



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, November 18, 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

1 Pledge of Allegiance

Commissioner Johnson led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Kathleen Taylor	Chair	Present	
J.D. Drakulich	Commissioner	Present	
Peter Gower	Commissioner	Absent	
Mark Johnson	Commissioner	Present	
Arthur Munoz	Commissioner	Absent	
Alex Velto	Commissioner	Present	
Silvia Villanueva	Commissioner	Present	

The meeting was called to order at 6:00 PM.

3 Public Comment

3.1 Item 3 - Correspondence Received for 11.18.21 PC mtg - *Presented/Distributed at Meeting*

One email was received regarding a future agenda item.

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 a**

- 4.1 Staff Report (For Possible Action): Case No. LDC22-00014 (The Village at Arrowcreek) – A request has been made for a tentative map to develop a 124 lot single-family residential subdivision. The ±10.229 acre site is located on the east side of Arrowcreek Parkway ±540 feet south of its intersection with Zolezzi Lane. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed Use (SMU). This item was continued from the November 3, 2021 Planning Commission meeting. **[Ward 2]**
6:03 PM

Karen Downs, Manhard Consulting, gave an overview of the changes proposed.

Grace Whited, Assistant Planner, presented the staff report.

Disclosures: Received emails, spoke with applicant, familiar with the site, listened to voicemails. Commissioners Villanueva and Taylor watched the video of the presentation from the last meeting.

Public Comment:

Correspondence received - 8 opposed, 1 in favor. No request to speak forms received.

Voicemails received from:

Ellen Shaw in opposition

Marla Gartrell in opposition

Paul Kenny in favor

Pricilla Bower requesting postponement

Questions:

Ms. Downs confirmed for Commissioner Drakulich that the Regional Transportation Commission (RTC) plans for re-striping will be done in 2023 before final map.

Ms. Whited confirmed for Commissioner Johnson that the required parking is met with two garage parking spaces for each home. Excess parking will be on the street. The amount of street parking available for guests will also meet code requirements.

Ms. Whited explained for Commissioner Johnson that the front yard setback is facing the alley access. There is a provision in code for a reduced front setback if it abuts the alley.

Ms. Whited explained for Commissioner Villanueva that the street parking is within the development. There is adequate room for parking on both sides.

Ms. Whited explained for Commissioner Villanueva that the culvert will be undisturbed and the houses next to it will not be affected by the drainage.

Discussion:

Commissioner Johnson expressed concerns about vehicular and pedestrian access and the way that this will function. He stated he can make all of the findings and noted he is just a little apprehensive as he has not seen this type of development previously.

It was moved by Commissioner Villanueva, seconded by Commissioner Velto, in the case of LDC22-00014 (The Village at Arrowcreek), based upon compliance with the applicable findings, to approve the tentative map, subject to conditions listed in the staff report. Motion carried unanimously with five (5) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Drakulich, Johnson, Velto, Villanueva
ABSENT:	Peter Gower, Arthur Munoz

5 Public Hearings

5.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC22-00015 (Reno Lear Industrial Rezoning) - A request has been made for a zoning amendment from Mixed-Use Suburban (MS) to Industrial (I). The ±81.53 acre site is located on the northwest corner of the intersection of Lear Boulevard and Stead Boulevard. The site has an Industrial (I) Master Plan land use designation. **[Ward 4]** 6:21 PM

Mike Railey, Christy Corporation, gave an overview of the project.

Brook Oswald, Associate Planner, presented that staff report. The site size is 81.53 and was noticed for 83.53 acres. Staff spoke with legal staff and determined it was noticed properly.

Disclosures: visited site, spoke with applicant's representative. Chair Taylor had no disclosures.

Public Comment: None

Discussion:

Commissioner Villanueva stated that generally speaking Industrial is appropriate at this site. Before doing a text amendment we need to look at what we envision for the area. She asked for discussion or feedback on whether it is important to keep Mixed-Use Suburban (MS) so we can have residential or if it is appropriate to have residential in such a heavy Industrial zone.

Commissioner Johnson explained the decision on what that area will be was determined when we did the Master Plan. This is a parcel that was identified as Industrial and it is just a cleanup issue in terms of how the zoning followed along with that.

Commissioner Villanueva asked for comment from the applicant's representative.

Mr. Railey agreed with Commissioner Johnson's comments. This use is more appropriate and will bring it into compliance.

It was moved by Commissioner Johnson, seconded by Commissioner Velto, in the case of LDC22-00015 (Reno Lear Industrial Rezoning), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion carried unanimously with five (5) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Taylor, Drakulich, Johnson, Velto, Villanueva
ABSENT:	Peter Gower, Arthur Munoz

6 Truckee Meadows Regional Planning Liaison Report

The next meeting is scheduled for Monday, December 6.

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.
6:33 PM

Chris Pingree, Director of Development Services, reported there were no public hearing items scheduled at the last City Council meeting to report on. Jason Garcia-LoBue started as the new Planning Manager on November 8.

8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

Commissioner Johnson requested future staff presentations provide examples of different development patterns that we may be seeing.

9 Public Comment

Jason Garcia-LoBue spoke stating he is happy to join the City of Reno.

10 Adjournment (For Possible Action)

The meeting was adjourned at 6:36 p.m.