



Meeting Date: 08/01/2018

Mission Statement

To provide our growing dynamic community excellent municipal services to make Fernley a great place to live, work, and play. Together, we enhance the desirability, safety, friendliness, aesthetics and quality of life in our city.

CITY OF FERNLEY CITY COUNCIL STAFF REPORT

REPORT TO: Mayor & City Council

REPORT THRU: Daphne Hooper, City Manager

REPORT BY: Melinda Bauer, Assistant Planner

REVIEWED BY: Tim Thompson, Planning Director

REVIEWED BY: Brandi Jensen, City Attorney

REVIEWED BY: Denise Lewis, Finance Director

AGENDA ITEM: **Public Hearing, Second Reading – ZMA 2018-002:** Consideration and possible action to adopt Bill # 267, as an Ordinance authorizing the City to enact a Zoning Map Amendment, ZMA 2018-002, to change the zoning from NR-1 (Single-Family 6,000 SF) to PF (Public Facility) for a zoning map amendment request from Fernley Swimming Pool District on a site ± 4.97 acres in size located at 300 Cottonwood Lane, Fernley, NV. (APN: 021-131-10).

ACTION REQUESTED: Consent Ordinance Resolution Motion Receive/File

RECOMMENDED ACTION BY CITY COUNCIL:

“I move to adopt Bill # 267 as an ordinance authorizing the City to enact a Zoning Map Amendment, ZMA 2018-002, to change the zoning from NR-1 (Single-Family 6,000 SF) to PF (Public Facility) based on Findings A through E and the facts supporting these Findings as listed in the staff report.”

Key Points:

1. Changing the zoning to PF (Public Facility) will bring this parcel into conformance with the land use designation of Public Facilities.
2. The public facilities use is considered compatible with all adjacent land uses and may appear in all planning areas.

POLICY REFERENCE

Nevada Statutes: NRS 278.250

Fernley Municipal Code: FMC Title 32

Policies & Procedure Manual: N/A

Community Assessment: N/A

Fernley Development Code: Chapter 24

Other:

ANALYSIS:

The request is to change the zoning from NR-1 (Residential Single-Family 6,000 SF) to PF (Public Facility) on parcel 021-131-10, the Fernley Swimming Pool (A Public Facility) is existing, changing the zoning brings it into conformance with the existing land use designation of Public Facilities.

Public notice was given and public hearings are scheduled per the requirements of the Fernley Development Code and Nevada Revised Statutes, no public comments have been received.

PROJECT SUMMARY

Surrounding Properties and Uses:	Current Zoning District	Comprehensive Plan Land Use Classification
<u>West</u> Developed Residential	NR-1 (Single-Family 6,000 SF)	Residential High Density
<u>North</u> Developed Residential	NR-1 (Single-Family 6,000 SF)	Residential High Density
<u>East</u> Undeveloped	NR-2 (Multiple Residence 8,000 SF)	Residential Medium Density
<u>South</u> Developed Residential	NR-1 (Single-Family 6,000 SF)	Residential Medium Density

Project Name	Fernley Swimming Pool
Site Location	300 Cottonwood Lane
APN	021-131-10
Applicant	Fernley Swimming Pool District
Owner	Fernley Swimming Pool District
Proposed Actions	Zoning Map Amendment, ZMA 2018-002
Planning Area	Central Fernley
Land Use Classification	Public Facilities
Current Zoning	NR-1
Flood Zone Designation	Per FIRM map # 32019C0105E, dated January 16, 2009, it appears that this property is located in Zone X.
Gross Site Area	4.97 Acres

FINDINGS:

Findings		Staff Analysis
A	That the proposed amendment is consistent with the goals and policies of the adopted Master Plan;	The Master Plan Land Use Designation is Public Facilities, changing the zoning to PF (Public Facility) brings the zoning in conformance with the Master Plan.
B	That the anticipated uses allowed by the proposed zoning can be served by adequate public facilities, roads and services required by this Development Code;	The swimming pool (Public Facility Use) is existing and is served by the existing roads, and City water and sewer services.
C	That any impacts from the proposed zoning on public facilities and services can be properly mitigated;	The site is the location of the existing public swimming pool, the zone change to PF is to bring the zoning into conformance with the existing land use designation. No additional impacts to existing public facilities and services are predicted.
D	That the proposed amendment is compatible with the master planned use of the adjacent properties;	The public facilities designation creates areas for public and semi-public facilities that serve the entire community. Public Buildings, including historic buildings, schools, government offices, churches, community centers and utility buildings and facilities are appropriate uses. This designation may appear in all planning areas.
E	Within the zoning district, the governing body may regulate and restrict the erection, construction, reconstruction, alteration, repair or use of buildings, structures or land.	Any future construction based on the zoning district and all future development will follow all applicable federal, state and local regulations.

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact? NO
2. Is it Currently Budgeted? NA
3. If Budgeted, Which Line Item/Account?

FISCAL SYNOPSIS:

Processing of this application is covered by the \$600.00 application fee at the time of submittal.

BACKGROUND INFORMATION

A Special Use Permit was approved on September 1988 through Lyon County Planning Commission for a public swimming pool, owned and operated pursuant to NRS chapter 318 (general improvement districts), necessary to public welfare and promotion of the general good of the community.

The Lyon County Planning Commission, at a duly noticed public hearing held on Tuesday, September 12, 1989, voted unanimously to extend the Special Use Permit for one year.

September 11, 1990 the Special Use Permit was extended for an additional year, the construction was completed prior to the new expiration of September 1991.

Currently this parcel has a zoning designation of NR-1 (Single-Family 6,000 SF) with the comprehensive Plan Land Use of Public Facilities, changing the zoning to PF (Public Facility) brings the zoning into conformance with the land use.

PRIOR COUNCIL ACTION/REVIEW

None

ATTACHED INFORMATION

1. Vicinity Map
2. Ordinance
3. Legal Description and Boundary Map