



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, April 7, 2021 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

*Meeting via teleconference only pursuant to NRS 241.023*

| Commissioners                   |          |              |          |
|---------------------------------|----------|--------------|----------|
| Kathleen Taylor, Chair 326-8859 |          |              |          |
| John Marshall, Vice Chair       | 326-8863 | Mark Johnson | 326-8864 |
| J.D. Drakulich                  | 326-8861 | Arthur Munoz | 326-8862 |
| Peter Gower                     | 326-8860 | Alex Velto   | 326-8858 |

**Public Notice:** Pursuant to Section 3 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until further notice. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, [http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency\\_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf](http://gov.nv.gov/uploadedFiles/govnewnv.gov/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf)

This agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2042 in advance so that arrangements can be made.

**Supporting Materials:** Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting materials are available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

**Public Comment:** No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item. Public comment is limited to three (3) minutes per person. If you wish to submit public comment, you may do so by submitting written comments to the City of Reno Planning Division, Attn. Angela Fuss, P.O. Box 1900 Reno, NV 89505, or by email to [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov). You may also submit your comments through the online public comment form found at [www.Reno.Gov/PCPublicComment](http://www.Reno.Gov/PCPublicComment), or you may leave a voicemail at (775) 393-1776. Messages received by 12:00 p.m. on the day of the hearing will be transcribed, provided to the Planning Commission, and entered into the record. Please note, all comments received are considered part of the public record and will be on file with the Community Development Department. Public comment received during the meeting will be provided to the Planning Commission for review prior to adjournment and entered into the record. Members of the public may also

view the meeting virtually by pre-registering using the following link:  
[https://zoom.us/webinar/register/WN\\_CLpbjf57Rx25cmuC3sFMJg](https://zoom.us/webinar/register/WN_CLpbjf57Rx25cmuC3sFMJg).

**Appeal Process:** Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten business days starting on the day after written notice of the action is filed with the City Clerk. If the applicant has elected to use the former zoning code in effect prior to January 13, 2021, as authorized per RMC 18.01.602, appeals must be filed within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed the next business day.

**Watch Meetings:** Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

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**1 Pledge of Allegiance**

**2 Roll Call**

**3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**

**4 Approval of Minutes (For Possible Action)**

4.1 Reno City Planning Commission - Regular - Mar 3, 2021 6:00 PM (For Possible Action)

**5 Public Hearings Any person who has chosen to provide his or her public comment when a Public Hearing is heard will need to so indicate on the Request to Speak form provided to the Secretary. Alternatively, you may provide your comment when Item 3, Public Comment, is heard at the beginning of this meeting.**

5.1 **ITEM PULLED** - Staff Report (For Possible Action): Case No. **LDC21-00035 (Mt Rose Commerce Park)** - A request has been made for a conditional use permit for: a) 24 hour uses; b) disturbance of a major drainageway; and c) to allow for grading that results in cuts greater than 20 feet in depth and fills greater than 10 feet in height. The ±88.68 acre site is located southwest of the intersection of South Virginia Street and Mount Rose Highway. The property is zoned Mixed Use Suburban (MS) and has a Master Plan land designation of Suburban Mixed Use (SMU). **[Ward 2]**

- 5.2 Staff Report (For Possible Action): Case No. **LDC21-00043 (Park Lane Self Storage – Phase 2)** – A request has been made to amend an approved special use permit (LDC19-00009 – Park Lane Storage) for a 1) mini-warehouse facility; and 2) 24-hour operations to allow for expansion onto an adjacent ±0.484 acre property. With the expansion, the ±2.04 acre subject site is comprised of two parcels located on the east side of Wrondel Way, ±182 feet south of its intersection with Apple Street. The subject site is in the Mixed Use/South Virginia Transit Corridor (MU/SVTC) zone and has a Master Plan land use designation of Urban Mixed-Use (UMU). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [**Ward 1**]
- 5.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC21-00032 (Lakeridge Place Phase II)** - A request has been made for: 1) an amendment to the Master Plan land use designation from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); 2) a zoning map amendment from Open Space (OS) to Single Family 6,000 square feet per dwelling unit (SF6); 3) a tentative map to establish 46 townhomes; and 4) special use permits for: a) attached dwelling units in the SF6 zoning district; and b) cuts in excess of 20 feet in depth and fills in excess of ten feet. The ±6.61 acre site is located ±750 feet west of the intersection of Golf Club Drive and Plumas Street. This project was submitted prior to the comprehensive update to the zoning code (Zoning Code RENOVation) and will be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [**Ward 2**]
- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC21-00048 (22 on Lakeside Zoning Map Amendment)** - A request has been made to rezone a ±3.07 acre subject site comprised of three parcels from SF3 - Single Family Residential (SF-3) to MF30 – Multifamily Residential (MF-30). The site is located on the east side of Lakeside Drive ±175 feet north of West Peckham Lane with a flag lot extending access to Warren Way. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 2**]
- 5.5 Staff Report (For Possible Action): Case No. **LDC21-00041 (22 on Lakeside)** - A request has been made for: 1) a tentative map to develop 22 single-family attached townhome lots and associated common area; 2) conditional use permits to allow a) more than 20 single-family attached dwellings, and b) fills greater than 10 feet; and 3) a major deviation to reduce the rear and southern side setbacks from ten to five feet. The ±1.34 acre site is located on the west side of Lakeside Drive ±175 north of West Peckham Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 2**]

- 5.6 Staff Report (For Possible Action): Case No. **LDC21-00040 (Spectrum - Dandini Mixed Use Site)** - A request has been made for a special use permit for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainageway; 4) an accessory drive-thru facility; and 5) operations between 11:00 p.m. and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses. The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard. The site is in the Mixed Use/Dandini Regional Center (MU/DRC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. [**Ward 4**]
- 6 Annual Report to the Truckee Meadows Regional Planning Agency**
- 6.1 Staff Report (For Possible Action): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.
- 7 Truckee Meadows Regional Planning Liaison Report**
- 8 Staff Announcements**
- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.
- 9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 10 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 11 Adjournment (For Possible Action)**

**IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.**