AGENDA
Regular Meeting
Reno City Planning Commission
Wednesday, April 15, 2020 • 6:00 PM

Meeting via teleconference only pursuant to NRS 241.023

Commissioners

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<th>Name</th>
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<tr>
<td>Mark Johnson, Chair</td>
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<td>Kathleen Taylor, Vice Chair</td>
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<td>Peter Gower</td>
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<td>John Marshall</td>
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<td>Paul Olivas</td>
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<td>Ed Hawkins</td>
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<td>Alex Velto</td>
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Public Notice: Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate has been suspended until April 16, 2020. Moreover, pursuant to Section 3 of Directive 006, the requirements contained in NRS 241.020(4)(a) that public notice agendas be posted at physical locations within the State of Nevada has likewise been suspended. See, http://gov.nv.gov/uploadedFiles/govnewnv/Content/News/Emergency_Orders/2020/DeclarationofEmergencyDirective006reOML.3-21-20.pdf

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) 334-2042 in advance so that arrangements can be made.

Supporting Materials: Pursuant to Section 5 of Directive 006, the requirement contained in NRS 241.020(3)(c) that physical locations be available for the public to receive supporting material for public meetings has been suspended. Staff reports and supporting materials are 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: Due to Governor Sisolak's executive orders, attendance at public meetings is limited. If you wish to submit public comment, you may do so by submitting written comments to the City of Reno Planning Division, Attn. Angela Fuss, P.O. Box 1900 Reno, NV 89505, or by email to RenoPlanningCommission@reno.gov. You may also submit your comments through the online public comment form found at www.Reno.Gov/PCPublicComment, or you may leave a voicemail at (775) 393-1776. Please note, calls will not be returned from this line. Messages will either be broadcast into the Council Chamber during the meeting, or transcribed for entry into the record. Comments received by 6:00 p.m. on the day prior to the hearing will be entered into the record. Please note, all comments received are considered part of the public record and will be on file with the Community Development Department.
**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](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 15, 2020 6:00 PM  (For Possible Action)

#### 4.2 Reno City Planning Commission - Regular - Mar 4, 2020 6:00 PM  (For Possible Action)

#### 4.3 Reno City Planning Commission - Regular - Mar 18, 2020 6:00 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. LDC20-00052 (Riverbend Parking Lot and Access Path) – A request has been made for a 1) special use permit (SUP) for the development of a parking lot and access path that: a) will result in the disturbance of a major drainageway, and b) is adjacent to residentially zoned property; and 2) variance to the parking lot landscaping and screening standards. The subject site consists of a ±2.5 acre portion of five parcels located on the south side of US Highway 40,  ±1,600 feet east of Summerset Drive. The site is located within the Community Commercial (CC), Single Family Residential – 6,000 Square Feet (SF6), and Unincorporated Transition – 5 acres (UT5) zoning districts and has Master Plan land use designations of Suburban Mixed-Use (SMU), Single Family Neighborhood (SF), and Unincorporated Transition (UT), and is located within the Cooperative Planning Area (CPA) overlay district. hrm [Ward 5]
5.2 Staff Report (For Possible Action): Case No. LDC20-00049 (CAR- Therapeutic Riding Center) - A request has been made for special use permits to allow for: 1) establishment of a commercial stable and; 2) commercial development adjacent to residential zoning. The ±2.57 acre site is located ±75 feet northwest of the terminus of Maple Creek Court. The site is zoned Large Lot Residential (2.5 acres), (LLR-2.5) and has a Master Plan land use designation of Large Lot Neighborhood (LL). bjo [Ward 2]

5.3 Staff Report (For Possible Action): Case No. LDC20-00029 (Vaughn Motor Sports) - This is a request for a special use permit to allow for the sale and rental of recreation vehicles. The ±13,452 square foot site is located on the east side of Louise Street, ±40 feet northeast of its intersection with Market Street. The site is zoned Mixed Use/ Mill Street Transit Corridor (MU/MSTC) and has a Master Plan land use designation of Urban Mixed-Use (UMU). bjo [Ward 3]

5.4 Staff Report (For Possible Action): Case No. LDC20-00046 (Sage Point #7) - This is a request for a special use permit to allow for a ±531,881 square foot industrial warehouse development adjacent to single family zoning. The ±42.23 acre site is located north of the intersection of Lear Boulevard and Mahon Drive. The site is within the Industrial Commercial (IC) zone and has an Industrial Master Plan land use designation. njg [Ward 4]

5.5 Staff Report (For Possible Action): Case No. LDC20-00051 (Mountain View Mixed Residential Villages 2 & 3) - A request has been made for special use permits to allow: a) 283 multifamily units; and b) grading with cuts exceeding 20 feet and fills in excess of 10 feet. The ±22 acre site is generally located northeast of the intersection of West 4th Street and Summit Ridge Drive on three parcels. The site is within the Multifamily – 14 units per acre (MF14) and Multifamily – 30 units per acre (MF30) zones and has Mixed Neighborhood and Multifamily Neighborhood Master Plan land use designations. njg [Ward 1]

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.