



**AGENDA**  
**Neighborhood Advisory Board - Ward 5**  
**Tuesday, November 10, 2015**  
**5:30 – 7:30pm**  
**Reno City Hall Council Chambers**  
**One East First Street, Reno, NV 89501**

**Members**

Marcy Benner  
Carly Borchard  
Joe Fadrowsky  
Sonya Giroux  
Pamela McNeil  
Mac Rossi  
Bret Scoggin  
Joe Serpa  
Randall Sharp  
Bruce Specter  
Rich VanGogh

**Public Notice:** 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 Reno Downtown 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. NRS 241.020(2)(c).

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/>. To obtain further documentation regarding posting, please contact Barbara DiCianno at 334-3112, Cynthia Esparza-Trigueros at 677-6881, or Calli Wilsey at 689-8459.

**Accommodations:** Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Barbara DiCianno at 334-3112, Cynthia Esparza-Trigueros at 677-6881, or Calli Wilsey at 689-8459 in advance so that arrangements can be made.

**Supporting Materials:** Staff reports and supporting material for the meeting are available at the City Clerk's Office, located at One East First Street, Second Floor, (775) 334-2030, and on the City's website at <http://www.reno.gov/residents/your-neighborhood/ward-5>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the public body.

**Order of Business:** The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241.020(2)(c)(6). 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:** A person wishing to address the public body shall submit a "Request to Speak" form to the president officer. Public comment, whether on items listed on the agenda 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 public body, 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 public body or while attending the meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

In addition, any person willfully disrupting the meeting may be removed from the room by the presiding officer. See, NRS 241.030(4)(a). Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Public Comment** - Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.

**5. Approval of Agenda - For Possible Action**

A. November 10, 2015

**6. Approval of Minutes - For Possible Action**

A. October 13, 2015

**7. Announcements/Old Business**

**8. Update and Discussion from Councilmember Neoma Jardon**

**9. Presentations/Updates - For Possible Action** (Approximately 20 minutes, including questions/answers)

A. Presentation and discussion on the "University Regional Center Plan - Gateway" Master Plan amendment, including proposals for achieving greater connectivity and interaction between the University and Downtown Reno - Nathan Gilbert, Associate Planner

**10. Development Projects**

A. LDC16-00012 (University of Nevada Regional Center Plan North Virginia Street Zoning) - A request has been made for a zoning map amendment to: 1) change the base zoning designation on an area totaling ±27.05 acres from Arterial Commercial (AC) on ±5.4 acres; Community Commercial (CC) on ±.09 acres; Multifamily – 14 units per acre (MF14) on ±2.6 acres; Multifamily – 30 units per acre (MF30) on ±7.18 acres; Public Facility (PF) on ±11.4 acres; Professional Office on ±.15 acres; and Neighborhood Commercial (NC) on ±.2 acres to the Mixed Use (MU) zone; and 2) replace the West University Neighborhood Plan (WUNP) Overlay zone on the subject parcels with the University of Nevada Regional Center (UNRC) Overlay zone. The subject site includes those parcels already identified in the University of Nevada Regional Center Plan area west of North Virginia Street and generally includes: 1) parcels located north of 9<sup>th</sup> Street between North Virginia Street and Sierra Street heading north to College Drive; 2) parcels fronting and to the west of North Virginia Street generally bounded to the east by Terrace Drive; and 3) parcels located between North Virginia and Sierra Streets north of the Putnam Drive/Sierra Street intersection heading north to the North McCarran Boulevard/Comstock Drive intersection. The subject site is located in the Special Planning Area/University of Nevada Regional Center Master Plan land use designation.

PLANNER: Nathan Gilbert, AICP, Associate Planner

CONTACT NUMBER: [\(775\) 334-2698](tel:7753342698)

EMAIL: [gilbertn@reno.gov](mailto:gilbertn@reno.gov)

WARD BOUNDARY: Ward 5

APN: 003-150-20; 003-150-22; 003-150-25; 003-160-02 through 04; 003-160-06 through 07; 003-160-13 through 16; 007-011-04; 007-015-01; 007-015-04 through 12; 007-121-06 through 08; 007-123-01 through 5; 007-123-08 through 09; 007-124-01; 007-125-01 through 06; 007-125-08; 007-131-21 through 23; 007-131-25; 007-131-30 through 33; 007-132-03 through 08; 007-133-06 through 08; 007-181-02 through 05; 007-181-08; 007-181-11 through 15; 007-510-01 through 08.

PLANNING COMMISSION HEARING DATE: December 3, 2015

**B. LDC16-00021 (West Meadows Estates)** - This is a request for: 1) a tentative map develop a 324 lot single family residential subdivision; and 2) special use permits for: a) fills in excess of 10 feet; and b) disturbance of major drainage ways. The ±197.33 site is located along the north side of US Highway 40 West, northeast of its intersection with the Truckee River in the Planned Unit Development (PUD - West Meadows Estates) zone. The site has a Master Plan Land Use designation of Special Planning Area.

PLANNER: Jeff Borchardt, Assistant Planner

CONTACT NUMBER: (775) 677-6882

EMAIL: borchardtj@reno.gov

WARD BOUNDARY: Ward 5

APN#: 038-830-03 through 06, and 038-111-02

PLANNING COMMISSION HEARING DATE: January 6, 2015

**C. LDC16-00027 (Meridian 120 North)** - This is a request for a: 1) tentative map to develop a 273 lot single family residential subdivision; and 2) special use permit for cluster development on a ±102.1 acre site located along the north side of I-80, west of the current terminus of Boomtown Garson Road and south of South Verdi Road in the Large Lot Residential - 1 acre (LLR1), Single Family Residential - 15,000 square feet (SF15) and Single Family Residential - 6,000 square feet (SF6) zones. The site has a Master Plan land use designation of Special Planning Area/Mortenson-Garson Neighborhood Plan/Single Family Residential and a portion of the site is within the Cooperative Planning Area (CPA) overlay zoning district.

PLANNER: Vern Kloos, AICP, Senior Planner

CONTACT NUMBER: (775) 334-2272

EMAIL: kloosv@reno.gov

WARD BOUNDARY: Ward 5

APN: 038-870-22; 038-090-33 & 34

PLANNING COMMISSION HEARING DATE: February 3, 2016 (tentative)

**D. ANX16-00002 (Meridian 120)** - A request has been made for annexation of three contiguous parcels totaling ±14.75 acres. The subject site is located north of the Interstate 80 off ramp, ±550 feet northeast of its intersection with South Verdi Road. The parcels are currently split zoned under Washoe County designations and upon annexation the subject area would be zoned Single Family Residential - 15,000 square feet (SF15),

Large Lot Residential-1 acre (LLR1) and Unincorporated Transition-40 acres (UT40). The sites have Master Plan land use designations of Single Family Residential and Unincorporated Transition and are within the CPA (Cooperative Planning Area) overlay zoning district.

PLANNER: Nathan Gilbert, AICP, Associate Planner

CONTACT NUMBER: (775) 334-2698

EMAIL: gilbertn@reno.gov

WARD BOUNDARY: Ward 5

CITIZEN ADVISORY BOARD: West Truckee Meadows

APN: 038-090-33, 60, and 14

CITY COUNCIL HEARING DATE: December 2, 2015

**11. Board Discussion and Action Items – For Possible Action**

None

**12. Identification of Items to be Placed on a Future Agenda of the Ward 5 Neighborhood Advisory Board for Discussion and/or Potential Action - For Possible Action**

**13. Confirmation of next NAB Chairperson**

**14. Public Comment** - *Limited to no more than three (3) minutes and is for either public comment on any action item or for any general public comment. The public may comment on agenda items by submitting a Request to Speak form to the chairperson. Comments are to be addressed to the board as a whole and not directed to or at individuals, presenters, or staff members.*

**15. Adjournment - For Possible Action**

**If meeting goes beyond 8:30 p.m., NAB Chair may postpone the remaining items to a future agenda.**

**END OF AGENDA**