

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** February 5, 2020

**To:** Reno City Planning Commission

**Subject:** **6.1. Staff Report (For Possible Action): Case No. LDC20-00044 (Spectrum – Dandini Mixed Use Site Time Extension)- This is a request for a six month time extension for the Spectrum - Dandini Mixed Use Site Special Use Permit (LDC17-00062). The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU). af**

**From:** Angela Fuss, Planning Manager

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**Ward #:** Ward 4

**Case No.:** LDC20-00044 (Spectrum – Dandini Mixed Use Site Time Extension)

**Applicant:** Dandini Spectrum, LLC

**APN:** 035-681-04, 035-681-05, 035-681-06, and 035-681-07

**Request:** This is a request for a six month time extension for the Spectrum-Dandini Mixed Use Site Special Use Permit (LDC17-00062).

**Location:** The ±25.66 acre site is comprised of four parcels located north of Dandini Boulevard between US 395 and Spectrum Boulevard in the Mixed Use/Dandini Regional Center (MU/DRC) zoning district. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**Proposed Motion:** Based upon compliance with RMC 18.06.405(i)(2) (Extension by the Planning Commission), I move to approve a six month time extension for the Spectrum-Dandini Mixed Use Site Special Use Permit (LDC17-00062), subject to the original conditions of approval.

**Background:** On August 16, 2017, the Planning Commission approved Special Use Permit (SUP) LDC17-000062 for: 1) hillside development; 2) grading that results in cuts deeper than 20 feet in depth and fills greater than ten feet in height; 3) grading disturbance of a major drainage way; 4) an accessory drive-thru facility; and 5) operations between 11:00 p/m/ and 6:00 a.m. associated with a proposed mixed-use development containing multifamily residential, hotel, and restaurant uses.

Based upon compliance with RMC 18.06.405 (i)(1) (Extension by the Administrator), the administrator granted a one-year extension for the SUP, which extended the expiration date for this project to February 16, 2020.

At the request of the applicant, 45 days prior to the expiration date of the extension granted by the administrator, the time limit may be extended six additional months by the Planning Commission, if the applicant presents a schedule indicating that they will apply for a building permit for the entire project or relevant phases within six months RMC 18.06.405(i)(2) (Extension by the Planning Commission).

RMC directs the Planning Commission to “consider the continued appropriateness of the project in the approved location” and states that the commission “may add conditions, as necessary, to ensure that the project does not adversely impact other properties in the area and to protect the public interest.” For your reference, a copy of the applicant’s request for a time extension, Planning Commission’s approval letter, and the Administrators one-year time extension letter are attached to this report.

**Legal Requirements:**

RMC 18.06.405(i)(2)                      Extension by the Planning Commission

**Attachments:**

- Display Maps                      (PDF)
- January 2, 2020 Six Month Time Extension Request for LDC17-00062    (PDF)