



MINUTES

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

1 Pledge of Allegiance

Commissioner Munoz led the Pledge of Allegiance.

2 Roll Call

Members Present

Chair Alex Velto, Vice Chair J.D. Drakulich, Commissioner Arthur Munoz, Commissioner Silvia Villanueva

Commissioners Present: Drakulich, Munoz, Villanueva, Velto

Commissioners Absent: Gower, Johnson

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

Correspondence received was forwarded to the Planning Commission and is part of the record.

Kelly Orr expressed concerns regarding growth in Ward 4.

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - August 3, 2022 6:00 PM (For Possible Action)

Motion carried with three (3) in favor and one (1) abstention by Commissioner Villanueva.

It was moved by J.D. Drakulich, seconded by Arthur Munoz, to approve. Motion Pass.

RESULT:	Approved [3 TO 0]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Arthur Munoz, Commissioner
AYES:	Velto, Drakulich, Munoz
NAYS:	
ABSENT:	Silvia Villanueva

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]**

Joey Winter, Associate Planner, presented the staff report.

Public Comment: One email was received and forwarded to the Planning Commission and is part of the record.

Disclosures: familiar with the area, read email

There were no questions or discussion by the Commission.

It was moved by Alex Velto, seconded by J.D. Drakulich, to approve the major deviation, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Alex Velto, Chair
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Drakulich, Munoz, Villanueva

NAYS:
ABSENT:

- 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]**

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

Brook Oswald, Associate Planner, presented the staff report. Staff received one public comment in opposition that is attached to the staff report.

Disclosures: familiar with or visited the site

Public Comment:

Tabor Griswold spoke regarding traffic concerns.

Jason spoke regarding traffic concerns.

Jaqueline Baldwin spoke regarding traffic, bio-hazard, and noise concerns.

Kelly Orr spoke regarding school capacity concerns.

Questions:

Mr. Oswald clarified for Commissioner Munoz that this is the first time this item has come before the Planning Commission since it's approval in 2018.

Mr. Krmptic reviewed for Commissioner Villanueva traffic improvements included in the conditions of approval.

Mr. Oswald confirmed that a final traffic study will be included in the final map process to ensure that the required traffic standards are met.

Discussion:

Commissioner Villanueva stated she understands the concerns expressed regarding traffic issues but the location is very close to the University. It is easily accessible for those in the city. There is a lot of community benefit. It is also right by the railroad which is a difficult place to develop. The applicant has done what they can to address the traffic concerns expressed by the public.

Chair Velto stated he sees this as a very limited request that is purely discretionary. He expressed support for granting the extension.

Commissioner Munoz stated our job is not to rehash the project. It is simply an extension and he is in support of granting the extension.

It was moved by Silvia Villanueva, seconded by J.D. Drakulich, to approve a two year time extension of The Cottages at Comstock tentative map, subject to the original conditions of approval. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

- 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]**

Derek Kirkland, Wood Rodgers, gave an overview of the project.

Brook Oswald, Associate Planner, presented the staff report.

Disclosures: familiar with or visited the site, residence is 150 yards from the site

Public Comment:

Kelly Orr spoke regarding traffic and school capacity concerns.

Questions:

Mr. Kirkland confirmed for Commissioner Munoz they will bring the public road all the way to Surge Street.

Mr. Kirkland explained for Commissioner Munoz the plans for landscaping and screening.

Mike Vicks, Engineer for the applicant, explained that the property line shared with the mobile home park is elevated and varies across the eastern property line between one and three feet so there is some additional relief there to provide some screening.

Mr. Oswald explained for Commissioner Munoz that often screening is used when there is a dislike in use. In this case we are looking at a residential development adjacent to a residential development so staff did not look specifically at providing landscape buffering that we would see with an industrial or commercial use coming in. Staff feels that the proposed six foot fence will provide sufficient screening.

Mr. Oswald explained for Commissioner Villanueva how the availability of public services, utilities, and infrastructure is addressed.

Mr. Oswald confirmed for Commissioner Villanueva that going through the final map process, they will have to have allocations for this property for sewer and water.

Mr. Oswald confirmed for Commissioner Munoz there will be an HOA.

Discussion:

Commissioner Munoz stated this is a good infill project. He appreciates that there will be an HOA. This area needs some improvement and this is a good start.

It was moved by J.D. Drakulich, seconded by Silvia Villanueva, to approve the tentative map, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [4 TO 0]
MOVER:	J.D. Drakulich, Vice Chair
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

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]**

John Krmptic, applicant representative, requested a continuance on Agenda Items 5.4 and 5.5. in order to have a full vetting of the items among a full commission.

Public Comment: None

It was moved by Arthur Munoz, seconded by Silvia Villanueva, to continue the item to November 2, 2022. Motion Pass.

RESULT:	Continued [4 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

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]**

John Krmpotic, applicant representative, requested this item be continued along with Agenda Item 5.4.

Public Comment: None

It was moved by Silvia Villanueva, seconded by J.D. Drakulich, to continue the item to November 2, 2022. Motion Pass.

RESULT:	Continued [4 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	J.D. Drakulich, Vice Chair
AYES:	Velto, Drakulich, Munoz, Villanueva
NAYS:	
ABSENT:	

6 Truckee Meadows Regional Planning Liaison Report

No update.

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.
Jason Garcia-LoBue reported the second reading for the DPII zoning map amendment and text amendment for Title 18 will be on October 26th.

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)

The meeting was adjourned at 7:19 p.m.