



AGENDA

Regular Meeting

Reno City Planning Commission

Wednesday, March 4, 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 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 - Recommendation to City Council): Case No. **TXT20-00004 (Police Facility Impact Fee)** - An ordinance amending the Reno Municipal Code Title 18, "Annexation and Land Development," Chapter 18.14 "Improvement Standards for New Development," in order to impose an impact fee for police facilities, together with matters which pertain to or are necessarily connected therewith.

4.2 Staff Report (For Possible Action): Case No. **LDC20-00034 (Reno Logistics Center)** – A request has been made for special use permits to allow for: 1) the construction of a ±1,215,200 square foot warehouse and distribution facility that is adjacent to residentially zoned property; and 2) cuts of 20 feet or greater in depth and fills of ten feet or greater in height. The ±74.62 acre site consists of eight parcels that are located on the south side of North Virginia Street ±720 feet to the east of its intersection with Lemmon Drive. The site is located within the Industrial (I) zoning district and has a Master Plan land use designation of Industrial (I). **[Ward 4]**

- 4.3 Staff Report (For Possible Action - Recommendation to City Council): Case No. **LDC20-00040 (WCSD Stead Blvd Zone Change)** – A request has been made for a zoning map amendment from Mixed Use/North Virginia Street Transit Corridor Overlay District (MU/NVTC) to Public Facility (PF). The ±34.1 acre site is located on the east side of Stead Boulevard, ±100 feet south of its intersection with Silver Lake Road. The site has Master Plan land use designation of Public/Quasi-Public (PQP). **[Ward 4]**
- 4.4 Staff Report (For Possible Action): Case No. **LDC20-00042 (Flowing Tide Pub Condition Amendment)** - A request has been made to amend special use permit Condition No. 11 associated with Case No. LDC16-00035 (The Hellfire Saloon/3372 S. McCarran Blvd) to allow 24 hour operations for a new bar and restaurant operator. The ±4,500 square foot tenant space is located within an existing ±8.69 acre commercial center on the southeast corner of South McCarran Boulevard and Mira Loma Drive. The site is located in the Arterial Commercial (AC) zone and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
- 4.5 Staff Report (For Possible Action): Case No. **LDC20-00036 (Splash Express Car Wash)** - A request has been made for special use permits to allow for: 1) reduction of the required floor area ratio and; 2) an alternative building orientation. The ±0.59 acre site is located on the south side of East Peckham Lane, ±40 feet southwest of its intersection with Filbert Road. The site is zoned Mixed Use/Convention Regional Center/General Mixed Use (MU/CRC/GMU) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
- 4.6 Staff Report (For Possible Action): Case No. **LDC20-00043 (Sportsmobile)** - A request has been made for a special use permit to allow for the sale of recreational vehicles. The ±0.71 acre site is located on the west side of Market Street, ±450 feet north of its intersection with Vassar Street. The site is zoned Community Commercial (CC) and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 3]**
- 4.7 Staff Report (For Possible Action): Case No. **LDC20-00041 (Canyon Center Condition Amendment)** - A request has been made to amend a special use permit condition B (24)(B) associated with case no. 164-87/File 5 which limits hours of operation within the retail development. The ±02.59 acre site is located on the east side of McCarran Boulevard, ±700 feet southwest of its intersection with Mae Anne Avenue. The site is zoned Arterial Commercial and has a Master Plan land use designation of Suburban Mixed-Use (SMU). **[Ward 5]**

- 4.8 ***ITEM PULLED*** - Staff Report (For Possible Action - Recommendation to City Council): Case No. **TXT20-00002 (Packaged Alcoholic Beverage Sales)** – A request has been made to amend the Reno Municipal Code Title 18, “Annexation and Land Development”, Chapter 18.08 Zoning, Article II “Permitted Uses and Use Regulations”, Sections 18.08.201 Titled “Permitted Uses by Base Zone District”, 18.08.202 Titled “Additional Regulations for Principal Uses”, and 18.08.203 Titled “Standards for Accessory Uses and Structures”; Chapter 18.12 Article XXI “Safe Scape Regulations”, and Chapter 18.24, “Rules of Measurement and Definitions”. This amendment will specifically establish Packaged Alcoholic Beverage Sales as a principal and accessory use, add regulations and definitions associated with the principal and accessory uses, relocate downtown Safe Scape regulations to Chapter 5.07, and reference relocated provisions in Chapter 5.07; together with matters which pertain to or are necessarily connected therewith.
- 5 Discussion and potential appointment by the Planning Commission for one member and an alternate to serve on the Design Review Committee to review skyway plans. (For Possible Action)**
- 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.