



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, October 18, 2023 • 6:00 PM

Reno City Council Chamber, One East First Street, Reno, NV 89501

Commissioners			
J.D. Drakulich, Chair 326-8861			
Harris Armstrong, Vice Chair	326-8859	Kerry Rohrmeier	326-8864
Manny Becerra	326-8860	Alex Velto	326-8858
Arthur Munoz	326-8862	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://links.reno.gov/3qWnxbQ>

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, 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 - August 16, 2023 6:00 PM
(For Possible Action)

4.2 Reno City Planning Commission - Regular - September 6, 2023 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. **LDC24-00013 (Hytech Tea House Special Use Permit Extension)** - A request for an extension of the special use permit (granted under LDC20-00070) to allow: a) nonresidential development adjacent to residentially zoned property and b) an outdoor commercial amusement use (public event venue) in the zoning district formerly known as Community Commercial (CC). The ±.32 acre site is generally located on the south side of Dickerson Road, approximately 0.2 miles west of its intersection with Chism Street. The subject property is within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).
[Ward 1]

5.2 Staff Report (For Possible Action): Case No. **LDC24-00012 (Rancharrah Tentative Map Extension)** – A request has been made for a two year time extension to record a subsequent final map on up to eight remaining lots (set to expire on November 16, 2023) which was part of a previously approved residential tentative map (LDC19-00065 – Rancharrah Village 4). The ±0.89 acre site is located at 0 Rancharrah Parkway near the southeast quadrant of the Events Center planning area

(Club at Rancharrah). The project site is within the Planned Unit Development (Rancharrah PUD) 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. **LDC24-00008 (Dotty's)** - A request has been made for a conditional use permit to allow: 1) a bar, lounge, or tavern use in the General Commercial (GC) zoning district, and 2) business operations between 11:00 p.m. and 6:00 a.m. The use is proposed within suites 1296 I-K of a ±17.24 acre commercial center located on the south side of East Plumb Lane between Harvard Way and Interstate 580. The site is zoned General Commercial (GC) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 1]**

- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00007 (Note-able Music Therapy Services Specific Plan District)** – A request has been made for a zoning map amendment from the Public Facilities (PF) zoning district to a Specific Plan District (SPD). The ±3.0 acre site is located on the south side of Orovada Street approximately ±285 feet east of its intersection with Silverada Boulevard (2590 Orovada Street). The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP). **[Ward 3]**

- 5.5 Staff Report (For Possible Action): Case No. **LDC24-00006 (Saia Truck Terminal)** - A request has been made for a conditional use permit to allow for: 1) the establishment of a truck terminal park in the Industrial Commercial (IC) zoning district and; 2) an alternative equivalent compliance for building orientation and articulation. The ± 10.92 acre site is located on the south side of Mill Street approximately 750 feet east of the intersection of Mill Street and South Rock Boulevard. The site has a zoning designation of Industrial Commercial (IC) and a Master Plan land use designation of Mixed Employment (ME). **[Ward 3]**

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.