

City of Carson City  
Agenda Report

Item # 7c

**Date Submitted:** December 12, 2006

**Agenda Date Requested:** December 21, 2006

**Time Requested:** 15 minutes

**To:** Mayor and Board of Supervisors

**From:** Planning Division

**Subject Title:** Action to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance changing the zoning of property located at 1400 and 1410 Koontz Lane, APNs 009-331-21 and -22, from Single Family One Acre (SF1A) to Single Family 21,000 (SF21), and others matters properly related thereto. (File ZMA-06-190)

**Staff Summary:** Approval of the Zoning Map Amendment application would change the zoning to allow the property to be subdivided to a minimum lot size of 21,000 square feet (approximately ½ acre).

**Type of Action Requested:**

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

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

**Planning Commission Action:** Recommended DENIAL November 29, 2006 by a vote of 6 ayes and 0 nays.

**Recommended Board Action:** I move DENY an ordinance changing the zoning of property located at 1400 and 1410 Koontz Land, APNs 009-331-21 and -22, from Single Family One Acre to Single Family 21,000.

**Explanation for Recommended Board Action:** See the attached staff report to the Planning Commission for explanation on the recommendation to deny the application. The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments.

**Applicable Statute, Code, Policy, Rule or Regulation:** Title 18, Section 18.02.075 (Zoning Map Amendments).

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

- 1) Refer the matter back to Planning Commission for further review.
- 2) Expand the zoning map amendment application area north of Koontz Lane and west of Saliman Road, and direct staff to re-notice subject area for a public hearing before the Planning Commission.