



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: September 10, 2019

**DATE:** August 9, 2019

**TO:** Board of County Commissioners

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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619,  
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**SUBJECT:** Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 410, Parking and Loading Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint; and for other matters necessarily connected therewith and pertaining thereto. (All Commission Districts.)

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### SUMMARY

To conduct a second reading of, and possibly adopt, an ordinance amending Article 410, Parking and Loading, of Washoe County Code, Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types) to decrease the required parking spaces for personal storage uses from 1 parking space per storage unit to 1 parking space per 2,000 sq. ft. of building footprint.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

### PREVIOUS ACTION

On August 27, 2019, the Washoe County Board of Commissioners (Board) introduced and conducted a first reading of an ordinance amending Washoe County at Chapter 110 (Development Code), within Article 410, Parking and Loading Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint.

AGENDA ITEM # \_\_\_\_\_

On June 4, 2019, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously to recommend approval of proposed development code amendment WDCA19-0003 to the Board of County Commissioners (see Attachment B).

### **BACKGROUND**

Development Code Article 410, Parking and Loading, provides the standards and requirements for parking and loading that are determined by the land use of a property. Staff recognized the need to reevaluate the parking requirement for personal storage. The current requirement of one parking space per unit is higher than needed and too stringent for a personal storage use type. Staff researched the requirement and deemed one parking space per 2,000 sq. ft. of building footprint as appropriate for the use.

The draft ordinance is included as Attachment A to this staff report and the proposed changes are included within the ordinance.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners conduct a second reading and adopt an ordinance amending the Washoe County Code at Chapter 110 (Development Code), within Article 410, Parking and Loading Table 110.410.10.3, Off-Street Parking Space Requirements (Commercial Use Types), to reduce the requirement for one parking space per storage unit to one parking space per 2,000 square feet of building footprint; and for other matters necessarily connected therewith and pertaining thereto.

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk); and to affirm the four findings of fact that the Washoe County Planning Commission made on June 4, 2019, as recorded with Resolution Number 19-15 and attached to the staff report for this item.”

Attachments: A - Proposed Draft Ordinance  
B - Planning Commission Signed Resolution 19-15  
C - Planning Commission Staff Report for WDCA19-0003  
D - Planning Commission Draft Minutes for June 4, 2019 Meeting