

6.3 **Resolution No.** : Staff Report (For Possible Action - Recommendation to City Council): Resolution No. 03-19 Case No. LDC20-00025 (LIV+ Master Plan and Zoning Map Amendments) – A request has been made for: 1) a Master Plan amendment from ±1.76 acres of Single-Family Neighborhood (SF) and ±3.16 acres of Parks, Greenways, and Open Space (PGOS) to ±4.67 acres of Multi-Family Neighborhood (MF) and ±0.25 acres of Parks, Greenways, and Open Space (PGOS) ; and a zoning map amendment from ±3.43 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District/Open Space (MU/UNRC/OS) and ±3.36 acres of Mixed Use/University of Nevada Regional Center Planning Overlay Zoning District /Residential Area (MU/UNRC/RA) to ±6.79 acres of Multi-family – 30 units per acre (MF30) and ±0.25 acres of Open Space (OS). The ±7.04 acre site is located north of the intersection of Wells Avenue and Winston Drive. skr **[Ward 4]** 6:45 PM

Derek Wilson, Rubicon Design Group, gave an overview of the project.

Sienna Reid, Senior Planner, presented the staff report. She discussed differences between the current zoning and the requested zoning noting the requested zoning is more restrictive. Ward 4 comments were in general support of the request.

Commissioner Marshall had no disclosures. The remaining commissioners present disclosed that they visited or are familiar with the site, received email, and/or spoke with the applicant's representative.

Public Comment:

Andy Black provided a handout from Reno Rendering including overall concerns.

Bob Cashell discussed a noticing concern and spoke in support of Reno Rendering's concerns.

Commissioner Taylor asked about the history of the neighboring facility.

Ms. Reid explained that Reno Rendering is an existing non-conforming use. Non-conformities can continue in their current location. If they were to cease operations, they could come back with a special use permit request to reestablish. Any proposed expansions would also require a special use permit.

Ms. Reid confirmed for Commissioner Taylor that student housing is considered multifamily and is an allowed use in the zoning districts in place today.

Ms. Reid confirmed for Commissioner Velto that only one code complaint regarding odors from the rendering center.

Ms. Reid explained for Chair Johnson that if multifamily is the proposed use a project comes forward under, a unit count exceeding 4 would be done through a site plan review process. Over 50 units for multifamily would require a special use permit.

Mr. Wilson confirmed for Chair Johnson they would be open to conditions placed on the project as a result of compatibility with an existing non-conforming use. If this process is not successful, we can redesign the project to meet the MU standards.

Ms. Reid discussed with Commissioner Gower the features of the site and stated the Orr Ditch is the defining feature for open space protection.

Commissioner Gower stated he was concerned about making the finding regarding open space. Given the information provided by staff, he can make the finding.

Commissioner Olivas stated he generally speaks out against conversions of open space for development opportunities. This makes sense and there is an historical reason behind it.

It was moved by Commissioner Marshall, seconded by Commissioner Velto, in the case of LDC20-00025 (LIV+ Master Plan Amendment and Zone Change), based upon compliance with the applicable Master Plan evaluation criteria and zoning map amendment findings, to adopt the amendment to the Master Plan by resolution and recommend that City Council approve the Master Plan and zoning map amendments as they meet all applicable statutory and code requirements, subject to conformance review by the Regional Planning Agency. The motion carried unanimously with seven (7) commissioners present.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	John Marshall, Commissioner
SECONDER:	Alex Velto, Commissioner
AYES:	Johnson, Taylor, Gower, Hawkins, Marshall, Olivas, Velto