



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, March 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_9Nu1K63OT72C2KkQgOaIDQ

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.

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. **LDC23-00033 (Golden Valley Commerce Center Major Site Plan Review)** – A request has been made for a major site plan review to allow for: 1) a nonresidential development adjacent to residentially zoned property; 2) fills greater than ten feet in height; and 3) disturbance to a major drainage way. The ±6.08 acre site is located on the southeast side of W. Golden Valley Road approximately ±298 feet southwest of its intersection with N. Virginia Street. The subject site is within the Industrial Commercial (IC) zoning district and has a Master Plan land use designation of Industrial (I). **[Ward 4]**
 - 4.2 Staff Report (For Possible Action): Case No. **PAR23-00020 (Talus Valley Phase 2 Parcel Map #5)** – A request has been made for a sequential parcel map to establish four parcels. The ±174.88 acre subject site is generally located ±2500 feet north of the intersection of Echo Valley Parkway and South Meadows Parkway. The parcel is zoned Planned Unit Development Talus Valley (PUD). The site has a Master Plan land use designation of Mixed Neighborhood (MX), Single Family (SF), Suburban Mixed-Use (SMU), and Parks, Greenways, and Open Space (PGOS). **[Ward 3]**
 - 4.3 Staff Report (For Possible Action): Case No. **LDC23-00045 (Peavine Substation)** – A request has been made for a conditional use permit for: 1) the establishment of major utility/ 120kV electrical substation and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet

in height. The vacant ±9.74 acre subject site is generally located on the southwest corner of the intersection of North Virginia Street and Peavine Peak Road. The site has a zoning designation of Single-Family Residential - 8 dwelling units per acre (SF-8) and a Master Plan land use designation of Special Planning Area (SPA). This is a Project of Regional Significance (PRS) for the establishment of an electrical substation. **[Ward 4]**

4.4 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 – 14 units per acre (MF-14). 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]**

4.5 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00036 (First Congregational Church Zoning Map Amendment)** – A request has been made for a zoning map amendment from the Single-Family Residential - 8 units per acre (SF-8) zoning district to the Public Facilities (PF) zoning district. The ±3.40 acre project site is located at the terminus of Sunnyside Drive approximately 150 feet west of its intersection with Novelty Drive. The subject site has a Master Plan land use designation of Single-Family Neighborhood (SF). **[Ward 5]**

5 Truckee Meadows Regional Planning Liaison Report

6 Staff Announcements

- 6.1 Report on status of Planning Division projects.
- 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)

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

9 Adjournment (For Possible Action)

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY

POSTPONE REMAINING ITEMS.