



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, August 03, 2022 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
Alex Velto, Chair 326-8858			
J.D. Drakulich, Vice Chair	326-8861	Arthur Munoz	326-8862
Peter Gower	326-8860	Kathleen Taylor	326-8859
Mark Johnson	326-8864	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_Q1uH6stkQber4VeWIP4eKg

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 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 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.**

4.1 ***PULLED ITEM*** - Staff Report (For Possible Action): Case No. **LDC22-00079 (Chick-Fil-A South McCarran)** - A request has been made for a conditional use permit to allow for the expansion of a drive-through facility (food service). The ±1.44 acre site is located on the north side of South McCarran Boulevard between the intersection with Kietzke Lane and Interstate 580. The subject site is within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

4.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC22-00085 (Mountain View Estates Unit 5 Zoning Map Amendment)** - A request has been made for a zoning map amendment from Single-Family Residential – 11 units per acre (SF-11) to Multi-Family Residential – 14 units per acre (MF-14). The ±33.33 acre project site is located directly west of the roundabout between Ferrari McLeod Boulevard and Remington Park Drive, 300 feet north of Pimlico Street. The site has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 4]**

4.3 Staff Report (For Possible Action): Case No. **LDC22-00083 (Keystone Commons Pad F Drive Through)** – A request has been made for a conditional use permit to allow for the establishment of a drive-through facility (food service). The subject site is located on a portion of a ±1.676

acre parcel in the Mixed-Use Downtown Northwest Quadrant District (MD-NWQ) zone on the northeast corner of the intersection at Keystone Avenue and West 5th Street. The subject site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). **[Ward 5]**

- 4.4 Staff Report (For Possible Action): Case No. **LDC22-00084 (Viewpoint Apartments)** - A request has been made for a: 1) conditional use permit to develop: a) 432 unit multi-family residential apartment complex, and b) grading with fills 10 feet or greater in height; and 2) a major deviation to allow for a 50% reduction in the required 20 foot setback between a multi-family zoning district and a single-family zoning district. The subject ±41.16 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zone approximately 1150 feet west of the terminus of Summit Ridge Drive. The subject site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). **[Ward 1]**

- 4.5 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC22-00048 (DPII Master Plan and Zoning Map Amendment)** - A request has been made for an amendment to the Master Plan land use designation from Unincorporated Transition (UT) to Single Family Neighborhood (SF) and a zoning map amendment from Unincorporated Transition 40 Acres (UT-40) to Single Family - 8 dwelling units per acre (SF-8). The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Road. **[Ward 2]**

- 4.6 Staff Report (For Possible Action): Case No. **LDC22-00082 (DPII)** - A request has been made for: 1) a tentative map to establish an 18 lot townhome subdivision; 2) a conditional use permit to allow for: a) hillside development, b) grading for cuts more than 20 feet and fills greater than 10 feet, c) and cluster development, and; 3) a minor deviation related to the hillside density requirement. The ±8.05 acre site is located ±1,000 feet south of the intersection of Claim Jumper Way and Tellurium Mine Road in the Unincorporated Transition 40 Acres (UT-40) zone with an Unincorporated Transition land use designation. There is a concurrent request to amend the Master Plan land use designation to Single Family Neighborhood (SF) and amend the zoning to Single-Family Residential - 8 dwelling units per acre (SF-8). **[Ward 2]**

5 PC Training - Development of PC Staff Report and Agenda Items

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.