



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, July 22, 2021 • 6:00 PM

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

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

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 Approval of Minutes (For Possible Action)

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

5 Presentation by Regional Transportation Commission (RTC) on North Valleys Roadway Projects and Improvements

6 Unfinished Business/Public Hearings - (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later) 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. **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]**

This item was continued from the July 7, 2021 Planning Commission meeting.

- 6.2 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]**

This item was continued from the July 7, 2021 Planning Commission meeting.

- 6.3 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]**

This item was continued from the July 7, 2021 Planning Commission meeting.

- 7 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.

- 7.1 Staff Report (For Possible Action): Case No. LDC21-00068 (Muscle Motors Addition) - A request has been made for a conditional use permit to allow for: 1) the expansion of an existing automobile, truck, mobile home, RV, boat, and trailer sales or rental use; and 2) nonresidential development adjacent to residential zoning. The ±3.05 acre site is located on the southwest corner of the intersection of South Virginia Street and Holcomb Ranch Lane. The site has a Master Plan land use designation of Suburban Mixed Use (SMU) and is within the Mixed Use Suburban (MS) zoning district. **[Ward 2]**

- 8 Truckee Meadows Regional Planning Liaison Report**

9 Staff Announcements

- 9.1 Report on status of Planning Division projects.
- 9.2 Announcement of upcoming training opportunities.
- 9.3 Report on status of responses to staff direction received at previous meetings.
- 9.4 Report on actions taken by City Council on previous Planning Commission items.

10 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**11 Public Comment (This item is for either public comment on any action item or for any general public comment.)****12 Adjournment (For Possible Action)**

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