

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 27, 2023

FILE: ZA-2023-0331

AGENDA ITEM: 6.E

STAFF CONTACT: Heather Manzo, Associate Planner

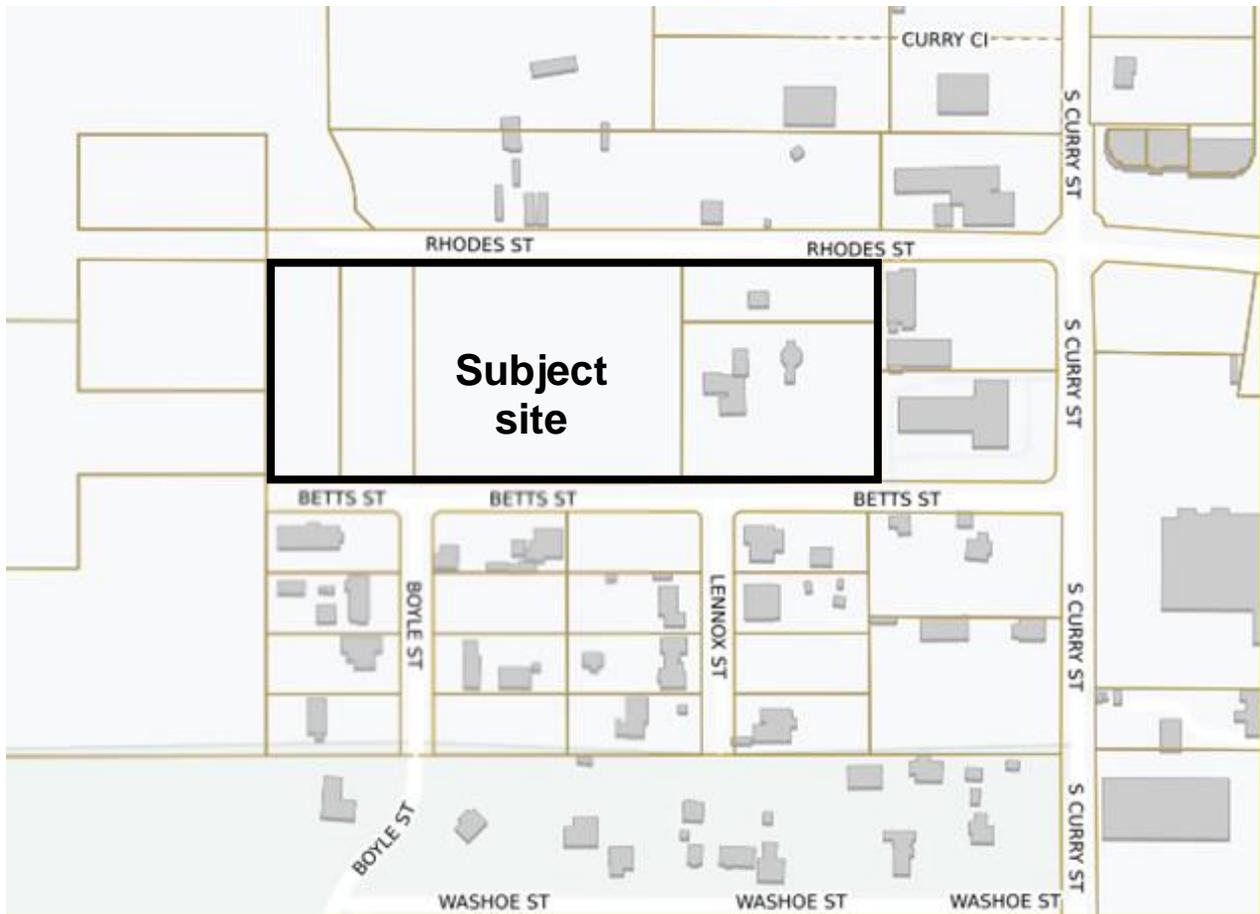
AGENDA TITLE:

ZA-2023-0331 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 properties from Single Family 12,000 (“SF12”) and Limited Industrial (“LI”) to Multifamily Apartment (“MFA”) on parcels totaling ±8.38 acres located to the north of Betts Street, to the south of Rhodes Street and ±290 feet to the west of South Curry Street, (“APNs”) 009-031-09, 009-031-10, 009-031-11, 009-031-19 and 009-031-20. (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 property has a Master Plan land use designation of High Density Residential and this amendment would bring the site into conformance with the Master Plan land use designation.

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0331 as presented.”

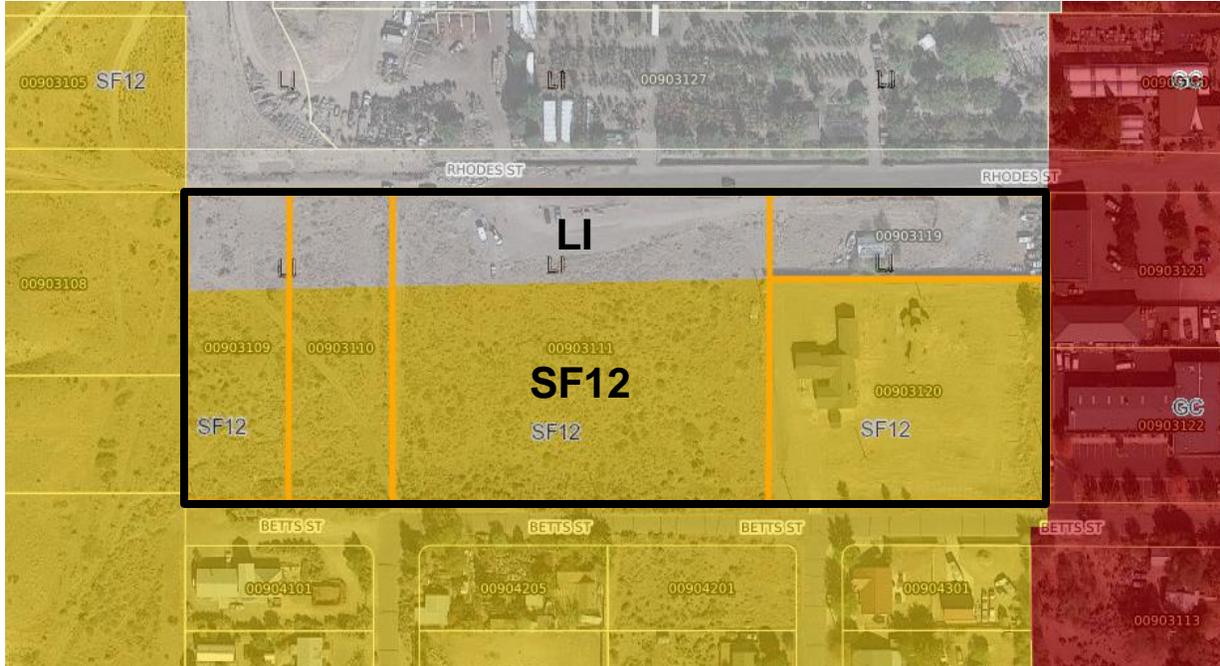
VICINITY MAP:



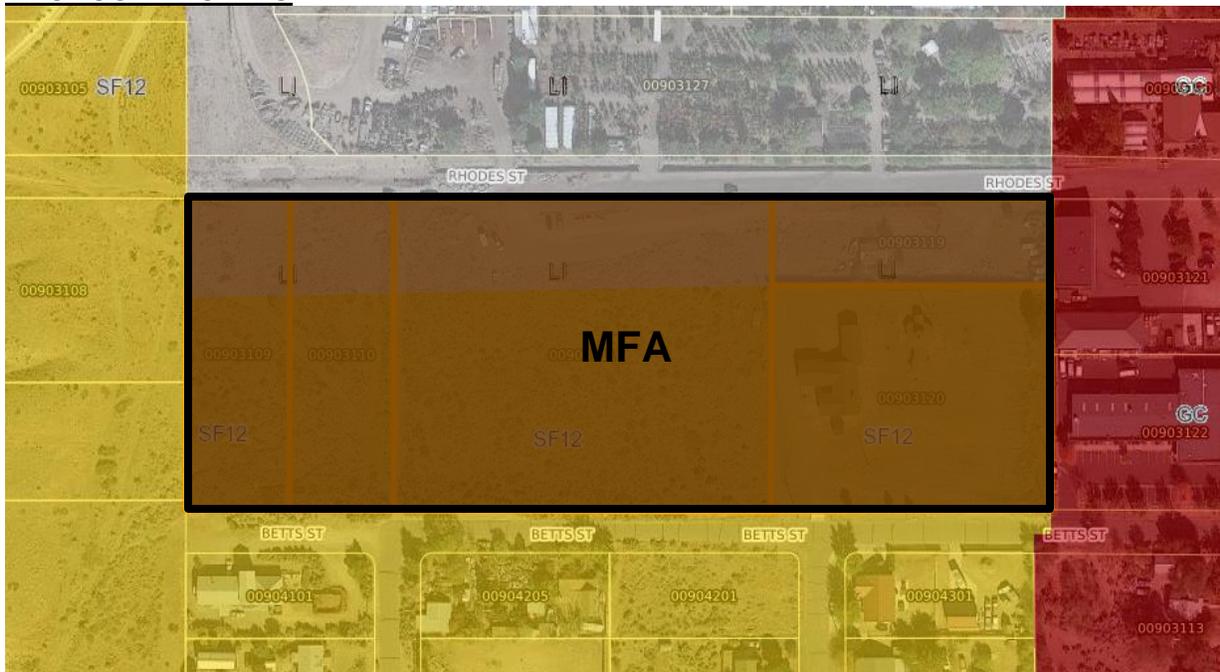
EXISTING MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



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

EXISTING MASTER PLAN DESIGNATION: High Density Residential

EXISTING ZONING: SF12 and LI

PROPOSED ZONING: MFA

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: LI / Greenhouse Garden Center

SOUTH: SF12 / Single family residences

EAST: General Commercial (“GC”) / Various commercial businesses and offices

WEST: SF12 / 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 property is predominantly vacant, however there is a duplex located on APN 009-031-20 and a building located on APN 009-031-19. The Master Plan land use designation of High Density Residential serves as a transition from the high intensity Mixed-Use Commercial land use to the east and the lower intensity Low Density Residential land use to the west. The proposed amendment will result in uniform Master Plan and zoning across the entire subject area.

The Planning Commission adopts the Master Plan amendment and makes a recommendation to the Board of Supervisors on the zoning map amendment.

PUBLIC COMMENTS: A courtesy notice was mailed to the property owners on August 31, 2023 which outlines the possible map amendments. On September 15, 2023, public hearing notices were mailed to 37 property owners within 600 feet of the subject properties 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 September 27, 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. Comments provided have been included in the Findings summary below.

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

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 predominantly vacant, however there is a duplex located on APN 009-031-20 and a building located on APN 009-031-19. The Master Plan land use designation of High Density Residential serves as a transition from the high intensity Mixed-Use Commercial land use to the east and the lower intensity Low Density Residential land use to the west. The zoning districts that conform with the High Density Residential Master Plan designation are MFA, Multifamily Duplex (“MFD”) and Mobile Home Park (“MHP”).

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 site has a High Density Residential Master Plan land use and the current zoning does not conform with the Master Plan. The site is largely zoned SF12, however the northernmost portions of the subject area that abuts Betts Street is within the LI zoning district. The subject properties are considered infill as most of the surrounding properties have been developed. The proposed zoning map amendment will create consistency with the proposed Master Plan designation and will allow for a transition between the General Commercial (“GC”) zoned properties to the east and the lower intensity zoning to the west. Uses allowed within the MFA zoning district are broad including parks, single family residential, multifamily residential, and some limited commercial uses commonly found in a neighborhood (e.g., congregate care housing and childcare facilities), with the approval of a special use permit.

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.

Significant infrastructure improvements would be required to serve large projects in the subject area. When specific projects come forward they will be required to submit impact reports with respect to City infrastructure. At that time, it will be determined precisely what infrastructure improvements are required to serve a project. It should be noted that there is sufficient domestic water availability and sufficient sewer treatment capacity to support the types of projects that would be allowed by this change. Also, based on a review of the City’s models for water, sewer, and transportation, and a review of the hydrology of the area, City staff are confident that infrastructure could be designed and installed which could support a range of development sizes in this area.

Attachments:

Draft zoning map amendment ordinance

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 SINGLE FAMILY 12,000 (“SF12”) AND LIMITED INDUSTRIAL (“LI”) TO MULTIFAMILY APARTMENT (“MFA”) ON PARCELS TOTALING ±8.38 ACRES LOCATED ON THE NORTH SIDE OF BETTS STREET AND TO THE SOUTH OF RHODES STREET, GENERALLY LOCATED TO THE WEST OF SOUTH CURRY STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-031-09, 009-031-10, 009-031-11, 009-031-19 AND 009-031-20.

The Board of Supervisors of Carson City does ordain:

SECTION I:

An application for a zoning map amendment affecting APNs 009-031-09, 009-031-10, 009-031-11, 009-031-19 and 009-031-20, located on the north side of Betts Street and to the south of Rhodes Street, generally located to the west of South Curry 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 APNs 009-031-09, 009-031-10 and 009-031-11 from SF12 and LI to MFA; for APN 009-031-19 from LI to MFA; and APN 009-031-20 from SF12 to MFA. After proper noticing in accordance with Chapter 278 of the Nevada Revised Statutes and CCMC Title 18, on September 27, 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 of APNs 009-031-09, 009-031-10 and 009-031-11 from SF12 and LI to MFA; for APN 009-031-19 from LI to MFA; and APN 009-031-20 from SF12 to MFA, 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: _____

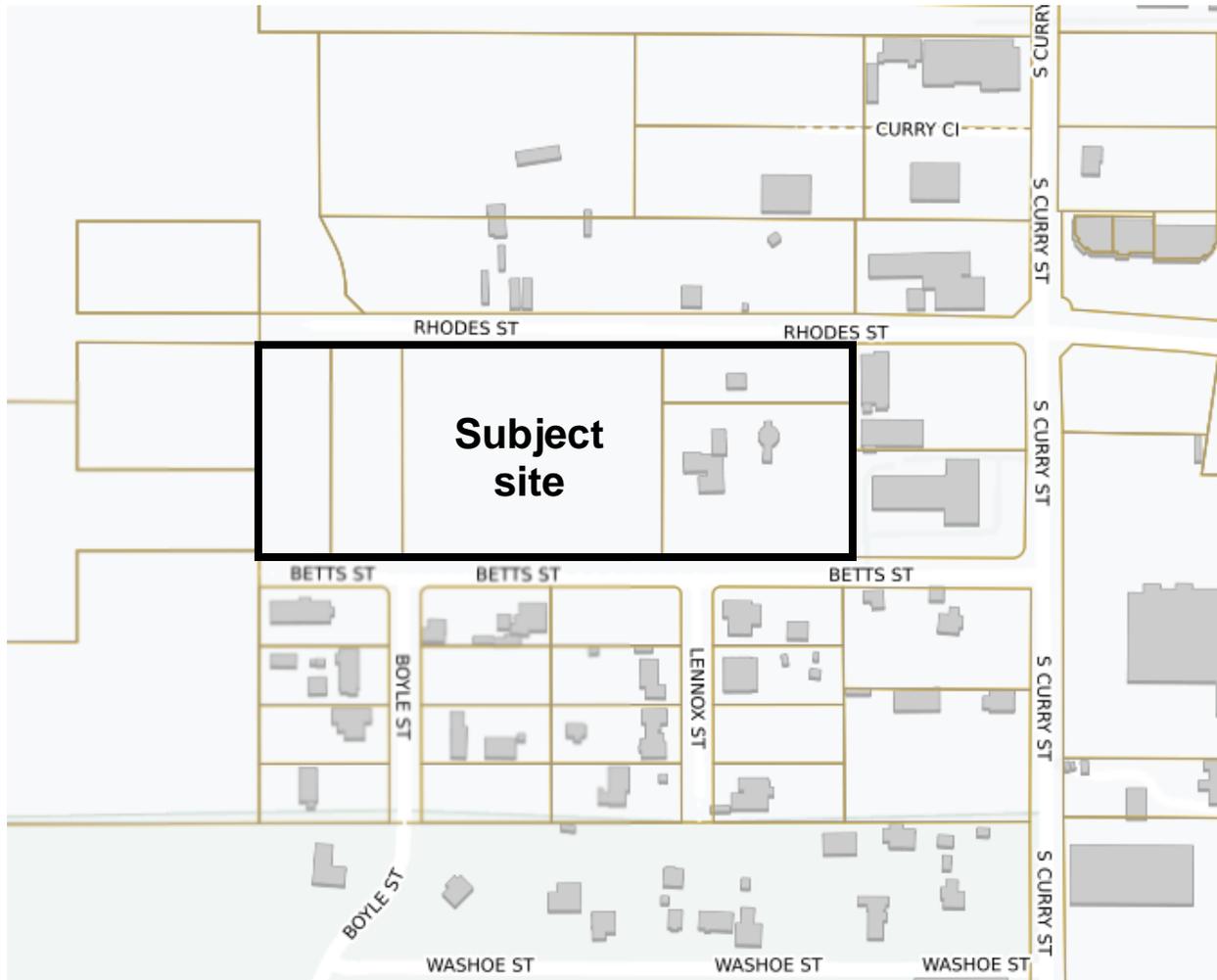
LORI BAGWELL, Mayor

ATTEST:

WILLIAM SCOTT HOEN, Clerk-Recorder

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

Attachment A



**From: Single Family 12,000 ("SF12"),
and Limited Industrial ("LI")**

To: Multifamily Apartment ("MFA")