



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

*Board of County Commissioners
February 12, 2019*



Request

- **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~~ **the Planning and Building Division** 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;



Proposed Changes

- (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”.