

- 7.1 Staff Report (For Possible Action): Case No. LDC18-00028 (525 Roberts Street) - A request has been made for a special use permit to convert an existing office building to mixed used (residential/restaurant) adjacent to residentially zoned property. The ±0.16 acres site is located on the north side of Roberts Street, ±170 feet east of Wells Avenue in the Community Commercial/Wells Avenue Mixed Use (CC/WAMU) overlay zoning district. The site has a Master Plan land use designation of Special Planning Area/Wells Avenue Neighborhood Plan. bjo [Ward 3] 9:07 PM

THE MEETING WAS IN RECESS FROM 8:53 P.M. TO 9:08 P.M.

(Commissioner Johnson present at 9:08 p.m.)

David Madsen, representing the applicant, gave an overview of the project.

Brook Oswald, Associate Planner, gave an overview of the staff report.

Commissioners Weiske, Johnson, Hawkins, and Olivas disclosed that they visited and/or are familiar with the site.

At this time Chair Gower opened public comment for this item.

Earnest Plante discussed concerns regarding more re-zoning requests and parking issues.

Russell Persson discussed concerns regarding parking, noise and disturbances at night.

Hearing and seeing no further public comment requests, Chair Gower closed public comment.

Mr. Oswald explained for Commissioner Weiske how the proposed parking will meet the Mixed Use requirements.

Mr. Oswald confirmed for Commissioner Weiske that the operating hours of 6:00 a.m. to 11:00 p.m. are allowed with residential adjacency. He also stated that the applicant has made no disclosures regarding the intent to sell alcohol.

Mr. Oswald explained for Commissioner Weiske there is existing lighting on the building and the applicant is proposing to update that to LED lighting, the front of the site will be lit, back into the parking area will be lit with down lighting off the building. The Reno Police Department (RPD) have made comments that they like that style of lighting and it will improve the safety of the area. There is no proposed lighting on the east side of the building. He also explained that a condition was not included for dark skies because the LED lighting and down lighting would meet code requirements. Conditions can be included if needed.

Mr. Oswald confirmed for Commissioner Hawkins that there were no comments provided at the NAB meeting. A report with comments from RPD was provided and their main concern was lighting in the area.

Claudia Hanson, Planning Manager, confirmed for Commissioner Johnson that the Planning Commission does have the ability to limit the hours of operation.

Mr. Oswald stated for Commissioner Marshall that the applicant is proposing a lower profile sign appropriate to the area. Information on the signage was provided within the revision drawings but was not provided in the packet.

Mr. Madsen explained for Commissioner Johnson their plans for the building windows.

Mr. Madsen demonstrated for Commissioner Marshall where the signage would be located. He also confirmed that it would not be larger than the existing sign.

Mr. Oswald answered questions for Commissioner Hawkins regarding the ADA parking that will be provided.

Chair Gower identified ADA parking, lighting, signage, NAB comments, and police information as outstanding items in the staff report that would help the Planning Commission to make findings.

Commissioner Weiske stated that he did not receive a copy of the application.

Commissioner Johnson noted that the staff report does say that there were no comments received from the NAB.

Ms. Hanson explained that a waiver is needed from the applicant in order to continue this item.

Mr. Oswald stated that the applicant said he would provide a waiver of time.

It was moved by Commissioner Weiske, seconded by Commissioner Hawkins, in the case of LDC18-00028 (525 Roberts Street), to continue to January 3, 2018. The motion carried unanimously with seven (7) commissioners present.

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| RESULT: | CONTINUED [UNANIMOUS] |
| MOVER: | Kevin Weiske, Commissioner |
| SECONDER: | Ed Hawkins, Commissioner |
| AYES: | Weiske, Johnson, Hawkins, Olivas, Griffith-Douglass, Gower, Marshall |