



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, November 02, 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

1 Pledge of Allegiance

The meeting was called to order at 6:02 p.m.

Commissioner Drakulich 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 Villanueva absent

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

None

Correspondence received was general in nature and not related to a specific agenda item.

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - October 5, 2022 6:00 PM (For Possible Action)

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

RESULT:	Approved [3 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Johnson, Drakulich, Munoz
NAYS:	
ABSENT:	Alex Velto, Peter Gower

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 - 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]**

Joey Winter, Associate Planner, gave an overview of the project.

Disclosures: familiar with the site, spoke with applicant's representative,

Public Comment:

Sheryl Wolfe, via Zoom, expressed concern regarding congestion on 395.

Questions:

Mr. Winter answered questions from Commissioner Munoz regarding the change in the amount of commercial development that would be allowed if this is approved.

John Krmptotic, applicant representative, explained for Chair Velto the topographic constraints and stated the only functional place for commercial is

the 1.74 acre pad that would be visible from Lemmon Drive.

Mr. Winter responded to Chair Velto stated that the amount of grading that is proposed and the areas where there is disturbance would be an improvement from the current PUD handbook. There will be more Open Space with this proposal and it makes sense to have commercial development on the major roads.

Mark Hayden, Capstone Advisors, gave a presentation on the history of the project.

Commissioner Drakulich asked how many stores or restaurants citizens can expect from 25,000 square feet of commercial space.

Mr. Hayden stated it depends on how you lay it out. The applicant has designed it for three users.

Chair Velto asked about the sloping for roads on the hill behind Walmart.

Mr. Hayden stated the extension of Vista Knolls was approved in the PUD.

There was discussion regarding whether or not the discussion is staying within the agenda item topic.

Jason Garcia-LoBue, Planning Manager, stated that Under Title 18, staff evaluates zoning requests separately from the actual proposal. The zoning request analysis focused on all of the different types of potential uses that would be allowed.

Chair Velto stated that if there is an allowed use and a certain amount of land is designated for it but it is an impossibility, that is relevant in our determination of whether it should be rezoned.

Commissioner Munoz stated there is no way he can approve this going from 487,000 sq feet to 25,000 sq ft of commercial space without knowing what's in the plan and why. There is not enough information.

Mr. Winter clarified this is a request for a zone change and is a recommendation to City Council. The next item which is a tentative map and conditional use permit would be a decision tonight. This zone change will go to City Council regardless of whether or not there is a recommendation from the Planning Commission. The next agenda item will still be heard tonight regardless of the outcome of this item.

Mr. Krmpotic asked if it would be okay to present more information on the project.

Chair Velto agreed.

Alex Zikakis, President of Capstone Advisors, gave a brief history of the project.

Commissioner Gower referred to the public comment regarding traffic concerns and asked how this zone change would impact potential traffic.

Loren Chilson, Headway Transportation, explained the traffic that could be generated with the current PUD is tremendously higher than with the proposed project.

Commissioner Johnson agreed that the traffic volume would be higher with general commercial but that would be bringing traffic predominantly from the existing area around there.

Mr. Chilson confirmed that retail use is going to be more localized traffic and residential use may add more traffic to the freeway.

Discussion:

Commissioner Johnson stated there is a geographical challenge in the area. Because of zoning map amendment findings i and j, in addition to what we heard tonight, the zone change is applicable.

Commissioner Drakulich agreed and stated the current PUD and zoning doesn't seem valid at this point and doesn't have a chance. He would support the zoning change.

Chair Velto stated he was a little shocked by the reduction of commercial with the proposed zone change, but hearing that the area for commercial can't actually happen makes him question if we should maintain the current zoning.

Commissioner Munoz stated that looking at the map, there is an entire Village 3 which is a prime location for commercial.

Commissioner Gower referred to Commissioner Munoz's concerns and stated it sounds like he is looking at this from a master plan perspective and thinking about the North Valleys from a regional perspective and thinking about access to commercial uses for residents in the area which is what we try to promote in the master plan.

Commissioner Johnson asked if staff gave consideration to allowing the Village 3 area to be general commercial, which does allow for multi-family but would not preclude commercial.

Mr. Garcia-LoBue explained that staff has worked extensively with the developer and evaluated each of the different types of zones and what is allowed and not allowed.

Mr. Winter stated there is no master plan change proposed tonight. He also reviewed some of the analysis staff has done on this item.

Mr. Krmpotic clarified that they did not request getting rid of commercial zoning. We were sunseting a PUD. We would be okay with taking the 16 acres and going to general commercial. That still allows us to go forward with multi-family as designed. The market and economics will dictate what will go there and the topography will influence it. There can be a lot of limiting factors outside of zoning.

Commissioner Velto stated that driving by on Lemmon he sees hills and does not see how that could be compatible with a commercial development.

Commissioner Munoz stated that as soon as the grading happens for the multi-family portion, it would be viable for a commercial area. He agreed with the point made that even with general commercial zoning it can still be developed for what the applicant wants, but at least that way we are not taking away the option of commercial development.

Commissioner Drakulich stated that what helped him to get there is that this item will get kicked up to City Council for more discussion.

Chair Velto stated that he is trusting the applicants that they have looked into trying to make this commercial. That in addition to looking at the map, he struggles to see how commercial uses can be put there. Because of that, he does not think we are losing general commercial.

It was moved by J.D. Drakulich, seconded by Peter Gower, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [4 TO 1]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower
NAYS:	Arthur Munoz

- 5.2 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]**

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

Ken Krater, Krater Consulting Group, gave additional background information.

Joey Winter, Associate Planner, gave an overview of the staff report.

Disclosures: familiar with the area, spoke with applicant's representative

Public Comment: None

Questions:

Mr. Krmptic answered questions from Commissioner Munoz regarding the grading and confirmed that the apartment footprint will be in one flat area with retaining walls around the edges. He also confirmed there are 288 apartments proposed in the plan.

Loren Chilson, Headway Transportation, answered questions from Commissioner Munoz regarding traffic generation and other traffic analysis results. Traffic analysis shows there would be 309 a.m. peak hour trips and 409 p.m. peak hour trips for the entire project. One benefit of the project is that it creates a new connection that is good for emergency access and also for the distribution of trips in that area. It will pull traffic out of the Lemmon Drive, Sky Vista Parkway, Buck Drive intersection.

Mr. Krater answered questions from Commissioner Drakulich regarding the Vista Knoll Parkway grade and the apartment access grade. He also clarified that there is 22 feet of fall across the apartments. It's not flat so the ability with a small footprint of an apartment building to take the 22 feet of grade versus a big box is significantly reducing the overall grading on the site.

Mr. Chilson answered questions from Commissioner Gower regarding the Level of Service at the Lemmon Drive, Sky Vista Parkway, Buck Drive intersection. It is currently at a Level E and with this project it would be improved to a Level D. The project's traffic impacts will be mitigated and will slightly improve the baseline conditions of the intersection.

Mike Mischel, Engineering Manager, confirmed for Commissioner Gower that he concurs with the traffic study and with the traffic engineer's recommendations. This project makes traffic better at the intersection in that it provides an additional traffic signal.

Mr. Winter answered questions from Commissioner Johnson and explained the history behind including a condition for a dog park.

Discussion:

Commissioner Munoz stated that going through conditions and findings, where I'm getting hung up is that this is two completely separate projects that should not have been brought together in my opinion. We need more housing and this is a good place for that type of housing. Then we go in to an already crowded roadway area, schools, and shopping areas. But now we are adding in a very small area another large amount of apartments right next to a set of a large amount of apartments that just got completed that is less than a hundred yards from hundreds of houses that are being put in that are going to affect Lemmon Drive. If we could separate this into two different findings for two different properties, it would be an easy one for me but I cannot make the findings that this is what's best for the area.

Commissioner Drakulich stated that his hope is that the City as a whole has an understanding of what is going on up there and the City of Reno is taking into account traffic and sewer and other issues.

Commissioner Johnson stated it is interesting to think about the evolution of what we've been looking at up there. Four years ago everything was storm water and sewer along with traffic concerns. There have been some improvements that have been done to address sewer concerns. We are starting to see road improvements that were discussed back then as well. The challenge is that the infrastructure that is in place is stressed and we have to

look at if we are doing the right things to improve that. The proposed alternative access is an improvement. This project is a good use for the site and the conditions are appropriate. The findings for this site are met for this project.

Mr. Chilson explained for Commissioner Munoz that Condition 14 requires that plans for pedestrian crossings on Vista Knoll Parkway be approved by Development Services and Public Works.

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

RESULT:	Approved [4 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower
NAYS:	Arthur Munoz
ABSENT:	

Break at 8:05 p.m.

Meeting resumed at 8:16 p.m.

- 5.3 Staff Report (For Possible Action): Case No. **LDC23-00014 (Washoe County CARES Campus)** – A request has been made for a conditional use permit for the campus expansion of a homeless services facility. The 16.58 acre site is generally located north of East 4th Street, directly south of I-80, and west of I-580 within the Mixed-Use Urban (MU) zoning district. The site has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]**

Brook Oswald, Associate Planner, gave an overview of the staff report.

Dana Searcy of Washoe County, gave an overview of the project.

Disclosures: familiar with or visited the site

Public Comment: Correspondence received was distributed to commissioners.

Andon Major Dansie spoke in support of the services provided.

Questions:

Ms. Searcy clarified for Commissioner Drakulich that the supportive housing

will be permanent housing. The goal is to have smaller emergency housing and more permanent housing. She also answered questions about the current capacity of the Safe Camp.

Mr. Oswald explained for Commissioner Munoz that there have been positive impacts on safety in the area.

Mr. Oswald answered questions from Commissioner Johnson and confirmed that with this permit we won't see any entitlements for future phases.

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

RESULT:	Approved [5 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	
ABSENT:	

- 5.4 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I), and; 2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395. **[Ward 4]**

Kerry Rohrmeier, applicant representative, gave an overview of the project.

Grace Mackedon, Associate Planner, gave an overview of the staff report.

Disclosures: familiar with the area, received emails

Public Comment:

Jim Mueller spoke in support of the proposal as presented tonight.

Questions:

Ms. Mackedon answered questions from Commissioner Munoz and stated we don't know at this point any details of what project will be developed until we have that proposal. She also answered questions regarding setback requirements.

Discussion:

Commissioner Johnson stated we saw this when it was converted to the zoning it is now and the discussion then was whether that level of multi-family was appropriate that close to industrial. He appreciated Ms. Mackedon's comment that no matter what goes in, a site plan review will be required before it is developed.

Commissioner Munoz stated that he is not against growth and something like this is good infill that will benefit the community.

It was moved by Peter Gower, seconded by Mark Johnson, to adopt the master plan amendment by resolution and recommend that City Council approve the master plan and zoning map amendments, subject to conformance review by the Truckee Meadows Regional Planning Commission. Motion Pass.

RESULT:	Approved [5 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Munoz
NAYS:	
ABSENT:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Drakulich reported on actions taken at the last Regional Planning Commission meeting.

7 Staff Announcements

7.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, stated the next meeting is on November 17th which is a Thursday. City Council will have an agenda item for the appointment of the vacant spot on the Planning Commission on November 9th.

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 Johnson requested staff follow up on what was heard this evening about Parks and Rec Departments in the County and City.

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

Commissioner Johnson discussed a conflict this evening. There was a placemaking study for Virginia Street scheduled for the same time as tonight's Planning Commission meeting. It is unfortunate we don't have the opportunity to be at that meeting.

10 Adjournment (For Possible Action)

The meeting was adjourned at 9:11 p.m.