



MINUTES

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

1 Pledge of Allegiance

Commissioner Taylor 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 Kathleen Taylor

Commissioner Villanueva was absent.

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 general in nature and not specific to any items on this agenda. No voicemails or request to speak forms were received.

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]**

This item was pulled from the agenda.

- 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]**

Grace Whited, Associate Planner, presented the staff report.

John Krmptotic, representing the applicant, gave an overview of the project.

Disclosures: no disclosures, spoke with applicant's representative, familiar with the area/site

Public Comment: none

Questions: none

Discussion:

Commissioner Johnson stated that he can make the master plan conformance finding as a result of how this was presented as giving another option in this area for a different type of housing.

Commissioner Munoz requested information on what type of product this will be.

Rob Fitzgerald explained the reason for the requested zone change is to be able to get some diversity of product type.

It was moved by Mark Johnson, seconded by Peter Gower, to recommend Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Taylor
NAYS:	
ABSENT:	

- 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]**

Stacie Huggins, Wood Rodgers, gave an overview of the project.

Leah Brock, Assistant Planner, presented the staff report.

Disclosures: familiar with site, spoke/corresponded with applicant’s representative

Public comment: none

Questions:

Commissioner Taylor asked if there will be enough stacking capacity.

Ms. Huggins stated this is planned to be a Panera and the stacking capacity is adequate for their business model.

Commissioner Drakulich stated that he visits this shopping center once or twice a week and they have done a very good job handling the traffic with all the popular establishments there.

Ms. Brock explained for Commissioner Johnson that if the site is not east of 580 it can only be permitted if it is within a quarter mile of an offramp.

Commissioner Johnson stated he is in disagreement that this conforms with the master plan based on how it is being presented. This was originally intended to

be a larger mixed use facility and now what is being proposed is a drive-through facility that is similar to other drive-through facilities there. Based on the master plan findings, we need more neighborhood services or a mix of uses on the site. He asked staff how this is in master plan conformance when what is being proposed is very similar in an auto-centric way to what is already there.

Ms. Brock explained when she looks at the master plan policies she is not looking at the uses on one site but the uses in the general area. She also responded to questions regarding pedestrian safety concerns and noted that Condition No. 6 was added to address pedestrian safety.

Discussion:

Commissioner Johnson stated he does struggle with what we are looking at here because I appreciate that we are meeting code by not routing the drive-through on the front and from an overall planning standpoint I support that approach, but to that end what we are being asked to do is to take a site that wasn't originally intended to have a drive-through and put one in there. By doing that we are creating a potential conflict directly to our finding about a safe environment for pedestrians.

It was moved by J.D. Drakulich, seconded by Kathleen Taylor, to approve the conditional use permit subject to conditions. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Kathleen Taylor, Commissioner
AYES:	Velto, Drakulich, Gower, Munoz, Taylor
NAYS:	Mark Johnson
ABSENT:	

- 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]**

Dave Snelgrove, CFA, gave an overview of the project.

Leah Brock, Assistant Planner, presented the staff report. Staff received three comments in opposition.

Disclosures: received and read emails, familiar with the site

Public Comment:

Voicemail received in opposition. No name was provided.

Questions:

Commissioner Gower asked how this complex will interface administratively with the existing one.

Christina Siegfried, Ownership Group Asset Team, explained that the parcel is landlocked and the back lot cannot be accessed without going through the front property. The parcels will always have to be together and cannot be sold separately. They will be operated together. She also answered questions regarding access to the amenities that will be available and the interface of the complexes at a pedestrian level.

Ms. Siegfried confirmed for Commissioner Taylor that there will be one access point for both communities. You have to drive through Montebello to access Viewpoint.

Loren Chilson, Headway Transportation, answered questions from Commissioner Gower regarding the traffic study. He confirmed that they looked at new ADTs going through a private parcel. He believes there will be adequate capacity. He also confirmed there are multiple speed bumps in the area and adequate devices to manage traffic.

Commissioner Gower asked about the parking capacity compared to the existing project to the east.

Mr. Snelgrove discussed plans for parking and stated the capacity is relatively equivalent to the existing project.

Commissioner Gower expressed concern that this may be overparked

Mr. Snelgrove explained that in this situation there is no adjacent street parking available and they need to err on the side of caution.

Ms. Brock confirmed for Commissioner Taylor that they did receive comments

from the Regional Transportation Commission (RTC) and they were forwarded to the applicant. She also explained that there is nothing in the Reno Municipal Code (RMC) that restricts having one access point.

Mr. Chilson answered questions from Commissioner Taylor regarding the traffic study. The study was done on June 10. It does not include a study of the interchange and there are long term plans to widen McCarran in that area. The study used a 20 year horizon.

Mike Mischel, Engineering Manager, confirmed for Commissioner Taylor that he is comfortable with the traffic study as presented.

Mr. Snelgrove responded to questions from Commissioner Johnson regarding the anticipated route for a secondary emergency access and what the alternatives are if the planned access coming from Home Depot does not work out.

Mr. Mischel confirmed for Commissioner Johnson that he is confident there is a solution among the options presented for a secondary emergency access.

Jeremy Packer answered questions from Commissioner Johnson regarding the hillside adaptive architecture.

Discussion:

Commissioner Drakulich stated it sounds like the traffic trips can be handled in the area.

Commissioner Taylor expressed concern that this may need to be looked at more. She stated even though it does meet code she wonders if RTC looked at it as 18 more units or 400 units that was approved 27 years ago. McCarran backs up there regularly. She stated she is looking for input from the rest of the commissioners.

Commissioner Munoz stated he travels the area everyday and there is regular backup. Knowing that the RTC has plans to improve McCarran gives him comfort. He has never had any problems getting in and out of Home Depot and getting on the freeway there. He does not see any issues with it long-term.

Chair Velto stated he shares that perspective and is comfortable with this. He would also be curious about how the RTC looked at it.

Jason Garcia-LoBue, Planning Manager, stated that in these situations we depend on outside agencies to provide feedback on whether or not we should

add conditions of approval. Typically we will receive conditions of approval to address issues. In this circumstance it was satisfactory for the development.

Mr. Mischel stated that RTC did comment on the traffic study. Their comment was that Summit Ridge Drive remained at a Level Of Service D. They are okay with the study.

Commissioner Taylor stated she does not think they have the full RTC report in the meeting packet.

Commissioner Gower stated he did not see a condition of approval for trip reduction and asked staff if they considered that.

Ms. Brock read comments from RTC into the record.

Mr. Mischel stated the applicant is encouraged to contact and coordinate with RTC regarding the trip reduction program.

Commissioner Gower stated he would like to include that as a requirement in the motion.

Ms. Siegfried confirmed that they would support finding ways to reduce cars on the road and use public transportation.

It was moved by Peter Gower, seconded by J.D. Drakulich, to approve the conditional use permit and major deviation subject to conditions in the staff report to include modification to Condition 5 as presented by staff and the addition of Condition 7 requiring the distribution of trip reduction materials from the RTC. Motion Pass.

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

- 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]**

(Chair Velto called for a 10 minute break at 7:45 p.m. Meeting resumed at 7:56 p.m.)

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: visited site, received multiple emails, spoke to applicant's representative, spoke to applicant

Public Comment: Correspondence was received as 21 emails in opposition. No voicemails or request to speak forms were received.

Questions:

Mr. Oswald explained further for Commissioner Johnson the proposed zoning and the hillside development restrictions. He confirmed that even though the allowable number of units would be 64, they are restricted because of the hillside.

Discussion:

Commissioner Gower stated we received a lot of public comment about this. It does present a concern anytime we are proposing development on a hillside and at the edge of the city boundary. Looking at the maps presented, it is a compelling image that this is really just a piece that is completing the puzzle of development that has been planned for this area. Looking at that compatibility finding, it did help to see that bigger picture.

Mr. Oswald confirmed for Commissioner Johnson that the adjacent properties are in the Reno Sphere of Influence so they could annex in the future.

Commissioner Munoz agreed with Commissioner Gower that this does complete a piece of the puzzle.

It was moved by Peter Gower, seconded by Mark Johnson, to adopt the amendment to the Master Plan by resolution, subject to conformance review by the Truckee Meadows Regional Planning Commission. Motion Pass.

RESULT: Approved [6 TO 0]

MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Taylor
NAYS:	
ABSENT:	

It was moved by Peter Gower, seconded by Arthur Munoz, to recommend that City Council adopt the zoning map amendments. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz, Taylor
NAYS:	
ABSENT:	

- 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]**

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

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: received and read emails, spoke with the applicant’s representative, visited the site

Public Comment: Correspondence was received, 36 in total and all were in opposition. No voicemails or request to speak forms were received.

Questions:

Commissioner Gower asked staff to address the topics of concern mentioned in the public comments.

Mr. Oswald reviewed the conditions and mitigation efforts that address

concerns related to environmental impacts, visual impacts, and traffic impacts. He also explained how the project addresses the wild land urban interface. All fire rules and conditions will be applied to this project.

Commissioner Gower asked staff to explain how they can make the finding that talks about housing affordability.

Mr. Oswald explained that hillsides are expensive to develop on and this will not be a product we would anticipate to be considered affordable housing. Efficient use of land is one way we do that, by providing the ability to build more homes.

Commissioner Johnson asked if this site is being set up as being the end of the Reno boundary line, or if it is setting up for more development beyond the city limits.

Mr. Krmpotic stated in his opinion, there is no physical ability to stub off this roadway network, plus they have capped it by putting a cul-de-sac at the end.

Mr. Krmpotic confirmed for Commissioner Drakulich that they are not disrupting any of the trail systems and they will have connectivity to them.

Mr. Oswald answered questions from Commissioner Taylor regarding the project site size and the buildable area of the site.

Mr. Krmpotic answered questions from Commissioner Taylor regarding the length of the road that needs to be built and confirmed that the street parking on that road is part of the 79 parking spaces.

Mr. Oswald further explained there are four parking spaces for each unit, two in garage and two off street. There are only 19 on street parking spaces. He also confirmed that they do not anticipate any direct headlight impacts on existing residents.

Discussion:

Commissioner Drakulich stated this is a good step up for people who live in apartments in the Damonte area. It is not affordable, but it is a good step.

Commissioner Taylor stated it is a great product but is not sure about the location. When she looks at the map it seems completely like a development that shouldn't be there, like an island out there. Looking at CUP findings 2 and 3 and the tentative map finding h, it doesn't seem to match.

Commissioner Johnson stated that is an interesting observation. His initial reaction was similar. In looking at the bigger picture, this is actually an appropriate way of dealing with tentative map finding h.

Commissioner Gower discussed the need for the Planning Commission to be involved if there are conversations about future annexations in the next 20 years.

It was moved by J.D. Drakulich, seconded by Mark Johnson, to approve the tentative map and conditional use permit, subject to conditions in the staff report. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	Kathleen Taylor
ABSENT:	

It was moved by J.D. Drakulich, seconded by Mark Johnson, to approve the minor deviation, subject to conditions in the staff report. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	Kathleen Taylor
ABSENT:	

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

Jason Garcia-LoBue, Planning Manager, gave the training presentation and answered questions from commissioners regarding various aspects of the application and staff presentation process.

Commissioner Johnson suggested for future project applications that staff reports focus as much as possible on the specific aspects of how a project is supporting the master plan policies for that particular area and not just the overarching policies.

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Johnson reported that as of the meeting, he is no longer the Regional Planning Commission Chair. The next meeting will be the last Thursday in August.

7 Staff Announcements

7.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, gave an update on Planning Commission items presented at the City Council meeting. There are seven items on the agenda for the next Planning Commission meeting.

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)

Commissioner Gower requested a presentation about annexation and how the city goes about it in a workshop format.

Chair Velto requested a future discussion on the possibility of a higher fee to expedite applications.

Commissioner Drakulich requested a future item addressing how we can expedite affordable housing projects.

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)

The meeting adjourned at 9:23 p.m.