



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

*Washoe County Planning Commission
January 2, 2019*



Request

- This is both an initiation and 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 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



Summary of 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;



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, as shown in the staff report on page 4 and recommends approval



Possible Motion

Initiation

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 810, Special Use Permits, as described in the staff report for WDCA18-0006.

Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA18-0006, to amend Washoe County Code Chapter 110 within Article 810, Special Use Permits, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).