



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, November 21, 2024 • 6:00 PM

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

Commissioners			
Harris Armstrong, Chair 326-8859			
Kerry Rohrmeier, Vice Chair	326-8864	J.D. Drakulich	326-8861
Manny Becerra	326-8860	Alex Velto	326-8858
Christina Del Villar	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/PC11-21-24>

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.

To provide public comment via Zoom, log in to the Zoom webinar at the above link and utilize the “Raise Hand” feature during any public comment period. To provide public comment via telephone only, press *9 to “Raise Hand” and *6 to mute/unmute.

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 - October 2, 2024 6:00 PM
(For Possible Action)

4.2 Reno City Planning Commission - Regular - October 16, 2024 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. **LDC25-00003 (2400 West 7th Street)** - A request has been made for: 1) a tentative map for a 28-lot single-family detached subdivision; and 2) a major site plan review for cluster development. The ±3.72 acre project site is located directly south of the intersection at West 7th Street and Rhode Island Drive. The site is located in the Single-Family Residential – 8 units per acre (SF-8) zoning district and has a Master Plan land use designation of Single Family (SF). **[Ward 5]**

5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC25-00011 (ArrowLeaf Zoning Map Amendment)** - A request has been made for a zoning map amendment from Multi-Family Residential 30 units per acre (MF-30) to General Commercial (GC). The ±1.96 acre site is comprised of five parcels located on the west side of Harvard Way ±550 feet north of its intersection with Vassar Street. The site has a Master Plan designation of Suburban Mixed-Use (SMU). **[Ward 3]**

- 5.3 Staff Report (For Possible Action): Case No. **LDC25-00012 (ArrowLeaf Apartments Conditional Use Permit)** - A request has been made for a conditional use permit to allow a 168 unit affordable multi-family development. The ±5.17 acre site is comprised of 11 parcels located on both sides of Harvard Way ±550 feet north of its intersection with Vassar Street. The site is zoned General Commercial (GC) and Multi-Family Residential 30 units per acre (MF-30) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**

- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC25-00010 (Security Circle Yard Zoning Map Amendment)** - A request has been made for a zoning map amendment from the Mixed-Use Suburban (MS) zoning district to the Mixed Employment (ME) zoning district. The ±2.2-acre site occupies two parcels located on the northeast corner of the intersection at North Virginia Street and Security Circle (7705 & 7725 Security Circle). The subject site has a Master Plan land use designation of Mixed-Employment (ME). **[Ward 4]**

- 5.5 Staff Report (For Possible Action – Recommendation to City Council): Case No. **TXT23-00005 (Title 18 Zoning Code Clean-Up)** – A request has been made to adopt an updated Title 18 (Annexation and Land Development Code of the City of Reno) of the Reno Municipal Code to address grammatical errors, inconsistencies with regulations, unintended deletions or insertions, and changes from the 2023 legislative session; together with matters which pertain to or are necessarily connected therewith. **[Ward City-wide]**

6 Training on the Importance of Land Use Findings

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.**