOSED MASTER PLAN DESIGNATION: Parks and Recreation

EXISTING ZONING: Multifamily Duplex – Specific Plan Area (“MFD-SPA”)

PROPOSED ZONING: Public Neighborhood – Specific Plan Area (“PN-SPA”)

SURROUNDING ZONING AND LAND USE INFORMATION:

- NORTH:** MFD-SPA / vacant
- SOUTH:** MFD-SPA / vacant
- EAST:** MFD-SPA / vacant
- WEST:** MFD-SPA / vacant

BACKGROUND AND DISCUSSION:

On December 20, 2022, the Planning Commission was provided with an update on the Master Plan implementation activities, 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 19, 2023, the Board of Supervisors accepted the 2022 Master Plan report from the Planning Commission and identified the subject parcel as appropriate for consideration of a mapping correction.

The subject property is zoned MFD-SPA and has a split Master Plan land use designation of Open Space and Medium Density Residential. The property is vacant and is identified in the

Lompa Ranch North Specific Plan Area handbook as a future park site. 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 land use and SPA Handbook.

The Planning Commission adopts the master plan amendment and makes a recommendation to the Board of Supervisors by resolution. The Planning Commission also 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 June 23, 2023. On July 13, 2023, public hearing notices were mailed to 41 property owners within 1750 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 July 26, 2023 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. No comments were received from other city departments or agencies.

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 subject parcel is located within the Lompa Ranch North Specific Plan Area (SPA) and per the SPA Handbook adopted on March 17, 2016, a 10-acre park site was needed as part of the overall master plan for the portion of the SPA located to the west of Interstate-580 (I-580). The future park site will be constructed prior to the completion of the 400th residential unit within the western portion of the SPA. Nearly all residential phases are entitled and/or being constructed and it is anticipated the park site will be triggered soon. The proposed amendment will result in the entire parcel having a Master Plan designation of Parks and Recreation which will be consistent with the SPA and set the stage for a park site with appropriate zoning. 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 property is vacant. The proposed amendment will result in the entire parcel having a designation of Parks and Recreation which will bring the site into conformance with the SPA Handbook and will result in master plan land use and zoning designations that are consistent with one another and consistent with the future use of the site.

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 December 20, 2022, the Board of Supervisors accepted the 2022 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 SPA Handbook and future planned use of the site.

- 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 proposed amendment will result in a single Master Plan land use designation on the site and will be consistent with the Lompa Ranch North SPA. The property is currently undeveloped, but will be developed as a 10-acre park site by the time that the 400th residential unit is completed within the SPA on the west side of I-580.

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 property is currently vacant and has a split Master Plan land use designation of Open Space and Medium Density Residential. A Master Plan amendment to Parks and Recreation for the entire parcel is being considered concurrently with the zoning map amendment. The subject site is the location of a planned 10-acre park site. If the master plan is amended to designate the entire parcel as Parks and Recreation, the proposed PN zoning district would be a consistent zoning district with the Parks and Recreation land use designation and the amended maps will further implement the Master Plan, and more particularly bring the site into conformance with the Lompa Ranch North SPA.

- 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 Parks and Recreation. Additionally, the PN zoning will be consistent with the SPA Handbook and future development of a 10-acre park site.

- 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 public services or facilities and will not adversely impact the public health, safety and welfare. The property is currently vacant and has been identified in the Lompa Ranch North SPA Handbook as the future site of a 10-acre park. A majority of the residential parcels within the SPA have been entitled or are under construction. The park site is required to be constructed and dedicated to the City

before the 400th residential unit within the SPA and located on the west side of Interstate 580 is complete. This request will establish the appropriate zoning district for the planned public facility.

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-2023-0185, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP FROM OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL TO PARKS AND RECREATION FOR A PARCEL LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR'S PARCEL NUMBER ("APN") 010-041-44.

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 July 26, 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-2023-0185 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 Open Space and Medium Density Residential to Parks and Recreation for a parcel, APN 010-041-44.

ADOPTED this 26th day of July 2023

VOTE: AYES:

NAYS:

ABSENT:

Teri Preston, Planning Commission Chair

ATTEST:

Hope Sullivan, AICP, Community Development Director

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.

DRAFT

Attachment A



**MULTIFAMILY DUPLEX - SPECIFIC PLAN AREA
("MFD-SPA")
TO
PUBLIC NEIGHBORHOOD-SPECIFIC PLAN AREA
("PN-SPA")**