



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, December 15, 2021 • 5:00 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(4)(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(6) 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 Development Services 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 by contacting Staff Liaison at (775) 334-2042; fournierm@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(8), 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. Chris Pingree, 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 Development Services Department. Public comment received during the meeting will be provided to the Planning Commission for 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 - Nov 3, 2021 5:00 PM (For Possible Action)

4.2 Reno City Planning Commission - Regular - Nov 18, 2021 6:00 PM (For Possible Action)

4.3 Reno City Planning Commission - Regular - Dec 2, 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 Staff Report (For Possible Action): Case No. **LDC22-00024 (Carlutz)** - A request has been made for a conditional use permit to allow an auto dealership use in the Mixed-Use Suburban (MS) zone. The ±4.54 acre site is located on the west side of South Virginia Street, ±300 feet north of its intersection with Green Acres Drive (7063 South Virginia Street). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC22-00027 (North Valleys Commerce Center Zoning Map Amendment)** - A request has been made to rezone a ±256.3 acre site comprised of fourteen parcels from Mixed-Use Suburban (MS) to Industrial Commercial (IC). The site is generally located on the north and south sides of North Virginia Street, near its intersection with Doubleback Road, and has the Industrial (I) and Suburban Mixed-Use Master Plan land use designations. **[Ward 4]**

- 5.3 Staff Report (For Possible Action): Case No. **LDC22-00029 (Luxelocker)** - A request has been made for a: 1) conditional use permit to allow: a) developments of a mini-warehouse in the Mixed-Use Suburban (MS) zone, b) nonresidential development within 300 feet of residential zoning, c) business operations between 11:00 p.m. and 6:00 a.m., and d) fills greater than 10 feet; 2) alternative equivalent compliance to vary from ground floor building transparency standards; and 3) a tentative map to develop 165 commercial condominium lots and associated common areas. The ±8.151 acre site is located on four parcels north of Panther Drive ±300 feet east of its intersection with North Virginia Street. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**
- 5.4 Staff Report (For Possible Action): Case No. **LDC22-00025 (Daybreak PUD Area 20C)** - A request has been made for a tentative map to develop a 65-unit single-family detached residential subdivision. The ±14.7 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is within the Daybreak Planned Unit Development (PUD) zoning district and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Parks, Greenways, and Open Space (PGOS). **[Ward 3]**
- 5.5 Staff Report (For Possible Action): Case No. **LDC22-00026 (Daybreak PUD Area 21)** - A request has been made for a tentative map to develop a 109-unit single-family detached residential subdivision. The ±20.2 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is within the Planned Unit Development (PUD) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Parks, Greenways and Open Space (PGOS). **[Ward 3]**
- 5.6 Staff Report (For Possible Action): Case No. **LDC22-00022 (Rio Wrangler Elementary School)** - A request has been made for a major site plan review to allow for development within a major drainageway. The ±3.35 acre site is located on the northeast corner of Rio Wrangler Parkway and Stepping Stone Drive. The site is within the Damonte Ranch Planned Unit Development (PUD) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 2]**

- 5.7 Staff Report (For Possible Action): Case No. **LDC22-00016 (Stone Village Multi-Family)** - A request has been made for a major site plan review to allow a 300 unit multi-family development that will result in: a) cuts greater than 20 feet in depth; and b) hillside development. The ±11.46 acre site is located on the south side of Gardella Avenue ±109 feet east of its intersection with Coastal Street. The site is within the Mixed-Use Suburban (MS) zoning district, and has a Master Plan land use designation of Multi-Family Neighborhood (MF). **[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.