



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, November 01, 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, observe and provide public comment virtually by pre-registering using the following link:

<https://links.reno.gov/Planning11-1>

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.

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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 Approval of Minutes (For Possible Action)**
 - 4.1 Reno City Planning Commission - Regular - October 4, 2023 6:00 PM (For Possible Action)
 - 4.2 Reno City Planning Commission - Regular – October 18, 2023 6:00 PM (For Possible Action)
 - 5 Presentation regarding the Reimagine Reno Master Plan including, but not limited to, the purpose, contents, and utilization of the plan.**
 - 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): Case No. **LDC23-00066 (Liberty Flats Townhomes)** - A request has been made for a tentative map for a 21-lot single-family attached (townhome) subdivision. The ±0.71 acre project site located on three parcels on the southwest corner at the intersection of Holcomb Avenue and East Liberty Street (330 East Liberty Street). The site is located in the Mixed-Use Downtown Riverwalk District (MD-RD) and has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [**Ward 3**]
 - 6.2 Staff Report (For Possible Action): Case No. **LDC23-00064 (RGM Storage Yard)** - A request has been made for a conditional use permit to allow for outdoor storage associated with a maintenance, repair, and renovation business (contractor’s yard). The ±8.32 acre site is comprised of two parcels and is located on the south side of West Fourth Street ±460 west of its intersection with Stagg Lane. The subject site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use

designation of Suburban Mixed-Use (SMU). **[Ward 1]**

- 6.3 Staff Report (For Possible Action): Case No. **LDC24-00011 (Santerra-Quilici Secondary Access)** - A request has been made for a major site plan review for grading resulting in cuts greater than 20 feet and fills greater than ten feet, and for grading within the Parks, Greenways and Open Space (PGOS) zoning district. The ±5.4 acre development area is comprised of portions of four parcels located east of the Union Pacific Railroad tracks and Gavica Lane and extending east from Crystal Park Road and south from South Verdi Road in the City of Reno and City of Reno Sphere of Influence. The development area is a mixture of right-of-way (no zoning), Large-Lot Residential – 0.5 Acre (LLR-0.5) and Parks, Greenways and Open Space (PGOS) zoning. The Master Plan land use is a mixture of Public/Quasi-Public (PQP), Large-Lot Neighborhood (LL) and Parks, Greenways and Open Space (PGOS). A limited portion of the site area is located within the Mortensen-Garson Overlay District (MGOD). **[Ward 5]**
- 6.4 Staff Report (For Possible Action): **LDC24-00005 (Elks Lodge RV Park)** – A request has been made for a conditional use permit to allow for the establishment of a recreational vehicle (RV) park in the Mixed-Use Urban zoning district. The ±5.37 acre site is located on the north side of Kumle Lane approximately 600 feet west of the intersection of Kumle Lane and South Virginia Street. The site has a zoning designation of Mixed-Use Urban (MU) and a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**
- 6.5 Staff Report (For Possible Action): Case No. **LDC24-00014 (Reno Sikh Temple)** - A request has been made for an alternative equivalent compliance to decrease the ground floor interest requirement for transparent windows and doors from 25 percent to ±15.1 percent in favor of enhanced pedestrian amenities. The ±0.75 acre site is located on the southwest corner of East Second Street and Locust Street. The site is within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Urban Mixed-Use (UMU). **[Ward 3]**

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.