



STAFF REPORT

Report To: Planning Commission **Meeting Date:** March 25, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **ZA-2026-0051** For Possible Action: Discussion and possible action regarding direction on a proposed zoning code amendment to eliminate the requirement for on-site parking on certain properties located in Redevelopment Area 1, an area generally surrounding downtown Carson City and generally extending to Mountain Street to the west, Roop Street to the east, Corbett Street to the north, and the intersection of Stewart Street and Carson Street to the south. (Hsullivan@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

I move to direct the Director to prepare a zoning code amendment to eliminate the requirement for on-site parking on properties in Redevelopment Area 1 that are used for non-residential uses, are 1/3 of an acre or smaller in areas and currently improved with a building.

Board's Strategic Goal

Economic Development

Previous Action

N/A

Background/Issues & Analysis

Redevelopment Area 1 was created on February 6, 1986. In general, it is comprised of an area surrounding the downtown on both the east and west sides of Carson Street. The objectives of the redevelopment area plan includes Objective 301:

“Strengthen the local economy by attracting new and expanded private investments in the Area, create new employment opportunities, increase the City’s tax base, and expand public revenue to be used to improve the quality of life for the people of Carson City;”

Of the 817 parcels that comprise Redevelopment Area 1, 670 of them are less than a third of an acre. Many of these properties are residential properties, but many are businesses that are in small buildings on small lots. Many of these properties are homes that have been converted over the years to non-residential uses. Two hundred and ten of the parcels are a third of an acre or less, improved with a building and utilized as a non-residential use.

Many of the non-residential uses on the smaller lots do not have adequate on-site parking. Consequently, as new businesses seek to occupy these locations or existing businesses seek to expand

on-site, they are required to construct on-site parking per Division 2 of the Development Standards. This requirement is compromising the aesthetic of the area as landscaped areas are being paved to accommodate on-site parking. Additionally, the requirement to construct the on-site parking is creating a barrier to investment. Businesses are reconsidering locating into these small buildings on small lots as well as reconsidering expanding their existing businesses. An important addition to this consideration is that there is often ample on-street parking within Redevelopment Area 1 that could be utilized in lieu of providing on-site parking.

On February 23 and February 24, 2026, staff conducted listening sessions on the concept of not requiring on-site parking in Redevelopment Area 1. A total of 29 people participated. In general, input was supportive of the idea, and suggestions included:

- Limit it to the smaller lots;
- Obtain a payment in lieu that is used to pay for sidewalks.
- Include signage so people can find parking lots.
- Need parking enforcement.
- Walking will improve the vibrancy of the area.
- Make it for non-residential uses only.

Redevelopment Area 1 will expire in January 2031. Therefore, there is an opportunity for a “test case.” Staff recommends that the parking requirements be modified to eliminate the requirement for on-site parking for properties in Redevelopment Area 1 that are:

- 1/3 acre is size or less;
- Current improved with a building; and
- Have a non-residential use.

If adopted, this provision would expire with the expiration of Redevelopment Area 1.

That said, the City will be pursuing an update of Title 18 to implement the Master Plan. It is possible that the parking standards in the Title 18 update for the expanded downtown area could incorporate this approach to parking.

Per Carson City Municipal Code (CCMC) 18.02.0451, a zoning code amendment may be requested by the Director upon direction by the Commission or the Board of Supervisors by majority vote. If the Planning Commission directs the code amendment, it must hold a public hearing on the request not later than 65 days after the request is submitted.

At the conclusion of the public hearing, the Planning Commission will make a recommendation to the Board of Supervisors. Only the Board may amend the zoning code.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.250 and CCMC 18.02.0451

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

Provide additional direction to city staff regarding zoning code.

Attachment(s):

[REDEVELOPMENT AREA MAP.pdf](#)

Motion: _____	1) _____	Aye/Nay
	2) _____	_____

(Vote Recorded By)		