

4.2 Reno City Planning Commission - Regular - October 16, 2024 6:00 PM (For Possible Action)



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, October 16, 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

1 Pledge of Allegiance

Commissioner Villanueva led the Pledge of Allegiance.

2 Roll Call

Commissioner Velto was absent.

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

None

4 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.

- 4.1 Staff Report (For Possible Action): Case No. **LDC24-00065 (Virginia Village Self Storage)**– A request has been made for: 1) a conditional use permit to allow for: a) the development of a mini-warehouse facility adjacent to residentiallyzoned property; b) grading resulting in cuts greater than 20 feet in height and fills greater than 10 feet in height; c) hillside development; and d) disturbance of a major drainageway; and 2) an alternative equivalent compliance to deviate from specific building design

and fencing standards. The ±8.93-acre project site is located on North Virginia Street, directly east of its intersection with Talus Way. The site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 4]

Carter Williams, Associate Planner, gave the staff presentation.

John Krmptic, KLS Planning and Design, gave a presentation for the applicant.

Disclosures:

Visited the site, familiar with the site, read and reviewed materials.

Public Comment:

None

Questions:

Commissioner Del Villar stated that traffic appears very bad in this area. She asked if there are plans to put in any traffic barriers or anything that would help people cross the street.

Mr. Williams stated that the traffic study submitted by the applicant indicated that peak hour trips are in the single digits and the overall trip estimation is 47 trips daily. He explained that these numbers do not require any additional studies per code and policy.

Commissioner Villanueva asked Mr. Williams to restate what he said was not applicable for this project.

Mr. Williams stated that properties less than 10 acres in size are not required to go through the process for hillside development.

Mr. Krmptic answered questions from Commissioner Villanueva regarding the location of the existing entryway. He also explained that the project is upland from the wetland area and confirmed that there will be no impervious concrete laid in the drainageway.

Commissioner Villanueva asked why disturbance of a major drainageway is being reviewed.

Mr. Williams explained that any grading disturbance that occurs within 15 feet of a potential flood area triggers the requirement to review for impacts to a

major drainageway.

Commissioner Becerra asked Mr. Krmpotic how his client will ensure that the proposed landscaping will provide year round screening for the residential areas above.

Mr. Krmpotic stated there will be soil amendments, irrigation, and replacement of any dead trees.

Commissioner Becerra asked Mr. Williams to elaborate on the process for ensuring the landscaping will be maintained to mitigate visual impacts in the long-term and what enforcement mechanisms are in place if the applicant fails to maintain these conditions.

Mr. Williams explained that if the conditions are not maintained it goes to Code Enforcement.

Commissioner Becerra asked staff to clarify if there are any long-term traffic concerns in the surrounding area as this project develops, especially with the planned development in the region.

Mike Mischel, Engineering Manager, stated that traffic will increase on North Virginia with more development. The Nevada Department of Transportation (NDOT) and the Regional Transportation Commission (RTC) have a Complete Streets project planned in the near-term that will enhance that street and increase the traffic flow as much as possible.

Commissioner Becerra asked if a single access point will be sufficient for the potential future demand.

Mr. Mischel stated yes.

Mr. Williams explained for Commissioner Villanueva that future industrial uses in this area will be subject to residential adjacency standards.

Commissioner Villanueva stated that the concrete walls are a concern.

Mr. Williams explained here is a condition that requires the walls to be articulated and code currently requires all screening to be architecturally compatible. The intent is to make the walls disappear with the landscaping.

Commissioner Villanueva stated there are multiple places in the application where there are requests for alternative equivalent compliance and

she asked if there is a threshold for too many requests for alternative equivalent compliance and a project is just out of compliance.

Mr. Williams explained the staff review process for consideration of code requirements and prioritizing competing master plan criteria.

Mr. Williams explained for Commissioner Rohrmeier what triggered the requirement for a review of impacts to a major drainageway.

Commissioner Rohrmeier stated that explanation clarified for her that it is not triggered by the buildings or asphalt paving as much as it is supporting the future landscaping and decorative walls.

Commissioner Becerra asked if the city has obtained sufficient assurances to mitigate any potential liability from flooding or water damage claims by adjacent property owners due to the drainage easement and water surface elevation increase.

Mr. Williams explained that the property owner must secure those easements to move forward with the project.

Discussion:

Commissioner Rohrmeier stated this is an interesting site with a lot of constraints. Given the limited single access, the project is very well thought-out. There has been a lot of consideration and thought in terms of screening and staff did a great job working with the applicant. The property has GC zoning, it has a master plan designation in place. It is adjacent to industrial, which is the vision for the future to the north. This is Virginia Street, not a suburban neighborhood and it is a good fit.

Commissioner Becerra stated no project is ever perfect coming in. He has stated his opinion on storage units in the past but won't let that cloud what is presented and proposed by staff and the applicant. Staff always does a good job working with the applicants to make projects better and that is the case here.

Commissioner Villanueva stated she disagrees that this project makes the site better. Part of the reasons she has concerns is the spot zoning. Given the circumstances, she does not think it is an enhancement, but the applicant has worked within the confines of code.

Commissioner Del Villar stated when the city looks at planning in the future, this would be a good example to look back on and understand this wasn't the

best situation and hopefully it will help plan better in the future.

Chair Armstrong stated it is fairly black and white give the code and master plan considerations. Give the allowable uses in the area and the constraints, this project makes a lot of sense. It is an appropriate development and proper mitigation has been put in place.

It was moved by Manny Becerra, seconded by J.D. Drakulich, to approve the conditional use permit and alternative equivalent compliance, subject to conditions. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	J.D. Drakulich, Commissioner
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	
RECUSED:	

- 4.2 Staff Report (For Possible Action): Case No. **LDC25-00009 (Need 2 Speed)** - A request has been made for a conditional use permit to allow for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center. The ±18.1 acre subject site is located east of US Highway 395 North, approximately ±130 feet south of its intersection with North McCarran Boulevard. The subject site has a zoning designation of General Commercial (CC) and a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**

Treston Rodriguez, Assistant Planner, gave the staff presentation.

Chris Utgaard, Need 2 Speed, gave the applicant presentation.

Disclosures:

Familiar with the site, attended the NAB meeting.

Public Comment:

Tammy (voicemail)

Correspondence received was forwarded to the Planning Commission and entered into the record

Questions:

Mr. Rodriguez explained for Commissioner Becerra what the required security plan addresses.

Mr. Rodriguez explained for Commissioner Villanueva if the applicant were to sell, the land will carry the entitlement and future businesses will not need to go through the CUP process to operate these uses. He confirmed that they could also operate as a bar without a recreation or amusement use.

Mr. Utgaard explained for Commissioner Becerra their plans for noise mitigation and that they will respond to noise complaints on a case by case basis.

Discussion:

Commissioner Del Villar stated there is a lot of misinformation in the public regarding this project and she appreciates the applicant's explanation of the business. This will be appreciated in the North Valleys area. The noise is a concern but the project is adjacent to 395 which is noisier than anything that would come from this location. This is a good use of the space.

Commissioner Rohrmeier stated kudos for reusing an empty large space that not many tenants could fill.

Commissioner Becerra stated this is a great use for the space. He appreciates how staff and the applicant addressed the public's concerns and clarified that it is not just a bar but more of a family entertainment center. It is nice to have access to this type of entertainment in this area.

Commissioner Villanueva stated she appreciates the public comment made but she does not see any issues with the character of the community being compromised by the approval of this application.

Chair Armstrong stated this a great project and commended the applicant and staff. Filling this type of vacant structure is difficult and this is a great use for the area.

It was moved by Silvia Villanueva, seconded by Manny Becerra, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass

RESULT:	Approve [6 TO 0]
MOVER:	Silvia Villanueva, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Armstrong, Becerra, Del Villar, Drakulich, Rohrmeier, Villanueva
NAYS:	
ABSENT:	Alex Velto
ABSTAIN:	

- 4.3 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]**

The applicant requested that this item be continued. It will be renoticed for a future meeting.

Public Comment:
Marybeth Burroughs
Barbara Korosa
Tim Smith
Tejay Harvey
Sheila Brown

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

5 Additional Discussion

- 5.1 Case No. **TXT23-00002 (Title 18 Sign Code)** – Initial review of Reno Municipal Code Title 18 Annexation and Land Development Chapter 18.02 (Zoning Districts), Chapter 18.05 (Signs) and Chapter 18.09 (Rules of Construction and Definitions); together with matters which pertain to or are necessarily connected therewith. **[Ward 1, 2, 3, 4, and 5]**

RECESS AT 7:40 PM

CALLED BACK TO ORDER AT 7:49 PM

Angela Fuss, Assistant Director of Development Services, gave the staff presentation.

Public Comment:
Greg Ferraro
Lori Wray
Kathleen Bohall (voicemail)
Sloan McDonald (voicemail)
Tyler Colton

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

Commissioner Becerra referred to the concern stated in public comment that some of what was presented today is contradictory to what is in place. He asked staff to clarify what is true and what may be misunderstood.

Ms. Fuss explained that when they initially started the process, City Council gave staff two directives. Staff was directed to do a separate sign text amendment, and they were also directed to do some cleanups on the zoning code. It seemed that the zoning code cleanup would be a more manageable task to accomplish initially, and they would do a deep dive on signs later. The way the code is written now is that any business in the gaming overlay district has unlimited signage. Staff does not like that either, it was never the intent and staff wants to clean that up. The gaming overlay district should not be unlimited signage for every user and staff is proposing to change that.

Commissioner Rohrmeier discussed the need to use this opportunity to evaluate the sign code and to think about what the future will look like, keeping in mind that signs have been an important part of Reno's history.

Commissioner Del Villar expressed support for cleaning up the code and making it consistent. She expressed concern that businesses in downtown may rush to obtain sign permits before the sign code changes.

Ms. Fuss discussed the difficulty they have trying to encourage downtown businesses to upgrade their building facades and she does not think it is likely that they will come in with permit requests for expensive signs.

Commissioner Villanueva asked what pushback staff is hearing from stakeholders since the Resort Association and Scenic Nevada are aligned and it seems like this would be a compromise.

Ms. Fuss stated the Resort Association would like us to call out a specific category in the sign table for legally established non-restricted gaming with unlimited signage. Staff is proposing to add the footnote back in the code cleanup but the Resort Association wants it to be moved to the actual table. Scenic Nevada does not feel the downtown entertainment district should have unlimited signage, they want it to match what the other mixed-use zoning districts have. Ms. Fuss further explained that the gaming overlay should not be connected to signage. Unlimited signage should be allowed for legally established non-restricted gaming facilities and the mixed-use entertainment zoning district.

Ms. Fuss explained for Commissioner Del Villar that there is no best practices for signs. Staff looked at many different zoning codes and none are the same. Everybody has an opinion on signs. She suggested it may be helpful to do a sampling of our downtown businesses and the signage that they have to see how this would impact them.

Commissioner Becerra expressed support for that idea of polling the stakeholders.

Chair Armstrong expressed appreciation and support for the work staff has done on this and stated it is really pretty straightforward.

Commissioner Villanueva stated her recommendation is to keep the footnote as discussed earlier; if you are in the entertainment district and have a non-conforming sign because of prior privileges, you can continue to receive those privileges; and anything moving forward would be subject to the limitations.

Chair Armstrong stated even if it was kept unlimited, they would probably not get people lined up to do more signs. Keeping it unlimited creates more opportunity and flexibility in the future. The way it is proposed and written makes the most sense.

Commissioner Becerra stated he cannot recommend unlimited usage tonight. He would like to see outreach to stakeholders in the entertainment district. Outreach might provide some insights to be considered.

Commissioner Rohrmeier stated the stakeholders and property owners that run businesses in the entertainment core of course have a large voice but all residents of Reno are invested in what downtown looks like. This issue can't be separated from the noise issue. We have to look at the overall vision for downtown.

Commissioner Becerra asked if staff got what they needed from the Planning Commission tonight.

Ms. Fuss stated yes, the feedback was good. Staff will reach out to the downtown businesses and get their insight and go to City Council and get their feedback.

6 Truckee Meadows Regional Planning Liaison Report

The October Regional Planning Commission meeting was canceled and there are no updates to report since the last Reno Planning Commission meeting.

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.

The Calvary Church zone change was delayed and will go to City Council next week.

There has been a large increase in pre-application meetings and 10 applications were received in the first October cycle.

8 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

Commissioner Del Villar suggested it might be interesting for each Planning Commissioner to talk about the issues in each Ward to get a sense of areas we need to be thinking about.

Commissioner Becerra requested additional training on future agendas regarding how staff assesses key factors.

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

Tyler Colton

10 Adjournment (For Possible Action)

The meeting was adjourned at 9:36 p.m.