

Item # 7C

**City of Carson City  
Agenda Report**

**Date Submitted:** November 25, 2008

**Agenda Date Requested:** December 4, 2008

**Time Requested:** 10 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning Division

**Subject Title:** Action to approve a Master Plan Amendment to modify the text of the Land Use Plan, Chapter 8, Eastern Portal/V&T Railroad Gateway Specific Plan (V&T-SPA), to add a policy regarding the future change of land use from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential for property located generally east of the Brunswick power substation and south of Astro Drive. (MPA-08-112)

**Staff Summary:** The V&T-SPA provides specific policies for land use and future development in the eastern portion of the city along Highway 50 East, east of Deer Run Road. A portion of property is currently designated Industrial near the future V&T terminal site, but the property may be designated for commercial and residential uses upon cleanup of an existing landfill on the site in the future.

**Type of Action Requested:**

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval on November 19, 2008 by a vote of 6 Ayes, 0 Nays, and 1 Absent.

**Recommended Board Action:** I move to approve a Master Plan Amendment to modify the text of the Land Use Plan, Chapter 8, Eastern Portal/V&T Railroad Gateway Specific Plan, to add a policy regarding the future change of land use from Industrial to Mixed-Use Commercial and/or Mixed-Use Residential for property located generally east of the Brunswick power substation and south of Astro Drive.

**Explanation for Recommended Board Action:** The proposed amendment would bring the Land Use Map into compliance with the original intent for the area as expressed by the subject property owners and through the public participation process. The proposed policy would promote other goals within the V&T SPA, specifically related to encouraging uses that are compatible with the adjacent V&T Railroad and promoting a commercial gateway into Carson City.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.050 (Review); CCMC 18.02.070 (Master Plan)