



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: September 20, 2018

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: To introduce, on first reading, Bill No. ____, an ordinance approving a change of zoning from Agriculture (A) to Single Family 6000 (SF6), on property located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44. (ZMA-17-186) (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure. The applicant is seeking a zoning designation of Single Family 6000.

Agenda Action: Ordinance - First Reading

Time Requested: 5 minutes

Proposed Motion

"I move to introduce, on first reading, Bill No. ____, an ordinance approving a change of zoning from Agriculture to Single Family 6000, on property located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44."

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of August 2, 2018, the Board of Supervisors introduced this Ordinance by a vote of 4-1. Consistent with Section 2.110 of the City Charter, as more than 45 days have gone by since publication of the Ordinance, the Ordinance may not be adopted and must go back to an introduction.

This matter was scheduled for consideration by the Board at its meeting of June 21, 2018. At the request of the applicant, the item was continued.

At its meeting of May 30, 2018, by a vote of 6 - 1, the Planning Commission voted to recommend amending the zoning map as requested based on the ability to make each of the required findings in the affirmative.

Background/Issues & Analysis

The Board of Supervisors is authorized to amend the Zoning Map. Please see the staff report to the Planning Commission attached to the previous item for further information.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.075 (Zoning Map Amendments and Zoning Code Amendments); NRS Chapter 244; Article 2 of the Carson City Charter.

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

Deny the request.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. ____

ORDINANCE NO. 2018-__

AN ORDINANCE TO CHANGE THE ZONING FROM AGRICULTURE TO SINGLE FAMILY 6,000 ON PROPERTY LOCATED AT THE EAST END OF RAILROAD DRIVE AND WEST OF INTERSTATE 580, APN 010-051-44.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 010-051-44, property located at the east end of Railroad Drive and west of Interstate 580, 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). The request will result in the zoning designation of the subject parcel APN 010-051-44 changing from Agriculture (A) to Single Family 6,000 (SF6). After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 30, 2018, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted 6 ayes, 1 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 of APN 010-051-44 from Agriculture (A) to Single Family 6,000 (SF6) on an approximately 26.89 acre parcel.

PROPOSED this ____ day of _____, 2018.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2018.

VOTE:

AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2018.