



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, November 5, 2014 • 6:00 PM

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

Commissioners			
Dagny Stapleton, Chair		326-8860	
Kevin Weiske, Vice Chair	326-8859	Charles Reno	326-8863
Doug D. Coffman	326-8864	Kathleen Taylor	326-8858
Paul Olivas	326-8861	Jason Woosley	326-8862

Posting: This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - www.reno.gov and per NRS 232.2175 and 241.020 a link to this agenda has been posted to <https://notice.nv.gov/>.

Support Materials: Support materials are posted on the website www.reno.gov/meetings when they are provided to the governing body or if provided during a meeting, such materials will be posted on the website within 24 hours after the conclusion of the meeting. Support materials are also available at the City Clerk's office and at the scheduled meeting. The designated contact to obtain support materials is the City Clerk, Lynnette Jones, One East First Street, Second Floor, 334-2030.

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: Public comment, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

Accommodation: We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 334-2576 prior to the date of the meeting.

Appeal Process: Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

Watch Meetings: Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at 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 - Workshop - Sep 17, 2014 6:00 PM (For Possible Action)
 - 4.2 Reno City Planning Commission - Regular - Sep 17, 2014 6:01 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 III, Public Comment, is heard at the beginning of this meeting.**
 - 6.1 Staff Report (For Possible Action): **Case No. LDC15-00017 (Gulling Heights)** A request has been made for: 1) a tentative map to develop a six lot single family residential subdivision; and 2) a special use permit to allow a small lot development. The ±1.0 acre site is located along the north side of Gulling Road between Gulling Court to the west and Harding Way to the east in the Single Family Residential - 6,000 square feet (SF6) zone. The site has a Master Plan land use designation of Mixed Residential. [**Ward 5**]
 - 6.2 Staff Report (For Possible Action - Recommendation to City Council): **Case No. LDC15-00019 (CVS – 7th Street Zone Change)** A request has been made for a zoning map amendment to change the zoning designation from Neighborhood Commercial (NC) to Community Commercial (CC) on ±2.78 acres. The site is located on the southeast corner of the intersection of West 7th Street and Elgin Avenue (1250 West 7th Street) in the Urban Residential/Commercial Master Plan land use designation. [**Ward 5**]

- 6.3 Staff Report (For Possible Action): **Case No. LDC15-00018 (Palisades)** A request has been made for: 1) a tentative map to develop in up to seven phases, a 260 lot single family residential subdivision; and 2) special use permits to allow: a) grading disturbance within a major drainageway; b) hillside development; c) grading resulting in cuts of 20 feet or more and fills of 10 feet or more; and d) cluster development. The ±189.56 acre site is located south, east and northeast of the McCauley Ranch Boulevard/Gold Mine Drive roundabout in the Single Family Residential - 15,000 square feet (SF15) and Unincorporated Transition – 40 acres (UT40). The site has a Master Plan land use designation of Single Family Residential and Unincorporated Transition. **[Ward 2]**
- 6.4 Staff Report (For Possible Action - Recommendation to City Council): **Case No. LDC15-00020 (The Church at Reno, Inc)** A request has been made for a zoning map amendment to change the zoning designation from Multifamily – 21 Units per Acre (MF21) to Arterial Commercial (AC) on ±2.04 acres. The site is located ±420 feet northwest of the intersection of North McCarran Boulevard and Clear Acre Lane (1205 North McCarran Boulevard) in the Urban Residential/Commercial Master Plan land use designation. **[Ward 4]**
- 6.5 Staff Report (For Possible Action - Recommendation to City Council): **Case No. LDC15-00007 (Bella Vista Ranch Village B-2)** A request has been made for a tentative map to develop in three phases a 121 lot single family residential subdivision. The ±23.5 acre site is located on the west side of Echo Valley Parkway west of its intersections with Wind Walker Drive and Long Meadow Drive in the Planned Unit Development (PUD-Bella Vista Ranch) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 3]**
- 6.6 Staff Report (For Possible Action - Recommendation to City Council): **Case No. LDC15-00006 (Bella Vista Ranch Villages C & D)** A request has been made for a tentative map to develop in eight phases a 553 lot single family residential subdivision. The ±113.7 acre site is located along the east side of Veterans Parkway between South Meadows Parkway to the north and Steamboat Creek to the south in the Planned Unit Development (PUD-Bella Vista Ranch) zone. The site has a Master Plan land use designation of Special Planning Area. **[Ward 3]**

- 6.7 Staff Report (For Possible Action): **Case No. LDC15-00016 (39 Ventures Materials Processing Facility)** This is a request for a special use permits: 1) to resume an abandoned nonconforming use of Outdoor Manufacturing, Processing, Assembly or Fabrication; 2) allow a nonresidential development to be located within 300 feet of residentially zoned property; and 3) to allow the use to operate between the hours of 11:00 p.m. and 6:00 a.m. (24 hours). The ±6.5 acre site is located on the southwest corner of Crystal Park Road and Quilici Ranch Road in the Community Commercial (CC) zone. The site has a Master Plan Land Use designation of Urban Residential/Commercial. [**Ward 5**]
- 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.