



## Carson City Planning Division

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### MEMORANDUM

Late Material

Planning Commission Meeting of September 29, 2016

**TO:** Planning Commission

**Item F-4**

**FROM:**  Hope Sullivan, AICP  
Planning Manager

**DATE:** September 27, 2016

**SUBJECT:** MPA-16-091: Vintage at Kings Canyon

In putting together the packet, staff inadvertently failed to include the draft resolution regarding amending the Master Plan. Please find the draft resolution attached.

Please do not hesitate to call me if you have any questions.

**RESOLUTION 2016-PC-R-3**

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-16-091, A MASTER PLAN AMENDMENT TO AMEND THE LAND USE MAP SO AS TO RE-DESIGNATE A 5.6 ACRE AREA FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO MIXED USE RESIDENTIAL (MUR) ON PROPERTY LOCATED AT 1450 MOUNTAIN STREET, APNS 007-573-06 AND 007-573-08.

WHEREAS, NRS 278.210 requires that any adoption of a Master Plan Amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on September 29, 2016, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and, upon making the required findings in the affirmative, approved Master Plan Amendment MPA-16-091 by an affirmative vote of a two-thirds majority of the Commission, at least four members of the seven-member Commission with one abstaining, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, the proposed Master Plan amendment is in substantial compliance with the goals, policies and action programs of the Master Plan; and

WHEREAS, the proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare; and

WHEREAS, the proposed amendment addresses changed conditions that have occurred since the plan was adopted by the Board and the requested amendment represents a more desirable utilization of land; and

WHEREAS, the proposed amendment will promote the desired pattern for the orderly physical growth of the City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to re-designate 5.6 acres of property from Medium Density Residential to Mixed Use Residential as shown on Exhibit A subject to the condition that this Master Plan Amendment shall not become effective until the effective date of the Planned Unit Development being contemplated as part of TPUD-16-092.

ADOPTED this 29<sup>th</sup> day of September, 2016.

VOTE: AYES:

NAYS:

ABSENT:

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Paul Esswein, Chairman

ATTEST:

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LEE PLEMEL, AICP  
Community Development Director

EXHIBIT A

