



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, October 19, 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	Vacant	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\\_8UNI9-mNQniENHmVIT4WFw](https://us06web.zoom.us/webinar/register/WN_8UNI9-mNQniENHmVIT4WFw)

**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](http://www.reno.gov/PCPublicComment); (2) sending an email to [RenoPlanningCommission@reno.gov](mailto: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 - August 3, 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 Staff Report (For Possible Action): Case No. **LDC23-00007 (1000 Riverberry Drive Major Deviation)** – A request has been made for a major deviation to reduce the required 20 foot front yard setback along Idlewild Drive by 10 feet (50%), resulting in a front yard setback of 10 feet, to allow for the construction of an addition to an existing single-family dwelling. The ±0.183 acre subject site is located on the southeast corner of the intersection of Idlewild Drive and Riverberry Drive. The subject site is located within the Planned Unit Development (PUD - Caughlin Ranch) zoning district and has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 1]**

5.2 Staff Report (For Possible Action): Case No. **LDC23-00013 (Cottages at Comstock Time Extension)** - A request has been made for a two year time extension of a previously approved 282 lot single-family attached residential tentative map subdivision (LDC17-00045 - The Cottages at Comstock). The ±35.02 acre site is comprised of five parcels, located west of Comstock Drive and directly northeast of the Union Pacific Railroad line. The zoning districts are Single-Family Residential – three dwelling units per acre (SF-3), Single-Family Residential - eight dwelling units per acre (SF-

8), and Single-Family Residential - eleven dwelling units per acre (SF-11). The site has Master Plan land use designations of Single-Family Neighborhood and Mixed Neighborhood. This project will be reviewed, analyzed, and heard using the Title 18 standards in existence immediately prior to January 13, 2021. **[Ward 4]**

- 5.3 Staff Report (For Possible Action): Case No. **LDC23-00010 (Surge Street Tentative Map)** - A request has been made for a tentative map to develop a 16-lot single-family residential detached subdivision. The ±3.98 acre site is located ±700 feet northwest of the intersection of Lemmon Drive and Surge Street in the Single-Family Residential - 11 dwelling units per acre (SF-11) zoning district with a Mixed Neighborhood (MX) Master Plan land use designation. **[Ward 4]**
- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC23-00005 (Highland Zoning Map Amendment)** - A request has been made for a zoning map amendment from ±111.42 acres of Planned Unit Development (PUD) to ±46.49 acres of Multi-Family Residential (MF-14), ±44.95 acres of Parks, Greenways and Open Space (PGOS), ±16.14 acres of Multi-Family Residential (MF-30), and ±3.83 acres of General Commercial (GC). The ±111.42 acre subject site has ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). There is a concurrent request for a conditional use permit and tentative map at this subject site (LDC23-00006). **[Ward 4]**
- 5.5 Staff Report (For Possible Action): Case No. **LDC23-00006 (Highland Tentative Map and Conditional Use Permit)** - A request has been made for: 1) a tentative map to develop: a) a 219 lot single-family detached residential subdivision, b) 288 multi-family residential units, and c) a ±3.83-acre commercial site; and 2) a conditional use permit to allow for: a) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, b) grading within the Parks, Greenways, and Open Space (PGOS) zoning district, c) cluster development, d) hillside development, and e) construction of more than 100 multi-family residential units within the Multi-Family Residential (MF-30) zoning district. The ±111.42 acre subject site has ±1,981.32' of frontage on Lemmon Drive, ±476.82' of frontage on Sky Vista Parkway, and ±732.1' of frontage on Vista Knoll Parkway with a Master Plan land use designation of Suburban Mixed-Use (SMU) and Special Planning Area (SPA). There is a concurrent request for a zoning map amendment at this subject site (LDC23-00005). **[Ward 4]**

- 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.**