

RENO CITY PLANNING COMMISSION

Members:	Voice Mail	Doug D. Coffman	326-8864
Jim Newberg, Chair.....	326-8860	Lisa A. Foster	326-8858
Kevin Weiske, Vice Chair.....	326-8859	Dennis Romeo	326-8863
Max Haltom	326-8861	Jason Woosley	326-8862

Thursday, December 4, 2008
6:00 p.m.

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

This Agenda is posted at City Hall, City of Reno Community Development Building at 450 Sinclair Street, Northeast Community Center at 1301 Valley Road, and the Washoe County Library Downtown Branch. Further, in compliance with NRS 241.020, this notice has been posted on the official website for the City of Reno, www.cityofreno.com.

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.

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.

A mailed notice of the City Council meeting is only provided on appealed items and abandonments.

Staff reports will be available for review the Friday prior to the public hearing at <http://cityofreno.com>.

ALL ITEMS ARE FOR PLANNING COMMISSION ACTION UNLESS OTHERWISE NOTED WITH AN ASTERISK (*).

NOTE: Agenda items may be taken out of order.

AGENDA

6:00 P.M. *I. ROLL CALL

- II. APPROVAL OF MINUTES OF SEPTEMBER 11, 2008 AND OCTOBER 9, 2008
- *III. CITY COUNCIL LIAISON REPORTS
- *IV. PUBLIC COMMENT - Public comment is limited to no more than three (3) minutes on items that do not appear on the agenda and/or items for which no public comment period was afforded. The public may comment upon agenda items by submitting a “Request to Speak” form to the clerk at the time of the meeting.
- V. REPORT ON THE CITY COUNCIL’S DETERMINATION REGARDING THE MASTER PLAN AMENDMENT REQUEST FOR LDC07-00188 (NORTHEAST NEIGHBORHOOD PLAN). njg
- VI. PUBLIC HEARINGS
 - 1. LDC09-00039 (Thrifty Parking, Car Rental and Sales) - This is a request for a special use permit to: 1) allow automobile rentals; and 2) allow automobile sales in the MU/RTIAC (Mixed Use/Reno Tahoe International Airport Transit Corridor) zones. The ±1.11 acre site is located on the southwest corner of Villanova Drive and Terminal Way. bjs [Ward 3]
 - 2. LDC09-00030 (Somerset PUD Amendment III) - This is a request for a zoning map amendment to amend the existing Somerset Planned Unit Development (PUD) Handbook to: (1) increase the number of open space acres by ±19 thereby changing the PUD boundaries; (2) modify various design standards and text, incorporate new standards, and incorporate GREEN and sustainable principles; and (3) to increase the number of units from 2,648 to 3,062 (a total of 414 units) in the PUD overall, and to decrease density and eliminate certain uses for Village 5D in the following manner: (a) to distribute the existing remaining units that have not been mapped and the requested increase in units to Villages that have not had a final map approved and recorded, with units constructed, which may include Village 6, 5N (previously part of 5J), 1A, the Town Center and the Neighborhood Commercial node; and (b) to decrease the allowable density in 5D from 14.52 dwelling units per acre to

12.80 dwelling units per acre which results in an allowable unit count of 270 units thereby altering the previous PUD unit count of 118 units; to eliminate multi-family/apartments and senior citizen housing, including active senior apartment communities, congregate care facilities and assisted living facilities in 5D. For more detailed information, visit the third floor of the City of Reno Community Development Office at 450 Sinclair Street to view the PUD Handbook. The ±2,391 acre site is generally located along the west side of Northgate Golf Course, north of Mogul and east of Verdi in a PUD zone. cdr [Ward 5]

3. LDC09-00034 (West 4th Street Transit TOD Corridor Plan Extension to Gold Ranch Area) -This is a request for an amendment to the City of Reno Master Plan to: (1) expand the boundaries of the West 4th Street Transit Oriented Development Corridor Plan and update the plan to focus on land use issues in the expanded area together with other matters properly relating thereto; (2) a Master Plan - Land Use Plan amendment from Industrial on ±28.96 acres, Public Facility on ±42.16 acres, Single Family Residential on ±3.58 acres, Special Planning Area on ±119.89 acres, Tourist Commercial on ±77.62 acres, Unincorporated Transition on ±72.75 acres, Urban Residential/Commercial on ±56.93 acres, to Special Planning Area (West 4th Street TOD Corridor Plan) on ±401.89 acres. The site of the proposed expansion generally extends from the intersection of South Verdi Road and I-80, following I-80 southwest and bounded on the east by the Mortensen-Garson Plan Area, and the southern and western extent of the City's Sphere of Influence (SOI). njg [Ward 1 & 5]
4. TXT09-00005 (Amendment of Food Processing/Wholesale Bakery Definition) - This is a request for an amendment to the Reno Municipal Code Title 18, "Annexation and Land Development," by adding certain wording to Section 18.24.203 "Definition of Words, Terms, and Phrases;" together with other matters properly relating thereto. njg [All Wards]

5. TXT09-00007 (Board of Appeals - Appeal Procedure) - Ordinance to amend the Reno Municipal Code Title 18, "Annexation and Land Development,; Chapter 18.06, "Administration and Procedures," by adding text setting forth the procedure to appeal decisions of the Board of Appeals to the City Council, together with other matters properly relating thereto. mc [All Wards]

*VII. TRUCKEE MEADOWS REGIONAL PLANNING LIAISON REPORT

*VIII. 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.

IX. COMMISSIONER'S SUGGESTIONS FOR FUTURE AGENDA ITEMS

X. ADJOURNMENT

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