



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, January 04, 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

1 Pledge of Allegiance

Called to order at 6:02 p.m. by Chair Velto via zoom. Chair Velto appointed Vice Chair Johnson to Chair the meeting since he is attending remotely.

Commissioner Armstrong led the Pledge of Allegiance.

2 Roll Call

Members Present

Chair Alex Velto, Commissioner Mark Johnson, Commissioner Peter Gower, Commissioner Arthur Munoz, Commissioner Silvia Villanueva, Commissioner Harris Armstrong

Commissioner Drakulich absent

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

Correspondence was received. There were no voicemails or request to speak forms.

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. **LDC23-00024 (Waste Management Fence)** – A request has been made for a major deviation to increase the maximum fence height from six feet to eight feet around the perimeter of the project and to reduce the front setbacks to construct a fence. The ±20.66 acre project site is comprised of five parcels generally located on the north and south sides of East Commercial Row adjacent to its intersections with Sage Street and Sutro Street. The project site is located within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]**

Ken Anderson, JK Architecture and applicant representative, gave an overview of the project.

Carter Williams, Assistant Planner, gave an overview of the staff report.

Disclosures: familiar with the site, received and read correspondence

Public Comment: Correspondence was received. No voicemails or request to speak forms were received.

Questions:

Commissioner Villanueva asked staff if they have communicated with the Reno Sparks Indian Colony regarding their written comments.

Mr. Williams explained that comment came fairly late in the process and staff was not able to identify the impacts of applying screening on the back of the site to screen the facility from the trails along the Truckee River. He confirmed that the rear portion of the site is part of the projected deviation.

Commissioner Villanueva asked if the applicant plans to include any evergreen screening at the rear of the site as suggested by the Reno Sparks Indian Colony.

Steve Boeller, Waste Management, stated this location is quite a bit higher than the river elevation and there is already a lot of trees and greenery there. Planning suggested a more open-type fencing in case there is ever flooding there.

Commissioner Armstrong referenced correspondence received from Conrad Sick with Valeo Companies and asked if his request for collaboration with the city on this project was received in time to be considered by staff.

Mr. Williams stated it was not received timely enough to include it in this

request, but they did have a meeting today in collaboration with Public Works and discussed potential applications that might be coming before this body in the future to address their comments. There was collaboration between all three parties, the city, Valeo and Waste Management.

Mr. Boeller confirmed for Commissioner Munoz that the current fencing on the back side facing the Truckee River is chain link. The proposed fencing will be better than the chain link fence and improve the visual aspect.

Mr. Williams explained for Vice Chair Johnson staff's process for making the finding for this major deviation. In this area we have a mix of uses. There is a mix of industrial uses from previous zoning designations and new uses coming in that are residential or commercial in nature. This request acknowledges those uses and the aesthetic it brings, for instance not using barbed wire on the side yards or against the Truckee River. This could be applied to other properties because of the mix of uses.

It was moved by Arthur Munoz, seconded by Harris Armstrong, to approve the major deviation, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

- 4.2 Staff Report (For Possible Action): Case No. **LDC23-00028 (Little Flower School Setback Deviation)** – A request has been made for a major deviation to reduce the required building setback from 28 feet to 14 feet and increase the height to setback ratio from 2:1 to 3:1 in order to construct an expansion to an elementary school. The ±3.74 acre project site is generally located on the northwest corner of East Plumb Lane and Kietzke Lane. The project site is located within the Public Facilities/Wells Avenue Neighborhood Planning Overlay (PF/WANP) zoning districts and has a Master Plan land use designation of Public Quasi-Public/Wells Avenue Neighborhood Plan/Public Facility (PQP/WANP/PF). **[Ward 3]**

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

Carter Williams, Assistant Planner, gave an overview of the staff report.

Disclosures: familiar with the site

Public Comment: none

Questions:

Vice Chair Johnson asked staff why this process was used where this request is a condition of a site plan review.

Mr. Williams clarified the process being used and explained there were other options the applicant had if they did not want to go through with the major deviation. He confirmed the street provides a buffer between the project and the residentially zoned property which contributes to the staff recommendation that this request is an acceptable setback.

It was moved by Silvia Villanueva, seconded by Peter Gower, to approve the major deviation, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Gower, Munoz, Villanueva, Armstrong
NAYS:	
ABSENT:	

- 4.3 Staff Report (For Possible Action): Case No. **LDC23-00015 (TCA Mae Anne Multi-Family)** – A request has been made for a conditional use permit for: 1) the establishment of a 200 dwelling unit multi-family residential development and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height. The subject site is a ±13.92 acre portion of the 24.51 acre parcel which is generally located 1,200 feet west of the Robb Drive interchange on the south side of Interstate 80 (I-80). The site has a zoning designation of General Commercial (GC) with the McQueen Neighborhood Planning Overlay (MQ) and a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 1]**

Andy Durling, of Wood Rodgers and applicant representative, gave an overview of the project.

Brook Oswald, Associate Planner, gave an overview of the staff report. Comments have been received related to traffic and compatibility and connectivity to Leroy Drive. As staff looked at this, it was important to us that the access will be emergency only onto Leroy Drive limiting traffic coming through that area.

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

correspondence, familiar with or visited the site, visited the surrounding area

Public Comment: Correspondence was received. No voicemails or request to speak forms were received.

Questions:

Commissioner Villanueva asked if there will be access from I-80.

Mr. Durling confirmed that is correct. It will be an extension of Robb Drive to the south. We will have to get encroachment permits from Nevada Department of Transportation (NDOT). He answered question regarding access plans and explained neighboring residents are separated from this site both vertically and horizontally.

Commissioner Gower asked about the potential need for any mitigation efforts to meet the conditional use permit finding 6.A regarding noise and vibration from I-80 impacting future residents.

Mr. Durling explained there is some separation and they are trying to separate the buildings from the roadway. They did not plan for sound walls because with the topography there are natural buffers in the NDOT right-of-way.

Mr. Gower asked staff if they agree with Mr. Durling regarding the sound mitigation for future residents at this site.

Mr. Oswald confirmed staff agrees that the condition is met adequately with the distance and grade separation. If there were an expansion of I-80 in the future, NDOT would look at any need for sound walls at that time.

Mr. Oswald explained for Commissioner Gower why Condition of Approval No. 12 bundles separate conditions together. He confirmed that the third part of that condition is to ensure that as development evolves in this area, that additional traffic will be taken into account to determine if additional mitigation is needed.

Mr. Oswald answered questions from Vice Chair Johnson regarding conditions for emergency accesses that will be needed for this and future development in the area.

Mr. Oswald explained for Vice Chair Johnson that they anticipate cuts and fills on the property directly to the east that is also zoned general commercial and that would give staff a chance to look at buffering and screening needs.

Mr. Durling confirmed for Vice Chair Johnson they are comfortable that the plan they have in place would satisfy any future separation requirements.

Discussion:

Commissioner Villanueva expressed concern that if NDOT not does not approve the extension of Robb Drive, the applicant would come back and say they have to use Leroy Street as the access. Infrastructure is one of the findings and this is not an appropriate place for multi-family development given the infrastructure and that we don't know what NDOT will do. The lack of public transit, grading and slope failure are also concerns.

Chair Velto stated the conditions are fairly extensive and create a framework for them to interact successfully with NDOT. In the event they are unable to meet the conditions related to the extension of Robb Drive, then the project won't happen. He is satisfied with the conditions as they're written and stated this type of project makes sense for the area.

Commissioner Gower stated he would love to see transit access to the site but does not think that will happen. His concerns were related to access and traffic. There is infrastructure to support this type of development at this site. There is an on ramp there and it seems like a logical extension of Robb Drive to provide access. He was also concerned about encroachment on the community to the southwest but it is conditioned well with just emergency access onto Leroy Street. He appreciates that the applicant is coordinating with the other land owners and developers in this area and taking a comprehensive look at it. This is an infill project and it meets a fundamental master plan finding for infill development in the region.

Vice Chair Johnson stated this is a site that needs to be accessed from Robb Drive. The overpass is sized appropriately for more traffic. There was some helpful visuals and discussion about how this can accommodate additional growth in the area. It is a challenge from a public transit standpoint but it is a good spot for higher intensity development.

Commissioner Villanueva stated that her position is mainly because the NDOT connection has not been approved.

It was moved by Alex Velto, seconded by Harris Armstrong, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	Alex Velto, Chair
SECONDER:	Harris Armstrong, Commissioner

AYES:	Velto, Johnson, Gower, Munoz, Armstrong
NAYS:	Silvia Villanueva
ABSENT:	

- 4.4 ***PULLED ITEM*** - 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 west 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]**

This item was pulled from the agenda due to a noticing error. It will be rescheduled and re-noticed for a future meeting.

- 4.5 Staff Report (For Possible Action): Case No. **LDC23-00017 (TCA Townhomes)** – A request has been made for: 1) a tentative map to develop a 202 lot single-family residential attached subdivision and; 2) a conditional use permit for: a) development over 100 dwelling units in the General Commercial zoning district 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 ±14.51 acre portion of the 31.15 acre site which is generally located 1,200 west of the Robb Drive interchange on the south side of Interstate 80 (I-80). The site has zoning designations of General Commercial (GC) with the McQueen Neighborhood Planning Overlay (MQ) and Single-Family Residential - 3 dwelling units per acre (SF-3). The Master Plan land use designations for the site are Suburban Mixed-Use (SMU) and Single-Family Neighborhood (SF). **[Ward 1]**

Andy Durling with Wood Rodgers, applicant representative, gave an overview of the project and noted that some slides from the previous agenda item presentation are also applicable to this project.

Brook Oswald, Associate Planner, gave an overview of the staff report and noted that many discussion points from the previous agenda item will also be applicable to this project.

Disclosures: received and read correspondence, spoke with the applicant’s representative, familiar with the site, visited surrounding area

Public Comment: Correspondence was received. No voicemails were received. John Fourkas gave in-person public comment.

Questions:

Mr. Durling answered questions from Commissioner Munoz regarding the layout for the property line to the north and the separation from the existing building there. He also confirmed they are meeting the grading code requirements for the emergency access road.

Mr. Durling explained for Commissioner Villanueva the multi-stage process to gain access to the freeway. Flying J and TCA have already bought the right of access to the freeway so the first stage of the process is done. It is permitted and approved by NDOT and paid for and built by the developer.

Commissioner Gower asked staff to respond to the public comment concerns regarding access on Leroy.

Mr. Oswald explained the code requirements and conditions of approval confirming Leroy Street will be emergency access only with no through traffic.

Mr. Oswald explained for Commissioner Villanueva the history of the site. There have been previous approvals for development that were not done but grading permits were issued and it is not in a natural form anymore.

It was moved by Arthur Munoz, seconded by Peter Gower, to approve the tentative map and conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	Arthur Munoz, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Gower, Munoz, Armstrong
NAYS:	Silvia Villanueva
ABSENT:	

5 Truckee Meadows Regional Planning Liaison Report

Vice Chair Johnson reported on the December 22 meeting.

6 Staff Announcements

6.1 Report on status of Planning Division projects.

Jason Garcia-LoBue, Planning Manager, reported there are six agenda items planned for the January 18 Planning Commission meeting as well as an

annexation training and discussion item.

- 6.2 Announcement of upcoming training opportunities.
- 6.3 Report on status of responses to staff direction received at previous meetings.
- 6.4 Report on actions taken by City Council on previous Planning Commission items.

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

Commissioner Villanueva asked that when addresses are available they be included in staff reports rather than just referencing an APN.

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

None

9 Adjournment (For Possible Action)

The meeting was adjourned at 7:56 p.m.