



# AGENDA

## Regular Meeting

### Reno City Planning Commission

Wednesday, August 21, 2019 • 5:00 PM

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

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

**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](mailto: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.

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**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 and Washoe County Planning Commission - Joint - May 7, 2019 6:00 PM (For Possible Action)
- 4.2 Reno City Planning Commission - Regular - May 15, 2019 6:00 PM (For Possible Action)
- 4.3 Reno City Planning Commission - Regular - Jun 6, 2019 6:00 PM (For Possible Action)
- 4.4 Reno City Planning Commission - Regular - Jun 19, 2019 6:00 PM (For Possible Action)
- 4.5 Reno City Planning Commission - Regular - Jul 3, 2019 6:00 PM (For Possible Action)
- 4.6 Reno City Planning Commission - Regular - Jul 17, 2019 5:00 PM (For Possible Action)

**5 City Council Liaison Reports**

**6 Zoning Code Update**

- 6.1 Staff Report (For Possible Action): Presentation, discussion, and potential recommendations on Zoning Code RENOvation Issue Sheet 3A (Administration and Procedures)

**7 Public Hearings - 6:30 PM (Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.) 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 - Approval of tentative map and special use permits): Case No. **LDC19-00065 (Rancharrah Village 4)** - A request has been made for tentative map for 74 units (37 duets) and for a special use permits to allow for a three story building. The  $\pm$  7.74 acre project site is located approximately 50 feet east of the intersection of Falabella Way and Silver Charm Way. The site is located within the Rancharrah Planned Unit Development zoning district and has Master Plan land use designation of Single-Family Neighborhood. [**Ward 2**]
- 7.2 Staff Report (For Possible Action): Case No. **LDC19-00064 (Sierra Pallet Pavement and Condition Amendment)** - A request has been made for a special use permit: 1) for site improvements; and 2) an amendment to the conditions of approval associated with LDC16-00031 (Sierra Pallet – 400 Western Road) to allow for an increase of fence height from six to eight feet tall. The  $\pm$ 5.0 acre site (400 Western Road) is located on the southwest corner of the intersection of Western Road and Link Lane within 300 feet of residentially zoned property. The subject site is located within the Industrial Commercial (IC) zoning district and has a Master Plan land use designation of Industrial (I). hrm [**Ward 4**]
- 7.3 Staff Report (For Possible Action - Approval of SUP and tentative map): Case No. **LDC19-00071 (Comstock Cottages Phase 2)** - A request has been made for: 1) a tentative map to develop 196 single family attached residential subdivision; and 2) special use permits for: a) townhomes; b) hillside development; c) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height. The  $\pm$ 36.26 acre site is located  $\pm$ 500 feet southeast of the intersection of Talus Way and North Virginia Street on the east side of the Union Pacific rail line. The site is located within the Single-Family Residential - 4,000 square feet (SF4) and Single Family Residential - 6,000 square feet (SF6) zoning districts and has Master Plan land use designations of Mixed Neighborhood (MX) and Single-Family Neighborhood (SF). [**Ward 4**]

- 7.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC19-00074 (Lakeridge Tennis Club Zone Change)** - A request has been made for: 1) a zoning map amendment from ±9.48 acres of Club Lakeridge Specific Plan District (SPD) to ±9.48 acres of Community Commercial (CC); and 2) an amendment to the standards of the Club Lakeridge SPD to remove the ±9.48 acres containing the existing Lakeridge Tennis Club from the SPD. The project site consists of three parcels generally located at 6000 Plumas Street, south of McCarran Boulevard and between Plumas Street to the west and Lakeside Drive to the east. The project site has a Master Plan land use designation of Suburban Mixed-Use (SMU). aml [**Ward 2**]
- 7.5 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC19-00068 (Ginsburg Clock/Parklane Clock Zoning Map Amendment)** - A request has been made for a zoning map amendment to add the designated landmark Ginsberg Clock located at 30 North Virginia Street to the Historic Landmark (HL) overlay district. The landmark is located on the southeast corner of the intersection of North Virginia Street and West 1st Street within the Mixed Use/Downtown Reno Regional Center/Truckee River (MU/DRRC/TRUCKEE) zoning district. The site has a Master Plan land use designation of Downtown Mixed-Use (DT-MU). [**Ward 3**]
- 8 Truckee Meadows Regional Planning Liaison Report**
- 9 Staff Announcements**
- 9.1 Report on status of Planning Division projects.
- 9.2 Announcement of upcoming training opportunities.
- 9.3 Report on status of responses to staff direction received at previous meetings.
- 9.4 Report on actions taken by City Council on previous Planning Commission items.
- 10 Commissioner's Suggestions for Future Agenda Items (For Possible Action)**
- 11 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 12 Adjournment (For Possible Action)**

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