

RENO CITY PLANNING COMMISSION

Members:	Voice Mail	Paul Olivas	326-8861
Jason Woosley, Vice Chair	326-8862	Charles Reno	326-8863
Doug D. Coffman.....	326-8864	Dagny Stapleton	326-8860
Kimberly Laack	326-8858	Kevin Weiske	326-8859

AMENDED

Thursday, June 6, 2013

6:00 p.m.

City Council Chambers
Reno City Hall
1 East First Street, Reno, Nevada

This Agenda is posted at Reno City Hall, One East First Street, Washoe County Library Downtown Branch - 350 South Center Street, Evelyn Mount Northeast Community Center, 1301 Valley Road, and McKinley Arts and Culture Center - 925 Riverside Drive, and further, in compliance with NRS 241.020, this agenda has been posted on the official website for the City of Reno - www.reno.gov.

Any action taken by the Planning Commission on a tentative map, special use permit, variance or skyway is final unless appealed. Any person aggrieved by the decision may file an appeal. Each person/entity must make his/her/its own appeal. Appeals must be filed with the City Clerk within 10 days of the Planning Commission hearing by submitting the appropriate form and fee. All other matters will be forwarded to the City Council with the Planning Commission recommendation.

In addition, 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, whether on action items or general public comment, is limited no more than three (3) minutes. The public may comment by submitting a Request to Speak form to the Secretary.

We are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend meetings. If you should require special arrangements for the meeting, please contact our offices at 334-2576 prior to the date of the meeting.

Staff reports will be available for review the Friday prior to the above identified meeting at www.reno.gov.

AGENDA

- I. PLEDGE OF ALLEGIANCE
- II. ROLL CALL
- III. PUBLIC COMMENT - This item is for either general public comment or for public comment on an action item. If commenting on an action item, please place the Agenda Item number on the Request to Speak form.
- IV. APPROVAL OF MINUTES OF APRIL 4, 2013 AND MAY 1, 2013 REGULAR MEETINGS. **(For Possible Action)**
- V. CITY COUNCIL LIAISON REPORTS
- VI. ELECTION OF OFFICERS TO BE EFFECTIVE JULY 9, 2013. **(For Possible Action)**

- VII. PRESENTATION OF THE 2012 INTERNATIONAL CODE COUNCIL (ICC) AMENDMENTS (Eric Simonson)
- VIII. DISCUSSION REGARDING PLANNING COMMISSIONERS MAKING SITE VISITS FOR PROPOSED PROJECTS.
- IX. 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 III, Public Comment, is heard at the beginning of this meeting.
1. LDC13-00054 (Panther Valley Industrial Park Master Plan Amendment) - This is a request for a Master Plan amendment to change the Master Plan land use designation from Mixed Residential to Industrial. The subject area includes three parcels totaling ±21.72 acres generally located at the eastern terminus of Western Road in the SF6 (Single Family Residential - 6,000 square feet) zoning district. njg [Ward 4] **(For Possible Action – Recommendation to City Council)**
 2. LDC13-00055 (Panther Valley Industrial Park Zone Change) - This is a request for a zoning map amendment to change the zoning designation from SF6 (Single Family Residential - 6,000 square feet) to IC (Industrial Commercial). The subject area includes three parcels totaling ±21.72 acres generally located at the eastern terminus of Western Road. njg [Ward 4] **(For Possible Action – Recommendation to City Council)**
 3. LDC13-00058 (Stonefield Industrial Condition Amendment) - This is a request to amend Condition No. 2 for Case No. LDC07-00335 (Stonefield Industrial). If approved the amendment would extend the time for which the applicant must apply for a building permit from August 20, 2013 to August 20, 2016. The ±42.24 acre site is located on the north side of Lear Boulevard, ±1,200 feet northeast of Sage Pointe Court in the IC (Industrial Commercial) zone. wjg [Ward 4] **(For Possible Action)**
 4. LDC13-00057 (Sunny Hills Access Road Realignment) - This is a request for a special use permit to allow grading with cuts of 20 feet or more and fills of 10 feet or more. The access road covers ±8.5 acres of the ±276 acre site and is located east of Rio Wrangler Parkway, ±650 feet north of the Rio Wrangler Parkway/Bucephalus Parkway intersection in the Damonte Ranch Residential PUD (Planned Unit Development) zone. wjg [Wards 2 & 3] **(For Possible Action)**

5. LDC13-00046 (Village at Lakeridge) - This is a request for a special use permit and to amend Condition of Approval No. 3 for LDC02-00299 (Magnolia Village) to allow the restaurant in Building C to extend operating hours from 6:00 a.m. to 10:00 p.m. seven days a week to 6:00 a.m. to midnight (12:00 a.m.) Sunday through Thursday and 6:00 a.m. to 2:00 a.m. on Fridays and Saturdays. Building C is located in the central portion of a ±4.83 acre site located on the southeast corner of the South McCarran Boulevard/Lakeside Drive intersection in the GO (General Office) zone. The site has a Master Plan land use designation of Urban Residential/Commercial. vak [Ward 2] **(For Possible Action – Recommendation to City Council)**
6. LDC13-00056 (WestStar Credit Union Drive Through) - This is a request for a special use permit to construct a drive-through facility within the MU/CRC/TC (Mixed Use/Convention Regional Center/Tourist Commercial) zone. The ±4.6 acre site is located on the southwest corner of East Moana Lane and Coliseum Way (290 East Moana Lane). vak [Ward 2] **(For Possible Action)**
7. LDC13-00052 (Damonte Ranch Village 3C & 3D) - This is a request for a tentative map to develop an 89 unit single family residential subdivision. The ±25.91 acre site is located on the northwest corner of Steamboat Parkway and Piper Peak Lane in the PUD (Damonte Ranch Planned Unit Development) zone. vak [Ward 2] **(For Possible Action)**
8. LDC13-00053 (Damonte Ranch Village 11C) - This is a request for a tentative map to develop an eight unit single family residential subdivision. The ±3.73 acre site is located on the southeast corner of Rio Wrangler Parkway and Bucephalus Parkway in the PUD (Damonte Ranch Planned Unit Development) zone. vak [Ward 2] **(For Possible Action)**
9. LDC13-00050 (Summerscape Landscaping) - This is a request for: 1) a special use permit to develop a nonresidential use adjacent to residentially zoned property to establish a landscaping company with outdoor storage; and 2) variances to allow outdoor storage: a) adjoining residentially zoned property; b) to be located on the front one-half of the site; c) to exceed 20% of the gross site area; d) to exceed the square footage of the main building; and f) to not be entirely enclosed by a solid wood fence or masonry wall. The ±5.77 acre site is located on the west side of Coggins Road, ±55 feet south of Copper Leaf Drive (5295 Coggins Drive) in the IC (Industrial Commercial) zone. The site has a Master Plan land use designation of Industrial. vak [Ward 4] **(For Possible Action)**

10. TXT13-00012 (Zoning Classification of Annexed Lands and SOI) - This is a request for an amendment to the Reno Municipal Code Title 18, “Annexation and Land Development,” in order to remove certain language from and add certain language to Chapter 18.08, “Zoning,” Section 18.08.105, entitled “Classification of Annexed Lands,” and Section 18.08.106 entitled “Sphere of Influence,” together with other matters properly relating thereto. njg [All Wards] **(For Possible Action – Recommendation to City Council)**

- X. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT INCLUDING RECOMMENDATION TO CITY COUNCIL FOR PLANNING COMMISSION REPRESENTATION ON TRUCKEE MEADOWS REGIONAL PLANNING COMMISSION. **(For Possible Action – Recommendation to City Council)**

- XI. STAFF ANNOUNCEMENTS
 1. Report on status of Planning Division projects.
 2. Announcement of upcoming training opportunities.
 3. Report on status of responses to staff direction received at previous meetings.
 4. Report on actions taken by City Council on previous Planning Commission items.

- XII. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS **(For Possible Action)**

- XIII. PUBLIC COMMENT – This public comment item is to allow the public to provide general public comment and not for comment on individual action items contained on this Agenda.

- XIV. ADJOURNMENT **(For Possible Action)**

IF THE MEETING GOES BEYOND 11:00 P.M., THE PLANNING COMMISSION MAY POSTPONE REMAINING ITEMS.