



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, June 15, 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_O4AdRgS6SbODsgKIg2aRBO

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 - May 18, 2022 6:00 PM (For Possible Action)

5 Presentation by Suzanne Groneman on LEED for Cities & 2022 LEED for Cities Government Leadership Program

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 - Recommendation to City Council): Case No. **LDC22-00044 (Coral Academy Rezoning)** - A request has been made for an amendment to the Coral Academy Specific Plan District (SPD) to allow for public schools in addition to private schools. The ±2.95 acre project site is located northwest of the intersection of Reno View Drive and Sky Mountain Drive. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 1]

- 6.2 Staff Report (For Possible Action): Case No. **PAR22-00032 (2nd Parcel Map for Murphy Land Map, LLC)** – A request has been made for a subsequent parcel map to allow for the division of land that has been divided by a parcel map and recorded within the 5 years immediately preceding the acceptance of the subsequent parcel map. The ±0.96 acre site is located in the Single-Family – three dwelling units per acre (SF-3) zoning district approximately ±345 feet northwest of the intersection at Lytton Road and Rockchuck Road. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 4]**
- 6.3 Staff Report (For Possible Action): Case No. **LDC22-00071 (2145 Sutro Street Package Alcohol)** – A request has been made for a conditional use permit to allow for package alcohol sales accessory to the primary use of a general retail store in the Mixed-Use Urban (MU) zoning district. The subject ±1.601 acre site is located on the southwest corner of the intersection of Wedekind Road and Sutro Street. The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
- 6.4 Staff Report (For Possible Action): Case No. **LDC22-00076 (1108 S. Arlington Ave)** - A request has been made for a major deviation from the 20 foot minimum rear yard setback. The ±0.12 acre site is located east of South Arlington Avenue ±73 feet south of its intersection with Walker Avenue. The subject site has a zoning designation of Multi-Family Residential – 14 units per acre with the Plumas Neighborhood overlay (MF-14/PL) and a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 1]**
- 6.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC22-00069 (Allen Glen Drive Zoning Map Amendment)** - A request has been made for a zoning map amendment from Large-Lot Residential – 1 acre minimum lot size (LLR-1) to Multi-Family Residential - 14 units per acre (MF-14). The ±2.0 acre project site consists of two parcels located northeast of the terminus of Allen Glen Drive. The site has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 5]**

- 6.6 Staff Report (For Possible Action): Case No. **LDC22-00072 (Meadow Creek Commercial Center Condition Amendment)** – A request has been made for an amendment to special use permit LDC18-00013 to allow bars and restaurants with alcohol service in the Wedge/Dorostkar/Duxbury/Peigh Specific Plan District (WDDP SPD) with underlying Neighborhood Commercial (NC) zoning standards. The subject request is located on a portion of a ±3.87 acre site located approximately ±110 feet north of the intersection at Wedge Parkway and Little Star Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). **[Ward 2]**
- 6.7 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC21-00034 (Canyon's Edge)** - A request has been made for: 1) an amendment to the Master Plan land use designation from ±80.22 Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive. **[Ward 2]**
- 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.