Development Code Amendment WDCA18-0006 for Modification of Special Use Permit

Board of County Commissioners
February 12, 2019
This is a request to amend the Washoe County Development Code Section 110.810.60 Modification of a Special Use Permit

The request will update the Department’s name to the Planning and Building Division and to correct and clarify the intent of Section 110.810.60 (a)(3) & (4), which is to allow the Director to alter for floor area when the area is less than ten percent.
Proposed Changes

Section 110.810.60 is the following:

(a) Required Conditions. The Director of Community Development may approve plans for an alteration of the approved use when the alteration complies with all of the following conditions:

(1) The building or use alteration is incidental to the existing use;
(2) The building or use alteration does not result in a change of use;
(3) The building alteration involves more less than ten (10) percent increase in floor area covered by existing structures associated with the use;
(4) The use alteration involves more less than ten (10) percent increase in the overall site area covered by the existing use;
(5) The building or use alteration, in the opinion of the Director of Community Development—the Planning and Building Division, would not have a substantial adverse effect on adjacent property; and

(6) The building or use alteration complies with existing requirements of agencies having jurisdiction and any other appropriate regulatory agency as determined by the Director of Community Development—the Planning and Building Division.
Workshop & Public Notice

- Open House was held on November 7, 2018
  - All CAB members and public were invited
  - One attendee, with no concerns on the code update for this Section of Code
- Notice in Reno Gazette Journal for this hearing
Code Amendment Findings

1. Consistency with Master Plan
2. Promotes Purpose of Development Code
3. Response to Changed Conditions
4. No Adverse Effects

Staff is able to make all 4 required findings
Possible Motion

Amendment
Move to introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) within Section 110.810.60(a)(3) & (4) Modifications of a Special Use Permit, to update the reference to the department name in that section to Planning and Building Division; and to change two of the requirements for the director to approve modifications of approved special use permits that involve “more” than a 10% increase in the floor area covered by existing structures associated with the use, and “more” than a 10% increase in site area covered by the use, by replacing the word “more” with the word “less”.