



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, August 4, 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; huntsmann@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 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. (This item is for either public comment on any action item or for any general public comment.)

- 4.1 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 and July 22, 2021 Planning Commission meetings.

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 Staff Report (For Possible Action - Recommendation to City Council): Case No. **TXT20-00002 (Packaged Alcohol Beverage Sales)** - A request has been made to amend the Reno Municipal Code Title 18 “Annexation and Land Development”, Section 18.03.206 “Table of Allowed Uses”, Section 18.03.304 “Commercial Uses”, Section 18.03.405 “Standards for Specific Accessory Uses”, Section 18.04.17 “Safe Scape Regulations”, Section 18.09.303 “Commercial Uses”, and Section 18.09.306 “Accessory Uses”. These amendments would specifically establish package alcohol sales as a principal and accessory use, add regulations and definitions associated with the principal and accessory uses, relocate Safe Scape Regulations to Chapter 5.07, and reference relocated provisions in Chapter 5.07; together with matters which pertain to or are necessarily connected therewith.
- 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC21-00056 (3690 Warren Way Zoning Map Amendment)** - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 21 units per acre (MF-21). The ±1 acre site is generally located on the east side of Warren Way, ±440 feet north of its intersection with West Peckham Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**
- 5.3 Staff Report (For Possible Action): Case No. **LDC21-00072 (Public Safety Center Variance)** - A request has been made for a variance to: 1) increase the allowed fence height within the required front yard setbacks; 2) eliminate a required parking lot perimeter landscape edge; 3) reduce the number of required trees, and; 4) reduce the number of required off-street loading spaces. The ±7.71 acre site is located on the northeast corner of the Kuenzli Street and Sutro Street intersection. This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. The subject site is located within the Mixed-Use Urban (MU) zoning district (formerly Mixed Use/Medical Regional Center Overlay) and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]**
- 5.4 Staff Report (For Possible Action): Case No. **LDC21-00058 (Echo Avenue Concrete Batch Plant)** - A request has been made for a conditional use permit to allow for: 1) a concrete batch plant; and 2) operations between the hours of 11:00 p.m. and 6:00 a.m. The ±3.4 acre site is located on the southwest corner of the intersection of Echo Avenue and Mount Anderson Street. The site has a Master Plan land use designation of Industrial (I) and is within the Industrial (I) zoning district. **[Ward 4]**

- 5.5 Staff Report (For Possible Action): Case No. **LDC21-00069 (Yorkshire Subdivision)** - A request has been made for: 1) a tentative map to develop 16 single-family attached dwelling units and, 2) a major site plan review for: a) grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height and; b) disturbance of a major drainageway. The ±1.89 acre site is located on the northeast corner of the intersection of West Golden Valley Road and Yorkshire Drive. The site has a zoning of single family with eight dwelling units allowed per acre (SF8) and a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 4]**
- 5.6 Staff Report (For Possible Action): Case No. **LDC21-00073 (Military Road Powerline Relocation)** - A request has been made for a special use permit to allow for the relocation of an overhead 120 kilovolt (kV) powerline. This is considered a project of regional significance as it involves the relocation of a utility line with the capacity to carry 60 kV of electricity or greater. The ±1.73 acre site is located on the southwest corner of the Lemmon Drive and Military Road intersection. This project has requested to be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. The subject site is located within the General Commercial (GC) zoning district (formerly Arterial Commercial) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**
- 6 Truckee Meadows Regional Planning Liaison Report**
- 7 Staff Announcements**
- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.
- 8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 9 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 10 Adjournment (For Possible Action)**

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