



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, April 02, 2025 • 6:00 PM

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

Commissioners			
Kerry Rohrmeier, Chair 326-8864			
Silvia Villanueva, Vice Chair	326-8863	Jacob Williams	326-8861
Manny Becerra	326-8860	David Giacomini	326-8859
Christina Del Villar	326-8862	Alex Velto	326-8858

1 Pledge of Allegiance

Commissioner Giacomini led the Pledge of Allegiance.

2 Roll Call

Commissioner Villanueva was absent at roll call.

3 Public Comment (This item is for either public comment on any action item or for any general public comment.)

Emily Allen
Mike Mellow
Lynne Llewellyn
Art Rangel
Catherine Schmidt

4 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.

- 4.1 Staff Report (For Possible Action): Case No. **LDC25-00009 (Need 2 Speed)** - A request has been made to amend Condition No. 1 of a previously approved conditional use permit (LDC25-00009) to allow for extended business hours (12:00 am) on Friday and Saturday nights for a bar, lounge, or tavern with recreation or amusement, outside in

It was moved by Manny Becerra, seconded by Christina Del Villar, to approve the conditional use permit, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approve [6 TO 0]
MOVER:	Manny Becerra, Commissioner
SECONDER:	Christina Del Villar, Commissioner
AYES:	Becerra, Del Villar, Giacomini, Rohrmeier, Velto, Williams
NAYS:	
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 4.4 Staff Report (For Possible Action – Recommendation to City Council): Case No. **LDC24-00051 (StoneGate Heinz Ranch MPA and ZMA)** - A request has been made for: 1) a Master Plan amendment on ±1,363.33 acres from a mix of Industrial (I), Suburban Mixed-Use (SMU), Mixed Neighborhood (MX), Single-Family Neighborhood (SF), Multi-Family Neighborhood (MF), Large-Lot Neighborhood (LL), Parks, Greenways, and Open Space (PGOS), and No Land Use (NOLU) to a mix of I, SMU, and SF; and 2) a zoning map amendment from ±1,767.3 acres of StoneGate Planned Unit Development (PUD) to ±923.3 acres of Industrial (I), ±385.7 acres of Single-Family Residential 5 units per acre (SF-5), ±54.6 acres of General Commercial (GC), and ±403.7 acres of Parks, Greenways, and Open Space (PGOS). The ±1,767.3 acre site is generally located partly north of U.S. Highway 395 and west of White Lake Parkway and partially south of White Lake and U.S. Highway 395 in Cold Springs. The request seeks to amend an existing Project of Regional Significance (PRS) designation. The proposal is a PRS based on anticipated employment, housing, sewage, water usage, traffic, and student population thresholds being met, thereby requiring additional review at a regional level. **[Ward 4]**

THE MEETING RECONVENED AFTER A 13-MINUTE RECESS.

Jeff Foster, Associate Planner, gave the staff presentation.

Andrew Durling, Wood Rodgers, gave a presentation.

Disclosures:

Met with the applicant, familiar with the site, live in Ward 4 (Del Villar), met with the developer, read material and public comment, spoke with Cold Springs residents

Public Comment:

Liliana Ochoa
Bill Hedley
Olivia Tanager
Brian Armon

Mason La Fond (did not wish to speak)

Derek Carroll (did not wish to speak)

Rebecca Flannery (via Zoom)

Emily Ochoa (via Zoom)

Cathy Martson (via Zoom)

Written correspondence received was forwarded to the Planning Commission and entered into the record.

Questions:

Commissioner Giacomini asked if data centers under this PUD would still go through the conditional use permit process.

Mr. Foster confirmed that is correct. If a future data center use were to be proposed, it would be brought before the Planning Commission for a conditional use permit.

Commissioner Del Villar asked for an explanation of the term generally compatible.

Mr. Foster explained generally projects are not entirely compatible in all areas. For example, in an ideal world industrial zoning would not be directly adjacent to residential. On balance we find that this proposed request is generally compatible.

Commissioner Del Villar asked how this project fits in with quality of life, as per the Master Plan.

Mr. Foster explained there would be a positive impact to quality of life by reducing the amount of time people spend driving into the urban core of Reno for employment opportunities and other services. There are also trails proposed that would add to quality of life.

Mr. Foster explained for Commissioner Del Villar that this body is considering a Master Plan amendment and zone change that would allow or facilitate future uses like retail, commercial, medical office space and other services. The existing PUD is almost exclusively residential.

Commissioner Becerra asked when Cold Springs residents would be able to reap or experience those quality of life benefits.

Mr. Durling explained that the benefits to quality of life come as employment grows in the area over time. One thing that comes more immediately is sewer service. Another added benefit for the community at large is the White Lake trail. This project will also open up access to some public lands over time.

Eugenia Larmore, EKAY Economic Consultants, explained for

Commissioner Becerra how the annual revenue was determined using the uniform standard adopted and provided by Reno.

Mr. Durling explained for Commissioner Giacomini that infrastructure has to come first before they break ground on any projects. Generally speaking, access is key and that will come from White Lake Boulevard so that roadway extension would happen first. With that you would have water and sewer infrastructure.

Mr. Durling explained for Commissioner Del Villar the types of industrial uses they are anticipating.

Commissioner Del Villar asked if there is a bond on the record for the previous PUD.

Chair Rohrmeier asked if that was related to a development agreement.

Mr. Durling explained a special assessment district was approved as part of the StoneGate PUD. That isn't necessarily a bond but is a self-imposed tax on the property itself. There were also development agreements that wouldn't necessarily be nullified with this change but would be hard to enforce with reduced residential development tied to them.

Mr. Foster explained for Commissioner Del Villar the general theory is that residential changing to commercial or industrial reduces the need for services in terms of fire and police.

Mike Railey, Planning Manager, stated this change would not nullify the development agreements established under the StoneGate PUD, however they would not necessarily reflect the updated plan and would need to be amended through City Council action.

Commissioner Williams expressed concern that the report defers pedestrian and bicycle infrastructure details to future entitlements.

Mr. Durling explained that the development going forward will be regulated in its entirety by Reno Municipal Code and the Public Works Design Manual, both of which require things like sidewalks and bike lanes. In addition to that, they will be looking to include a trail system throughout the industrial area.

Mr. Durling answered questions from Commissioner Becerra regarding impacts to existing well users. He explained the plans to develop additional water resources on the south side of White Lake using Great Basin as the primary water source. He pointed out the benefits of using Great Basin compared to the previous plan that required using TMWA as the primary source.

Discussion:

Commissioner Del Villar stated the big concern for her is related to quality of life issues if this is changed to industrial.

Chair Rohrmeier stated she is torn on this decision. I appreciate straight zoning as opposed to a PUD for 1,700 acres. It can change more fluidly with the city code updates and that is a good thing for planning as our city continues to change. I don't love this jump from 950,000 square feet of industrial to 11.75 million square feet. The zoning isn't industrial commercial or mixed employment, it's industrial which is the most permissive use. It doesn't seem to follow a density transition and creates incompatibilities. Right now we seem to have a surplus of distribution and warehouse facilities that are unoccupied. Is this the vision of North Valleys? We've heard tonight and for years prior from residents that this is not what is wanted in Ward 4.

Commissioner Giacomini discussed the challenges experienced with trying to bring commercial uses to North Valleys. This would go from housing to industrial, not necessarily a use type that residents would like to see out there. My reason in asking about an overall mix is because that is an area specific policy that is of utmost importance to the people in Ward 4. I asked about the infrastructure to see if some of those components are going to be in place to make it more conducive for other uses like restaurants to come up in the future. What I heard was today if we were to try and put a restaurant in those general commercial zones, it would be too expensive. If we get water and traffic infrastructure there, it is easier for me to make the findings with regard to overall mix.

Commissioner Becerra stated this is not 2006 even though the rezoning reflects what the land may have looked like back then. The needs of Reno and its residents, those in Cold Springs and as a whole, in 2025 demand some work from the start in terms of planning. I am semi-comforted with the fact that prior community benefit agreements like emergency services, water services, and other infrastructure the community needs can still be renegotiated at the City Council level. I wish I could say I'm 100% confident but I've seen that our advice and suggestions and our decisions as a commission have not been heeded before when arriving at Council, and often without explanation as to why. So, any potential support of this project would be given with serious pause. He asked if staff or the applicant wanted to add any last thoughts for consideration.

Mr. Durling addressed the concerns about the size of proposed industrial and stated they feel when you look at it in the broader economic standpoint of the City of Reno, a project like this is needed. He discussed the industrial lands needs assessment done by the Regional Planning Agency around 15 years ago. At that time the assessment was that our region does not have an adequate supply of larger industrial parcels.

From our perspective the city needs a viable source of industrial land to be able to attract employment to the city.

Mr. Foster pointed out that the application was submitted a year ago and that staff has been working with the applicant on the appropriate zoning, updating the development agreements, etc. In response to staff comments, the applicant changed one zoning request from SF-11 to SF-5, which dramatically reduces the potential residential unit yield. The applicant has been flexible in addressing staff concerns. Everything has been thought out and analyzed over time, and staff concurs with the current request. In terms of quality of life and lighting, overall potential additional light from industrial use may be less than from residential under the PUD.

Commissioner Del Villar asked about other possible designations that might ease people's concerns.

Mr. Durling confirmed they have considered other designations and explained their reasons for requesting industrial.

Chair Rohrmeier asked about using mixed-use zoning.

Mr. Durling expressed concern with the limitations that would put on industrial uses.

Commissioner Velto stated he feels a little more comfortable with what is being proposed. I tend to assume that when an applicant comes forward seeking an MPA or a zoning map amendment, they have done their due diligence and have evaluated the need for the project in a manner that is more sophisticated than we can do as a Planning Commission. So, I don't like the idea of trying to push the applicant into a different type of zoning. He discussed how this proposal could be beneficial for the city and consistent with how the Master Plan expects them to evaluate projects.

Commissioner Giacomini discussed the quality of life component and stated regardless of the use type if it is an employment center of any kind, the trips would be going toward that facility in the AM peak hours helping the commute for people in Ward 4. If this was residential as currently entitled, that would not be the case.

Commissioner Becerra stated it is our job to try to find what is business friendly yet resident responsible.

Commissioner Williams stated he looks at the positives of this to be the reduction in water, the reduction in average daily trips, and the relation to the Master Plan as far as economic and industrial growth goes.

Chair Rohrmeier stated I am not as convinced on the due diligence here. I

think maybe the big driver was here is a land use that doesn't require a lot of up front infrastructure costs and thereby that will be the direction we move forward. There are not a lot of spaces left like this for growth so this is an important decision. I don't see the compatibility the way the zoning map is designed today.

Commissioner Del Villar voted no on the motion based on quality of life and incompatibility.

Chair Rohrmeier voted no on the motion based on the issue of incompatibility.

Commissioner Becerra voted no on the motion for the same reasons stated by his fellow commissioners.

Chair Rohrmeier read the appeal process into the record.

It was moved by David Giacomini, seconded by Alex Velto, to adopt the Master Plan amendment by resolution and recommend that City Council adopt the Master Plan and zoning map amendments by ordinance, subject to conformance review by the Regional Planning Commission. Motion Fail.

RESULT:	Approve [3 TO 3]
MOVER:	David Giacomini, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Giacomini, Velto, Williams
NAYS:	Manny Becerra, Christina Del Villar, Kerry Rohrmeier
ABSENT:	Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 4.5 Staff Report (For Possible Action - Recommendation to City Council) - Case No. **LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)**: A request has been made for: 1) a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); and, 2) an amendment to the Rancharrah Planned Unit Development (PUD) Handbook to: a) change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references. The ±6.0 acre Master Plan Amendment site is located west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park. The ±140 acre PUD is generally located on the northwest corner of Kietzke Lane and Del Monte Lane. The PUD has Master Plan land use designations of PGOS, Single-Family