

Item # 15B

**City of Carson City
Agenda Report**

Date Submitted: February 26, 2008

Agenda Date Requested: March 6, 2008

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Development Services, Planning Division

Subject Title: Action to adopt Bill No. 103, on second reading, Ordinance No. _____, an ordinance to change the zoning from Single Family One Acre (SF1A) to Single Family 21,000 (SF21) on four parcels located at 3820-4094 Center Drive, APN's 009-775-24, -25, -26 and -27. (File No. ZMA-07-175)

Staff Summary: The Zoning Map Amendment would allow the properties to be subdivided into a minimum lot size of 21,000 square feet (approximately one-half acre). Three of the parcels are currently one acre in size and one is already one-half acre in size.

Type of Action Requested:

- Resolution
- Ordinance (Second Reading)
- Formal Action/Motion
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval January 30, 2008, by a vote of 7 ayes and 0 nays.

Recommended Board Action: I move to adopt Bill No. 103, on second reading, Ordinance No. _____, to change the zoning from Single Family One Acre (SF1A) to Single Family 21,000 (SF21) on four parcels located at 3820-4094 Center Drive, APN's 009-775-24, -25, -26 and -27.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to the Carson City Municipal Code, is required to take final action on all zoning map amendments. This is the second of two readings to amend the Title 18 City Zoning Map by ordinance. The Board introduced the ordinance on February 21, 2008, and approved the subject ordinance on a vote of 5:0.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments).

Fiscal Impact: N/A

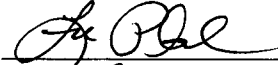

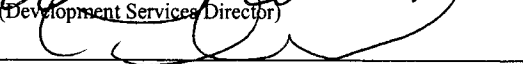

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer back to staff and Planning Commission for further review, or; 2) Deny with appropriate findings.

Supporting Material: 1) Zoning Map Amendment ordinance

Prepared By: Rose Mary Johnson, Management Assistant III

Reviewed By:  Date: 2/26/08
 (Planning Director)
 Date: 2/26/08
 (Development Services Director)
 Date: 2/26/08
 (City Manager)
 Date: 2-26-08
 (District Attorney's Office)

Board Action Taken:

Motion: _____ 1) _____ Aye/Nay
 _____ 2) _____

(Vote Recorded By)

ORDINANCE NO. 2008-__

BILL NO. 103

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 21,000 (SF21) ON FOUR PARCELS LOCATED AT 3820-4094 CENTER DRIVE, APN'S 009-775-24, -25, -26 AND -27.

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 009-775-27, property located at 4094 Center Drive, Carson City, Nevada, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). On December 19, 2007, the Planning Commission directed staff to include three properties located at 3820-4040 Center Drive in the proposed zone change, APN's 009-775-24, -25 and -26, and these property owners were duly noticed of the proposed amendment. The request will result in the zoning designation of the subject properties changing from Single Family One Acre (SF1A) to Single Family 21,000 (SF21). After proper noticing pursuant to NRS 278 and CCMC Title 18, on January 30, 2008, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 7 ayes, 0 nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the

Amendment would provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of 3820-4094 Center Drive, APN's 009-775-24, -25, -26 and -27 from Single Family One Acre (SF1A) to Single Family 21,000 (SF21), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2008.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2008.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

 MARV TEIXEIRA, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of
_____, 2008.

Proposed Zoning Map

