

- 5.4 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC23-00001 (Panther Valley Flex Park Master Plan and Zoning Map Amendments)** – A request has been made for: 1) a Master Plan amendment from Suburban Mixed-Use (SMU) to Industrial (I), and;  
2) a zoning map amendment from General Commercial (GC) to Industrial Commercial (IC). The ±4.41 acre site consists of three parcels, and is located directly north of the intersection of Panther Drive and U.S. Highway 395. **[Ward 4]**

Kerry Rohrmeier, applicant representative, gave an overview of the project. Grace

Mackedon, Associate Planner, gave an overview of the staff report. Disclosures: familiar

with the area, received emails

Public Comment:

Jim Mueller spoke in support of the proposal as presented tonight.

Questions:

Ms. Mackedon answered questions from Commissioner Munoz and stated we don't know at this point any details of what project will be developed until we have that proposal. She also answered questions regarding setback requirements.

Discussion:

Commissioner Johnson stated we saw this when it was converted to the zoning it is now and the discussion then was whether that level of multi-family was appropriate that close to industrial. He appreciated Ms. Mackedon's comment that no matter what goes in, a site plan review will be required before it is developed.

Commissioner Munoz stated that he is not against growth and something like this is good infill that will benefit the community.

***It was moved by Peter Gower, seconded by Mark Johnson, to adopt the master plan amendment by resolution and recommend that City Council approve the master plan and zoning map amendments, subject to conformance review by the Truckee Meadows Regional Planning Commission. Motion Pass.***

**RESULT:** Approved [5 TO 0] **MOVER:** Peter Gower,  
Commissioner

**SECONDER:** Mark Johnson, Commissioner

**AYES:** Velto, Johnson, Drakulich, Gower, Munoz

**NAYS:**

**ABSENT:** Villanueva