



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, December 5, 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	John Marshall	326-8863
Peter Gower	326-8860	Paul Olivas	326-8861
Ed Hawkins	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Hawkins led the Pledge of Allegiance.

2 Roll Call

Attendee Name	Title	Status	Arrived
Mark Johnson	Chair	Present	
Kathleen Taylor	Vice Chair	Present	
Peter Gower	Commissioner	Present	
Ed Hawkins	Commissioner	Present	
John Marshall	Commissioner	Late	5:38 PM
Paul Olivas	Commissioner	Present	
Alex Velto	Commissioner	Present	

The meeting was called to order at 5:08 PM.

3 Public Comment

None

4 Approval of Minutes (For Possible Action)

4.1 Reno City Planning Commission - Regular - Oct 16, 2019 6:00 PM (For Possible Action) 5:09 PM

It was moved by Commissioner Taylor, seconded by Commissioner Gower, to approve the meeting minutes. The motion carried with five (5) in favor and one (1) abstention by Commissioner Olivas.

RESULT:	ACCEPTED [5 TO 0]
MOVER:	Kathleen Taylor, Vice Chair
SECONDER:	Peter Gower, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Velto
ABSTAIN:	Paul Olivas
ABSENT:	John Marshall

5 Zoning Code Update

5.1 Staff Report (For Possible Action): Presentation and possible direction to staff on draft code language related to the update to Reno Municipal Code Title 18 Annexation and Land Development Code. 5:09 PM

Arlo Stockham, Community Development Director, presented the staff report, which includes the entire content of the initial draft ordinances for the Title 18 Update. Staff requested input on the process the Planning Commission would like to use to discuss and provide comments on this initial draft prior to the City Council workshop.

(Commissioner Marshall arrived at 5:38 p.m.)

Chair Johnson stated his preference would be to review this information in a workshop setting rather than including it in a regular meeting.

Commissioner Gower stated he would be in favor of a process similar to what was used for the Master Plan update with an informal workshop setting.

Commissioner Marshall agreed with what was has been suggested.

Mr. Stockham will coordinate offline on scheduling options.

6 Public Hearings 6:00 p.m.

6.1 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00023 (Innovation Drive Zone Change) - A request has been made for a zoning map amendment from ±1.5 acres of Industrial Commercial (IC) to ±1.5 acres of General Office (GO) zoning district. The ±1.5 acre site consists of one parcel located at the southwest intersection of Innovation Drive and Double R Boulevard. The project site has a Master Plan land use designation of Mixed-Employment (ME). aml **[Ward 2]** 6:07 PM

Karen Downs, Manhard Consulting, gave an overview of the project.

AnnMarie Lain, Assistant Planner, presented the staff report. Staff has not received any

public comment regarding this request. Staff can make all of the findings and recommends approval of the request.

Commissioners Marshall, Taylor, and Velto had no disclosures. The remaining commissioners present disclosed that they visited the site. Commissioner Hawkins also disclosed that he spoke with applicant's representative.

Public Comment:

None

Ms. Lain answered questions regarding allowed uses in different zoning designations.

It was moved by Commissioner Taylor, seconded by Commissioner Hawkins, in the case of LDC20-00023 (Innovation Drive Zone Change), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kathleen Taylor, Vice Chair
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

6.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC20-00022 (Majestic Liberty Zone Change) - A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Industrial Commercial (IC). The ±34.98 acre site consists of three parcels located south of North Virginia Street, ±1100 feet northwest of the Lemmon Drive/North Virginia Street intersection. The site has Master Plan land use designation of Mixed-Employment (ME). kwc **[Ward 4]**
6:18 PM

Kerry Rohrmeier, Tectonics Design Group, gave an overview of the project.

Kyle Chisholm, Assistant Planner, presented the staff report. Staff received one call in support and one call neutral to the request. This was presented to the Ward 4 NAB and comments were generally supportive, along with some concern regarding additional traffic impacts to US 395.

Chair Johnson and Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they are familiar with or visited the site, received emails, and/or spoke with the applicant's representative.

Public Comment:

Sam Koszuth expressed concern regarding traffic issues and general development in the North Valleys.

Mr. Chisholm explained for Commissioner Marshall the adjacent Washoe County property is zoned Low Density Suburban with a patch of Open Space. He also explained the current zoning requires the buildings to be placed on the front property line with parking in the rear. The requested zone change would allow parking to be in front with the buildings set back. He reviewed some of the key differences between Mixed Use (MU) and Industrial Commercial (IC) zoning.

Angela Fuss, Planning Manager, explained that a chemical plant would require a special use permit for both the current and the requested zoning districts. IC zoning is geared for more industrial type uses. MU zoning is geared towards residential. Generally speaking, the intensity of industrial type uses currently allowed will be the same in the new zoning.

Mr. Chisholm explained for Commissioner Hawkins if the zone change is not approved, the site will remain out of conformance with the Master Plan. The lot is currently vacant and is not out of conformance. A special use permit (SUP) would be required for residential adjacency for any nonresidential development on the site. He also clarified that the current zoning is exempt from SUP requirements for residential adjacency.

It was moved by Commissioner Taylor, seconded by Commissioner Hawkins, in the case of LDC20-00022 (Majestic Liberty Zone Change), based upon compliance with the applicable findings, to recommend that City Council approve the zoning map amendment by ordinance. The motion carried unanimously with seven (7) commissioners present.

Chair Johnson asked Mr. Chisholm to touch base with the gentleman from Washoe County that is an adjacent property owner to give him an idea of what the next steps would be on anything for this parcel.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kathleen Taylor, Vice Chair
SECONDER:	Ed Hawkins, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

- 6.3 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 03-19 Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS) ; and a zoning map amendment from ±3.43 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District/Open Space (MU/UNRC/OS) and ±3.36 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District /Residential Area (MU/UNRC/RA) to ±6.79 acres of Multi-family – 30 units per acre (MF30) and ±0.25 acres of Open Space (OS). The ±7.04 acre site is located north of the intersection of Wells Avenue and Winston Drive. skr **[Ward 4]** 6:45 PM

Derek Wilson, Rubicon Design Group, gave an overview of the project.

Sienna Reid, Senior Planner, presented the staff report. She discussed differences between the current zoning and the requested zoning noting the requested zoning is more restrictive. Ward 4 comments were in general support of the request.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they visited or are familiar with the site, received email, and/or spoke with the applicant's representative.

Public Comment:

Andy Black provided a handout from Reno Rendering including overall concerns.

Bob Cashell discussed a noticing concern and spoke in support of Reno Rendering's concerns.

Commissioner Taylor asked about the history of the neighboring facility.

Ms. Reid explained that Reno Rendering is an existing non-conforming use. Non-conformities can continue in their current location. If they were to cease operations, they could come back with a special use permit request to reestablish. Any proposed expansions would also require a special use permit.

Ms. Reid confirmed for Commissioner Taylor that student housing is considered multifamily and is an allowed use in the zoning districts in place today.

Ms. Reid confirmed for Commissioner Velto that only one code complaint regarding odors from the rendering center.

Ms. Reid explained for Chair Johnson that if multifamily is the proposed use a project comes forward under, a unit count exceeding 4 would be done through a site plan review process. Over 50 units for multifamily would require a special use permit.

Mr. Wilson confirmed for Chair Johnson they would be open to conditions placed on the project as a result of compatibility with an existing non-conforming use. If this process is not successful, we can redesign the project to meet the MU standards.

Ms. Reid discussed with Commissioner Gower the features of the site and stated the Orr Ditch is the defining feature for open space protection.

Commissioner Gower stated he was concerned about making the finding regarding open space. Given the information provided by staff, he can make the finding.

Commissioner Olivas stated he generally speaks out against conversions of open space for development opportunities. This makes sense and there is an historical reason behind it.

It was moved by Commissioner Marshall, seconded by Commissioner Velto, in the case of LDC20-00025 (LIV+ Master Plan Amendment and Zone Change), based upon compliance with the applicable Master Plan evaluation criteria and zoning map amendment findings, to adopt the amendment to the Master Plan by resolution and recommend that City Council approve the Master Plan and zoning map amendments as they meet all applicable statutory and code requirements, subject to conformance review by the Regional Planning Agency. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

6.4 Staff Report (For Possible Action): Case No. LDC20-00021 (Cityview Townhomes) - This is a request for: 1) a tentative map to establish twenty residential townhome lots; and 2) special use permits to allow: a) twenty residential townhomes; b) grading with fills in excess of 10 feet in depth; and c) hillside development. The ±10.11 acre site is located on an interior series of lots north of Scottsdale Road, south of Ridgecrest Drive, east of the intersection of Melody Lane and Epley Road, and west of the intersections of Scottsdale Road

and Citiview Terrace. The site is within the Single Family Residential – 6,000 Square Feet (SF-6) zone and has a Single-Family Residential Master Plan land use designation. njg [Ward 4] 7:28 PM

(Chair Johnson called for a 10 minute recess at 7:26 p.m. The meeting resumed at 7:39 p.m.)

John Krmptic, KLS Planning and Design, gave an overview of the project.

Nathan Gilbert, Associate Planner, presented the staff report. Staff can make the findings and recommends approval.

The commissioners present disclosed that they visited the site, received emails, and/or spoke with the applicant's representative.

Public Comment:

Steven Rarick spoke in support of this item.

Mr. Krmptic discussed storm water runoff mitigation plans for Commissioner Hawkins.

Mr. Krmptic explained the traffic flow design for Commissioner Velto.

Mr. Krmptic confirmed for Commissioner Taylor that this will not be a gated community.

Mr. Krmptic proposed language changes to Condition No. 9 to add "permanent" height restrictions. He also proposed language changes to Condition No. 21 changing "at a minimum of 10 feet" to "to screen the walls".

Mr. Gilbert discussed for Commissioner Marshall the requested language change for Condition No. 21 and confirmed that staff recommends keeping the current language as it is for Condition No. 21.

It was moved by Commissioner Marshall, seconded by Commissioner Taylor, in the case of LDC20-00021 (Cityview Townhomes), based upon compliance with the applicable findings, to approve the tentative map and special use permit, subject to conditions in the staff report, with the language change to Condition No. 9 as requested by the applicant. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Kathleen Taylor, Vice Chair
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Gower reported there will be a meeting next week.

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.
8:06 PM

Angela Fuss, Planning Manager, reported the following actions by the Reno City Council: Bella Vista Phase II PUD was approved; Reno City Council overturned the Planning Commission's decision to approve the Reno Gateway business Park project; and North Meridian Time Extension was appealed and the Planning Commission decision to approve was upheld by City Council.

9 Commissioner's Suggestions for Future Agenda Items (For Possible Action)

Commissioner Marshall requested an agenda item on nationwide trends in cities with significant housing issues with regard to single family zoning.

Commissioner Marshall requested a possible agenda item on ways of motivating developers to take action on vacant land within areas deemed critical for redevelopment.

Ms. Fuss reported there will be a presentation in January by Washoe County Air Quality on programs and policies they are moving forward with.

10 Public Comment

None

11 Adjournment (For Possible Action)

The meeting was adjourned at 8:12 p.m.