



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, October 8, 2015 • 6:00 PM

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

Commissioners			
Kevin Weiske, Chair 326-8859			
Peter Gower, Vice Chair	326-8860	Charles Reno	326-8863
Mark Johnson	326-8864	Troy Schneider	326-8858
Paul Olivas	326-8861	Jason Woosley	326-8862

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 councilmember, 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 2, 2015 6:00 PM (For Possible Action)

5 City Council Liaison Reports

6 Update on the Master Plan Update Process

7 Unfinished Business/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.

7.1 Staff Report (For Possible Action): Case No. **LDC16-00001 (North Virginia Street Arco)** - This is a request for a special use permit to: (1) re-establish a ±2,880 square foot convenience store and gas station; and (2) allow for a ±1,064 square foot fuel island and canopy expansion. The ±31,233 square foot site is located on the east side of North Virginia Street ±230 feet south of Parr Boulevard (4410 North Virginia Street) in the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zone. The site has a Master Plan Land Use designation of Special Planning Area/North Virginia Street Transit Oriented Development Corridor. hrm [**Ward 4**]

This item was continued from the September 2, 2015 Planning Commission meeting.

- 7.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC15-00076 (Sky Vista PUD Amendment Parcel E)** - A request has been made for a zoning map amendment to amend the Sky Vista Planned Unit Development (PUD) to: 1) increase the total number of residential units allowed in the PUD by 72 from 2,286 to 2,358; 2) allow the option to construct up to 72 multifamily residential units in lieu of the convenience commercial uses on Parcel E; 3) add standards to allow grading disturbance within the two major drainage ways running through Parcel E; and 4) modify the handbook standards, text and graphics to reflect the changes discussed in items 1, 2 and 3 as listed above. Parcel E contains ±3.45 acres located on the west side of Sky Vista Parkway between its intersections with Black Bear Drive to the north and Trading Post Road to the east. The entire PUD contains ±582 acres located in the area bounded by Sky Vista Parkway to the east, Rising Moon and Black Bear Drives to the south Stoney Creek Way and Kernite Street to the west and Lear Boulevard to the north in the PUD zone. The site has a Master Plan Land Use designation of Special Planning Area. vak **[Ward 4]**

This item was continued from the September 16, 2015 Planning Commission meeting.

8 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.

- 8.1 Staff Report (For Possible Action): Case No. **LDC16-00010 (Stoever Addition/887 Marsh Avenue)** - This is a request for a variance to reduce the required side yard setback to allow for an addition to a single family residence. The ±16,683 square foot site is located on the west side of Marsh Avenue (887 Marsh Avenue) ±100 feet north of its intersection with La Rue Avenue in the Single Family Residential – 9,000 Square Feet (SF9) zone. The site has a Master Plan land use designation of Mixed Residential. vak **[Ward 1]**
- 8.2 Staff Report (For Possible Action): Case No. **LDC15-00069 (Boomtown Industrial)** - A request has been made for special use permits to: a) allow for development of a ±855,000 square foot office/industrial building located adjacent to residentially zoned property; and b) allow cuts of 20 feet or more and fills of 10 feet or more. The ±48.87 acre site is located in the area bounded by South Verdi Road to the north, Cabela Drive to the east and Boomtown/Garson Road to the south in the Industrial Commercial/Mortensen-Garson Overlay(IC/MG) and Arterial Commercial/Mortensen-Garson Overlay (AC/MG) zones. The site has a Master Plan Land Use designation of Special Planning Area/Mortensen-Garson Neighborhood Plan. vak **[Ward 5]**

- 9 Truckee Meadows Regional Planning Liaison Report**
- 10 Staff Announcements**
 - 10.1 Report on status of Planning Division projects.
 - 10.2 Announcement of upcoming training opportunities.
 - 10.3 Report on status of responses to staff direction received at previous meetings.
 - 10.4 Report on actions taken by City Council on previous Planning Commission items.
- 11 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 12 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 13 Adjournment (For Possible Action)**

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.