



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** August 17, 2023

Staff Contact: Hope Sullivan, Community Development Director

Agenda Title: For Possible Action: Discussion and possible action to introduce, on first reading, a proposed ordinance changing the zoning of a property within the Lompa Ranch North Specific Plan Area ("SPA") from Multifamily Duplex ("MFD-SPA") to Public Neighborhood ("PN-SPA") on a ±10.15 acre parcel identified in the Lompa Ranch North Specific Plan Area as a park site, located to the east of the terminus of East Robinson Street and to the north of East 5th Street, Assessor's Parcel Number ("APN") 010-041-44. (Heather Manzo, hmanzo@carson.org)

Staff Summary: Through the annual review of the Master Plan and zoning map, the Board of Supervisors ("Board") and staff have identified the subject parcel as appropriate for consideration of a mapping correction. The requested zoning map amendment (ZA-2023-0186) is being made concurrently with a request for a Master Plan amendment (MPA-2023-0185). At the Planning Commission meeting on July 26, 2023, the Commission recommended approval of the zoning map amendment. The Board has the authority to approve a zoning map amendment following a recommendation from the Planning Commission. Pursuant to Nevada Revised Statutes ("NRS") Chapter 237, a business impact statement was not required to be prepared with this ordinance.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 minutes

Proposed Motion

I move to introduce on first reading, Bill No. ____.

Board's Strategic Goal

Quality of Life

Previous Action

July 26, 2023 (Item No. 6.E): The Planning Commission recommended that the Board adopt the zoning map amendment by a vote of 5 for and 2 absent.

January 19, 2023 (Item No. 17.C): The Board accepted the 2022 Master Plan Report from the Planning Commission and identified the subject property as appropriate for a mapping correction.

December 20, 2022 (Item No. 14.O): The Planning Commission was provided with a summary of the Master Plan annual report and made a recommendation to the Board on possible Master Plan land use and zoning changes that would conform to the Master Plan.

Background/Issues & Analysis

The Planning Commission considered the requested zoning map amendment (ZA-2023-0186) at its July 26, 2023, meeting. The Commission recommends that the Board adopt the zoning map amendment by ordinance.

Except as specifically exempted, NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. Under the applicable exemptions, a business impact statement was not required to be prepared with this ordinance because an ordinance that is adopted pursuant to a provision of NRS Chapter 278 (governing zoning), such as this proposed ordinance, is not subject to a business impact statement (see NRS 237.060).

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapters 237 and 244; Article 2 of the Carson City Charter; CCMC 18.02.050 and 18.02.075

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not introduce the ordinance, thereby denying the proposed zoning map amendment, or provide staff with alternative direction.

Attachments:

[ZA-2023-0186 Ordinance](#)

[Planning Commission Staff Report with Supporting Materials](#)

Board Action Taken:

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)