



MINUTES

Regular Meeting

Reno City Planning Commission

Thursday, July 20, 2023 • 6:00 PM

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

Commissioners			
Alex Velto, Chair 326-8858			
J.D. Drakulich, Vice Chair	326-8861	Mark Johnson	326-8864
Harris Armstrong	326-8859	Arthur Munoz	326-8862
Peter Gower	326-8860	Silvia Villanueva	326-8863

1 Pledge of Allegiance

Commissioner Johnson led the Pledge of Allegiance.

2 Roll Call

Commissioner Munoz absent

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

Correspondence was received that was general in nature and not specific to any items on this agenda.

4 Approval of Minutes (For Possible Action)

- 4.1 Reno City Planning Commission - Regular - June 8, 2023 6:00 PM (For Possible Action)

It was moved by Peter Gower, seconded by Silvia Villanueva, to approve. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Silvia Villanueva, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Villanueva, Armstrong
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	

RECUSED:

5 Election of Officers (For Possible Action)

It was moved by Peter Gower, seconded by Mark Johnson, to elect Commissioner Drakulich as Chair and Commissioner Armstrong as Vice Chair. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Mark Johnson, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Villanueva, Armstrong
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	

6 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.

- 6.1 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC23-00061 (550 Orrcrest)** – A request has been made for a zoning map amendment from Large-Lot Residential - 1 acre (LLR-1) to Mixed Employment (ME). The ±1 acre site is located on the south side of Orrcrest Drive ±440 feet east of its intersection with Carson Lane. The site has a Master Plan land use designation of Mixed-Employment (ME).
[Ward 4]

Jeff Foster, Associate Planner, presented staff analysis.

Disclosures: None

Public Comment:

Tim Lambdin spoke in favor of the amendment request.

It was moved by Mark Johnson, seconded by Harris Armstrong, to recommend that City Council approve the zoning map amendment by ordinance. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Villanueva, Armstrong
NAYS:	
ABSENT:	Arthur Munoz

ABSTAIN:
RECUSED:

- 6.2 Staff Report (For Possible Action): Case No. **LDC23-00050 (Evans Avenue Coffee Shop)** – A request has been made for: 1) a conditional use permit to allow for a) a walk-up restaurant/coffee shop and, b) nonresidential development adjacent to residentially zoned property; and, 2) an alternative equivalent compliance to vary from the required screening standards. The ±0.34 acre project site is located on the northeast corner of Evans Avenue and Highland Avenue (1110 Evans Avenue). The site is located in the Multi-Family Residential – 30 units per acre (MF-30) zoning district and has a Master Plan land use designation of Mixed Neighborhood (MX). **[Ward 4]**

Kyle Fox, representing the applicant, gave a brief overview of the project.

Brook Oswald, Associate Planner, gave an overview of the project and staff analysis.

Disclosures: familiar with the site

Public Comment: None

Discussion:

Commissioner Johnson stated he is happy to see this project coming through. He expressed support for pedestrian access in this area.

Commissioner Villanueva stated this is not compatible with the residential area and she cannot make the findings.

Commissioner Armstrong stated this is a nice addition to the area. The City has done a good job of mitigating some of the parking and traffic concerns and promoting this as a walkable area.

Chair Drakulich asked staff if there has been any feedback from neighbors in this area.

Mr. Oswald confirmed that staff did respond to questions from neighbors.

It was moved by Mark Johnson, seconded by Harris Armstrong, to approve the conditional use permit and the request for alternative equivalent compliance, subject to the conditions listed in the staff report. Motion Pass.

RESULT:	Approved [5 TO 1]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Harris Armstrong, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Armstrong
NAYS:	Silvia Villanueva
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	

- 6.3 Staff Report (For Possible Action): Case No. **LDC23-00062 (Viewpoint Apartments Access Road MSPR)** – A request has been made for a major site plan review to allow for grading resulting in cuts deeper than 20 feet and fills greater than ten feet in height for the development of an access road to a previously approved 432 unit apartment complex (LDC22-00084). The ±97.97 acre site is located in the Multi-Family Residential – 14 units per acre (MF-14) zoning district directly west of the intersection of Summit Ridge Drive and Summit Ridge Court. The site has Master Plan land use designations of Mixed Neighborhood (MX) and Parks, Greenways, and Open Space (PGOS). **[Ward 1]**

Dave Snelgrove, CFA, gave an overview of the project and requested removal of Condition No. 8. Bob Skiff also spoke on this item.

Brook Oswald, Associate Planner, presented staff analysis.

Disclosures: spoke with the applicant's representative, familiar with the site

Public Comment: None

Questions:

Mr. Oswald answered questions from Commissioner Gower regarding the applicant's request to remove Condition No. 8 that requires approved plans for a secondary access prior to issuance of a building permit. The applicant says the condition limits them from doing preliminary work on the site.

Mr. Snelgrove answered questions from Commissioner Gower regarding the secondary access and their request to remove Condition No. 8.

Angela Fuss, Development Services Assistant Director, explained the blue dashed line on the map in the presentation indicates the required fire emergency access and that goes through Home Depot. If Home Depot denies the access agreement, none of this project can go forward. This condition is required to ensure that they do in fact receive the agreement from Home Depot before moving forward with their project.

Mr. Oswald explained for Commissioner Villanueva that the project was approved subject to the condition to have the secondary access.

Discussion:

Chair Drakulich spoke in support of keeping Condition No. 8.

Commissioner Gower stated he understands the applicant's concern but Condition No. 8 is needed to assure there will be the required secondary access before they go forward with grading.

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

RESULT:	Approved [6 TO 0]
MOVER:	Peter Gower, Commissioner
SECONDER:	Alex Velto, Chair
AYES:	Velto, Johnson, Drakulich, Gower, Villanueva, Armstrong
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	

- 6.4 Staff Report (For Possible Action): Case No. **LDC23-00059 (Robb Drive Extension MSPR)** - A request has been made for a major site plan review to allow for: 1) hillside development for a project site over 10 acres and; 2) grading resulting in cuts deeper than 20 feet and/or fills greater than ten feet in height, to facilitate backbone infrastructure and future development pads. The vacant ±48.8 acre project site is located directly south of the southern terminus of Robb Drive. The site has a zoning designation of General Commercial (GC) with the McQueen Neighborhood Planning Overlay (MQ) and a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 1]**

Andy Durling, Wood Rodgers, gave an overview of the project and requested modification of Condition No. 6 removing the last sentence.

Brook Oswald, Associate Planner, presented staff analysis. Staff received one public comment via voicemail that was forwarded to the Planning Commission with concerns regarding light and noise. Mr. Oswald spoke with them and explained those will be looked at as development comes in. Staff is in agreement with the applicant's request to modify Condition No. 6.

Disclosures: spoke with applicant's representative, familiar with the site,

received voicemail

Public Comment:

Voicemail from Catherine Burns was played during the meeting.

Questions:

Mr. Oswald confirmed for Commissioner Gower that the requirements in Condition No. 6 that the applicant is requesting be removed are not required in Code.

Mr. Oswald confirmed for Commissioner Villanueva that this project has not been before the Planning Commission before and answered questions regarding nearby projects that have come before the Planning Commission.

Mr. Oswald explained for Commissioner Villanueva how the proposal meets requirements to mitigate environmental degradation.

Discussion:

Commissioner Johnson stated he appreciates the applicant's effort to tie all this together in a way that makes sense for the full development of this unique geographic location.

Commissioner Gower stated he appreciates Condition No. 10 which requires the additional traffic studies throughout the phasing.

It was moved by Mark Johnson, seconded by Peter Gower, to approve the major site plan review, subject to the conditions listed in the staff report with the requested modification to remove the last sentence in Condition No. 6. Motion Pass.

RESULT:	Approved [6 TO 0]
MOVER:	Mark Johnson, Commissioner
SECONDER:	Peter Gower, Commissioner
AYES:	Velto, Johnson, Drakulich, Gower, Villanueva, Armstrong
NAYS:	
ABSENT:	Arthur Munoz
ABSTAIN:	
RECUSED:	

7 Truckee Meadows Regional Planning Liaison Report

Commissioner Velto reported the next meeting will be on July 27.

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.

Angela Fuss, Development Services Assistant Director, reported that the Carville SPD was approved by City Council yesterday. City Council also approved a resolution waiving fees associated with permitting outdoor seating for dining to encourage walkability in the midtown area.

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

Appreciation was expressed to Commissioners Gower and Johnson for their service as this will be their last Planning Commission meeting.

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

Andy Durling expressed appreciation for Commissioners Gower and Johnson.

11 Adjournment (For Possible Action)

The meeting was adjourned at 7:44 p.m.