



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, January 18, 2023 • 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	Mark Johnson	326-8864
Harris Armstrong	326-8859	Arthur Munoz	326-8862
Peter Gower	326-8860	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\\_wZMJ6UsjTR-sqTvhzW-PSg](https://us06web.zoom.us/webinar/register/WN_wZMJ6UsjTR-sqTvhzW-PSg)

**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 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 Staff Report (For Possible Action): Case No. **LDC23-00016 (TCA Leroy Street)** – A request has been made for: 1) a tentative map to develop a 16 lot single-family residential detached subdivision and; 2) a major site plan review for: a) cluster development and; b) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height. The project is located on a ±6.64 acre portion of the 10.14 acre site which is generally located 500 feet east of the intersection of Mae Anne Avenue and Leroy Street directly adjacent to Interstate 80 (I-80). The site has a zoning of Single-Family Residential - 3 dwelling units per acre (SF-3) and General Commercial (GC) and Master Plan land use designations of Single-Family Neighborhood (SF) and Suburban Mixed-Use (SMU). **[Ward 1]**

4.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC23-00029 (3655 Warren Way Rezoning)** - A request has been made for a zoning map amendment from Single-Family Residential – 3 units per acre (SF-3) to Multi-Family Residential – 21 units per acre (MF-21). The ±1.0 acre project site is located on the west side of Warren Way ±425 feet south of its intersection with West Moana Lane. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

4.3 Staff Report (For Possible Action): Case No. **LDC23-00025 (Riviera Planned Community)** – A request has been made for a tentative map to

establish a five-lot single-family attached (condominium) subdivision and associated common areas. The ±0.31 acre project site is located southeast of Riviera Street, ±75 feet from its intersection with Idlewild Drive. The project site is located within the Multi-Family Residential – 14 units per acre (MF-14) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 1]**

- 4.4 Staff Report (For Possible Action): Case No. **LDC23-00026 (Grand Point Townhomes South)** - A request has been made for: 1) a tentative map for a 30-lot single-family attached (townhome) subdivision; 2) a conditional use permit for more than 20 residential units in the Multi-Family Residential – 14 units per acre (MF-14) zoning district; and 3) alternative equivalent compliance to vary from: a) reduced setback requirements with a conditional use permit; and b) residential street tree requirements. The ±2.25 acre site is located on the east side of Grand Point Way approximately ±675 feet south of its intersection with Mae Anne Avenue. The site is within the McQueen Neighborhood Planning Overlay zoning district (MQ) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**
- 4.5 Staff Report (For Possible Action): Case No. **LDC23-00027 (Grand Point Townhomes North)** - A request has been made for: 1) a tentative map for a 78-lot single-family attached (townhome) subdivision; 2) a conditional use permit for: a) more than 50 residential units in the Neighborhood Commercial (NC) zoning district; b) fills greater than ten feet in height; and c) cluster development; and 3) alternative equivalent compliance to vary from the residential street tree requirements. The ±5.10 acre site is located on the southeast corner of the intersection at Grand Point Way and Mae Anne Avenue. The site is within the NC zoning district in the McQueen Neighborhood Planning Area Overlay (MQ) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**
- 4.6 Staff Report (For Possible Action): Case No. **LDC23-00018 (Aspire at North Hills)** - A request has been made for a conditional use permit to allow a 192 unit multi-family development. The ±8.64 acre subject site consists of four parcels with ±308.63 feet of frontage on North Hills Boulevard and ±179 feet of frontage on East Golden Valley Road. The subject site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**
- 4.7 Staff Report (For Possible Action): Case No. **LDC22-00077 (Peavine Employment Center MSPR)** - A request has been made for a major site

plan review to allow: 1) disturbance of a major drainageway; and, 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height. The ±210.52 acre site is generally located to the southeast of the intersection of Red Rock Road and Trail Drive. The site has a zoning of Specific Plan District (SPD) and Master Plan land use designations of Mixed-Employment (ME) and Parks, Greenways, and Open Space (PGOS). **[Ward 4]**

**5 Planning Commission Training: Staff Presentation on Annexations and discussion**

**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.**