



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, October 3, 2019 • 6:00 PM

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

Commissioners			
Mark Johnson, Chair 326-8864			
Kathleen Taylor, Vice Chair	326-8859	Ed Hawkins	326-8862
Peter Gower	326-8860	John Marshall	326-8863
Britton Griffith	326-8858	Paul Olivas	326-8861

Posting: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

Accommodation: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

Support Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; turneya@reno.gov. Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: A person wishing to address the Reno City Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general 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 an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Planning Commission, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Planning Commission or while attending the Reno City Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Planning Commission during that session of the Reno City Planning

Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

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 calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

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 - Sep 4, 2019 5:00 PM (For Possible Action)

5 City Council Liaison Reports

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. LDC18-00087 (Meridian 120 South Villages 3 & 4) – A request has been made for: 1) a tentative map to develop a 285 unit single family attached residential subdivision; and 2) special use permits for: a) single family, attached condominiums/townhouses (over 100 dwelling units) in the Arterial Commercial (AC) zone; and b) grading that will result in fills of ten feet or more. The ±44.5 acre project site is located south of Interstate 80 (I-80), west of the intersection of Boomtown Garson Road and Blue Heron Circle in the Arterial Commercial (AC), Open Space (OS), Single Family Residential – 9,000 Square Feet (SF9), and Large Lot Residential – 1 acre (LLR-1) zones within the Mortensen-Garson Overlay District (MGOD). The site has Master Plan Land Use designations of Suburban Mixed-Use (SMU), Mixed Employment (ME), Parks, Greenways, and Open Space (PGOS), Large Lot Neighborhood (LL), and Single Family Neighborhood (SF), and is within the Mortensen-Garson Neighborhood Plan. hrm **[Ward 5]**
- 6.2 Staff Report (For Possible Action): Case No. LDC20-00008 (TMWA Equalization Tanks) – A request has been made for a special use permit to allow for: 1) the construction of a utility installation in the Open Space (OS) zoning district; 2) nonresidential development adjacent to residentially zoned property; and 3) grading in the Open Space (OS) zoning district. The ±1,424 acre site is comprised of three parcels located south of North Virginia Street and Highway 395 between Red Rock Road to the east and White Lake Parkway to the west. Approximately 1.1 acres of land crossing these three parcels are proposed to be disturbed. The site is located in the Open Space (OS) zoning district and has a Master Plan land use designation of Parks, Greenways, and Open Space (PGOS). **[Ward 4]**
- 6.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00010 (Golden Valley Commercial Zoning Map Amendment) - A request has been made for a zoning map amendment from ±1.8 acres of Single Family Residential - 15,000 square feet (SF15) to ±1.8 acres of Arterial Commercial (AC). The ±1.8 acre site consists of one parcel generally located south of North Hills Boulevard, north of US highway 395, and west of Golden Valley Road. The project site has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

- 6.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00012 (WellQuest of Northwest Reno Zoning Map Amendment) - A request has been made for a zoning map amendment from Professional Office (PO) to Neighborhood Commercial (NC) on a ±5.10 acre site located on the southeast corner of the intersection of Mae Anne Avenue and Grandpoint Way. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). njg **[Ward 1]**
- 6.5 Staff Report (For Possible Action): Case No. LDC20-00014 (State Street Multi-Family) – A request has been made for a special use permit to allow a 64 unit multifamily apartment building to be greater than 45 feet in height. The ± 14,985 square foot project site is on the northeast corner of the intersection of State Street and River Rock Street. The site is located within the Mixed Use/ Downtown Reno Regional Center/ California Avenue District and has a Master Plan land use designation of Downtown Mixed-Use. **[Ward 3]**
- 6.6 Staff Report (For Possible Action - Recommendation to City Council): Case No. TXT20-00001 (Public Parks and Plaza Shading) - A request has been made to amend Reno Municipal Code Title 18, "Annexation and Land Development" Chapter 18.12 "Site and Building Design Standards," Section 18.12.301 "Generally Applicable Site and Building Design Standards," regarding public parks and plaza shading. af
- 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.