



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, April 21, 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\\_NWUVLLYJRH2KF-1p\\_bkxjQ](https://zoom.us/webinar/register/WN_NWUVLLYJRH2KF-1p_bkxjQ).

**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 Annual Report to the Truckee Meadows Regional Planning Agency**

4.1 Staff Report (For Possible Action - Recommendation to City Council): Acceptance of the City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.

**5 2021/22 Comprehensive Planning Work Program**

5.1 Staff Report (For Possible Action - Recommendation to City Council): Presentation, discussion, and potential recommendations to Council regarding the Fiscal Year 2021/22 Comprehensive Planning work program.

**6 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.**

6.1 Staff Report (For Possible Action): Case No. **LDC20-00070 (The Hytch Tea House)** – A request has been made for a special use permit to allow: a) nonresidential development adjacent to residentially zoned property; and b) an outdoor commercial amusement use (public event venue) in the Community Commercial (CC) zone. The ±0.32 acre site is generally located on the south side of Dickerson Road, 0.2 miles west of its intersection with Chism Street. The site is within the Community Commercial (CC) zone and has Suburban Mixed Use (SMU) Master Plan land use designation. 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 1]**

- 6.2 Staff Report (For Possible Action): Case No. **LDC21-00047 (Rancharrah Village 6B)** - A request has been made for a tentative map to develop a 30-unit single-family detached subdivision. The overall ±6.0 acre site is located north of the terminus of Side Saddle Trail and east of the terminus of Falabella Way. The site is in Village 6 of the Rancharrah Planned Unit Development (PD) zone and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Single-Family Neighborhood (SF). **[Ward 2]**
- 6.3 Staff Report (For Possible Action): Case No. **LDC21-00045 (Mae Anne and Avenida De Landa Infill)** – A request has been made for: 1) a tentative map to develop a 59 unit small lot residential subdivision; and 2) a major site plan review for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; and b) disturbance of a major drainageway. The ±10.72 acre site is located north of Mae Anne Avenue and east of Avenida de Landa. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Public Quasi/Public (PQP) and is within the MF-14 Multifamily Residential (MF14) and Public Facility (PF) zoning districts. **[Ward 5]**
- 6.4 Staff Report (For Possible Action): Case No. **LDC21-00035 (Mt Rose Commerce Park)** - A request has been made for a conditional use permit to allow for: 1) 24 hour uses; 2) disturbance of a major drainageway; and 3) 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]**
- 6.5 Staff Report (For Possible Action): Case No. **LDC21-00046 (Daybreak Planning Area 18B & 19A)** - A request has been made for a tentative map to develop a 173-unit single-family detached subdivision. The ±33.9 acre site is located at the northwest corner of South Meadows Parkway and Echo Valley Parkway. The site is in the Daybreak Planned Unit Development (PD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**

- 6.6 Staff Report (For Possible Action): Case No. **LDC21-00044 (Majestic II)** - A request has been made for a special use permit for: a) grading that results in cuts deeper than 20 feet in depth and fills greater than 10 feet in height; b) grading disturbance of a major drainageway; and c) alternative building orientation to accommodate a ±247,295 square foot industrial/warehouse development. The ±19.92 acre site is located on the southwest corner of Seneca Drive and North Virginia Street. The site is in the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zone and has a Master Plan land use designation of Industrial (I). This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to the adoption of the comprehensive zoning code update (Zoning Code RENOVation) on January 13, 2021. **[Ward 4]**
- 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.**