



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 19, 2022 • 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

**Public Notice:** This agenda has been physically posted in compliance with NRS Chapter 241 at Reno City Hall – One East First Street, Reno, Nevada 89501. In addition, this agenda has been electronically posted in compliance with NRS Chapter 241 at <http://www.reno.gov>, and <https://notice.nv.gov/>.

Members of the public may hear and observe the meeting virtually by pre-registering using the following link: [https://zoom.us/webinar/register/WN\\_V42nEY9BSxmhnpvWkWKsQg](https://zoom.us/webinar/register/WN_V42nEY9BSxmhnpvWkWKsQg)

**Accommodation:** Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please contact the Development Services Department at (775) 334-2576 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available by contacting Staff Liaison at (775) 334-2042; [fournierm@reno.gov](mailto:fournierm@reno.gov). Staff reports and supporting material are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS Chapter 241, supporting material is made available to the general public at the same time it is provided to the Planning Commission.

**Order of Agenda:** Items on the agenda may be taken out of order. The Planning Commission may combine two or more agenda items for consideration, remove items from the agenda, and/or delay discussion on or continue scheduled agenda items at any time. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

**Public Comment:** Individuals wishing to address the Planning Commission at the meeting shall submit a "Request to Speak" form to the Staff Liaison. Individuals not in attendance may provide public comment by: (1) submitting an online public comment form at [www.reno.gov/PCPublicComment](http://www.reno.gov/PCPublicComment); (2) sending an email to [RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov); (3) sending a letter to the City of Reno Planning Commission, Attn. Jason Garcia-LoBue, P.O. Box 1900, Reno, NV 89505; or (4) leaving a voicemail at (775) 393-1776. Voicemails 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. Voicemails received thereafter and public comment received during the meeting will be provided to the Planning Commission for review prior to adjournment and entered into the public record. Please note, all comments received are considered part of the public record and will be on file with the Development Services Department.

Public comment is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. 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.

**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.

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**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 - Dec 15, 2021 5:00 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. **LDC22-00032 (9800 South Virginia)** - A request has been made for a conditional use permit to allow for the establishment of an automobile, truck, mobile home, RV, boat, and trailer sales or rental in the Mixed-Use Suburban (MS) zone. The ±0.71 acre site is located on the southeast corner of South Meadows Parkway and South Virginia Street. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 2**]

5.2 Staff Report (For Possible Action): Case No. **LDC22-00034 (Daybreak PUD Area 20A)** - A request has been made for a tentative map to develop 106 single family attached dwelling units. The ±18.9 acre subject site is located northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is zoned Planned Unit Development Daybreak (PUD). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and Parks, Greenways and Open Space (PGOS). [**Ward 3**]

- 5.3 Staff Report (For Possible Action): Case No. **LDC22-00035 (Daybreak PUD Area 20B)** - A request has been made for a tentative map to develop 64 single-family attached dwelling units. The ±12.0 acre subject site is located ±1,000 feet northeast of the intersection of Echo Valley Parkway and South Meadows Parkway. The site is zoned Planned Unit Development Daybreak (PUD). The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 3**]
- 5.4 Staff Report (**For Possible Action - Recommendation to City Council**): Case No. LDC22-00018 (Peavine Employment Center) - A request has been made for: 1) A Master Plan amendment from ±207.35 acres of Large Lot Neighborhood (LL) and ±3.17 acres of Parks, Greenways, and Open Space (PGOS) to ±169.11 acres of Mixed Employment and ±41.41 acres of Parks, Greenways, and Open Space (PGOS) and; 2) A zoning map amendment from ±207.35 acres of Large Lot Residential 2.5 acres per dwelling unit (LLR2.5) and ±3.17 acres of Public Facility (PF) to ±210.52 acres of Specific Plan Area (SPA). The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. [**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.**