



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, February 19, 2020 • 6:00 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

Posting: This agenda has been physically posted in compliance with NRS 241.020(3)(notice of meetings) at Reno City Hall – One East First Street, Washoe County Downtown Reno Library – 301 South Center Street, Evelyn Mount Northeast Community Center – 1301 Valley Road, McKinley Arts and Culture Center – 925 Riverside Drive, Reno Municipal Court – One South Sierra Street, Washoe County Administration Building – 1001 East 9th Street and Reno-Sparks Convention and Visitors Authority – 4001 South Virginia Street, Suite G. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at <http://www.reno.gov>, and NRS 232.2175 at <https://notice.nv.gov/>.

Accommodation: Reasonable efforts will be made to assist and accommodate physically disabled persons attending the meeting. Please contact the Community Development Department at (775) 334-2576 in advance so that arrangements can be made.

Support Materials: Staff reports and supporting material for the meeting are available at the City Clerk's Office. Please contact Ashley D. Turney, City Clerk, 1 East 1st Street, Reno, NV 89505, (775) 334-2030; turneya@reno.gov. Staff reports and supporting materials are also available on the City's website at <http://www.reno.gov/meetings>. Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the Planning Commission.

Order of Agenda: A time listed next to a specific agenda item indicates that the specific item will not be heard before that time – it does not indicate the time schedule of any other items. Items on the agenda may be taken out of order and the public body may combine two or more agenda items for consideration. The Planning Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Public Comment: A person wishing to address the Reno City Planning Commission shall submit a “Request to Speak” form to the Secretary. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of, the Planning Commission, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the Reno City Planning Commission or while attending the Reno City Planning Commission meeting may be removed from the room by the presiding officer, and the person may be barred from further audience before the Reno City Planning Commission during that session of the Reno City Planning Commission. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Appeal Process: Any final action (not including recommendations) or failure to take action by the Planning Commission may be appealed to the Reno City Council by the applicant, the Mayor or a City Council Member, or any person who is "aggrieved" by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within ten calendar days starting on the day after written notice of the action is filed with the City Clerk, and if the tenth calendar day falls on a weekend or holiday when the Clerk's office is not open, the appeal may be filed on the next business day.

Watch Meetings: Planning Commission meetings are streamed online when the Commission is in session in Council Chamber at <http://www.reno.gov/meetings> and broadcast on Charter Channel 194.

- 1 Pledge of Allegiance**
- 2 Roll Call**
- 3 Public Comment (This item is for either public comment on any action item or for any general public comment.)**
- 4 Approval of Minutes (For Possible Action)**
 - 4.1 Reno City Planning Commission - Regular - Jan 9, 2020 6:00 PM (For Possible Action)
 - 4.2 Reno City Planning Commission - Workshop - Jan 21, 2020 5:00 PM (For Possible Action)
- 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 Staff Report (For Possible Action): Case No. **LDC20-00035 (Project TUSK)** - A request has been made for special use permits to allow: a) a ±146,500 square foot truck terminal use; b) 24-hour operations; and c) grading within two major drainageways. The ±37.4 acre site is generally located north of North Virginia Street, south of U.S. 395, east of Stead Boulevard, and west of Webb Circle. The site is within the Mixed Use/North Virginia Street Transit Corridor (MU/NVTC) zones (a concurrent request for Industrial Commercial (IC) zoning is in process) and has an Industrial Master Plan land use designation. njg [**Ward 4**]
 - 5.2 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC20-00038 (Sharlands Business Resource Center PUD Amendment)** – A request has been made for an amendment to a Planned Unit Development handbook to convert ±2.44 acres from a professional office use to neighborhood commercial and multifamily uses. The site is located within Sharlands PUD zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). The ±2.44 acre property is located on the south of Sharlands Avenue and ±1,600 feet west of its intersection of Ambassador Drive. bjo [**Ward 1**]

- 5.3 Staff Report (For Possible Action): **Meridian 120 South Villages 1 through 6: LDC17-00061 (Villages 1 & 2); LDC18-00087 (Villages 3 & 4); LDC20-00013 (Villages 1 & 2 Cluster Development); and LDC20-00018 (Villages 5 & 6)** - A request has been made for three tentative map requests and associated special use permits that total 621 single family residential units. The project consists of six phases. The requests are more specifically described below:

LDC17-00061 (Meridian 120 South Villages 1 & 2) – A tentative map to develop a 75 lot single family detached residential subdivision on a ±53.6 acre site.

LDC20-00013 (Meridian 120 South Villages 1 & 2 Cluster Development) – A special use permit to allow for a cluster development within the Single Family Residential – 9,000 Square Feet (SF9) zoned portions of the site associated with a tentative map request (LDC17-00061 - Meridian 120 South Villages 1 & 2).

LDC18-00087 (Meridian 120 South Villages 3 & 4) – A request for: 1) a tentative map to develop a 285 lot single family attached residential subdivision; and 2) special use permits for: a) single family, attached condominiums/townhouses (over 100 dwelling units) in the Arterial Commercial (AC) zone; and b) grading that will result in fills of ten feet or more. The subject site is ±33.07 acres in size.

LDC20-00018 (Meridian 120 South Villages 5 & 6) – A request for 1) a tentative map to develop a 261 single family detached residential subdivision; and 2) special use permits for: a) grading that results in cuts greater than 20 feet in depth and fills greater than ten feet in height; b) disturbance of major drainageways; and c) hillside development on a site that is ±314 acres in size.

The overall ±400.67 acre subject site is located south of the terminus of Boomtown Garson Road and south of Interstate 80 (I-80) in the Large Lot Residential – 1 Acre (LLR1); Single Family Residential – 15,000 Square Feet (SF15); Single Family Residential – 9,000 Square Feet (SF9); Single Family Residential – 6,000 Square Feet (SF6); Multi-Family - 14 dwelling units per acre (MF14); Arterial Commercial (AC); Neighborhood Commercial (NC); Public Facility (PF); and Open Space (OS) zones and is within the Mortensen-Garson Overlay District (MGOD). The site has Master Plan Land Use designations of Large Lot Neighborhood (LL); Single Family Neighborhood (SF); Mixed Neighborhood (MX); Suburban Mixed-Use (SMU); Mixed Employment (ME); Public/Quasi-Public (PQP); and Parks, Greenways, and Open Space (PGOS), and is within the Mortensen-Garson Neighborhood Plan. hrm [Ward 5]

6 Truckee Meadows Regional Planning Liaison Report

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.

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

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

10 Adjournment (For Possible Action)

IF THE MEETING GOES BEYOND 11:00 PM, THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.