



MINUTES

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

1 Pledge of Allegiance

Called to order 6:03 p.m.

Commissioner Gower led the Pledge of Allegiance.

2 Roll Call

Members Present

Chair Alex Velto, Commissioner Mark Johnson, Vice Chair J.D. Drakulich, Commissioner Peter Gower, Commissioner Arthur Munoz, Commissioner Silvia Villanueva, Commissioner Kathleen Taylor

3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

Correspondence was received that was not specific to an item on tonight's agenda. A voicemail was also received. No request to speak forms were received.

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - July 21, 2022 6:00 PM (For

Possible Action)

It was moved by Mark Johnson, seconded by J.D. Drakulich, to approve. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva
NAYS:	
ABSENT:	Kathleen Taylor

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- 5.1 ***WITHDRAWN ITEM*** - Staff Report (For Possible Action): Case No. **LDC22-00087 (Mohr North Virginia Warehouse)** - A request has been made for a major site plan review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]**

It was moved by , seconded by , to approve. Motion .

RESULT:	Approved [0 TO 0]
MOVER:	,
SECONDER:	,
AYES:	

NAYS:
ABSENT:

- 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]

Nancy Carreras, Interplan LLC and representative of the applicant, gave an overview of the project.

Joey Winter, Associate Planner, presented the staff report.

Disclosures: familiar with site, sometimes use nearby car wash

Public Comment: none

Questions:

Mr. Winter confirmed for Commissioner Gower that the layouts presented exceed what code requires for stacking space. If stacking out to S. McCarran becomes an issue, we are ready to address it.

Mike Mischel, Engineering Manager, stated this is a total improvement to the existing condition and we are in complete support of the layout as proposed.

Mr. Winter confirmed for Commissioner Villanueva that the entrance on the north side will be closed off and a new entrance will be created on the east private drive.

Kari Theresa, Chick-Fil-A, confirmed for Commissioner Johnson that they do have examples of the proposed double drive-thru across the chain. She also explained how the food delivery works for the outer drive-thru lane and confirmed it is a successful operation.

Mr. Winter explained for Commissioner Munoz that any stacking cannot impede the right-of-way. There are mitigation tools that have been used in other areas that can be used here if it becomes necessary.

Mr. Winter confirmed for Commissioner Drakulich that there is currently a high

degree of conflict between the nearby car wash entrances and the Chick-Fil-A entrances. The main concern is any impediment on the public right-of-way.

Mr. Mischel explained for Commissioner Gower that this proposal significantly increases the circulation on the site and will do nothing but improve any conflict on McCarran. Code Enforcement will talk to Chick-Fil-A if there is a problem and, if need be, we will make accommodations to make sure there are no conflicts at McCarran.

Ms. Theresa answered questions regarding the volume of cars served and how long it would take a car to get through from the end of the line without stacking off site.

Discussion:

Commissioner Gower stated he wants to be sure we are doing all we can as a City to avoid a situation where we have stacking on McCarran.

Commissioner Drakulich stated this will be a significant improvement and the City and the applicant feel this will be enough of an improvement that there shouldn't be an issue with stacking on McCarran. If there is, we will have to be reactive.

Commissioner Taylor agreed that in the big picture, this will be an improvement.

Commissioner Johnson agreed it is an improvement despite the initial perception that it could cause stacking on McCarran.

Commissioner Villanueva also agreed it is an improvement and will support it.

It was moved by Kathleen Taylor, seconded by Arthur Munoz, based on compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Kathleen Taylor, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

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]**

Leah Brock, Assistant Planner, presented the staff report. Staff received one comment in opposition with the concern that this would set a precedent. Staff does look at these applications on a case by case basis. This was presented at a Ward 4 NAB meeting and no comments were received from that meeting.

Disclosures: received and read correspondence

Public Comment: Correspondence was received. No voicemails or request to speak forms were received.

Questions:

Ms. Brock answered questions from Commissioner Johnson regarding the concern of setting a precedent. She explained that this is being handled by Code Enforcement right now and they have some additional timelines that are shorter than the standard timeline for applying for building permits. The applicant is ready to submit for a building permit once this is approved.

Ms. Brock explained for Commissioner Gower how staff is able to make finding #3 about how this does not constitute a special privilege. Under RMC, any applicant is allowed to apply for a major deviation to allow for up to a 50% reduction in the setback. It is not considered a special privilege because anyone can apply for it.

Discussion:

Ms. Brock responded to concerns expressed by Commissioner Johnson and explained there are going to be additional fines imposed through the building permit process. There are punitive actions that will be addressed through Code Enforcement.

Chair Velto stated he does not see the Planning Commission as a punitive body. If there are things in place that Code Enforcement can do, we should let them do that.

It was moved by Arthur Munoz, seconded by Peter Gower, based upon compliance with the applicable findings, to approve the major deviation, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

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]**

Ken Murphy, Murphy Built Engineering and the applicant representative, gave an overview of the project.

(Commissioner Villanueva absent from 7:05 p.m. to 7:07 p.m.)

Leah Brock, Assistant Planner, presented the staff report. This was presented to the Ward 3 NAB and no written comments were received from them.

Disclosures: familiar with the site

Public Comment:

Gerald Hansen, applicant, spoke regarding his intent to exceed any stipulations put on the project.

No other correspondence, voicemails or request to speak forms were received.

Questions:

Mr. Murphy confirmed for Commissioner Villanueva that the hours of operation will be 5:00 a.m. to about 7:00 p.m. No late hours.

Ms. Brock explained that in the MU zoning district, 24 hour operations are allowed. It is within the Commission's purview to add a condition related to hours of operation.

Ms. Brock explained for Commissioner Gower that the existing billboard on the site is not a part of this project but it is an existing use. As long as it is maintained, it is allowed to stay.

Mr. Hansen explained the existing long-term lease for the billboard.

Ms. Brock explained for Commissioner Gower that the crosswalk that appears to dead end into landscaping is not an accurate portrayal and there will be paved pedestrian connectivity there.

Mr. Murphy confirmed their intent is for it to be connected and it is just a flaw in how it is presented in the drawings.

Ms. Brock confirmed that, per code, it will be required to be connected.

Jason Garcia-LoBue, Planning Manager, explained for Commissioner Taylor that staff determined this is within the code required ¼ mile from a I-580 onramp. He discussed the code requirement for drive throughs to be within a certain distance of I-580 and stated staff has had challenges implementing that. It could be a potential future discussion item with an update to our drive through ordinance.

Discussion:

Commissioner Villanueva stated she is open to this but does not know that a condition is needed requiring a water feature.

Ms. Brock explained that was added as a condition so it would match what was presented in the application.

Mr. Murphy confirmed that he would be okay with removing that condition.

Commissioner Johnson discussed the condition regarding the required amount of pedestrian amenities and Ms. Brock clarified what the required amount is for pedestrian amenities.

It was moved by Mark Johnson, seconded by Silvia Villanueva, based upon compliance with the applicable findings, to approve the conditional use permit, subject to conditions with the elimination of

Condition 7 and the modification of Condition 8 to indicate the code required 60% of the primary street frontage is comprised of building wall or pedestrian amenity. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

- 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]**

Richard Odynski, of First Congregational Church, gave an overview of the project.

(Commissioner Taylor absent at 7:37 p.m.)

Tamra Hopkins, of Desert Peach Montessori School, also gave an overview of the project.

(Commissioner Taylor present at 7:39 p.m.)

(Commissioner Munoz absent at 7:46 p.m.)

Leah Brock, Assistant Planner, presented the staff report. Staff received 11 comments with five being in support, three in opposition, and three concerned with traffic and sewer.

(Commissioner Munoz present at 7:49 p.m.)

Disclosures: received and read correspondence, familiar with the site

Public Comment: Correspondence was received that was distributed to the Commission before tonight's meeting. A voicemail was also received, which was played for the Commission at this time.

Kathleen Chandler spoke in favor.

Kate Lambertson spoke in favor.
Teisha Bronner spoke in favor.

(Commissioner Villanueva absent at 7:57 p.m.)

(Commissioner Taylor absent 7:57 p.m.)

(Commissioner Taylor present 7:58 p.m.)

(Commissioner Villanueva present 7:59 p.m.)

Donald Barr spoke in favor.
Elizabeth Flaherty spoke regarding traffic concerns and potential future growth of the proposed school.

Questions:

Mike Mischel, Engineering Manager, responded to questions from Commissioner Gower regarding public comment concerns regarding traffic. This project will generate a negligible amount traffic. In fact it will generate less traffic than previous entitlements at this location. Any traffic issues in the area are more regional in nature. Any thoughts on traffic calming measures, as suggested during public comment, need to be addressed by our Public Works Department and not through this project.

(Commissioner Drakulich absent at 8:05 p.m.)

(Commissioner Drakulich present at 8:06 p.m.)

Commissioner Gower asked what next step the community has to get the traffic concerns addressed at that regional level.

Mr. Mischel stated this conversation will get relayed to Public Works and be addressed by them.

Commissioner Gower asked about the public comment regarding sewer concerns.

Mr. Mischel stated that is a sewer maintenance issue and that will be relayed to them.

Commissioner Taylor asked staff about the public comment concern regarding the potential future number of students at the school.

Ms. Brock stated she is not sure where the number of students quoted during

public comment came from. When the applicant originally submitted their proposal there was conflicting information with regard to the number of students. When I met with the applicants during the staff applicant meeting, they clarified there would be 15-24 students. She stated that a condition is included for a maximum of 24 students.

Commissioner Villanueva asked the applicant if they would be willing to add speed bumps on their site.

Ms. Lambertson stated they would not have an issue with that, but that is not where the traffic concerns are.

Mr. Mischel agreed the traffic concern is not in the parking lot of the site. Adding speed bumps there would not help with the traffic concerns discussed in public comment.

It was moved by Peter Gower, seconded by Mark Johnson, based upon compliance with the applicable findings, to approve the conditional use permit, subject to the conditions listed in the staff report. In addition, I would encourage the City of Reno to engage with the residents on traffic control devices on Sunnyside. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

- 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]**

John Krmptic, Applicant Representative, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: familiar with site, spoke with the applicant’s representative, visited the site, received correspondence

Public Comment: Correspondence was received and distributed to the Commission before tonight's meeting. No voicemails and no request to speak forms were received.

Questions:

Mr. Oswald confirmed for Commissioner Johnson that multi-family is not allowed in the PF zone. He explained how staff can make the zoning map amendment finding regarding ensuring an adequate supply of housing.

Mr. Oswald explained for Commissioner Taylor that staff did request outreach efforts from the applicant to the existing neighbors. There are also conditions included in the conditional use permit request that protect the existing neighbors.

Mr. Oswald explained for Commissioner Villanueva that there are conditions included from Code Enforcement for the conditional use permit that address exterior lighting concerns.

It was moved by J.D. Drakulich, seconded by Kathleen Taylor, based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

- 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]**

John Krmptic, applicant representative, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: spoke with the applicant's representative, familiar with the site, received correspondence, attended NAB meeting where this was presented

Public Comment: Correspondence was received, no voicemails and no request to speak forms were received.

Questions:

Helen Lidholm explained for Commissioner Munoz the security measures they will have in place and discussed the need for patients to be allowed to go outside.

Discussion:

Commissioner Taylor expressed support for the project.

Commissioner Drakulich stated he loves this project and wishes we could expedite other projects like this.

Commissioner Villanueva stated she does a lot of work with adult guardianship estate planning and understands there is a need for this.

It was moved by Arthur Munoz, seconded by J.D. Drakulich, based upon compliance with the applicable findings, to approve the conditional use permit, subject to conditions. Motion Pass.

RESULT:	Approved [7 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Villanueva, Taylor
NAYS:	
ABSENT:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported there has not been a meeting since our last Reno Planning Commission meeting.

7 Staff Announcements

7.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, noted a couple of five-year

anniversaries for staff members with the city.

September 7 will be the next Planning Commission meeting and the agenda will include two master plan amendments with associated zoning map amendment and Title 18 text amendments.

Staff is working on getting the school district to come do a presentation on their consultation process.

- 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)

None

9 Public Comment (This item is for either public comment on any action item or for any general public comment.)

None

10 Adjournment (For Possible Action)

Adjourned at 8:56 p.m.