

**City of Carson City  
Agenda Report**

**Date Submitted:** April 26, 2011

**Agenda Date Requested:** May 5, 2011

**Time Requested:** 5 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** Action to adopt Bill No. 104, on second reading, Ordinance No.\_\_\_\_\_, an ordinance to change the zoning of three parcels of approximately 6.6-acres, APNs 009-551-03, 009-551-08, and 009-551-31, located at 788 and 900 Fairview Drive and 900 Mallory Way from Limited Industrial (LI) to General Commercial (GC). (ZMA-11-013) (Lee Plemel)

**Summary:** This Zoning Map Amendment would allow the 6.66 acre site to be developed for the proposed Silver State Charter School campus. Schools are prohibited in the Limited Industrial zoning district.

**Type of Action Requested**

Resolution  
 Formal Action/Motion

Ordinance-Second Reading  
 Other (Specify)

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

**Planning Commission Action:** Recommended approval on March 30, 2011 with a vote of 7 ayes and 0 nays. The Commission also approved Special Use Permit SUP-11-014 7-0.

**Prior Board Action:** Introduced Bill No. 104 on April 21, 2011 with a vote of 4 ayes and 1 nay.

**Recommended Board Action:** I move to adopt Bill No. 104, on second reading, Ordinance No.\_\_\_\_\_, an ordinance to change the zoning of three parcels of approximately 6.6-acres, APNs 009-551-03, 009-551-08, and 009-551-31, located at 788 and 900 Fairview Drive and 900 Mallory Way from Limited Industrial to General Commercial, based on the findings contained in the staff report.

**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 first of two readings to amend the Title 18 City Zoning Map by ordinance. See the complete staff report to the Planning Commission for more information.

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

**Fiscal Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

- 1) Approve the Zoning Map Amendment
- 2) Deny the Zoning Map Amendment.
- 3) Refer the matter back to Planning Commission for further review.

**Supporting Material:** 1) Ordinance

**Prepared By:** Janice Brod, Management Assistant V


**Reviewed By:**

  
\_\_\_\_\_  
(Planning Director)


Date: 4-26-11

  
\_\_\_\_\_  
(Public Works Director)

Date: 4-26-11

  
\_\_\_\_\_  
(City Manager)

Date: 4/26/11

  
\_\_\_\_\_  
(District Attorney's Office)

Date: 4/24/11

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

ORDINANCE NO. 2011-104

BILL NO. \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF THREE PARCELS OF APPROXIMATELY 6.6-ACRES, APN'S 009-551-03, 009-551-08 AND 009-551-31, LOCATED AT 788 AND 900 FAIRVIEW DRIVE AND 900 MALLORY WAY FROM LIMITED INDUSTRIAL (LI) TO GENERAL COMMERCIAL (GC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 009-551-03, 009-551-08 and 009-551-31, property located at 788 Fairview Drive, 900 Fairview Drive and 900 Mallory Way, Carson City, Nevada, was duly submitted by Palmer Engineering Group, Ltd. in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately 6.6 acres changing from Limited Industrial (LI) to General Commercial (GC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on March 30, 2011, 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 will 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 approximately 6.6 acres of property identified as 788 Fairview Drive, 900 Fairview Drive and 900 Mallory Way, APNs 009-551-03, 009-55108 and 009-551-31, from Limited Industrial (LI) to General Commercial (GC), as shown on "Exhibit A," attached.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2011.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2011.

VOTE:    AYES:    \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS:    \_\_\_\_\_

\_\_\_\_\_

ABSENT:    \_\_\_\_\_

\_\_\_\_\_

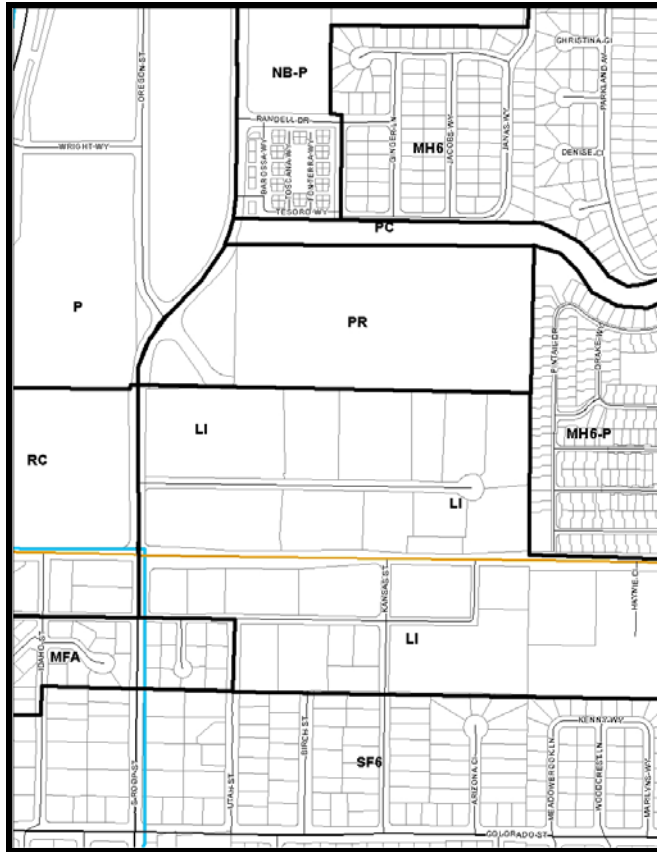
ROBERT L. CROWELL, Mayor

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2011.

# EXISTING ZONING MAP



# PROPOSED ZONING MAP

