



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Thursday, December 07, 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/Planning12-07>

**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](http://www.reno.gov/PCPublicComment); (2) sending an email to [RenoPlanningCommission@reno.gov](mailto: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 – November 1, 6:00 PM (For Possible Action)

4.2 Reno City Planning Commission - Regular - November 16, 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. **LDC24-00018 (Sutherland Family Fence)** - A request has been made for a major deviation to increase the allowable front yard fence height from four feet to six feet. The ±0.64 acre parcel is located on the northwest side of Marsh Avenue ±425 feet southwest of its intersection with Saint Lawrence Avenue. The site is zoned Single-Family Residential 5 units per acre (SF-5) and has a Master Plan land use designation of Single-Family Neighborhood (SF). [**Ward 1**]

5.2 Staff Report (For Possible Action): Case No. **LDC24-00010 (Our Lady of the Snows Parish Hall)** - A request has been made for a conditional use permit for the expansion of existing nonconforming primary school and religious assembly uses. The ±2.74 acre site is comprised of four parcels located between Walker Avenue on the north, South Arlington Avenue on the west, Monroe Street on the south, and Lander Street on the east. The site is primarily zoned Multi-Family Residential – 14 units per acre (MF-14) with portions that are Multi-Family Residential – 30 units per acre (MF-30) and Public Facilities (PF) and is within the Plumas Neighborhood Residential Core Planning Area Overlay (PL). The Master Plan land use is primarily Mixed Neighborhood (MX) with portions that are Public/Quasi-

Public (PQP) and Multi-Family Neighborhood (MF). **[Ward 1]**

- 5.3 Staff Report (For Possible Action): Case No. **LDC24-00021 (Over Ice Beverages LLC)** - A request has been made for a conditional use permit to establish a warehouse and distribution use within an existing industrial building. The ±2.01 acre site is located on the southwest corner of Riggins Court and Tyrone Road. The site is within the Mixed-Use Urban (MU) zoning district and has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 2]**
- 5.4 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC24-00020 (Mill and Greg Street Master Plan and Zoning Map Amendment)** - A request has been made for: 1) a Master Plan amendment from ±6.88 acres of Urban Mixed-Use (UMU) to Suburban Mixed-Use (SMU) and 2) a zoning map amendment from ±6.88 acres of Mixed-Use Urban (MU) to General Commercial (GC). The ±6.88 acre site encompasses five parcels located on the northwest corner of Mill Street and Greg Street. **[Ward 3]**
- 5.5 Staff Report (For Possible Action): Case No. **LDC24-00019 (Starbucks Lighting Major Deviation)** - A request has been made for a major deviation to exceed the 100,000 lumens per acre site lighting standard by less than 50 percent. The ±0.97-acre site is located west of Summit Sierra Boulevard, ±607 feet northeast of its intersection with Herz Boulevard. The site is zoned Mixed-Use Suburban (MS) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 2]**
- 5.6 Staff Report (For Possible Action): Case No. **LDC24-00017 (US-395 Exit 76 Gas Station and Warehouse Amendment)** - A request has been made for an amendment to conditional use permit LDC22-00059 to allow for: 1) operation between the hours of 11:00 p.m. and 6:00 a.m., and 2) modifications to the approved site design including moving the location of the drive-through food service facility. The ±4.81 acre site is located on the southwest corner of the intersection of US Highway 395 Exit/Entrance 76 and Stead Boulevard. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[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.**