



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, July 7, 2021 • 6:00 PM

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

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

Posting: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, 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) 334-2576 in advance so that arrangements can be made.

Support Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Mikki Huntsman, Interim City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; turneya@reno.gov. Staff reports and supporting materials are also 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. You may offer public comment at the hearing 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. If you wish to submit written public comment, you may do so by sending a letter to the City of Reno Planning Commission, Attn. Angela Fuss, P.O. Box 1900 Reno, NV 89505, by email at RenoPlanningCommission@reno.gov, or through the online public comment form found at www.reno.gov/PCPublicComment. 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 or review prior to adjournment and entered into the public record.

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.

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 Election of Officers (For Possible Action)

5 Approval of Minutes (For Possible Action)

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

5.2 Reno City Planning Commission - Regular - Jun 16, 2021 6:00 PM (For Possible Action)

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 - Recommendation to City Council): Resolution No. 02-21 Case No. **LDC21-00074 (Master Plan Text Amendment – Zoning Districts)** – Text amendment to the City's Master Plan to: (1) identify the Mixed-Use Airport (MA) zoning district as conforming in the Public Quasi-Public master plan category; (2) limit the MA zoning district within the Industrial, Mixed Employment, and Suburban Mixed-Use categories to existing properties with that zoning; and (3) identify the Mixed-Use Midtown Commercial (MU-MC) and Mixed-Use Midtown Residential (MU-RES) zoning districts as conforming within the Urban Mixed-Use category. This Master Plan text amendment applies to all properties citywide. This is a companion amendment to Case No. LDC21-00067, which updates the names of all zoning districts to conform to the City's current zoning code and updates the zoning districts allowed within each master plan category.

- 6.2 Staff Report (For Possible Action): Case No. **LDC21-00060 (Ventana Ridge)** - A request has been made for: 1) a tentative map to develop 67 single-family detached dwelling units and, 2) a major site plan review for: a) cluster development; b) hillside development; c) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height; and d) grading that results in the disturbance of a major drainage way. The ±166.8 acre site, is composed of five parcels that are located north of the terminus of Sandestin Drive and ±450 north of the terminus of Peavine Pines Court. The site has the following established zonings districts: Specific Plan District (SPD) - Ventana Pointe, Single Family Residential - three dwelling units per acre (SF3), Single Family Residential - five dwelling units per acre (SF5) and, Parks, Greenways and Open Space. The site has a Master Plan land use designation of Parks Greenways and Open Space (PGOS) and Single Family Neighborhood (SF). **[Ward 5]**
- 6.3 Staff Report (For Possible Action): Case No. **LDC21-00062 (5935 West Ranger Road)** – A request has been made for a tentative map to establish an 18 lot single-family residential subdivision. The ±2.91 acre site is generally located south of the Panther Drive and West Ranger Road intersection and north of the terminus of Copper Leaf Drive. The site is within the Single-Family Residential – 11 units per acre (SF-11) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 4]**
- 6.4 Staff Report (For Possible Action): Case No. **LDC21-00065 (Military 8)** – A request has been made for: 1) a tentative map to establish a 60 lot single-family residential subdivision; and 2) a special use permit for cluster development utilizing small lot development standards. The ±8 acre site is located on the east side of Military Road, ±231 feet south of its intersection with Tulear Street. The site is within the Multifamily – 14 units per acre (MF14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). 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]**
- 6.5 Staff Report (For Possible Action): Case No. **LDC21-00066 (Arroyo Crossing)** - A request has been made for: 1) a tentative map to develop a 265 lot single family residential subdivision; and 2) a major site plan review for: a) cluster development; and b) disturbance of a major drainageway. The ±55.02 acre site is located on the west side of Military Road, south of Charlene Drive, east of Cassilis Drive, and north of Tholl Drive in the Single Family Residential - 5 units per acre (SF5) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 4]**

- 6.6 Staff Report (For Possible Action): Case No. **LDC21-00064 (Steamboat Mixed Use Development)** - A request has been made for a conditional use permit to allow: a) a mini-warehouse facility; b) an accessory drive-through facility; c) hillside development; d) grading that results in fills greater than ten feet; and e) disturbance of a major drainageway. The ±6.29 acre site is located southeast of the intersection of South Virginia Street and State Route 341. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**
- 6.7 Staff Report (For Possible Action): Case No. **LDC21-00063 (Corwin Ford)** - A request has been made for a conditional use permit to allow: a) an auto dealership use; and b) nonresidential development adjacent to residential zoning. The ±15.92 acre project site is located on the southern portion of a vacant ±24 acre lot northwest of the intersection of South Virginia Road and South Hills Drive. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**
- 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.