



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, April 20, 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://us06web.zoom.us/webinar/register/WN_890i-xJWT3SIJPOFrvAxKA

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) 334-2042 in advance so that arrangements can be made.

Supporting Material: Staff reports and supporting material for the meeting are available at the Development Services Department and 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; (2) sending an email to 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.

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 - Mar 16, 2022 6:00 PM (For Possible Action)

4.2 Reno City Planning Commission - Workshop - Mar 28, 2022 5:30 PM (For Possible Action)

5 Annual Report to the Truckee Meadows Regional Planning Agency

5.1 Staff Report (For Possible Action): Acceptance of the 2021 City of Reno Annual Report to the Truckee Meadows Regional Planning Agency.

6 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.

6.1 Staff Report (For Possible Action): Case No. **LDC22-00055 (The Canyons/Canyons Edge Water Tanks)** – A request has been made for a major site plan review to allow for cuts greater than 20 feet/fills greater than 10 feet associated with the placement of two new water tanks on a portion of a ±120 acre site in the Unincorporated Transition (UT-40) and Planned Unit Development (PUD) zoning districts. The project site is located approximately 1,500 feet northeast of the eastern terminus of Mine Shaft Drive. The subject site has a Master Plan land use designation of Unincorporated Transition (UT) and Single-Family Neighborhood (SF). **[Ward 2]**

- 6.2 Staff Report (For Possible Action): Case No. **LDC22-00057 (U-Haul Silver Lakes)** - A request has been made for a conditional use permit to establish a mini-warehouse facility. The ±9.27 acre site is located at the western terminus of Silver Lake Road, immediately north of US Highway 395. The site is within the General Commercial (GC) and Parks, Greenways, and Open Space (PGOS) zones, and has a Master Plan land use designation of Special Planning Area (SPA). [**Ward 4**]
- 6.3 Staff Report (For Possible Action): Case No. **LDC22-00059 (US-395 Exit 76 Gas Station and Warehouse)** - A request has been made for a conditional use permit to establish: 1) a Gas Station in the Mixed-Use Suburban (MS) zone, 2) a Drive-Through Facility in the Mixed-Use Suburban (MS) zone, 3) crossing of a major drainage way, and 4) fills greater than 10 feet. The ±10.2 acre site is bordered by US Highway 395 to the north, Stead Boulevard to the east, North Virginia Street to the south, and the Stead Spur railway line to the west. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 4**]
- 6.4 Staff Report (For Possible Action): Case No. **LDC21-00071 (United Nissan of Reno)** - A request has been made for: 1) a conditional use permit to allow: a) an auto dealership use, and b) nonresidential development over one acre within 300 feet of residential zoning; and 2) a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50%. The ±4.25 acre site is located on the east side of Kietzke Lane between East Grove and Linden Streets. The site is zoned General Commercial (GC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [**Ward 3**]
- 6.5 Staff Report (For Possible Action): Case No. **LDC22-00058 (Gateway at Galena)** - A request has been made for a: 1) tentative map to develop a) 361 residential condominiums, and b) 213 non-residential condominiums; and 2) a conditional use permit to allow for: a) more than 20 single-family attached dwellings in the Mixed-Use Suburban (MS) zone, and b) grading that results in fills greater than 10 feet in height. The ±33.71 acre site contains frontage on Wedge Parkway to the west and is located directly south of the University of Nevada - Reno Redfield Campus. The site is within the Mixed-Use Suburban (MS) zone and has a Master Plan land use designation of Public/Quasi-Public (PQP). [**Ward 2**]

- 6.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC22-00023 (Reno City Center Skyway)** - A request has been made for a conditional use permit to construct a skyway (pedestrian bridge) over East Commercial Row, connecting the City Center building (219 North Center Street) to an existing parking garage at 50 East Plaza Street. The proposed skyway crosses East Commercial Row approximately 190 feet west of its intersection with North Center Street. The site is zoned Mixed-Use Downtown – Entertainment District (MD-ED) and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 5]**
- 6.7 Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 02-22 Case No. **LDC22-00045 (Meridian 120 South Open Space)** - A request has been made for: 1) a Master Plan amendment from ±8.3 acres of Mixed Employment (ME) to Parks, Greenways, and Open Space (PGOS), and 2) a zoning map amendment from ±8.3 acres of Industrial Commercial (IC) to Parks, Greenways, and Open Space (PGOS). The site is located on an ±8.3 acre portion of an ±80.64 acre parcel generally located 0.21 miles southwest of the intersection of Boomtown-Garson Road and Old Town Road. The site is within the Mortensen-Garson Neighborhood Plan and Mortensen-Garson Overlay District (MGOD) zone. **[Ward 5]**
- 6.8 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC21-00038 (Meridian 120 South Condition Amendments)** - A request has been made to amend two conditions of approval associated with Meridian 120 South Villages 1-6. The request includes amendments to Condition No. 4 regarding dwelling unit allocation and deletion of Condition No. 31 regarding a temporary emergency access route for the following cases: LDC17-00061 (Villages 1 & 2); LDC18-00087 (Villages 3 & 4); LDC20-00013 (Villages 1 & 2 Cluster Development); and LDC20-00018 (Villages 5 & 6). The overall ±400.67 acre subject site is located south of the terminus of Boomtown Garson Road and south of Interstate 80 (I-80) in the Large Lot Residential – 1 Acre (LLR1); Single Family Residential – 15,000 Square Feet (SF15); Single Family Residential – 9,000 Square Feet (SF9); Single Family Residential – 6,000 Square Feet (SF6); Multi-Family - 14 dwelling units per acre (MF14); Arterial Commercial (AC); Neighborhood Commercial (NC); Public Facility (PF); and Open Space (OS) zones and is within the Mortensen-Garson Overlay District (MGOD). The site has Master Plan Land Use designations of Large Lot Neighborhood (LL); Single Family Neighborhood (SF); Mixed Neighborhood (MX); Suburban Mixed-Use (SMU); Mixed Employment (ME); Public/Quasi-Public (PQP); and Parks, Greenways, and Open Space (PGOS), and is within the Mortensen-Garson Neighborhood Plan. **[Ward 5]**

- 7 Truckee Meadows Regional Planning Liaison Report**
- 8 Staff Announcements**
 - 8.1 Report on status of Planning Division projects.
 - 8.2 Announcement of upcoming training opportunities.
 - 8.3 Report on status of responses to staff direction received at previous meetings.
 - 8.4 Report on actions taken by City Council on previous Planning Commission items.
- 9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 10 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 11 Adjournment (For Possible Action)**

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