



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, February 01, 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_na9amRV2SJO79nKJVUjTWg

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; (2) sending an email to 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.

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 - December 8, 2022 6:00 PM
(For Possible Action)

4.2 Reno City Planning Commission - Regular - December 21, 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. **LDC23-00037 (Caramella Ranch Tentative Map Extension)** – A request has been made for a two-year time extension for a previously approved tentative map for 955 single-family residential lots (LDC19-00048 – Caramella Ranch Estates), of which 106 lots remain to be final mapped. The ±24.36 acre remaining portion of the original ±297.37 acre project site is located on the northwest side of Western Skies Drive between its intersection with Banta Avenue on the south and Sapphire Point Drive on the north. The project site is within the Planned Unit Development (Caramella Ranch Estates PUD) zoning district within the Southeast Neighborhood Planning Area (SENP) Overlay and has a Master Plan land use designation of Special Planning Area (SPA). **[Ward 2]**

5.2 Staff Report (For Possible Action): Case No. **LDC23-00031 (Vintage at Redfield Major Deviation)** – A request has been made for a major deviation to increase the required 2:1 building height/setback ratio by 50% resulting in a 3:1 building height/setback ratio to allow for the construction

of a senior affordable housing apartment complex. The ±2.646 acre site is located on the northeast corner of the intersection at Redfield Parkway and Baker Lane. 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]**

5.3 Staff Report (For Possible Action): Case No. **LDC23-00034 (Roter Investments of Nevada Self Storage)** – A request has been made for a conditional use permit to establish a 523-unit mini-warehouse facility in an existing tenant space within the property known as Reno Town Mall. The ±15.94 acre project site is located south of West Peckham Lane, ±295 feet west of its intersection with South Virginia Street. The project site is located within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**

5.4 Staff Report (For Possible Action): Case No. **LDC23-00032 (Jacobs Glow Plaza and Festival Area Amendment)** – A request has been made for an amendment to conditional use permit LDC22-00038 to expand the permit boundary to include an additional parcel for the purpose of promoting Glow Plaza on the additional parcel. The ±8.373 acre site is located on seven parcels generally located south of West 4th Street, east of Washington Street, and ±200 feet west of Ralston Street. The site is zoned Mixed-Use Downtown – Northwest Quadrant (MD-NWQ) and Mixed-Use Downtown Entertainment District (MD-ED) and has the Downtown Mixed-Use (DT-MU) Master Plan land use designation. **[Ward 1]**

6 Planning Commission Training: Staff Presentation on Annexations and Discussion

7 Truckee Meadows Regional Planning Liaison Report

8 Staff Announcements

- 8.1 Report on status of Planning Division projects.
- 8.2 Announcement of upcoming training opportunities.
- 8.3 Report on status of responses to staff direction received at previous meetings.
- 8.4 Report on actions taken by City Council on previous Planning Commission items.

9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

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

11 Adjournment (For Possible Action)

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.