



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** July 3, 2019

Staff Contact: Hope Sullivan, AICP, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action to adopt, on second reading, Bill No. 108, an ordinance regarding an amendment to the Zoning Map to change the zoning from Limited Industrial to General Commercial on nine properties located at 3205 Retail Drive, 3225 Retail Drive, 3250 Retail Drive, 909 Hot Springs Road, 2185 Market Street, 3305 College Parkway, and 3200 College Parkway, APNs 002-752-02, 002-755-07, -08 -09, -10, -11, -14, -17, and -18. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The subject properties are utilized for restaurant, retail, bank, and office uses. The Master Plan Designation is Community / Regional Commercial. The proposed zoning will avoid non-compatible uses from locating in this area, and will create consistency with the Master Plan. The Board of Supervisors is authorized to amend the Master Plan.

Agenda Action: Ordinance - Second Reading **Time Requested:** 5 minutes

Proposed Motion

I move to adopt Bill No. 108 on second reading, Ordinance No. _____.

Board's Strategic Goal

Economic Development

Previous Action

At its meeting of June 20, 2019, the Board of Supervisors voted 5 – 0 to introduce the proposed ordinance.

At its meeting of May 29, 2019, the Planning Commission voted 7-0 to recommend approval of the proposed zoning map amendment based on the ability to make the required findings.

Background/Issues & Analysis

Please see the attached staff report to the Planning Commission for background information and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendment and Zoning Code Amendments); NRS Chapter 244; Article 2 of the Carson City Charter.

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Deny the requested zoning map amendment based on an inability to make the required findings.

Attachments:

[ZMA-19-068 \(7.3.19\).doc](#)

[PC SR ZMA-19-068 Retail \(5-29-19\).pdf](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO.108
ORDINANCE NO. 2019-__

AN ORDINANCE TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL TO GENERAL COMMERCIAL ON PROPERTY LOCATED AT 3205 RETAIL DRIVE, 3225 RETAIL DRIVE, 3250 RETAIL DRIVE, 909 HOT SPRINGS ROAD, 2185 MARKET STREET, 3305 COLLEGE PARKWAY, AND 3200 COLLEGE PARKWAY, APNS 002-752-02, 002-755-07, -08, -09, -10, -11, -14, -17, and -18

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 002-752-02, 002-755-07, -08, -09, -10, -11, -14, -17, and -18 on property located at 3205 Retail Drive, 3225 Retail Drive, 3250 Retail Drive, 909 Hot Springs Road, 2185 Market Street, 3305 College Parkway and 3200 College Parkway, 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 parcels changing from Limited Industrial to General Commercial. After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 29, 2019, 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 of APNs 002-752-02, 002-755-07, -08, -09, -10, -11, -14, -17, and -18 from Limited Industrial to General Commercial as shown on Attachment A.

PROPOSED this ____ day of _____, 2019.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2019.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

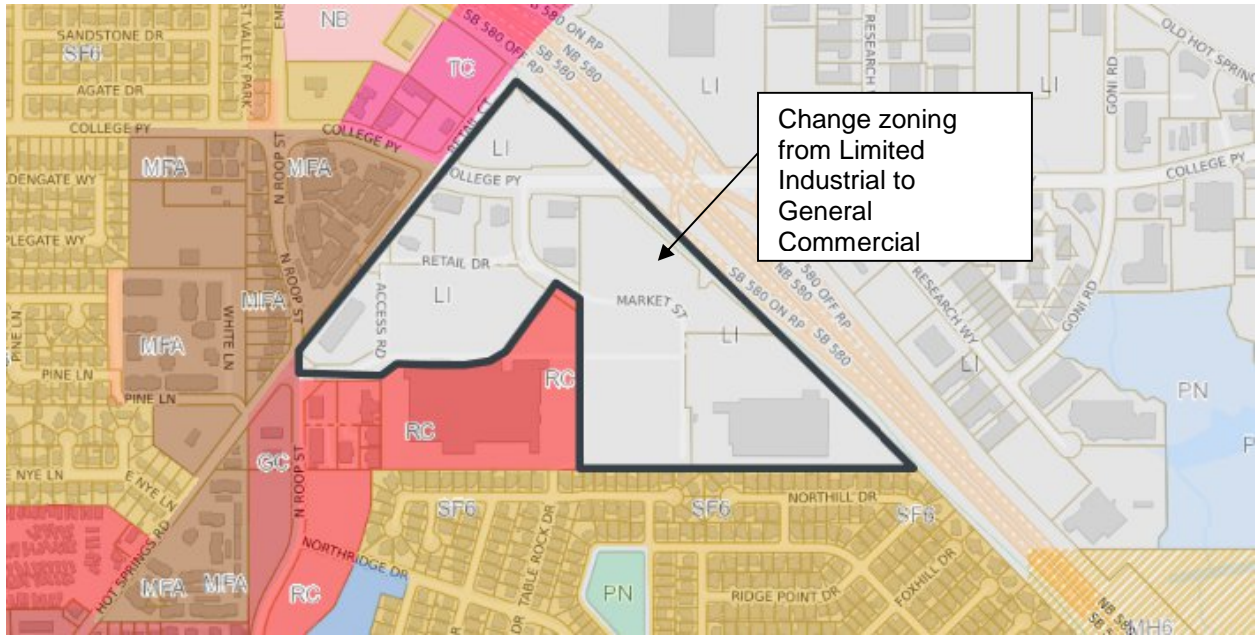
ROBERT L. CROWELL, Mayor

ATTEST:

AUBRY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2019.

ATTACHMENT A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE: ZMA-19-068

AGENDA ITEM: E.5

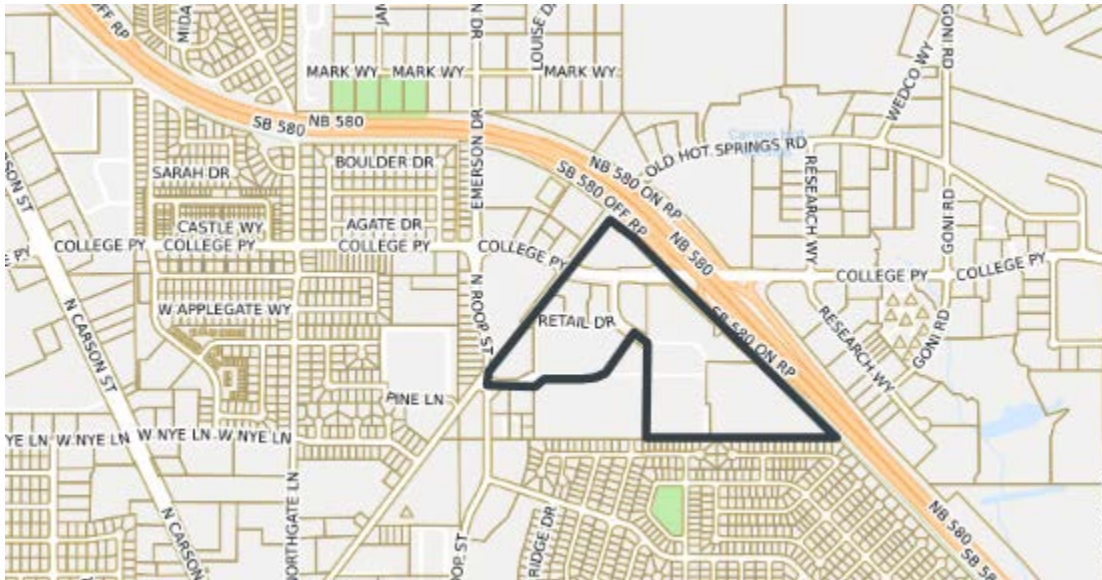
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for an Amendment to the Zoning Map to change the zoning from Limited Industrial to General Commercial on nine properties located at 3205 Retail Drive, 3225 Retail Drive, 3250 Retail Drive, 909 Hot Springs Road, 2185 Market Street, 3305 College Parkway and 3200 College Parkway, APN's 002-752-02, 002-795-10, -09, 002-755-11, -14, -17, -18, -07 and -08.

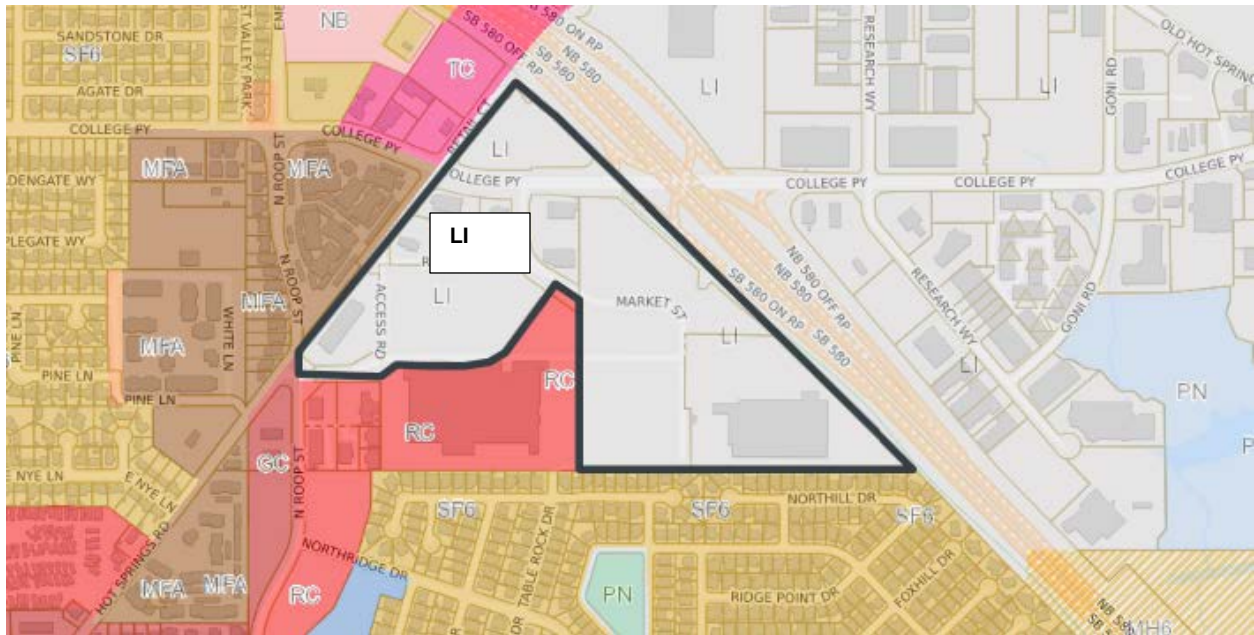
STAFF SUMMARY: The subject properties are utilized for restaurant, retail, bank, and office uses. The Master Plan Designation is Community / Regional Commercial. The proposed zoning will avoid non-compatible uses from locating in this area, and will create consistency with the Master Plan. The Board of Supervisors is authorized to amend the Master Plan. The Planning Commission makes a recommendation to the Board.

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZMA-19-068, a Zoning Map Amendment to change the zoning from Limited Industrial to General Commercial on nine properties located at 3205 Retail Drive, 3225 Retail Drive, 3250 Retail Drive, 909 Hot Springs Road, 2185 Market Street, 3305 College Parkway and 3200 College Parkway, APN's 002-752-02, 002-795-10, -09, 002-755-11, -14, -17, -18, -07 and -08. based on the findings contained in the staff report."

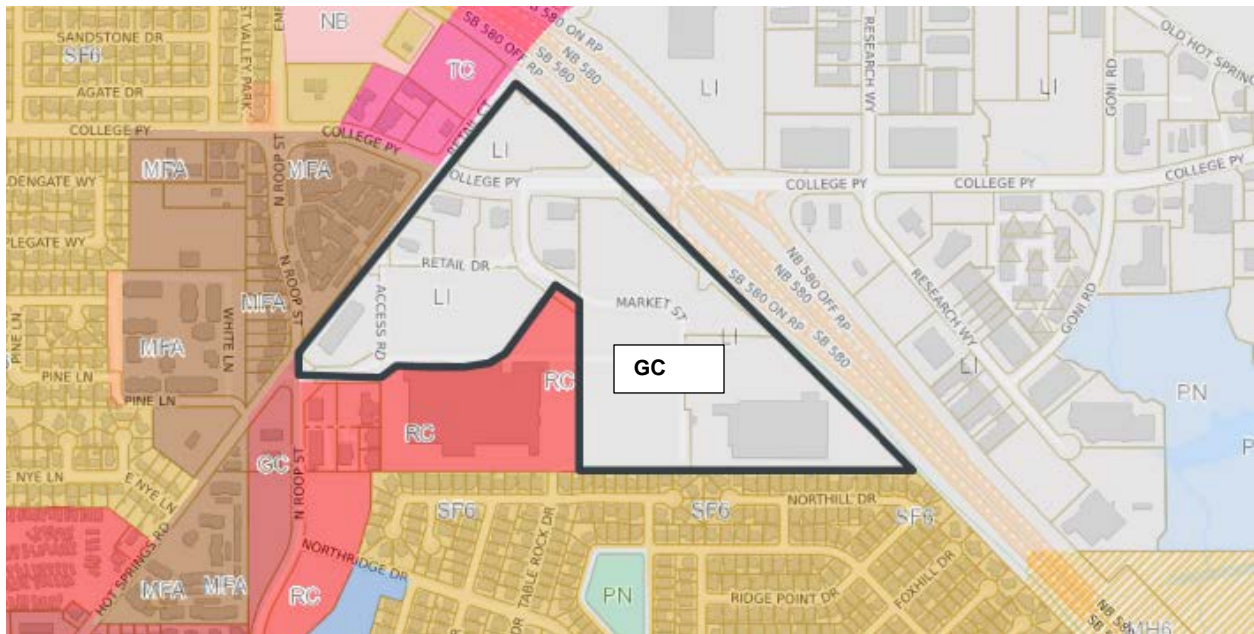
VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



LEGEND

LI: Limited Industrial

GC: General Commercial

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

At its meeting of November 28, 2018, the Planning Commission was provided with an update on Master Plan implementation activities, and reviewed and made recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of February 21, 2019, the Board of Supervisors accepted the 2019 Master Plan report from the Planning Commission.

The report included Land Use Mapping Corrections, including the subject property in the vicinity of I-580 and College Parkway. Currently, the zoning of the property is inconsistent with the Master Plan designation of Community / Regional Commercial. The Community / Regional Commercial designation is characterized as a Mix of retail and commercial services in a concentrated and unified center that serves the local community. The corresponding zoning districts are General Commercial, Retail Commercial, Neighborhood Business, and Tourist Commercial. The subject property is zoned Limited Industrial.

Development in this area is consistent with the Master Plan, including restaurants, office, retail, and bank. Each of these uses is an allowed use in the General Commercial zoning district. Also, the General Commercial zoning district is consistent with the Master Plan, and will allow for the zoning to implement that Master Plan. The existing zoning of Limited Industrial is not consistent with the Master Plan, and will not allow for implementation consistent with the Master Plan.

PUBLIC COMMENTS: Public notices were mailed to 371 property owners within 900 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045 on May 10, 2019. At the time of the writing of this report, no comments have been received in support or opposition to this request. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division: No concerns.

Building Division: No concerns.

Fire Department: No concerns.

Environmental Control: No concerns.

Health Department: No concerns.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Zoning Map Amendment Findings

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

Chapter 3 of the Master Plan identifies the land use designations, and identifies what zoning district corresponds to the land use designation. A corresponding zoning district allows for implementation of the Master Plan. The General Commercial zoning district will allow for the implementation of the Master Plan designation of Community / Regional Commercial.

- 2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed amendment will provide for land uses compatible with existing adjacent land uses. In fact, the proposed zoning better fits the existing businesses that have located in this area, businesses that serve the community and are compatible with the neighborhood. Staff finds that if the area were developed consistent with the existing zoning of Limited Industrial, it could lead to a lack of neighborhood compatibility.

- 3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

The proposed amendment will not negatively impact existing or planned public services or facilities as public services and facilities, as a majority of the area is already improved and served by urban services.

Attachments:
Draft Zoning Map Amendment Ordinance