



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, April 19, 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_8je3ZjpMRCWULA7G5I-ERQ

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.

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 Planning Commission By-Laws

4.1 Staff Report (For Possible Action – Recommendation to City Council): Staff presentation, discussion, and potential approval of the revised By-laws of the City of Reno Planning Commission, subject to City Council adoption.

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. **LDC23-00051 (Stone Residence Major Deviation)**: A request has been made for a major deviation to reduce the required minimum side and rear yard setbacks from five feet to three feet. The ±0.08 acre parcel is located on the south side of W. Taylor Street ±182 feet east of its intersection with Plumas Street. The parcel is zoned Mixed-Use Midtown Residential (MU-RES) and has a Master Plan designation of Urban Mixed-Use (UMU). [**Ward 1**]

5.2 Staff Report (For Possible Action) Case No. **LDC23-00030 (Firecreek Crossing Resort Casino)** – A request has been made for a conditional use permit for: 1) the establishment of a hotel with non-restricted gaming operations and; 2) grading resulting in cuts exceeding 20 feet in depth and fills exceeding 10 feet in height. The ±19.92 acre subject site is generally located on the northwest corner of the intersection of South Virginia Street and Keitzke Lane. The site has a zoning designation of Mixed-Use Urban (MU) with a Gaming Overlay 1 (G1) and a Master Plan land use designation of Suburban Mixed-Use (SMU). The project requires a conformance review by the Truckee Meadows Regional Planning Commission (RPC) for a Project of Regional Significance (PRS) pursuant

to Nevada Revised Statute (NRS) 278.0278. **[Ward 2]**

- 5.3 Staff Report (For Possible Action – Recommendation to City Council):
Case No. **LDC23-00039 (Reno-Stead Corridor Joint Plan Master Plan Amendment)** - A request has been made to sunset the Special Planning Area/Reno-Stead Corridor Joint Plan (SPA/RSCJP) and associated land use designation to generally translate RSCJP land uses to equivalent standard City of Reno Master Plan land use designations. The request includes a Master Plan amendment from Special Planning Area/Reno-Stead Corridor Joint Plan on ±1,957.68 acres to: Parks, Greenways, and Open Space (PGOS) on ±498.78 acres; Unincorporated Transition (UT) on ±276.91 acres; Large-Lot Neighborhood (LL) on ±330.34 acres; Single-Family Neighborhood (SF) on ±357.78 acres; Suburban Mixed-Use (SMU) on ±218.24 acres; Industrial (I) on ±268.73 acres; Public-Quasi Public (PQP) on ±6.31 acres; and ±0.59 acres of Multi-Family Neighborhood (MF). The subject area includes 1,158 parcels of land and is generally located on both sides of US 395 between the Golden Valley area and Red Rock Road. **[Ward 4]**

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.