



AGENDA

Regular Meeting

Reno City Planning Commission

Thursday, December 6, 2018 • 6:00 PM

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

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

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 - Oct 17, 2018 6:00 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. **LDC19-00015 (Sonic at Neil)** - A request has been made for special use permits to allow for: a) the construction of a ±2,348 square foot restaurant with a drive-through facility; b) a reduction of the required minimum floor area ratio (FAR) from 33% to ±9%; c) operations between the hours of 11:00 p.m. and 6:00 a.m.; and d) commercial development on a site that is located within 300 feet of a primary/secondary school. The ±1.36 acre site is located on the east side of South Virginia Street, ±185 feet north of its intersection with Neil Road in the Mixed Use/Convention Regional Center/General Mixed Use (MU/CRC/GMU) zone. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). kwc **[Ward 3]**

- 6.2 Staff Report (For Possible Action): Case No. **LDC17-00045 (The Cottages at Comstock)** - A request has been made for: 1) a tentative map to develop 282 single family attached townhomes; and 2) special use permit for: a) hillside development; and b) grading that results in cuts greater than 20 feet and fills greater than ten feet. The ±35.02 acre subject site is comprised of five parcels located west of Comstock Drive and northeast of the Union Pacific rail line. The zoning districts are Single Family (4,000 square feet) Single Family (6,000 square feet) and Single Family (15,000 square feet) and the site has Master Plan land use designations of Single Family Residential and Mixed Neighborhood. bjo [**Ward 4**]
- 6.3 Staff Report (For Possible Action): Case No. **LDC19-00012 (Stonegate Phase 1)** - A request has been made for: 1) subdivision into Super Pad parcels through a series of sequential parcel maps, utilizing the criteria for review of a tentative map, for StoneGate Phase 1; and 2) a special use permit for development activities including grading and master infrastructure construction activities within Phases 1, 2, 3, 5 and Town Center that will result in: a) grading that will result in cuts greater than 20 feet in height and fills greater than ten feet in depth; and b) the disturbance of major drainageways. The ±1,143 acre site is located on the northwest and southwest sides of the US-395/White Lake Parkway interchange and has a zoning designation of Planned Unit Development – StoneGate. hrm [**Ward 4**]
- 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.