

CORRECTED

(Reference in the Lompa Ranch North Specific Plan Handbook corrected from 4.5.1 to 4.5.2.)

RESOLUTION 2026-R-3

A RESOLUTION INITIATING AN AMENDMENT TO THE MASTER PLAN TO MODIFY CONDITION 57B OF THE CONDITIONS OF APPROVAL DATED MARCH 16, 2017 REGARDING THE LOMPA NORTH SPECIFIC PLAN, TO MODIFY SECTION 4.5.42: GOLD DUST WAY CONNECTION ALTERNATIVE FROM THE LOMPA NORTH SPECIFIC PLAN HANDBOOK, TO MODIFY POLICY 6.3B TO CREATE CONSISTENCY WITH NRS 278.580, TO MODIFY THE DOWNTOWN CHARACTER AREAS MAP TO REMOVE THE AREA SOUTH OF MUSSER STREET AND EAST OF STEWART STREET FROM THE MAP, TO DELETE THE REFERENCE TO THE PLANNED STATE OFFICE COMPLEX EXPANSION FROM POLICY DTMU 1.6, AND TO AMEND THE LAND USE MAP OF THE MASTER PLAN TO CONSIDER THE LAND USE DESIGNATION OF PROPERTY LOCATED AT 3000 LOMPA LANE, ASSESSOR'S PARCEL NUMBER ("APN") 008-922-31, PROPERTY LOCATED AT 4015 LEPIRE DRIVE, APN 010-351-14, AND PROPERTY LOCATED SOUTH OF PILOT PEAK COURT, APN 004-422-23

WHEREAS, section 18.02.0465 of the Carson City Municipal Code authorizes the Board of Supervisors to initiate a Master Plan amendment pursuant to a resolution; and

WHEREAS, Carson City's Master Plan was updated on May 1, 2025, and the Carson City Planning Commission provided a Master Plan annual report to the Board of Supervisors at its January 6, 2026 meeting; and

WHEREAS, the Lompa North Specific Plan Conditions of Approval and Handbook referenced in the Master Plan utilize both unit counts and level of service to identify the need for traffic mitigation; and

WHEREAS, the City finds access to William Street from Lompa North to be desirable; and

WHEREAS, it is the City's practice to utilize the level of service when determining the need for traffic mitigation; and

WHEREAS, NRS 278.580 subjects the State and its political subdivisions to all zoning regulations, except for the expansion of any activity existing on April 23, 1971; and

WHEREAS, Policy 6.3b of the Master Plan erroneously indicates that the State's property is not under the City's jurisdiction; and

WHEREAS, the State has expressed a concern that State government buildings have certain security requirements that conflict with the Master Plan's downtown design policies; and

WHEREAS, the State has requested to have its property located south of Musser Street and east of Stewart Street removed from the Downtown Character Areas Map of the Master Plan; and

WHEREAS, the State has requested to have the reference to the planned State Office Complex expansion removed from policy DTMU 1.6: Large-Scale Infill and Redevelopment of the Master Plan; and

WHEREAS, the community was provided with opportunities at community meetings to identify concerns with the land use map of the Master Plan after the adoption of the Master Plan

on May 1, 2025; and

WHEREAS, the Pastor of Saint Teresa of Avila Catholic Community has identified a concern that there are two land use designations on the property at 3000 Lompa Lane; and

WHEREAS, the land use map generally designates existing church properties as Public/Quasi Public; and

WHEREAS, the property at 4015 Lepire Drive is privately owned; and

WHEREAS, the private property around 4015 Lepire Drive is designated as High Density Residential, and

WHEREAS, the City acquired property south of Pilot Peak Court with APN 004-422-23 for drainage purposes; and

WHEREAS, property utilized for drainage purposes typically has a designation of Open Space.

NOW, THEREFORE, BE IT RESOLVED that the Carson City Board of Supervisors hereby initiates a Master Plan amendment concerning:

1. Lompa North Specific Plan: modify condition 57b of the Conditions of Approval dated March 16, 2017 to acknowledge the need for access;
2. Lompa North Specific Plan: modify Section 4.5.42: Gold Dust Way Connection Alternative, from the handbook to acknowledge the need for access;
3. Downtown Character Areas: text amendment to Policy 6.3b to create consistency with NRS 278.580;
4. DTMU 1.6 – Large-Scale Infill and Redevelopment: text amendment to remove the reference to the "planned State Office Complex expansion";
5. Downtown Character Areas Map: text amendment to remove the State Office Complex from the Downtown Character Areas Map;
6. 3000 Lompa Lane: revision of the land use designation of this property so as to cause the entire property to have a land use designation of Public / Quasi Public;
7. 4015 Lepire Drive: revision of the land use designation of this property so as to cause the entire property to have a land use designation of High Density Residential; and
8. APN 004-422-23: revision of the land use designation of this property so as to cause the entire property to have a land use designation of Open Space.

ADOPTED this 6th day of January, 2026

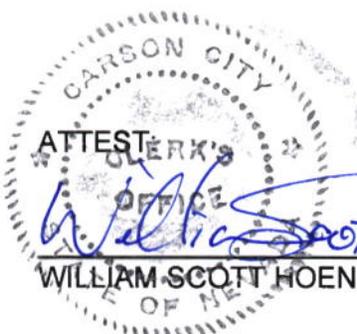
AYES: Supervisor Stacey Giomi
 Supervisor Maurice White
 Supervisor Curtis Horton
 Supervisor Lisa Schuette
 Mayor Lori Bagwell

NAYES: None

ABSENT: None



 LORI BAGWELL, Mayor


 ATTEST
 CLERK'S
 OFFICE

 WILLIAM SCOTT HOEN, Clerk-Recorder