Item # 6A

City of Carson City
Agenda Report

Date Submitted: March 6, 2007

Agenda Date Requested: March 15, 2007
Time Requested: 10 minutes

To: Mayor and Board of Supervisors

From: Planning Division

Subject Title: Action to consider, on first reading, Bill No. _____, an ordinance amending the Carson City Municipal Code Title 18, Zoning, Chapter 18.02, Administrative Provisions, Section 18.02.085, Variances, to establish limitations on variances and allowing the director to approve minor variances of less than 10 percent under certain circumstances; amending Section 18.02.100, Major Project Review, to clarify when a major project review is required for additions of 10 percent or more to existing buildings greater than 50,000 square feet; amending Section 18.02.110, Administrative Permits, by deleting minor variances for setbacks and building height as those cases where an administrative permit is required; amending Chapter 18.03, Definitions, Section 18.03.010, Words and Terms Defined, to change the definition of Community/Regional Office/Commercial from 50,000 square feet to 150,000 square feet or larger; amending Chapter 18.05, General Provisions, deleting Section 18.05.070, Community/Regional Commercial/Office, which includes redundant language regarding commercial or office centers in excess of 50,000 square feet or larger; amending Chapter 18.12, Growth Management, Section 18.12.055, Obtaining a Building Permit, to allow the return of growth management fees if a project is abandoned, and amending Chapter 18.16, Development Standards, Section 1.9, Wireless Telecommunication Facilities and Equipment, subsection 1.9.2, Height and Dimensional Standards, by deleting process-oriented standards in conflict with Chapter 18.15, Communication Facilities and Equipment, and other matters properly related thereto. (File ZCA-07-018)

Staff Summary: The proposed amendments to the Zoning Ordinance cover four specific areas:

1. Allowing the Planning Director to approve minor variances of less than 10% of zoning requirements under certain circumstances.
2. Increasing the size of commercial development that requires a Special Use Permit in commercial zoning districts from 50,000 square feet cumulative to 150,000 square feet.
3. Allowing the return of Growth Management and utility connection fees associated with obtaining a residential building permit where the permit is withdrawn or expires.
4. Deleting conflicting process-oriented standards regarding cell towers and similar facilities.

Type of Action Requested:

( ) Resolution (X) Ordinance - First Reading
( ) Formal Action/Motion ( ) Other (Specify)

Does This Action Require A Business Impact Statement: ( ) Yes (X) No

Planning Commission Action: Recommended approval February 28, 2007, by a vote of 7 Ayes and 0 nays.