

City of Carson City  
Agenda Report

Item # 5C

Date Submitted: September 12, 2006

Agenda Date Requested: September 21, 2006

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Planning Division

**Subject Title:** Action to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance amending Carson City Municipal Code Title 18 Zoning, Division 2 Parking and Loading, Section 2.2(A) Residential Parking Requirements by deleting parking requirements specific to planned unit developments and adding a requirement to provide guest parking spaces when public street widths are reduced to preclude on-street parking, and other matters properly related thereto. File ZCA 06-138.

**Staff Summary:** This code amendment would make the parking standards for Planned Unit Developments with other residential parking requirements and provides for additional off-street parking requirements, where appropriate.

**Type of Action Requested:**

- Resolution  Ordinance, first reading  
 Formal Action/Motion  Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval August 30, 2006 by a vote of 7 ayes and 0 nays.

**Recommended Board Action:** I move to introduce, on first reading, Bill No. \_\_\_\_\_, an ordinance amending Carson City Municipal Code Title 18 Zoning, Division 2 Parking and Loading, Section 2.2(A) Residential Parking Requirements by deleting parking requirements specific to planned unit developments and adding a requirement to provide guest parking spaces when public street widths are reduced to preclude on-street parking, and other matters properly related thereto.

**Explanation for Recommended Board Action:** The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. This is the first of two readings.

**Applicable Statute, Code, Policy, Rule or Regulation:** Title 18, Section 18.16

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

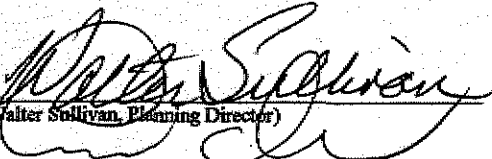

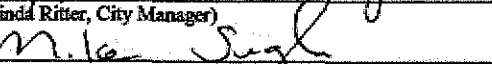

**Alternatives:** 1) Deny the ordinance, 2) Refer the matter back to Planning Commission for further review.

**Supporting Material:**

Case Record  
Staff Memo to Planning Commission  
Ordinance

**Prepared By:** Donna Fuller, Administrative Services Manager

**Reviewed By:**

  
\_\_\_\_\_  
(Walter Sullivan, Planning Director)  
  
\_\_\_\_\_  
(Andrew Burnham, Public Works Director)  
  
\_\_\_\_\_  
(Linda Ritter, City Manager)  
  
\_\_\_\_\_  
(Mike Suglia, Senior Deputy District Attorney)

Date: 9-11-06  
Date: 9/12/06  
Date: 9/12/06  
Date: 9-12-06

**Board Action Taken:**

Motion: \_\_\_\_\_ 1) \_\_\_\_\_ Aye/Nay  
2) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_

**AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE TITLE 18 ZONING, CHAPTER 18.16 DEVELOPMENT STANDARDS, DIVISION 2 PARKING AND LOADING, SECTION 2.2(A) RESIDENTIAL PARKING REQUIREMENTS BY DELETING PARKING REQUIREMENTS SPECIFIC TO PLANNED UNIT DEVELOPMENTS AND ADDING A REQUIREMENT TO PROVIDE GUEST PARKING SPACES WHEN PUBLIC STREET WIDTHS ARE REDUCED TO PRECLUDE ON-STREET PARKING, AND OTHER MATTERS PROPERLY RELATED THERETO.**

Fiscal effect: None

The Board of Supervisors of Carson City, do ordain:

**SECTION I:**

That Division 2.2(A) of the Development Standards of the Carson City Municipal Code is hereby amended to read as follows:

**Division 2 Parking and Loading, Section 2.2 Number of Spaces Required**

**A. Residential Uses**

All single-family, two-family, and multiple family residential dwellings:

Two spaces per dwelling unit.\*

~~{Planned unit development:~~

~~Two parking spaces per dwelling unit plus one plus one parking space per two units shall be classified and signs as guest parking.}~~

Rooming or boarding house, fraternity or other residential group dwelling:

One parking space for each bedroom plus one space for each staff member on the largest shift.

Senior citizen housing developments:

One space per unit plus one parking space per five units classified and signed as guest parking.

\* In developments where internal or abutting public streets are reduced to less than the standard street width thereby prohibiting on-street parking, one additional off-street parking space per two units shall be designated and shall be signed as guest parking within 300 feet, measured by walking distance, of the units which they serve.

**SECTION II:**

That no other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on \_\_\_\_\_, 2006.

PROPOSED BY Supervisor

PASSED \_\_\_\_\_, 2006.

VOTE:

AYES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS:

\_\_\_\_\_  
\_\_\_\_\_

ABSENT:

\_\_\_\_\_

\_\_\_\_\_  
MARV TEIXEIRA, Mayor

ATTEST:

\_\_\_\_\_  
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of the month of \_\_\_\_\_ of the year 2006.

**CARSON CITY PLANNING COMMISSION  
CASE RECORD**

MEETING DATE: August 30, 2006

AGENDA ITEM NO.: G-5

APPLICANT(s) NAME: CCPD  
PROPERTY OWNER(s): n/a

FILE NO.: ZCA-06-138

ASSESSOR PARCEL NO(s):  
ADDRESS: n/a

APPLICANT'S REQUEST: Action to consider a Zoning Code Amendment to modify the Carson City Municipal Code, Title 18 Zoning, Section 18.16 Development Standards, Division 2 Parking and Loading, Section 2.2(A) Number of Spaces Required, to allow required guest parking to be on-street in Planned Unit Developments under certain circumstances, and other matters properly related thereto.

COMMISSIONERS PRESENT:     PEERY                     VANCE                     SEMMENS  
  
                                  BISBEE                     MULLET                     REYNOLDS                     KIMBROUGH

STAFF REPORT PRESENTED BY: Lee Plemel  
STAFF RECOMMENDATION:             APPROVAL  
APPLICANT REPRESENTED BY: Carson City

REPORT ATTACHED  
 DENIAL

APPLICANT/AGENT  
PRESENT

APPLICANT/AGENT  
SPOKE

APPLICANT/AGENT  
NOT PRESENT

APPLICANT/AGENT  
DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

0 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

0 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO RECOMMEND APPROVAL:

- WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT  
 WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED  
 WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Reynolds SECOND: Semmens PASSED: 7 /AYE 0 /NO    /DQ    /ABSENT    /ABSTAINED

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 9-21-06

**DEVELOPMENT SERVICES DEPARTMENT**

**CARSON CITY NEVADA**  
Consolidated Municipality and State Capital



**ADMINISTRATION**

3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fc: 775-887-2112

**BUILDING and SAFETY DIVISION PERMIT CENTER**

2621 Northgate Lane, Suite 6  
Carson City, NV 89706-1319  
Ph: 775-887-2310  
Fc: 775-887-2202

**CAPITAL PROJECTS**

3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fc: 775-887-2112

**CONTRACTS**

3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fc: 775-887-2112

**ENGINEERING DIVISION**

2621 Northgate Lane, Suite 54  
Carson City, NV 89706-1319  
Ph: 775-887-2300  
Fc: 775-887-2283

**FLEET SERVICES**

3303 Butti Way, Building 2  
Carson City, NV 89701-3498  
Ph: 775-887-2356  
Fc: 775-887-2258

**PLANNING DIVISION**

2621 Northgate Lane, Suite 62  
Carson City, NV 89706-1319  
Ph: 775-887-2180  
Fc: 775-887-2278

**PUBLIC WORKS OPERATION**

(Water, Sewer, Wastewater, Streets, Landfill, Environmental)  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fc: 775-887-2112

**TRANSPORTATION**

3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
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**TO:** Planning Commission  
**FROM:** Planning Division *AP WS*  
**DATE:** August 30, 2006  
**SUBJECT:** ZCA-06-138, Residential Parking Requirements

The proposed ordinance modifies the parking standards related to residential parking requirements. Presently, there is a different standard for "Planned Unit Developments" (PUDs) than for other residential development types. (A PUD is a specific type of subdivision map.) Specifically, the PUD parking standard requires off-street "guest parking" spaces in addition to the standard parking requirement of two spaces per unit.

The current PUD parking standards were developed assuming that street widths are reduced and on-street parking is removed. This is common in PUDs, but not universally true. For example, within Silver Oak (a PUD), there are "cluster" housing areas where the streets have no on-street parking and guest parking is provided. However, there are also "standard" portions of the PUD subdivision with standard street widths and on-street parking where additional guest parking is not necessary.

The proposed ordinance (attached) replaces the current PUD parking standard with a more general residential parking requirement. The footnote that is added is intended to address situations where street widths are reduced and additional parking is necessary, rather than requiring it in all situations.

Staff believes that the proposed standards provide adequate required parking while addressing the realities of current development trends and encourages "traditional," pedestrian-friendly neighborhood development. These design standards are supported by and consistent with the basic guiding principles and policies of the recently adopted Master Plan.

This code amendment is the first step in addressing more comprehensive parking, street width and other street standards pursuant to the policies of the adopted Master Plan. The review of standards to accommodate a range of housing types and developments outside the PUD process is identified as an action item in the Master Plan, and Planning and Engineering staff have begun work on reviewing current standards. Staff believes that Carson City's current development standards, in some cases, are oriented toward specific types of suburban development and do not always provide for more current development, planning and engineering practices. This has become evident with the frequent requests for waivers from certain standards with new developments. The goal is to create a variety of standards for various situations that developers must comply with.

For questions regarding the proposed ordinance, please contact Walter Sullivan or Lee Plemel in the Planning Division at 887-2180.