



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, August 17, 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_L2yJl2pqRJGYGFYBVvGFUG

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.

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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 - July 21, 2022 6:00 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 **WITHDRAWN ITEM** - Staff Report (For Possible Action): Case No. **LDC22-00087 (Mohr North Virginia Warehouse)** - A request has been made for a major site plan review to allow grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height. The ±14.24 acre site is located on the south side of North Virginia Street, ±130 feet south of its intersection with Stead Boulevard. The subject site is within the Mixed-Use Suburban (MS) and Industrial Commercial (IC) zoning districts and has a Master Plan land use designation of Industrial (I). **[Ward 4]**
 - 5.2 **PULLED ITEM** - Staff Report (For Possible Action - Recommendation to City Council): Case No. **TXT23-00001 (Title 18 – Cannabis, Package Alcohol, Live Entertainment)** – A request has been made to amend Reno Municipal Code Title 18, “Annexation and Land Development”, specifically in Chapter 18.03 “Use Regulations” Section 18.03.206 “Table of Allowed Uses”, Section 18.03.304 “Commercial Uses”, Section 18.03.306 “Industrial Uses”, Section 18.03.405 “Standards for Specific Accessory Uses”, and Chapter 18.09 “Rules of Construction and Definitions” Section 18.09.303 “Commercial Uses”, in order to revise

locational requirements for cannabis uses, amend regulations for package alcohol sales for general retail and accessory uses and to amend standards for daytime and live entertainment uses; together with matters which pertain to or are necessarily connected therewith. **[Ward All]**

- 5.3 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]**

- 5.4 Staff Report (For Possible Action): Case No. **LDC22-00086 (Mickey Storage Shed)** – A request has been made for a major deviation to reduce the required 5 foot side yard setback by 1.6 feet (32%) resulting in a side yard setback of 3.4 feet to allow for an existing unpermitted ±742 sq. ft. storage shed to be permitted. The subject ±0.253 acre site is located in the Single-Family Residential – 5 units per acre (SF-5) zoning district on the north side of Melody Lane approximately 454 feet west of its intersection with Scenic Terrace Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 4]**

- 5.5 Staff Report (For Possible Action): Case No. **LDC22-00068 (Mill Street Drive-Thru Coffee Kiosk)** – A request has been made for a conditional use permit to allow for the establishment of a drive-through food service facility adjacent to a residential zoning district. The subject ±0.5 acre site is located in the Mixed-Use Urban (MU) zoning district approximately 350 feet southeast of the intersection at Gould Street and Mill Street. The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]**

- 5.6 Staff Report (For Possible Action): Case No. **LDC22-00089 (First Congregational Church)** – A request has been made for a conditional use permit to allow for the establishment of a primary school in the Single-Family Residential - 8 units per acre (SF-8) zoning district adjacent to a residential zoning district. The subject ±3.404 acre site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 5]**

- 5.7 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC22-00088 (NNMC Northwest Extended Care)** – A

request has been made for a zoning map amendment from Multi-Family Residential – 14 units per acre (MF-14) to Public Facilities (PF). The ±4.82 acre site is located on the north side of Sharlands Avenue ±0.23 miles east of Robb Drive. The subject site has a zoning designation of MF-14 with an overlay of McQueen Neighborhood Planning Area (MQ) and a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 5]**

- 5.8 Staff Report (For Possible Action): Case No. **LDC22-00090 (NNMC Northwest Extended Care CUP)** - A request has been made for a conditional use permit to allow for a hospital, acute and overnight care facility in the Public Facilities (PF) zoning district. The ±4.82 acre site is located on the north side of Sharlands Avenue ±0.23 miles east of Robb Drive. The subject site has a zoning designation of Multi-Family Residential – 14 units per acre (MF-14) with an overlay of McQueen Neighborhood Planning Area (MQ) and a Master Plan land use designation of Mixed Neighborhood (MX). There is a concurrent request to amend the zoning to PF. **[Ward 5]**

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.