



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, June 20, 2024 • 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

1 Pledge of Allegiance

Meeting called to order at 6:00 p.m. and Commissioner Munoz led the Pledge of Allegiance.

2 Roll Call

Commissioners Armstrong and Velto were absent.

3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

Correspondence was received that was general in nature and not specific to any items on this agenda. These were forwarded to the Planning Commission and have been entered into the record.

Public Comment:

Noel Lanter

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - June 6, 2024 6:00 PM (For Possible Action)

It was moved by Arthur Munoz, seconded by Manny Becerra, to approve. Motion Pass.

RESULT:	Approve [3 TO 0]
MOVER:	Arthur Munoz, Commissioner

SECONDER:	Manny Becerra, Commissioner
AYES:	Becerra, Munoz, Rohrmeier
NAYS:	
ABSENT:	Harris Armstrong, Alex Velto
ABSTAIN:	J.D. Drakulich, Silvia Villanueva
RECUSED:	

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 **POSTPONED ITEM** - Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC24-00050 (The Canyons PUD Amendment)** - A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS). **[Ward 2]**

This item was postponed. No correspondence or requests to speak were received.

5.2 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC24-00052 (Chism Mobile Home Park MPA & ZMA)** – A request has been made for: 1) a Master Plan Amendment to establish a Master Plan Land Use Designation of Mixed-Employment (ME) on ±1.18 acres; and, 2) a Zoning Map Amendment to: a) establish a zoning district of Mixed Employment (ME) on ±1.18 acres; b) rezone ±0.57 acres of General Commercial (GC) to Mixed Employment (ME); c) rezone ±1.56 acres of Industrial (I) to Mixed Employment (ME); and d) rezone ±0.17 acres of General Commercial (GC) to Multi-Family Residential-21 units per acre (MF-21). The request is on a portion of a ±8.87-acre site comprised of six parcels located south of the Union Pacific Railroad right-of-way and north of West 2nd Street. The site is within the General Commercial (GC), Industrial (I), and Multi Family Residential-21 units per acre (MF-21) zoning districts and has Master Plan Land Use Designations of Suburban Mixed-Use (SMU) and Mixed-Employment (ME). **[Ward 1]**

Leah Piccotti, Associate Planner, gave the staff presentation on the request

Aubrey Powell, Lewis Roca – Applicant’s Representative, gave a presentation on the project.

Disclosures: familiar with the site, spoke with applicant’s representative

Public Comment: None

Questions:

Ms. Piccotti explained for Commissioner Munoz the process the recommended motion would approve.

It was moved by Manny Becerra, seconded by Arthur Munoz, to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and zoning map amendments, subject to conformance review by the Regional Planning Commission. Motion Pass.

RESULT:	Approve [5 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Drakulich, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Harris Armstrong, Alex Velto
ABSTAIN:	
RECUSED:	

5.3 Staff Report (For Possible Action): Case No. **LDC24-00055 (Airstream Condition Amendment)** – A request has been made to amend conditions of approval #1 and #7 associated with LDC21-00071 (United Nissan of Reno). The requested modification would modify the originally approved site and building design for an auto dealership use and delete condition #7 related to a required sound study. The ±4.25 acre subject site is located east of Kietzke Lane between East Grove Street and Linden Street. The site is zoned General Commercial (GC) and has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 1]**

Heather Taylor, Assistant Planner, gave the staff presentation on the request.

Connor Riddle, Applicant’s Representative, gave a presentation on the project.

Disclosures: familiar with the site

Public Comment: None

Questions:

Mr. Riddle explained for Commissioner Villanueva that Condition No. 7 requires that all services be conducted indoors. The applicant will need to be in compliance with noise standards. If services expand or work is done outside, the applicant will be required to conduct a sound study.

Mike Railey, Development Services Planning Manager, explained that the applicant would not come back before the Planning Commission. If anything changes with the business licensing or building department, staff will require the sound study.

Discussion:

Commissioner Beccera stated he is glad to see staff worked with the applicant to revise Condition No. 7.

It was moved by Silvia Villanueva, seconded by Manny Becerra, to approve the modification of LDC21-00071, subject to the revised conditions listed in the staff report. Motion Pass.

RESULT:	Approve [5 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Drakulich, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Harris Armstrong, Alex Velto
ABSTAIN:	
RECUSED:	

- 5.4 Staff Report (For Possible Action): Case No. **LDC24-00054 (Riverpoint at Idlewild)** - A request has been made for: 1) a tentative map to establish a 57-lot single-family attached (townhome) subdivision and associated common areas; and 2) a conditional use permit to allow more than 20 units in the Multi-Family Residential – 30 units per acre (MF-30) zone. The ±5.59 acre site is located on the north side of Idlewild Drive ±380 feet southwest of its intersection with Foster Drive. The site has a Master Plan land use designation of Multi-Family Neighborhood (MF). **[Ward 1]**

Jeff Foster, Associate Planner, gave the staff presentation on the request.

Chris Baker, Manhard Consulting – Applicant’s Representative, gave a presentation on the project.

Disclosures: familiar with the site, spoke with the applicant's representative, read and received emails

Commissioners Munoz, Villanueva and Drakulich also disclosed that they voted yes on the original project in 2022.

Public Comment: Correspondence received was forwarded to the Planning Commission and entered into the record.

Michael Gay
Gillian Anderson (via voicemail)
Scott Goodman (via voicemail)
Regan FitzPatrick (via Zoom)

Questions:

Mr. Baker explained for Commissioner Becerra how this proposal is different from the currently approved project. The current proposal from the street view would resemble more of an apartment complex with decreased density overall. It blends in with the surrounding neighborhood more than previous proposals and provides a true transition from the single-family to the south to the multi-family to the north.

Commissioner Becerra asked if this is the platform through which the public can comment about traffic improvements.

Mr. Foster explained that if there is a speeding issue, it would be a larger city issue to be looked at. Staff will convey public concerns to Public Works and Engineering once this project is in the building permit stage to see if there is an identified issue out there that should be looked at from a broader perspective.

Commissioner Villanueva asked where the public should lodge their traffic concerns.

Mr. Foster explained the public can contact Public Works.

Commissioner Munoz added that the public can also contact Reno Direct to report traffic concerns.

Discussion:

Commissioner Munoz stated that he wanted to make it clear for the record that if this item is voted down today, the property owners can still move forward with the approved project that has more units than what they are proposing

today. He also stated he is on the fence because we do need more housing and the proposed decrease in units is huge. For those expressing concerns regarding traffic, that would be much worse if this is not approved today.

Commissioner Drakulich stated ultimately we're seeing a better product for the neighbors and still putting units up in infill. It would be nice to see more units but there are consequences to that. Maybe the previous product was not the best fit for the market and this is a better product for southwest Reno.

It was moved by Silvia Villanueva, seconded by Arthur Munoz, to approve the tentative map and conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approve [5 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Arthur Munoz, Commissioner
AYES:	Drakulich, Becerra, Munoz, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Harris Armstrong, Alex Velto
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Becerra reported that the White Lake Parkway item was discussed and approved.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
Mike Railey, Development Services Planning Manager, reported the Riverside SPD and Valley View Estates PUD were approved by Council. He also reported that NV Energy plans to appeal the CUP condition decision.
- 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)

None

9 Public Comment (This item is for either public comment on any action item or for any general public comment.)

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 7:11 p.m.

DRAFT