



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, July 20, 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_6HFRdPcXRjOIB2qEPFdhRA

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 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - June 8, 2023 6:00 PM (For Possible Action)

5 Election of Officers (For Possible Action)

6 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.

6.1 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00061 (550 Orrcrest)** – A request has been made for a zoning map amendment from Large-Lot Residential - 1 acre (LLR-1) to Mixed Employment (ME). The ±1 acre site is located on the south side of Orrcrest Drive ±440 feet east of its intersection with Carson Lane. The site has a Master Plan land use designation of Mixed-Employment (ME).
[Ward 4]

6.2 Staff Report (For Possible Action): Case No. **LDC23-00050 (Evans Avenue Coffee Shop)** – A request has been made for: 1) a conditional use permit to allow for a) a walk-up restaurant/coffee shop and, b) nonresidential development adjacent to residentially zoned property; and, 2) an alternative equivalent compliance to vary from the required screening standards. The ±0.34 acre project site is located on the northeast corner of Evans Avenue and Highland Avenue (1110 Evans Avenue). The site is located in the Multi-Family Residential – 30 units per acre (MF-30) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 4]**

- 6.3 Staff Report (For Possible Action): Case No. **LDC23-00062 (Viewpoint Apartments Access Road MSPR)** – A request has been made for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). **[Ward 1]**

- 6.4 Staff Report (For Possible Action): Case No. **LDC23-00059 (Robb Drive Extension MSPR)** - A request has been made for a major site plan review to allow for: 1) hillside development for a project site over 10 acres and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, to facilitate backbone infrastructure and future development pads. The vacant ±48.8 acre project site is located directly south of the southern terminus of Robb Drive. 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]**

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.