



MINUTES

Regular Meeting

Reno City Planning Commission

Wednesday, August 21, 2024 • 6:00 PM

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

Commissioners			
Harris Armstrong, Chair 326-8859			
Kerry Rohrmeier, Vice Chair	326-8864	J.D. Drakulich	326-8861
Manny Becerra	326-8860	Alex Velto	326-8858
Christina Del Villar	326-8862	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Becerra led the Pledge of Allegiance.

2 Roll Call

Commissioners Rohrmeier, Drakulich, and Villanueva were absent.

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

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

4 Presentation and Discussion

- 4.1 Staff Report (Discussion Item Only): Acceptance of a Resident Impact Statement associated with the closure of the Park del Sol Mobile Home Park. Ward 1

Carter Williams, Associate Planner, gave a brief overview of the staff report for this item.

- 4.2 Presentation by Development Services Assistant Director, Angela Fuss on broader initiatives and programs the City of Reno is working on that relate to development.

(This agenda item was heard after the Public Hearing agenda items.)

Angela Fuss, Assistant Director of Development Services, gave a presentation updating the Commission on broader initiatives and programs the City of Reno is working on that relate to development.

Commissioners expressed appreciation for the presentation.

5 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.

5.1 *POSTPONED ITEM - LDC24-00065 (Virginia Village Self Storage)*

– A request has been made for a conditional use permit to allow for: a) the development of a mini-warehouse facility adjacent to residentially zoned property; b) grading resulting in cuts greater than 20 feet in height and fills greater than 10 feet in height; c) hillside development; and d) disturbance of a major drainageway. The ±8.93-acre project site is located on North Virginia Street, directly east of its intersection with Talus Way. The site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 4]**

This item was postponed at the applicant's request.

5.2 Staff Report (For Possible Action): Case No. **LDC24-00066 (Burger King CUP)** – A request has been made for a conditional use permit to allow for the 24-hour operation of an existing drive-through food service facility adjacent to residentially zoned property. The ±1.2 acre subject site is located on the west side of Kietzke Lane, approximately ±230 feet north of its intersection with Vassar Street. The subject site has a zoning designation of General Commercial (GC) and a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**

Heather Taylor, Assistant Planner, gave a presentation on the staff report for this item.

Samantha Miller and Jaime Coble, applicant's representatives, gave a presentation on the request.

William Miller spoke about the Kietzke Lane restaurant.

Todd Leshner, Maintenance Manager, spoke regarding noise mitigation strategies, litter prevention, and safety and security measures.

Disclosures:

Familiar with the site, patronized the restaurant.

Public Comment:

None

Questions:

Commissioner Becerra asked if there are comparable restaurants in the area with a 24 hour conditional use permit.

Mr. Coble stated that the McDonalds across the street is open 24 hours on Fridays and Saturdays.

Commissioner Becerra asked if the main issue was the drive through speaker box being too loud.

Ms. Taylor stated yes, there was a code enforcement case that came in regarding the use of the outdoor speaker after 11:00 p.m.

Commissioner Becerra asked if the neighbors were amenable to this conditional use permit.

Ms. Taylor stated no public comment was received for this item.

Commissioner Becerra expressed concern regarding other businesses coming in for similar entitlements and asked if there are other noise related issues that should be considered.

Ms. Taylor explained that Code requires mitigation, such as buffers and walls. Turning the speaker off at night is an extra mitigation step.

Commissioner Becerra asked if there are other lighting conditions.

Ms. Taylor stated the residential adjacency lighting standards are already in place.

Commissioner Del Villar asked about the sales forecast for the extended hours.

Mr. Coble stated that their 24 hour locations see a 20% increase in overnight sales and 75% of that is Door Dash or Uber Eats picking up multiple orders so there is not a lot of additional traffic.

Discussion:

None

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

RESULT:	Approve [4 TO 0]
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MOVER:	Manny Becerra, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Armstrong, Becerra, Velto, Del Villar
NAYS:	
ABSENT:	J.D. Drakulich, Kerry Rohrmeier, Silvia Villanueva
ABSTAIN:	
RECUSED:	

- 5.3 Staff Report (For Possible Action): Case No. **LDC24-00060 (Chalk Bluff LLC Major Site Plan Review)** – A request has been made for a major site plan review to allow for: 1) fills greater than ten feet in height; and 2) disturbance to a major drainage way. The ±2.75-acre project site is located on the northeast portion of a ±23.39-acre parcel located south of Interstate 80, east of Exit 9 (Robb Drive). The subject site is within the LLR1 – Large Lot Residential (1 acre) zoning district and has a Master Plan land use designation of Large-Lot Neighborhood (LL). **[Ward 1]**

Leah Piccotti, Associate Planner, gave a presentation on the staff report for this item.

Stacie Huggins, applicant's representative, gave a presentation on the request.

Disclosures:

Familiar with the location, spoke with the applicant's representatives, read and received emails.

Public Comment:

None

Questions:

Commissioner Becerra asked if they will be seeing a zoning amendment in the future.

Ms. Huggins stated the Chalk Bluff parcel is zoned LLR. The property owner could come in with a zone change to try and do something that is compatible with the surrounding higher density developments.

Commissioner Becerra asked what the point is of the rerouting.

Ms. Huggins explained that the point of the grading, which is the trigger for the drainage way rerouting, is to not have a hole in the middle of the parcels with steep drop offs. They are filling the space now, so a comprehensive grading project can be done later.

Commissioner Del Villar asked how long the process will take and if there will be noise and dust nuisances to the neighboring assisted living facility.

Ms. Piccotti explained that the conditions of approval require the applicant to

apply for a grading permit within 18 months. The care facility is across the freeway. The conditions cover mitigating any potential impacts.

Discussion:

Commissioner Becerra stated he can get behind this, it seems fair. He noted an earlier project to the south where there were community concerns and he noticed the NAB meeting with this item on the agenda was canceled. If this comes before us in the future, the community should have time to share their concerns and have them be considered.

Ms. Piccotti stated if this ever comes in for a zone change, it will also need a master plan amendment, which requires community meetings beyond the NAB meetings.

It was moved by Alex Velto, seconded by Manny Becerra, to approve the major site plan review, subject to conditions listed in the staff report. Motion Pass.

RESULT:	Approve [4 TO 0]
MOVER:	Alex Velto, Commissioner
SECONDER:	Manny Becerra, Commissioner
AYES:	Armstrong, Becerra, Velto, Del Villar
NAYS:	
ABSENT:	J.D. Drakulich, Kerry Rohrmeier, Silvia Villanueva
ABSTAIN:	
RECUSED:	

6 Truckee Meadows Regional Planning Liaison Report

Commissioner Velto reported there will be a meeting tomorrow night with one agenda item on the Chism Mobile home park.

7 Staff Announcements

- 7.1 Report on status of Planning Division projects.
- 7.2 Announcement of upcoming training opportunities.
- 7.3 Report on status of responses to staff direction received at previous meetings.
- 7.4 Report on actions taken by City Council on previous Planning Commission items.

City Council next Wednesday is hearing the Canyons PUD project. NV Energy and Heinz Ranch/Stonegate have appealed to City Council and will be heard on Wednesday.

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

None

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

None

10 Adjournment (For Possible Action)

The meeting was adjourned at 7:13 p.m.

DRAFT