

01-22-2025- Reno City Council Meeting - Item # I.1 Plumas Redevelopment Case No. LDC2500016									
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[illegible]

[illegible]



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**Fw: Public Development Review Comment Received: LDC25-00016**

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**From** Barbara Aufiero <AufieroB@reno.gov>

**Date** Mon 1/6/2025 11:17 AM

**To** Public Comment - CC <PublicComment@reno.gov>

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**From:** Barbara Aufiero <AufieroB@reno.gov>

**Sent:** Monday, January 6, 2025 11:17 AM

**To:** Cali Shy <ShyC@reno.gov>; City Clerk <CityClerk@reno.gov>; Jeff Foster <FosterJ@reno.gov>

**Subject:** Re: Public Development Review Comment Received: LDC25-00016

Received and forwarded to Public Comment.

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**From:** Cali Shy <ShyC@reno.gov>

**Sent:** Monday, January 6, 2025 11:09 AM

**To:** City Clerk <CityClerk@reno.gov>; Jeff Foster <FosterJ@reno.gov>

**Subject:** FW: Public Development Review Comment Received: LDC25-00016

This case has already gone to Planning Commission. Perhaps this comment should be filed with the appeal.



**Cali Shy**

([She/Her/Hers](#))

*Planning Technician*

Development Services

775-393-1039 (O)

[ShyC@Reno.Gov](mailto:ShyC@Reno.Gov)

1 E. First St., Reno, NV 89505

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**Please be advised that my working hours are as follows:**

*Mon-Thurs - 7:00 am to 5:30 pm*

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**From:** Planning Reno <Planning@reno.gov>

**Sent:** Monday, January 6, 2025 10:39 AM

**To:** Planning Tech <PlanningTech@reno.gov>

**Subject:** Public Development Review Comment Received: LDC25-00016

The public comment form has a new entry from the public:

**Case Number:** LDC25-00016**Comments:**

The area in question is already inundated with housing options. Across the street, many of the Toll townhomes are still standing vacant. The traffic congestion on Plumas is difficult as it is. The site proposed for this apartment complex should be considered for something other than housing. Please vote no on this proposal.

**Email Address:** [lm223@aol.com](mailto:lm223@aol.com)**Phone Number:** 7143814226**Name of Commentor:** Alice Nealis*This comment was submitted on behalf of: n/a(self if blank)**Submitted: 1/1/2025 9:16:07 PM*



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**City Council Comment received from Claudia Pettinari**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Thu 1/16/2025 1:19 AM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Claudia Pettinari

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

travel13c@gmail.com

Phone Number:

7758253524

Address:

5072 Lakeridge Terrace E Reno Nv 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

**Section:**

I Items - Public Hearing Items

**Item:**

1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I oppose the development of building 4 to 5 story apartment buildings in the old Lakeridge Tennis Club site.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

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Yes



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**City Council Comment received from John Benjamin**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Wed 1/15/2025 6:02 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

John Benjamin

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

jaybenprop@gmail.com

Phone Number:

775-827-4996

Address:

4813 Lakeridge Terrace West

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC 25-00016 Plumas Redevelopment.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

The traffic study as presented stated that vehicles entering Plumas from this site would only incur 2 seconds of delay. Not based on reality. The same person acknowledged that the area traffic is impacted already. There are 11 access drives from businesses to McCarran between Plumas and Kietzkie. This development needs access to McCarran. The buildings are out of scale for the neighborhood and all the trees will need to be removed for McCarran widening.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's*

meeting.

Yes

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Yes

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Yes





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**Proposed building in the old Lakeridge tennis club site**

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**From** Lester Ho <ob\_happy@hotmail.com>

**Date** Thu 1/16/2025 12:47 PM

**To** Public Comment - CC <PublicComment@reno.gov>

To whom it may concern

I think the proposed new building will create too many condos/apartments. The plumas south mccarran and the lakeside south mccarran intersections are now already too congested. The addition of the high density living structures will devastate the community. I remember when this was all brought up years ago. There were members of the city council that are no longer there that pushed this development through and I believe they were part of the council especially for that purpose

The proposed building will be unsightly and destroy the area. That is not even considering the safety issues already plaguing those busy intersections. Lester Ho

Sent from my iPhone




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**FW: Public Development Review Comment Received: LDC25-00016**


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**From** Cali Shy <ShyC@reno.gov>

**Date** Thu 1/16/2025 3:32 PM

**To** Public Comment - CC <PublicComment@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

1 attachment (83 KB)

Public Comment - 144 - LDC25-00016.pdf;

Please see the public comment below for this project's appeal at next week's meeting.



**Cali Shy**

([She/Her/Hers](#))

*Planning Technician*

Development Services

775-393-1039 (O)

[ShyC@Reno.Gov](mailto:ShyC@Reno.Gov)

1 E. First St., Reno, NV 89505

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**From:** Planning Reno <Planning@reno.gov>

**Sent:** Thursday, January 16, 2025 3:22 PM

**To:** Planning Tech <PlanningTech@reno.gov>

**Subject:** Public Development Review Comment Received: LDC25-00016

The public comment form has a new entry from the public:

**Case Number:** LDC25-00016

**Comments:**

I live in Carriage House off Ridgeview. The traffic at Plumas and McCarran during commute hours is already a problem. Sometimes I have to sit through two light series to get through the intersection. At any time of the day, it is a heavily used intersection. It makes NO sense to add that many more cars needing to access the already overloaded intersection. Please consider refusing the planned development.

**Email Address:** [nanamonv@sbcglobal.net](mailto:nanamonv@sbcglobal.net)

**Phone Number:** 775 771 0825

**Name of Commentor:** Maureen Allen

*This comment was submitted on behalf of: (self if blank)*

*Submitted: 1/16/2025 11:21:54 PM*



Outlook

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**Lakeridge tennis site**

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**From** renote2@aol.com <renote2@aol.com>

**Date** Thu 1/16/2025 9:32 AM

**To** Public Comment - CC <PublicComment@reno.gov>

Allowing 4&5 story buildings would completely change the feeling of our suburban neighborhood. Plus the added traffic would make our heavy volume even worse. Please vote NO on this proposal. Thank you. JK

[Sent from the all new AOL app for iOS](#)



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**Fw: Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club**

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**From** Barbara Aufiero <AufieroB@reno.gov>

**Date** Mon 1/6/2025 11:18 AM

**To** Public Comment - CC <PublicComment@reno.gov>

 1 attachment (84 KB)

Public Comment - 130 - LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club.pdf;

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**From:** Cali Shy <ShyC@reno.gov>

**Sent:** Monday, January 6, 2025 11:10 AM

**To:** City Clerk <CityClerk@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

**Subject:** FW: Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

Again, I believe this should go with LDC25-00016, going to CC on 1/22.



**Cali Shy**

([She/Her/Hers](#))

*Planning Technician*

Development Services

775-393-1039 (O)

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**From:** Planning Reno <Planning@reno.gov>

**Sent:** Monday, January 6, 2025 10:38 AM

**To:** Planning Tech <PlanningTech@reno.gov>

**Subject:** Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

The public comment form has a new entry from the public:

**Case Number:** LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

**Comments:**

Hello, I am concerned about an increase in traffic in an already congested area. I also work for WCSD and my children attend Huffaker Elementary. We are already dealing with rezoning at this school. This apartment complex will likely make an impact and cause us to be rezoned again. In addition, McCarran would be backed up even more during commute times. This space would make a wonderful park or something similar to bring the community together. Thank you, Rachel Moll

**Email Address:** [rachelmartina81@yahoo.com](mailto:rachelmartina81@yahoo.com)

**Phone Number:** 8584147715

**Name of Commentor:** Rachel Moll

*This comment was submitted on behalf of: (self if blank)*

*Submitted: 1/1/2025 6:40:00 PM*



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**Fw: Public Development Review Comment Received: LDC25-00016**

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**From** Janet Urbina-Tapia <UrbinaJ@reno.gov>

**Date** Mon 1/13/2025 10:02 AM

**To** Public Comment - CC <PublicComment@reno.gov>

 1 attachment (84 KB)

Public Comment - 139 - LDC25-00016 .pdf;

**Janet Urbina Tapia**

(She/Her/Hers)

*Office Assistant II*

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

[UrbinaJ@Reno.Gov](mailto:UrbinaJ@Reno.Gov)

1 E. First St., Reno, NV 89501

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**From:** Cali Shy <ShyC@reno.gov>

**Sent:** Monday, January 13, 2025 7:30 AM

**To:** City Clerk <CityClerk@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

**Subject:** FW: Public Development Review Comment Received: LDC25-00016

Good morning,

Please see the public comment below for LDC25-00016, scheduled for appeal at the 1/22 City Council meeting.

Best,



**Cali Shy**  
([She/Her/Hers](#))

*Planning Technician*  
Development Services  
775-393-1039 (O)  
[ShyC@Reno.Gov](mailto:ShyC@Reno.Gov)  
1 E. First St., Reno, NV 89505

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**Please be advised that my working hours are as follows:**

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**From:** Planning Reno <Planning@reno.gov>  
**Sent:** Saturday, January 11, 2025 8:29 AM  
**To:** Planning Tech <PlanningTech@reno.gov>  
**Subject:** Public Development Review Comment Received: LDC25-00016

The public comment form has a new entry from the public:

**Case Number:** LDC25-00016

**Comments:**

I am completely opposed to LDC25-00016 – Plumas Redevelopment – Former site of the Lakeridge Tennis Club for a conditional use permit to allow for a 273- unit multi-family apartment complex. This plan does not take into consideration the traffic flow in that area, now compounded by the Toll Bros. development near Lakeridge Golf Course. Apartments draw a transient population in a neighborhood that is primarily occupied by homeowners. In a city where water usage is a constant concern, do we really need this kind of development?

**Email Address:** [Rosej7@live.com](mailto:Rosej7@live.com)

**Phone Number:**

**Name of Commentor:** Rosemary Johnson

*This comment was submitted on behalf of: (self if blank)*

*Submitted: 1/11/2025 4:28:59 PM*





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**City Council Comment received from Susan Lynn**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Thu 1/16/2025 9:49 AM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Susan Lynn

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

sblynn@sbcglobal.net

Phone Number:

Address:

Lakeridge Ter W, Reno 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

**Section:**

I Items - Public Hearing Items

**Item:**

I.1. 1/22 6PM hearing - S. McCarran/Lakeside/Plumas Apt Project.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Plumas & S. McCarran apartments 1. The density is too high & not in context with this neighborhood. The buildings are too tall to fit into the neighborhood design. 2. Ingress & egress to Plumas or Lakeside is almost impossible because traffic density & proximity to the traffic intersections with S. McCarran. Traffic backs up at the traffic light intersections. 3. S. McCarran is only 2 lanes each way & and there appears to be no way to widen it to increase traffic flow. It is already a bottleneck. And there is no safety sidewalk in that area on the south side of McCarran 4. Not enough parking spaces. Should be at least 1.5 spaces per unit as these units are to be for families? There is no room for street parking at all. Public transportation is almost non-existent and there is no space for a bus or school bus pull-

over. 5. Existing landscaping has acted as a noise buffer. There is insufficient mention of landscaping or sound walls. 6. People with pets will have no room to walk them, maybe creating a health & safety issue. 7. The parking lot appears to be too tight for first responders, especially for fire equipment capable of fighting 5-story fires. 8. Overall the project is way oversized for the lot/parcel size in this neighborhood. Existing residents do not deserve this overpacked, traffic clogging, ugly future tenement. Reduce 5 stories to 2 or 3. Increase parking spaces. Require additional lanes on McCarran, Plumas & Lakeside + a bus pull-out somewhere.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

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Yes

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Yes