



AGENDA

Neighborhood Advisory Board - Ward 2

Tuesday, January 15, 2019

5:30-8:30 p.m.

South Valleys Library

15650 Wedge Pkwy, Reno, NV 89511

Members

Cynthia Albright
Barbara Bolton
Mimi Fujii-Strickler
Stephen Funk
Tyler Langdon
Ruth Stacy
Patrick Fisher
Steven Schwarzer
Corenna Vance (Chair)
Danielle Viquez
Julia Hammett

Alternates

Elisabeth Genasci
Rivka Strom

Council Liaison

Naomi Duerr

Community Liaison

Brad Fitch

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;
Moana Nursery Design Center – 1190 W. Moana Lane 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 Brad Fitch at 775-689-8459, or 1 E. First Street, Reno, NV 89501.

Accommodations: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact Brad Fitch at 775-689-8459, or 1 E. First Street, Reno, NV 89501 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://reno.gov/residents/your-neighborhood/ward-2>. 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 presiding 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 - Roll Call

2. 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.

3. Approval of Agenda - For Possible Action

A. January 15, 2018

4. Approval of Draft Minutes - For Possible Action

A. December 19, 2018

5. Announcements (Approximately 5 Minutes)

6. Update and Discussion from Reno City Council Member Naomi Duerr (Approximately 20 Minutes)

7. Presentations and Updates

A. Presentation and update on the Business Improvement District - Alex Stettinski, Executive Director of Downtown Reno Partnership

B. Quarterly update from the Reno Police Department, including an overview of Ward 2 crime statistics - Lt. William Rulla, Reno Police Department (Approximately 15 Minutes)

C. Art Belongs Here: Neighborhood Public Art Grants - Alexis Hill, Arts & Culture Manager and Megan Berner, Public Art Program Coordinator (Approximately 10 minutes)

8. Development Projects - Following presentations by a City of Reno planner and/or the project's developer or representative, NAB members and the public will have the opportunity to ask questions about the project and provide feedback. The NAB will not take any action on development projects. NAB members and the public are encouraged to fill out the development project review form with their input. All development project review forms submitted to the community liaison at the NAB meeting or via the online form (<https://goo.gl/CLVC08>) will be submitted to the Reno Planning Commission for consideration in the development review process. All forms must be submitted two weeks in advance of the Planning Commission meeting for input to be included in Planning Commission materials.

A. LDC19-00028 (BlueWave Express Car Wash) – A request has been made for a special use permit to allow for: 1) the construction of a ±3,600 square foot structure to establish a car wash use; and 2) a reduction of the required minimum floor area ratio (FAR) from 75% to ±7.7%. The ±1.07 acre site is located on the southwest corner of the intersection of South Virginia Street and Gentry Way within the Mixed Use/South Virginia Transit Corridor (MU/SVTC) zoning district. The site has a Master Plan land use designation of Urban Mixed-Use (UMU).

PLANNER: Heather Manzo, Associate Planner

CONTACT NUMBER: (775) 334-2668

EMAIL: manzoh@reno.gov

APPLICANT'S REPRESENTATIVE: Cynthia Albright, Stantec Consulting Services, Inc.

CONTACT NUMBER: (775) 850-0777

WARD BOUNDARY: Ward 2

APN: 019-360-24

NEIGHBORHOOD ADVISORY BOARD MEETING DATE: January 15, 2019

PLANNING COMMISSION HEARING DATE: February 6, 2019

B. LDC19-00025 (Lakeridge Place Townhomes) - A request has been made for: 1) a tentative map to construct 39 single family attached/townhomes; 2) special use permits for: a) disturbance of a major drainageway and b) cuts greater than 20 feet in height and fills greater than ten feet in depth; and 3) a variance to reduce a front yard setback from 30 feet to 25 feet. The ±6.70 acre site is located ±210 feet southwest of the intersection of South McCarran Boulevard and Plumas Street in the Multifamily - 21 units to the acre (MF21) zone. The Master Plan land use designation is Suburban Mixed-Use (SMU).

PLANNER: Brook Oswald, Associate Planner

CONTACT NUMBER: (775) 326-6635

EMAIL: oswaldb@reno.gov

APPLICANT'S REPRESENTATIVE: John Krmpotic, KLS Planning

CONTACT NUMBER: (775) 852-7606

WARD BOUNDARY: Ward 2

APN: 042-021-19 and 042-170-02

NEIGHBORHOOD ADVISORY BOARD MEETING DATE: January 15, 2019

PLANNING COMMISSION HEARING DATE: February 6, 2019

9. Development Project Updates - *The following items are to provide an update on action taken by the Planning Commission and/or City Council on development projects previously heard by the Ward 2 NAB. NAB and public comments were submitted via the development project review form to the Reno Planning Commission. To review past Planning Commission meeting discussions, visit goo.gl/LL7i7S, including projects listed below. (Approximately 20 Minutes)*

A. LDC19-00022 (Steamboat Repower Project) - A request has been made for: 1) special use permits for a) development of a major utility; b) hillside development; c) cuts of 20 feet or greater in depth and fills greater than 10 feet in height; and d) a facility that manufactures, processes, transfers, or stores hazardous substances; and 2) a variance to eliminate required landscape areas to facilitate construction of a geothermal power generation facility and substation. This request is also considered a Project of Regional Significance for: 1) a facility that generates electricity greater than five megawatts; 2) an electrical substation; and 3) a geothermal gathering system and power generation facility on land within 20 miles of Truckee Meadows Service Areas. The ±112.54 acre site is located ±2,000 feet southeast of the intersection of Wedge Parkway and Mount Rose Highway. The site is located within the Mixed Use/Redfield Regional Center/Transitional Mixed Use (MU/RRC/TMU) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). If approved, this request will result in a Truckee Meadows Regional Plan amendment to establish a utility site in association with a substation.

B. LDC19-00019 (Pecetti Place) – A request has been made for a zoning map amendment from Professional Office (PO) to Multiple Family - 30 dwelling units per acre (MF30) on a ±5.99 acre site. The site is located at 9300 Gateway Drive, ±320 feet east of the intersection of Gateway Drive and Offenhauser Drive, and has a Master Plan Land Use designation of Suburban Mixed Use (SMU).

B. LDC19-00019 (Pecetti Place) – A request has been made for a zoning map amendment from Professional Office (PO) to Multiple Family - 30 dwelling units per acre (MF30) on a ±5.99 acre site. The site is located at 9300 Gateway Drive, ±320 feet east of the intersection of Gateway Drive and Offenhauser Drive, and has a Master Plan Land Use designation of Suburban Mixed Use (SMU).

C. LDC19-00016 (Sierra Manor Master Plan and Zoning Map Amendments) - A request has been made for: 1) a Master Plan amendment from ±1.97 acres of Large-Lot Neighborhood (LL) and ±1.93 acres of Suburban Mixed-Use (SMU) to ±4.6 acres of Mixed Neighborhood (MX); and 2) a zoning map amendment from ± 1.97 acres of Large Lot Residential - 1 Acre (LLR1) and ±1.93 acres of Mixed Use/South Virginia Street Transit Corridor (MU/SVTC) to ±4.6 acres of SingleFamily Residential –

4,000 square feet (SF4). The subject site includes three adjacent parcels located on the south side of Holcomb Ranch Lane, ±645 feet west of South Virginia Street. All three parcels are located within the Cooperative Planning Area (CPA) overlay zoning district.

10. Board Discussion and Action Items - For Possible Action

- A. Discussion and possible selection of Ward 2 NAB projects, initiatives and goals for 2019 - Neighborhood Advisory Board (*Standing Item*)
- B. Discussion on Ward 2 Parks amenities (*Approximately 10 minutes*)

11. Old Business - Updates on Previously Heard Agenda Items or Questions Brought Up by the Ward 2 NAB

- A. None at time of posting

12. Identification and prioritization of items to be placed on a future agenda of the Ward 2 Neighborhood Advisory Board for discussion and/or potential action - For Possible Action

- A. None at time of posting

13. 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.*

14. 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