



CITY OF FERNLEY

CITY COUNCIL AGENDA REPORT

Meeting Date: August 19, 2020

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:	Brent Kolvet, Deputy City Attorney
REVIEWED BY:	Denise Lewis, Finance Director

FINANCIAL IMPACT: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	CURRENTLY BUDGETED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> N/A	FUND/ACCOUNT: <u>N/A</u>
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ACTION REQUESTED:	<input type="checkbox"/> Consent	<input type="checkbox"/> Motion	<input checked="" type="checkbox"/> Ordinance
	<input type="checkbox"/> Presentation	<input type="checkbox"/> Receive/File	<input type="checkbox"/> Resolution

AGENDA ITEM: Second Reading, Adoption of Bill #286 (ZMA20002) – Consideration and possible action to adopt Bill # 286 as an ordinance for a Zoning Map Amendment request from Lyon County School District, to change the zoning from GR20 (General Rural 20 Acres) to PF (Public Facility) on a site comprised of two parcels totaling ± 15.46 acres in size located at 4170 Farm District Road (APN: 021-351-11) and 4180 Farm District Road (APN: 021-351-12), Fernley, Nevada.

AGENDA ITEM BRIEF: The applicant has requested to change the zoning, on a site consisting of two parcels totaling approximately 15.46 acres in size. The zoning will change from GR20 (General Rural, 20 Acres) to PF (Public Facility) bringing the zoning into conformance with the Public Facility land use designation.

RECOMMENDED MOTION:
“I move to adopt Bill # 286 as an ordinance authorizing the City to enact a Zoning Map Amendment associated with ZMA20002, to change the zoning from GR20 (General Rural 20 Acres) to PF (Public Facility) based on the Findings A through C and the facts supporting these Findings as listed in the staff report.”

Business Impact (per NRS Chapter 237):

A Business Impact Statement is Attached.

A Business Impact Statement is Not Required because:

this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B);

See Attached Report for Background/Analysis/Alternatives.

PROJECT SUMMARY:

The site is the location of the existing East Valley Elementary School built in 2005. The current zoning is GR20 (General Rural 20 Acres), with land use designation of PF (Public Facility). Planning considers this request as a “Clean Up Item”, bringing the zoning into conformance with the existing land use designation.

The Lyon County School District recently submitted for an Administrative Review application to allow for the construction of an approximate 11,500 sq. ft. addition to the existing East Valley Elementary School. On June 12, 2020 the City of Fernley Development Team approved, with conditions, their application. One of the conditions placed on the approval of the Administrative Review is that the Zone Map Amendment shall be approved and recorded prior to the issuance of a Certificate of Occupancy for the project.

BACKGROUND:

The subject site (East Valley Elementary School built in 2005) is currently zoned GR20 with a land use designation of PF (Public Facility).

Educational facilities, such as Schools are an allowed use in the PF zoning district, therefore the zone change to PF is bringing the zoning of the property into conformance with the existing land use designation of Public Facility.

ANALYSIS:

The applicant is requesting to change the zoning on a site approximately ± 15.46 acres in size located at 4170 and 4180 Farm District Road.

This is a request to change the zoning from GR20 to PF bringing the zoning into conformance with the existing land use of Public Facility. Because many development standards are based on zoning classification, the PF zoning district will provide the school district necessary flexibility in terms of design and development standards.

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City’s Municipal Code and Nevada Revised Statutes.

Based on this analysis and the findings listed below, the Planning Commission, at their July 17, 2020 meeting voted to forward a recommendation of approval of Zoning Map Amendment, (ZMA20002) to City Council.

FINDINGS:

Zoning Map Amendment

A. Consistent with the City’s Master Plan and otherwise consistent with state and federal law.

Changing the zoning to PF (Public Facility) will bring this parcel into conformance with the land use designation of Public Facilities.

B. Consistent with the surrounding land uses.

The public facilities use is considered compatible with all adjacent land uses and may appear in all planning areas.

C. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.

Public notice was given, and a public hearing was scheduled per the provisions outlined in the City's Municipal Code and Nevada Revised Statutes.

ATTACHMENTS:

1. Vicinity Map
2. Existing & Proposed Zoning Map
3. Bill #286 – A general ordinance for a Zoning Map Amendment
4. Exhibit A – Legal Description, APN: 021-351-11
5. Exhibit B – Legal Description, APN: 021-351-12
6. Exhibit C – Boundary Map