

04-23-2025 - Reno City Council Meeting - Item I.1 Case No. LDC25-00016 (Plumas Redevelopment)											
Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support the Project	Oppose the Project	Concerned	Total	Date
							1	67	5	73	
Written	Brenda Newsom		Ward 2	bnewsom101@gmail.com	775-303-6039	6239 Golden Meadows Road Reno, NV 89519		1			April 10, 2025 at 9:02 AM
Written	Terry Kerr			kerrterry@sbcglobal.net	949-521-2133	6172 Squites Lane Reno, NV 89519			1		April 10, 2025 at 10:26 AM
Written	Linda Wong			connerwong2011@yahoo.com		988 Mirror Lake Court Reno, NV 89511		1			April 10, 2025 at 5:21 PM
Written	Shirley and Walter Walsh			swalshreno@gmail.com		2401 Marbrook Ct.					April 11, 2025 at 9:48 AM
Written	Karen Bennett			claransongs@yahoo.com				1			April 12, 2025 at 10:51 AM
Written	Cecelia Alcala			ceceliaalcala@sbcglobal.net				1			April 13, 2025 at 6:08 AM
Written	Debra Handke			Debga520@aol.com				1			April 14, 2025 at 8:09 AM
Written	Lola Ward			lolaward@att.net		1445 Copper Court Reno, NV 89519		1			April 14, 2025 at 8:22 AM
Written	Michael Derby			maderby@gmail.com		983 Mirror Lake Dr Reno, NV 89511			1		April 14, 2025 at 3:30 PM
Written	Claudia Miner		Ward 2	cannminer@hotmail.com	775-329-3824	2245 Hunter Lake Drive Reno NV 89509		1			April 15, 2025 at 11:34 AM
Written	Lou Melton		Ward 2	lewm50@gmail.com	775-772-7956	2013 Branch Ln		1			April 15, 2025 at 5:20 PM
Written	Kelly Peccole			peccole355@aol.com		1912 Villa Way Reno, NV 89509		1			April 16, 2025 at 10:30 AM
Written	Sandra Dillard			sandbaked22@gmail.com		2279 Ridgeview Dr.		1			April 17, 2025 at 12:15 PM
Written	Elaine James-Lieberstein	Dr. Loth Lieberstein, Betty Munell,	Ward 2	llieberstein@hotmail.com	775-750-0003	2625 West Lakeridge Shores		1			April 20, 2025 at 8:17 AM
Written	Davis, James & Erna			jdavis2015@sbcglobal.net	775-825-2015	2015 Lakeridge Drive		1			April 21, 2025 at 7:33 AM
Written	Pat Berg			essefaith@aol.com					1		April 21, 2025 at 8:05 AM
Written	Bob Alessandrelli		Ward 2	ria921@hotmail.com	775-848-6028	2025 Lakeridge Dr.		1			April 21, 2025 at 2:24 AM
Written	Judy Thain			jatmail@att.net				1			April 21, 2025 at 5:01 PM
Written	Margaret Graham			margaretgraham@charter.net	775-762-2501	4851 Lakeridge Terrace West	1				April 21, 2025 at 5:36 PM
Written	Rob Daniels			S03434054@Carrington.edu					1		April 21, 2025 at 5:39 PM
Written	Catherine Riley			Cathie4art@sbcglobal.net	775-219-7544	2090 Dunes Cir		1			April 21, 2025 at 5:48 PM
Written	Marcella Ross			seacella@hotmail.com				1			April 21, 2025 at 5:52 PM
Written	Linda Cook			cookie2615@yahoo.com		2615 Spinnaker Drive Reno, NV 89519		1			April 21, 2025 at 5:57 PM
Written	Jana Patterson			janap55@yahoo.com	775-224-1949			1			April 21, 2025 at 6:22 PM
Written	Deborah Green			passion4vino@sbcglobal.net	775-691-0882	2659 Alpine Creek Rd.		1			April 21, 2025 at 6:36 PM
Written	Jo Karhohs			renote2@aol.com					1		April 21, 2025 at 6:49 PM
Written	Jen Campbell		Ward 2	jen-robinson@hotmail.com	775-771-4482	5012 Lakeridge Ter e Reno, Nv 89509		1			April 21, 2025 at 7:17 PM
Written	Stewart Campbell		Ward 2	Stewart@loadedtv.com	530-448-3297	5012 Lakeridge Terrace E, Reno, NV, 89509		1			April 21, 2025 at 7:17 PM
Written	Sandra Kunkel			kunkel440@gmail.com				1			April 21, 2025 at 7:39 PM
Written	Kee Huey		Ward 2	keehuey@att.net	775-742-3045	4358 Banchory Ct Reno		1			April 21, 2025 at 8:35 PM
Written	Melinda Biancalana		Ward 2	Melbiancalana@charter.net	775-742-8636	6109 Carriage House Way. Reno, NV 89519		1			April 21, 2025 at 8:36 PM
Written	Lori Stock		Ward 2	Lstocknv@gmail.com	775-240-1217	3875 Squaw Bailey Cr		1			April 21, 2025 at 9:04 PM
Written	Meri West			Bmwest1.mw@gmail.com	775-827-2525	6072 Torrington Dr.		1			April 21, 2025 at 8:01 PM
Written	Lynn Short		Ward 2	lynnabethel@aol.com	508-208-5259	5075 Bella Court, Reno 89519		1			April 21, 2025 at 10:44 PM
Written	Steven McNeel		Ward 2	stevenpmcneel@aol.com	651-343-2668	4809 Lakeridge Ter W, Reno, NV 89509		1			April 22, 2025 at 12:08 AM
Written	Chris Long		Ward 2	chrislong60@gmail.com	775-848-9116	4825 Lakeridge Ter W, Reno, NV 89509		1			April 22, 2025 at 7:03 AM
Written	Dale Lazzarone			dalelazz33@gmail.com	775-846-0044	4859 Lakeridge Terrace West		1			April 22, 2025 at 7:41 AM
Written	Jennifer Williamson		Ward 2	jennym.alessandrelli@gmail.com	775-440-0543	2298 Ridgeview Terrace, Reno, NV 89519		1			April 22, 2025 at 7:57 AM
Written	Matt Thorpe			h2-aes@outlook.com		4857 Lakeridge Terrace Reno, NV 89509		1			April 22, 2025 at 7:58 AM
Written	Susan Lynn			sblynn@sbcglobal.net		Lakeridge Terrace West		1			April 22, 2025 at 8:33 AM
Written	Richard & Lee Herz Dixon			user645137@aol.com	775-745-2263	14080 Edmands Dr		1			April 22, 2025 at 8:46 AM
Written	Steve and Cindy Topol			cltopol@charter.net		2575 Spinnaker Drive		1			April 22, 2025 at 8:48 AM
Written	Christine Stieber			stieber89@yahoo.com	775-741-3154	4917 Lakeridge Terrace West		1			April 22, 2025 at 8:50 AM
Written	Parsons			hparsons@pangborncpa.com	775-225-1040	4208 Juniper Creek Rd, Reno		1			April 22, 2025 at 9:05 AM
Written	Alice Tulloch			tullocheng@aol.com	559-676-5870	2910 Sierra Meadows Ct, Reno		1			April 22, 2025 at 9:05 AM
Written	Diane Bachman			diane.b@alaskaenergyservices.com		4857 Lakeridge Terrace Reno, NV 89509		1			April 22, 2025 at 9:45 AM
Written	Marilyn Bremer			nevadalynn2@gmail.com		2605 Spinnaker Drive		1			April 22, 2025 at 10:06 AM
Written	John Benjamin			jaybenprop@gmail.com	916-764-2078	4813 LLakeridge Terrace West, Reno NV 895089		1			April 22, 2025 at 9:39 AM
Written	Susan Mahoney			smahoney100@gmail.com	775-848-0836	3880 Fairview Rd. Reno		1			April 22, 2025 at 10:09 AM
Written	Pat Kelley		Ward 2	gobkelley@gmail.com	775-846-8992	6450 galena canyon trl		1			April 22, 2025 at 10:11 AM
Written	Roslyn Zimmerman			renoroz@nvtbell.net				1			April 22, 2025 at 10:30 AM
Written	Mary Alessandrelli			maryalessandrelli@gmail.com				1			April 22, 2025 at 11:04 AM
Written	Lilian Trinchero			lilletat@icloud.com				1			April 22, 2025 at 11:14 AM
Written	Ralp Stephen Coppola		Ward 2	stephencoppola@aol.com	775-815-5304	4785 Rio Pinar Drive, Reno, NV 89509		1			April 22, 2025 at 11:15 AM
Written	Barbara Lazzarone		Ward 1	BLazzarone@gmail.com	775-813-0702	4859 Lakeridge Terrace West Reno 89509		1			April 22, 2025 at 11:27 AM
Written	Ken Metcalfe			metchankm@gmail.com	775-247-2603	14640 Chamy Dr. Reno, 89521		1			April 22, 2025 at 11:32 AM
Written	Diana Quinlan			quinlandiana@gmail.com				1			April 22, 2025 at 12:18 PM
Written	Cathleen Colby Nelson			info@seedsofradiance.com	775-400-8879	14475 Rancheros Drive		1			April 22, 2025 at 12:38 PM
Written	Julie Cooper				775-721-8909	4285 Ross Dr Reno, NV 89519		1			April 22, 2025 at 12:49 PM
Written	Laura Russell Hurley		Ward 2					1			April 22, 2025 at 1:07 PM
Written	Audrey Keller			audrey@swissfamilykeller.com	818-292-0447			1			April 22, 2025 at 1:17 PM
Written	Lori Glover			lorihglover@gmail.com	775-385-3022			1			April 22, 2025 at 1:18 PM
Written	Camille Sakelaris			csak1@yahoo.com				1			April 22, 2025 at 1:31 PM

[illegible]

[illegible]



City Council Comment received from Bob Alessandrelli

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 2:24 PM

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

Contact Info:

Name:

Bob Alessandrelli

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

rla921@hotmail.com

Phone Number:

775/848.6028

Address:

2025 Lakeridge Dr.

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

1.1: Plumas Redevelopment Appeal.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I previously wrote to the Planning Commission and believe I may have also written the Council about this proposed complex. I've lived in this area (Lakeridge Dr.) for more than 4 decades and, of course, have seen lots of growth. Growth can be good and it can be detrimental. The proposed complex at the corner of Plumas and McCarran falls into the latter category. Simply put, the two intersections in this area CANNOT accommodate any more traffic. Already approved and built is the Toll Brothers' Lakeridge townhomes. They're not fully occupied yet but that complex has already added to the congestion. I believe the City's own traffic reports rate this area an F. I asked the Planning Commission to take a drive in this area at commuter time, a.m. or p.m. It's not great any time but it's acceptable.

Not so when traffic is bringing people to/from work. The size of this complex with only two entrances in and out (Plumas or Lakeside) will be a nightmare. Drive it and see for yourselves. Thank you for your consideration.

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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No



City Council Comment received from Brenda Newsom

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 4/10/2025 9:02 AM

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

Contact Info:

Name:

Brenda Newsom

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

bnewsom101@gmail.com

Phone Number:

775 303 6039

Address:

6239 Golden Meadows Road Reno NV 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

6000 Plumas Redevelopment Project LDC21-00036.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am asking you to vote NO on this project. As a 10 year resident of this neighborhood, I can assure you we do not need an apartment complex with hundreds of cars adding to this two lane street, and adding to the traffic congestion on McCarran Blvd. The commute in the mornings and afternoons are awful as we wait for traffic lights to change to try to enter McCarran corridor. There are only two streets to use if we are evacuated from fire dangers. Please vote NO on this project. Please find an alternative project that would be a nice addition to this neighborhood.

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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No



Voting NO Lakeridge Tennis Site

From Cecelia Alcala <ceceliaalcala@sbcglobal.net>

Date Sun 4/13/2025 6:08 AM

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

I am voting NO on the proposed 273 Apartments & 438 Car Parking Lot for the Lakeridge Tennis Site.

My vote probably doesn't amount to anything because the Reno City Council will do whatever with no consideration for what the general public or especially those residents that live in this area.



Outlook

City Council Comment received from Claudia Miner

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/15/2025 11:34 AM

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

Contact Info:

Name:

Claudia Miner

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cannminer@hotmail.com

Phone Number:

775.329.3824

Address:

2245 Hunter Lake Drive Reno NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-15.

Section:

C Items - Public Hearing Items

Item:

MUP25-00009.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

This is already a poorly planned corner of two busy streets (another accident just last week at about 6:15 a.m. in minimal traffic) and is also part of a school zone. The area cannot safely accommodate a business dependent upon heavy traffic and constant movement of vehicles.

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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No

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-23
Agenda Item or Case Number	LDC21-00036
Position	In Opposition
Comments	<p>City Council members, I and most home owners of the Lakeridge community are vehemently opposed to this project. Most notably, this high density project will add tremendously to an already congested traffic problem that presently exists in this area, through and around the entire Lakeridge area. Present traffic on So. McCarran regularly causes traffic back-up to where it frequently causes a wait and a minimum of 2/3 signal light changes to advance through the area, so with the additional density from intended project it is difficult to imagine what may occur if this development goes through. We home owners of this area are still surprised, confused and upset why city fathers recently allowed the once grand and wonderful development of an often used tennis complex, an often used swimming complex, an often used fitness complex and a fine local restaurant to be destroyed for what was designed to be a high density apartment complex. What lies ahead for those of us who presently and happily live in what has always been one of Reno`s premium residential areas, is it the destruction,</p>

	development and loss of the Lakeridge Golf Course into more high density apartments? Our hope is that your vote will deny this development. Respectfully, James L. Davis
Email Address	jdavis2015@sbcglobal.net
Name of Commentor	Davis, James &Erna
Address	2015Lakeridge Drive
Phone Number	775/825/2015

Submitted: 4/20/2025 6:20:41 PM

These comments were submitted on behalf of: (self if blank)



FW: Feedback for City of Reno

From Chad Waters <WatersC@reno.gov>

Date Mon 4/14/2025 8:09 AM

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

From: City of Reno <reno@enotify.visioninternet.com>

Sent: Sunday, April 13, 2025 9:39 AM

To: Webmaster <Webmaster@reno.gov>

Subject: Feedback for City of Reno

You have received this feedback from Debra Handke < Debga520@aol.com > for the following page:

<https://www.reno.gov/government/city-council>

Please, please please do not put a huge apartment complex on the corner of Plymouth and McCarran. The traffic backs up already on McCarran several times a day. Please reconsider for the safety of all of us that live in this area.!! Debra Handke



Outlook

City Council Comment received from Elaine James-Lieberstein

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 4/20/2025 8:17 AM

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

Contact Info:

Name:

Elaine James-Lieberstein

Commenting on behalf of:

Dr. Loth Lieberstein, Betty Munell,

Ward #:

Ward 2

Email Address:

llieberstein@hotmail.com

Phone Number:

7757500003

Address:

2625 West Lakeridge Shores

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

B Items - Consent Agenda Items

Item:

Lakeridge Redevelopment Plans.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

McCarran Boulevard at Lakeridge is already very congested and often results in sitting through multiple light changes to travel on it. Adding a dense housing project and its traffic would only result in a complete standstill at certain times of the day. Emergency services would also be unable to access fires, etc. This project is also not congruent with the neighboring area. Not every part of Reno needs to be a corridor of high apartments.

ACKNOWLEDGEMENTS:

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meeting.

Yes

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Yes

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Yes



Proposed development of former Lakeridge Tennis Site

From Karen Bennett <ciaransongs@yahoo.com>

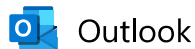
Date Sat 4/12/2025 10:51 AM

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

As a homeowner in the Lewis Homes development knows Lakeside which borders Bartley Ranch and Ranch Harrah, I am adamantly opposed to the four and 5 story proposed apartment complex proposed.

Our current streets of Plumas, Lakeside, and McCarran Blvd. will not support the traffic such a development would bring. We can barely manage now without such a high density development. Please block this project and move towards a better use for this land. A city park, single family homes or condos would be far more preferable.

[Sent from Yahoo Mail for iPhone](#)



Re: Proposed Project at Plumas and S. McCarran

From peccole355@aol.com <peccole355@aol.com>

Date Wed 4/16/2025 10:30 AM

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

I am opposed to this project as presented and in favor of the appeal. I am a resident at Lakeridge Villas and feel the two buildings proposed are not compatible with any buildings in our area. Also the density of apartments is overwhelming now and this will only add to the congestion.

Kelly Peccole
1912 Villa Way
Reno, NV 89509



LAKERIDGE DEVELOPMENT

From Linda Wong <connerwong2011@yahoo.com>

Date Thu 4/10/2025 5:21 PM

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

I have lived in this area since 2006. I have been sad to see the traffic increase dramatically. We don't need any more congestion in the area.

There is only one way out of the Huffaker School campus and they are very close to areas that are susceptible to fire. We don't need any more congestion in the area.

Please vote NO on this project.

Thank you.

Linda Wong
988 Mirror Lake Court
Reno, NV 89511



FW: City Council Meeting 4/23/25

From Cali Shy <ShyC@reno.gov>

Date Mon 4/14/2025 8:22 AM

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

Cc Planning Tech <PlanningTech@reno.gov>

Good morning,

Please see the public comment below for LDC25-00016.

Best,



Cali Shy

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

Planning Technician

Development Services

775-393-1039 (O)

ShyC@Reno.Gov

1 E. First St., Reno, NV 89505

Reno.Gov | Connect with us:     

Please be advised that my working hours are as follows:

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

From: Lola Ward <lolaward@att.net>

Sent: Saturday, April 12, 2025 4:24 PM

To: Reno Planning Commission <RenoPlanningCommission@reno.gov>

Subject: City Council Meeting 4/23/25

RE: April 23, 2025 City Council Meeting

Lakeside Tennis Site

I do not approve of the apartments and car parking proposed at the old Lakeside Tennis Site between Plumas and Lakeside. The apartment buildings (4& 5 Story) will house families consisting of multiple individuals potentially requiring more than one vehicle per family.

Enough consideration has not been given to evacuation routes for emergencies coming down Ridgeview, Lakeside, Golf Club Dr. and Evans Creek. The traffic signals at Plumas and Lakeside are already overburdened causing backups at each light during normal rush hours.

Emergencies vehicles will also need to access the same traffic signals to access whatever emergency has arisen.

I have lived in the area of Plumas and Ridgeview for over twenty-five years. During the Caughlin Fire the evacuation coming down Ridgeview and Evans Creek was bumper to bumper for hours. My daughter came to evacuate me and intersections were being closed in the Caughlin Ranch area causing her to detour numerous times to surface streets to arrive at my home. During the Davis fire, the evacuation zone extended to this very area which has grown in size adding more households and vehicles to the evacuation zone.

The Lakeside Tennis Site as currently proposed should not be approved. The proposed apartments will only add more traffic to the Plumas and Lakeside traffic signals which are already overburdened. The site could be rezoned for small business/commercial use which would only be used during the day and have less traffic impact on the community evacuation needs.

Lola Ward
1445 Copper Court
Reno, NV 89519



City Council Comment received from Lou Melton

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/15/2025 5:20 PM

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

Contact Info:

Name:

Lou Melton

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

lewm50@gmail.com

Phone Number:

7757727956

Address:

2013 Branch Ln

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

I .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The traffic and noise factor is over the top now cars and bikes racing up the streets all night ITS VERY DIFFICULT TO SLEEP please do not approve this project.

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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No



Apartments at Lakeridge Tennis site

From Mike Derby <maderby@gmail.com>

Date Mon 4/14/2025 3:30 PM

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

City Council,

I live near the intersection of Lakeside and Ridgeview. Each morning, I see eastbound vehicles backed up light to light from Plumas to Lakeside and Talbot. It is unfortunate that a developer leveled the existing structure, but there is absolutely no way McCarran can safely accommodate any additional vehicles. The light to light backup will only extend further east and cause increasing gridlock issues on south Kietzke and south Virginia with turn lanes backing up into travel lanes. Go drive it for yourselves, McCarran is presently heavily impacted and this area is not appropriate for high density residential development with over 400 vehicles per day filtering in and out. This developer has a poor vision for a quality of life project housing project.

Thank you for your consideration,

Michael Derby

983 Mirror Lake Dr

Reno NV 89511



Fw: upzoning

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

Date Mon 4/21/2025 8:05 AM

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

Cc City Clerk <CityClerk@reno.gov>

**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

1 E. First St., Reno, NV 89501

[Reno.Gov](https://reno.gov) | **Connect with us:**



From: essefaith@aol.com <essefaith@aol.com>

Sent: Saturday, April 19, 2025 11:00 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reesed@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>; City Clerk <CityClerk@reno.gov>

Subject: upzoning

Could you please pay more attention to the citizens of our great town??? There are more and more big apartment complexes going up all over our town. Now you want to invade the neighborhoods!

It's hard to believe how you have changed our great town into another CA. Those of you who have been raised in Reno should be ashamed as to continue selling our town down the drain.

So sad that money and power have taken you all over.

Pat Berg



Request to deny application for development

From San D <sandbaked22@gmail.com>

Date Thu 4/17/2025 12:15 PM

To Hillary Schieve <SchieveH@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Devon Reese <reesed@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Public Comment - CC <PublicComment@reno.gov>

Cc sandbaked22@gmail.com <sandbaked22@gmail.com>

Hello City Council members and Mayor Schieve;

I am against the proposed development on Plumas/Lakeside and McCarran for the following reasons:

- 1) We already have enough apartments to fulfill the need for people to find housing in Reno.
- 2) If there were another fire, like the Cauglin Fire in 2011, gridlock would most likely occur and people may find it impossible to evacuate safely. There were 10,000 people in this area during the 2011 fire that had to evacuate.
- 3) According to the U.S Census Bureau Population and Housing Unit Estimate, Reno's population increased from 180,480 in 2011 to 538,000 in 2024, so our population growth is probably not what the majority of citizens want.
- 4) Temperature increases in Reno are higher than in any city in America and this should be cause for a pause in development at this time.

I therefore request that you deny the application for development.

Sincerely,

Sandra Dillard
2279 Ridgeview Dr.



Outlook

Lakeridge Tennis Site

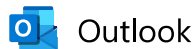
From Shirley Walsh <swalshreno@gmail.com>

Date Fri 4/11/2025 9:48 AM

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

NO NO NO to the proposed Apartment Complex
at this site for reasons that are obvious !!!!

Shirley and Walter Walsh
2401 Marbrook Ct.



Lakeridge Tennis Site

From Terry Kerr <kerrterry@sbcglobal.net>

Date Thu 4/10/2025 10:26 AM

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

City Council,

The proposed development will be a problem for the area. The first issue is the lack of onsite parking is a problem in today's reality. 273 apartments will generate 546 cars not the 438 parking proposed. I know existing zoning may call for this ratio but, this is not real today. Before this proposed development the zoning needs updated or the number of units need to be reduced or onsite parking needs to be increased. The offsite parking is already being used by the existing residents.

Terry Kerr
6172 Squires Lane
Reno, 98519
949-521-2133



City Council Comment received from Alice Tulloch

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 9:35 AM

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

Contact Info:

Name:

Alice Tulloch

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

tullocheng@aol.com

Phone Number:

559-676-5870

Address:

2910 Sierra Meadows Ct, Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

Apartment Complex at McCarran and Plumas — Appeal to Reverse Proposed Building.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I OPPOSE the construction of a 4-5 story apartment complex at McCarran/Plumas, at the location of the old Lakeridge Tennis Club. I have had close calls at that traffic intersection, so the addition of 450 additional cars during commute hours would be dangerous! The intersection is already sub-standard. Second, a giant complex would completely change the character of this quiet neighborhood, and increase its attractiveness for crime. Third, the exiting from the entire Lakeridge hillside during fire events, like those we have had recently, would be dangerous. Please RESCIND or DENY any approval of this proposed giant apartment building. Thank you

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

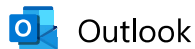
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information 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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No



on Plumas street and McCarran Blvd

From ANGELO SAKELARIS <angesak@aol.com>

Date Tue 4/22/2025 1:41 PM

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

My name is Angelo Sakelaris and I live at 6178 Carriage House Way. I oppose the approval of the additional height of the development. The egress off Ridgeview to McCarran and Plumas street is already crowded and Lakeside and McCarran has I creased over Windy Hill.

McCarran traffic eastbound is backed up through out the day not just at commute times.

The speeding and running red lights have caused increased accidents

Adding additional traffic from the proposed development will make matters much worse

Please vote against this plan!!

Thank you,

Angelo Sakelaris

Sent from my iPhone

Development Review Public Comment

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

Case Number	LDC21-00036
Position	In Support
Comments	<p>I support the 4/23 APPEAL on the former Lakeridge Tennis Center LDC21-00036 being planned as 429 apartments. This development volume does not fit into the surrounding residential community in height and / or in design. The City development (by the same developer of RED) is not thriving - and these are not affordable units, they are not senior units, they are just a blight on the neighborhood. Keep the high density and high rise buildings in the core of the City.</p>
Email Address	audrey@swissfamilykeller.com
Name of Commentor	Audrey Keller
Phone Number	818-292-0447

Submitted: 4/22/2025 7:25:53 PM

These comments were submitted on behalf of: Ward 2 NAB (self if blank)



Outlook

City Council Comment received from Barbara Lazzarone

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 11:27 AM

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

Contact Info:

Name:

Barbara Lazzarone

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

BLazzarone@gmail.com

Phone Number:

775813-0702

Address:

4859 Lakeridge Terrace west Reno 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

Public hearing.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I strongly oppose the apt complex proposed on Lakeridge & McCarran. Traffic will make driving hazardous for children walking to school & drivers. It will impact Huffaker Elementary w too many students. This area is already very congested.

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

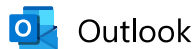
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information 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



Outlook

Proposed Lakeridge complex

From Camille's yahoo <csak1@yahoo.com>**Date** Tue 4/22/2025 1:31 PM**To** Public Comment - CC <PublicComment@reno.gov>

City Council Members

426 cars a day will be increasing traffic at the corners of Mccarran and Plumas and Mccarran and Lakeridge streets. This is already a very dangerous intersection. With an F rating. Please vote Wednesday evening against the proposed complex bldg which will not be good for our neighborhood!

C Sakelaris

Carriage house resident

32 years

Sent from my iPhone



City Council Comment received from Catherine Riley

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 5:48 PM

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

Contact Info:

Name:

Catherine Riley

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Cathie4art@sbcglobal.net

Phone Number:

775-2197544

Address:

2090 Dunes Cir

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

I. 1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The proposed project for the former Lakeridge Tennis Club site will be adding too many units to the block and more importantly create far too much traffic and add to the already crowded street parking and create an even greater public safety issue for pedestrians and bicyclists. Ascetically, the last revision to the design is not one that fits with the existing community and sucks value from the surrounding neighborhoods.

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.

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No



City Council Comment received from Cathleen Colby Nelson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 12:38 PM

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

Contact Info:

Name:

Cathleen Colby Nelson

Commenting on behalf of:

Ward #:

Ward 6

Email Address:

info@seedsofradiance.com

Phone Number:

7754008879

Address:

14475 Rancheros Drive

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-25.

Section:

C Items - Public Hearing Items

Item:

C1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am opposed to the development of these apartments, especially apartments with second and third stories. We are pushing our community into a community of renters who are unable to own their own homes. Affordable condos would be more suitable for this area. Multiple-story units have ruined South Reno's views of the mountains that we love, and create traffic flow problems in and around the Geiger Grade round-a-bout, and throughout all of the Double Diamond area. It is unsafe for cyclists and pedestrians. The number of three-story apartment dwellings in South Reno has similarities to the unchecked sprawl of Sacramento. In addition, four years ago they removed the architectural committee, so there is no oversight, the apartments are an eyesore, they have no connection to the

land, mountains, or our history as a 'cow town' that was once pastoral with sweeping mountain views. Architecturally, they are hideous. The area around Lakeside was considered one of the most beautiful in Reno at one time, but this construction would create problems in this area that we are experiencing in the South, overcrowding, with no consideration of residents in surrounding areas. My vote will always be for more open green spaces for the community to gather, trees, wildlife corridors and parks that enhance the living experience of those who are currently residents and homeowners in the area.

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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No



City Council Comment received from Chris Long

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 7:03 AM

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

Contact Info:

Name:

Chris Long

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

chrislong60@gmail.com

Phone Number:

775-848-9116

Address:

4825 Lakeridge Ter W, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment - I.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

My wife and I are in favor of appealing the redevelopment of the lot where the Lakeridge tennis and swim club used to be. We live across the street from there. We have witnessed several accidents there and have experienced the backup of traffic when trying to go east on McCarran between Plumas and Lakeside. Adding so many apartments in that location is just going to make things terrible. We are not anti growth but something much less dense would be appropriate for that location after the widening of the roads are completed.

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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No



City Council Comment received from Chris Shea

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 3:30 PM

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

Contact Info:

Name:

Chris Shea

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

sheacm@charter.net

Phone Number:

7752323034

Address:

4895 Turning Leaf Way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The intersection of South McCarran and Plumas (and consequently also South McCarran and Lakeside) is already a mess, one the worst on the west side of the city. We do not need more apartments, cars and congestion in that area. Please STOP the proposal to add apartments there. We need more greenspace to Keep Reno Livable.

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

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-23
Agenda Item or Case Number	LDC 24-00016 Plumas Redevelopment-I.1
Position	In Opposition
Comments	<p>I live on the corner on Plumas and McCarren and the traffic now is very busy. To add another 400 cars to this location will be devastating for our community. It is very difficult to get out of my complex now, please do not add anymore congestion to this nice and quite community. It will also increase the chances of accidents. It is also a unattractive building that will bring the values of our homes down. We do not need that.</p>
Email Address	dalelazz33@gmail.com
Name of Commentor	dale lazzarone
Address	4859 lakeridge terrace west
Phone Number	775-846-0044

Submitted: 4/22/2025 1:12:22 AM

These comments were submitted on behalf of: (self if blank)



City Council Comment received from Dawn Younie

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 2:15 PM

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

Contact Info:

Name:

Dawn Younie

Commenting on behalf of:

Ward #:

Ward 1

Email Address:

younie@charter.net

Phone Number:

775-530-7121

Address:

3340 Cashill Blvd, Reno NV

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment - I,1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I vote In FAVOR of the appeal to the proposed Lakeridge Plumas redevelopment project LDC 24-00016. This area is a traffic nightmare now! Speeding and too many cars in one intersection. This is an extremely dangerous traffic issue! People running the traffic light in excess of 65+ mph! The traffic coming down coming down McCarran Blvd has limited sight distance, not allowing ample time for traffic offenders. This is a huge safety concern; for cars entering, and exiting the property. Adding more traffic will be a heavy burden to the existing traffic congestion causing a serious laps in response time for fire and safety responders. People are not thinking of public safety. This would be adding extreme danger to the foot traffic as well, there are hundreds of people and families walking in this

area. The building will add to this already over populated intersection making the wait time extreme. A building of this height will add an enormous amount of shade making black ice an extreme concern in a very dangerous intersection. Where will people park? If Reno would lower their rents, then people could afford to rent in one of the many, many over built apartment complexes that exist. Unless- these apartments are being built without running water or toilets in each unit and no community pool, these units will be another drag on our limited water resource. There is not enough water for the population we have now. Stop building and overpopulating our city.

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



City Council Comment received from Deborah Green

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 6:36 PM

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

Contact Info:

Name:

Deborah Green

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

passion4vino@sbcglobal.net

Phone Number:

775-691-0882

Address:

2659 Alpine Creek Rd.

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment .

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

This project is way too large for this neighborhood. I am not opposed to development, but it should comport with existing buildings. In addition, the large number of dwellings will add undue pressure to this already dangerous intersection on a daily basis, and especially in an emergency situation. Please do not allow this project to proceed as planned.

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



Outlook

(6000 Plumas Redevelopment project (LDC21-00036))

From Diana Quinlan <quinlandiana@gmail.com>

Date Tue 4/22/2025 12:18 PM

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

Please vote Yes to appeal-6000 **Plumas Redevelopment project (LDC21-00036)**

Thank you

April 21, 2025

Honorable Hillary Schieve – Mayor
City of Reno, NV
1 E 1st St, #15Reno, NV 89501

**Subject: Concerns Regarding Proposed 273-Unit High-Density Housing Development
Case No. LDC25-00016 Plumas Redevelopment Opposition**

Dear Honorable Mayor Schieve,

I am writing on behalf of the residents of Lakeridge Terrace in Reno, Nevada, to express our strong opposition regarding the municipality's City Council consideration of a large high-density housing development on the vacant lot that was once home to one of the best fitness developments in south Reno.

Many residents in our community have chosen to invest in their properties for the enjoyment and quiet this neighborhood has traditionally provided. The introduction of a high-density housing project would substantially diminish these qualities, greatly impacting our quality of life.

Our community primarily consists of elderly residents who highly value what these neighborhoods offer. While we appreciate children in this area, we are concerned an influx of additional families would present challenges, including increased and highly overcrowded school congestion. The available schools in this area are at max capacity currently. Teacher to student ratios sit at 35-38 students to one teacher. The school district has all the data to prove considerable overcrowding in this district.

Furthermore, we have already witnessed increased traffic issues arising from daily, high traffic which currently overwhelms McCarren Blvd., Plumas and Lakeside Drive. The additional vehicles and pedestrians not only create safety concerns but also greatly disrupts the overall flow of our neighborhoods.

In light of these concerns, we urge the City Council of Reno to carefully evaluate and “do not” approve this high-density housing project. It is crucial to prioritize and protect the integrity of our community. These residents pay some of the highest taxes in Reno. They have chosen to live

in this area and certainly pay for it. The Developer will not reside in this area. They want every dollar that can be squeezed out of the project. They will not be here to witness the aftereffects of high-density housing in this area. While profit is not a dirty word, the mostly elderly residents have purchased their last homes in this area and intend to live in this community until they pass. We do not oppose fair compensation for the developer, it is essential they respect the residents who will continue to live in this community long after the project is completed.

We believe there is a middle ground to be found, allowing both parties to coexist and embrace our differences. While high-density development is not the solution, we hope for a project that aligns more closely with the character of our neighborhood and still provides a reasonable return on the developer's investment.

Thank you for your attention to this important matter. We request our concerns be considered as you move forward with your decision.

Sincerely,

Diane Bachman
4857 Lakeridge Terrace
Reno, NV 89509

CC: Council Members: Ward 1 – Kathleen Taylor, Ward 2 – Naomi Duerr
Ward 3 – Miguel Martinez, Ward 4 – Meghan Ebert
Ward 5 – Devon Reese, Ward 6 – Brandi Anderson



City Council Comment received from Helaine Greenberg

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 3:34 PM

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

Contact Info:**Name:**

Helaine Greenberg

Commenting on behalf of:**Ward #:**

Ward 2

Email Address:

hgsunshine@aol.com

Phone Number:

775 829-0744

Address:

5031 Fyvie Ct. Reno, Nv. 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

Lakeridge Tennis Club apartments.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Using McCarran on a daily basis, I can't believe that intersection can handle another 600 cars, especially during rush hour when traffic can be backed up at least one light or more. We have enough apartments and density. You are ruining what's left of the Reno I enjoyed for 50 years.

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



Outlook

City Council Comment received from Jana Patterson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 6:22 PM

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

Contact Info:

Name:

Jana Patterson

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

janap55@yahoo.com

Phone Number:

7752241949

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

Section:

C Items - Public Hearing Items

Item:

LDC-000246.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

In favor of appeal/in opposition to the development

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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No



City Council Comment received from Jen Campbell

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 7:17 PM

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

Contact Info:

Name:

Jen Campbell

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

jen-robinson@hotmail.com

Phone Number:

7757714482

Address:

5012 Lakeridge Ter e Reno, Nv 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment -I.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Please reconsider building a new apartment structure on the corner of Plumas and McCarran. It is already too crowded, there are multiple accidents there as is, posing a safety risk to others, and there isn't room for additional housing. Please consider putting something beautiful in there like a community park for families and pets to enjoy!

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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No



City Council Comment received from Jennifer Williamson

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 7:57 AM

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

Contact Info:

Name:

Jennifer Williamson

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

jenny.alessandrelli@gmail.com

Phone Number:

775.440.0543

Address:

2298 Ridgeview Terrace, Reno, NV 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

I1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am in opposition to the increased traffic nightmare we'll face at McCarran and Plumas and McCarran and Lakeside if the proposed complex for the former Lakeridge Tennis Club is approved. Please do not go through with this.

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

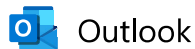
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information 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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No



I1 Opposition

From Jenny Williamson <jenny.alessandrelli@gmail.com>

Date Tue 4/22/2025 8:03 AM

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

Hello,

This email is in regards to our opposition to the increased traffic nightmare we'll face at McCarran and Plumas and McCarran and Lakeside if the proposed complex for the former Lakeridge Tennis Club is approved. Please do not go through with this.

Thank you,

Jenny & Rob Williamson

(@ Ridgeview Terrace in the neighborhood)
775.440.0543



LDC24-00016 Plumas Redevelopment-I.1

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

Date Mon 4/21/2025 6:49 PM

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

The size of this development would change the suburban feel of the neighborhood and lower the value of our

Property. Jo Karhohs

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



City Council Comment received from John Benjamin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 9:39 AM

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

Contact Info:

Name:

John Benjamin

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

jaybenprop@gmail.com

Phone Number:

916-764-2078

Address:

4813 LLakeridge Terrace West, Reno NV 895089

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

Case No. LDC25--00016 (Plumas Redevelopment) - Appeal of the Planning Commission's decision to approve a request for a conditional use permit.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

As presented in the agenda, it is not clear what is voted on. Yes for the appeal or no for the project. I am opposed to this project due to no access on McCarran and the sterile massive design. The city deserves better.

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



Outlook

City Council Comment received from John Turner

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:43 PM

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

Contact Info:

Name:

John Turner

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

5598170408

Address:

4853 Lakeridge Ter W, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

B Items - Consent Agenda Items

Item:

LDC 24-00016 Plumas Redevelopment 1.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Opposed to the apartment complex as currently developed. Required numerous, sequential zoning changes all done in bad faith to reach the desired state. Planning commission failed to keep to the Wards master plan and current architectural design. Why put this eyesore in the middle of a gorgeous neighborhood, to make money I suppose. It completely disregards the neighborhoods aesthetics while disregarding the effects it would have on the current traffic situation at an already too crowded intersection. This area was not designed for high density housing and that should not be ignored. A redesign to 3 stories per the wards original zoning and a design that complements the neighborhood should be required. 5 stories, though legal with another loophole, is done with no regard to public

safety, neighborhood aesthetic and overall master plan - of which there isn't one. Just putting high density housing on any empty lot is not a thought out plan, and that is exactly what is happening here.

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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No



City Council Comment received from Judith Rounds

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 3:11 PM

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

Contact Info:

Name:

Judith Rounds

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

judyrounds1@gmail.com

Phone Number:

775-722-7218

Address:

2775 Starr Meadows Loop Reno, NV 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

Lakeridge Tennis Club land use.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I oppose the multi-unit apartment complex planned on the corner of McCarran and Plumas Street. The traffic there is already highly congested and a safety hazard. People speed down McCarran all day. There aren't enough escape routes available on either Lakeside or Plumas Street when a fire breaks out. Adding 400+ people to this corner is dangerous! Please do not approve the planned development.

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

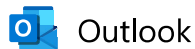
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information 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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No



Lakeridge Tennis site proposal

From Judy Thain <jatmail@att.net>

Date Mon 4/21/2025 5:01 PM

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

To Whom It May Concern:

As an owner of a new condo on Kelly Heights Way, I am OPPOSED to this proposed plan to construct apartments and a parking lot. Traffic is already difficult to maneuver. The additional amount of cars this development would introduce into the intersection of Plumas & McCarren (not to mention the entire surrounding neighborhood) would be a nightmare. In addition, the height and density of the buildings planned is obtrusive and does not belong in the neighborhood that many people have called home for years.

Please DO NOT APPROVE this proposal.

Thank you.

Judith Thain



City Council Comment received from Julie Cooper

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 12:49 PM

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

Contact Info:

Name:

Julie Cooper

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

Phone Number:

775-721-8909

Address:

4285 Ross Dr Reno, NV 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

C.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am opposed to allowing ADUs which will have the potential to be used as Airbnb's and short term rentals which will have negative impact to the community. Airbnb has contributed to both Council Members Reese and Martinez which seems to ensure their support of ADUs, essentially a "legal bribe".

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



City Council Comment received from Kee Huey

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 8:35 PM

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

Contact Info:

Name:

Kee Huey

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

keehuey@att.net

Phone Number:

7757423045

Address:

4358 Banchory Ct Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment - I.1 .

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am against the development proposed for the Lakeridge tennis site. Having lived in this area of town, I have seen worsening traffic congestion that affects drop off at school and access to medical practices and major entrances to freeway using McCarran Blvd. This development would significantly worsen the problem and create driving hazards and stop and go traffic. During winter driving conditions down McCarran would be even more hazardous due to increased traffic congestion.

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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No



City Council Comment received from Ken Metcalfe

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 11:32 AM

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

Contact Info:

Name:

Ken Metcalfe

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

metchankm@gmail.com

Phone Number:

7752472603

Address:

14640 Chamy Dr. Reno, 89521

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

Section:

C Items - Public Hearing Items

Item:

Plumas redevelopment project LDC 24-00016 Appeal.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

In no way should this project be allowed to go ahead with all the problems cited! We the people need to be listened to for a change!

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



Outlook

City Council Comment received from Laura Russell Hurley

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:06 PM

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

Contact Info:

Name:

Laura Russell Hurley

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment 1.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:**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

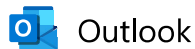
record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



Re 6000 Plumas development proposed by T T

From Lillian Trincherro <lillettat@icloud.com>

Date Tue 4/22/2025 11:14 AM

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

Hello City Council...

I am vehemently opposed to over 400 bedrooms in a 4-5 story apartment complex which would necessarily bring over 800 extra car trips to the intersection that currently rates an F grade

I access the intersection of lakeside / McCarren daily and it currently is obnoxious with lines of cars all the way past Plumas St

Please approve a much smaller number

Originally it was proposed at 155 I believe !!

Accidents and fire disaster exits are going to be a huge concern

Born and raised here and this sounds too obnoxious to believe!!

Lilliana Trincherro

89511

Sent from my iPhone



APPEAL

From LINDA V. COOK <cookie2615@yahoo.com>

Date Mon 4/21/2025 5:57 PM

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

I am writing to voice my YES on the APPEAL on the 4 5 story - 273 Apartments and 438 car parking lot on the proposed Lakeridge Tennis site.

I Linda Cook, have lived in Lake Ridge shore for 40 years, (in August)

The traffic on Mc Carran coming out to the gate is sometimes backed up for 2 lights down at Plumas.

It is inconceivable to imagine another 273 apartments and additional 438 parking spaces on this piece of property.

PLEASE consider the additional problems with that many people and cars.

The intersection is already a HUGE problem.

Thank you,

Linda Cook
2615 Spinnaker Drive
Reno, NV 89519

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-22
Agenda Item or Case Number	Plumas Redevelopment
Position	In Favor
Comments	I'm in favor of approving the appeal. The project will gridlock these two intersections and create a multitude of vehicle accidents.
Email Address	lorihglover@gmail.com
Name of Commentor	Lori Glover
Address	518 Lakeridge Terrace East
Phone Number	775 385-3022

Submitted: 4/22/2025 7:46:16 PM

These comments were submitted on behalf of: None (self if blank)



City Council Comment received from Lori Glover

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:18 PM

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

Contact Info:

Name:

Lori Glover

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

lorihglover@gmail.com

Phone Number:

775 385-3022

Address:

5018 Lakeridge Terrace East

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

C1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I'm OPPOSED to ADU's. They adversely affect the current homeowners' enjoyment of their homes by increasing noise levels, blocking existing views, & in some cases negatively affecting property values. I personally live in a condo but I believe it's unfair for a homeowner to have bought a home under certain codes "single family" & then have ADUs forced upon them. It's just wrong.

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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No



City Council Comment received from Lori Stock

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 9:04 PM

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

Contact Info:

Name:

Lori Stock

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Lstocknv@gmail.com

Phone Number:

(775)240-1217

Address:

3875 Squaw Balley Cr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Please appeal this item! Our neighborhood and traffic will be even more congested.

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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No



City Council Comment received from Lynn Short

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 10:44 PM

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

Contact Info:

Name:

Lynn Short

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

lynnabethel@aol.com

Phone Number:

508-208-5259

Address:

5075 Bella Court, Reno 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

Appeal of Proposed Lakeridge Plumas Redevelopment Project LDC 24-00016..

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

This proposed project located at Lakeside/Plumas and McCarran is not appropriate for the location. This area of Reno was not designed for 400-plus more apartments and the 400-plus vehicles that will be using McCarran and the surrounding streets - it is already congested. Not only have there been recent vehicular accidents causing deaths in this area on McCarran, there needs to be a consideration for the Reno residents who already live in this and the immediate surrounding area ensuring they can leave safely and expeditiously during an emergency such as a fire. This should be a firm, hard, "NO," to any builder proposing this type of housing development in this area of Reno.

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



LDC 24-00016

From Marcy Ross <seacella@hotmail.com>

Date Mon 4/21/2025 5:52 PM

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

Plumas St. Redevelopment.

I am opposed to this development. This intersection is high impact and this development will only cause more congestion. The City of Reno needs to vote no on this.

Thank you

Marcella Ross

Sent from my iPad



Outlook

City Council Comment received from Margaret Graham

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 5:36 PM

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

Contact Info:

Name:

Margaret Graham

Commenting on behalf of:

No

Ward #:

Unsure/Other

Email Address:

margaretgraham@charter.net

Phone Number:

7757622501

Address:

4851 Lakeridge Terrace West

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDV24-00016 Plumas Redevelopment-1.1 agree with the appeal. I vote against the building proposal.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I agree with the appeal and disagree with the 234 condos on Plumas and McCarran

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

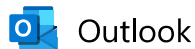
record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



Vote yes on the Appeal

From nevadalynn2@gmail.com <nevadalynn2@gmail.com>

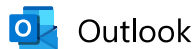
Date Tue 4/22/2025 10:06 AM

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

As a resident of the area by LakeRidge Shores on South McCarran, I am apposed to the planned high rise development proposed for the old LakeRidge Tennis Club on Lakeside Dr. & Plumas St. The proposed site would have a number of 4 and 5 story apartment houses, that would severely impact the area with massive traffic increases and not be in keeping with the surrounding residential areas.

Vote yes on the appeal!!!!!!!!!!!!

Marilyn Bremer
2605 Spinnaker Drive



Opposition to Proposed Lakeridge Complex

From Mary Alessandrelli <maryalessandrelli@gmail.com>

Date Tue 4/22/2025 11:04 AM

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

I'm writing to protest the proposed apartment complex for the former Lakeridge Tennis Club in between Lakeside and Plumas on McCarran. I've lived in Lakeridge for the past 40 years and have seen the traffic increase to a dangerous level. Adding this over 200 apartment complex would make driving near it untenable. Please do not approve this proposed complex. It's way too much esthetically and practically.

Mary Alessandrelli

2025 Lakeridge Dr

Reno

April 21, 2025

Honorable Hillary Schieve – Mayor
City of Reno, NV
1 E 1st St, #15Reno, NV 89501

Subject: Concerns Regarding Proposed 273-Unit High-Density Housing Development
Case No. LDC25-00016 Plumas Redevelopment Opposition

Dear Honorable Mayor Schieve,

I am writing on behalf of the residents of Lakeridge Terrace in Reno, Nevada, to express our significant concerns regarding the municipality's City Council consideration of a large high-density housing development on the vacant lot that was once home to one of the best fitness centers in our area.

Many residents in our community have chosen to invest in their properties for the enjoyment, relaxation, peace, and quiet that this neighborhood has traditionally provided. The introduction of a high-density housing project would substantially diminish these qualities, greatly impacting our quality of life.

Our community primarily consists of elderly residents (Lakeridge Terrace is affectionately known as "God's Waiting Room") who highly value the tranquility and green spaces that our neighborhood offers. While we appreciate the presence of children in the area, we are concerned that an influx of additional families would present challenges, including increased noise and congestion, which would detract from the peaceful atmosphere essential to the enjoyment of our homes.

Furthermore, we foresee potential traffic issues arising from the increased density, which could overwhelm our already busy streets. The additional vehicles and pedestrians would not only create safety concerns but also disrupt the overall flow of our neighborhood.

In light of these considerations, we urge the City Council of Reno to carefully evaluate and “do not” approve of this high-density housing project. It is crucial to prioritize the quiet enjoyment of our residents and protect the integrity of our community.

The mostly elderly residents have purchased their last homes in this tranquil slice of heaven and intend to live in this community until they pass. The developer, on the other hand, will not reside in our community. Their primary focus appears to be profit. While profit is not a dirty word, and we do not oppose fair compensation for the developer, it is essential that they respect the residents who will continue to live in this community long after the project is completed.

We believe there is a middle ground that can be found, allowing both parties to coexist and embrace our differences. While high-density development is not the solution, we hope for a project that aligns more closely with the character of our neighborhood and still provides a reasonable return on the developer's investment.

Thank you for your attention to this important matter. We hope that our concerns will be considered as you move forward with your decision.

Sincerely,

Matt Thorpe

Matt Thorpe
4857 Lakeridge Terrace
Reno, NV 89509

*CC: Council Members: Ward 1 – Kathleen Taylor, Ward 2 – Naomi Duerr
Ward 3 – Miguel Martinez, Ward 4 – Meghan Ebert
Ward 5 – Devon Reese, Ward 6 – Brandi Anderson*



City Council Comment received from Melinda Biancalana

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 8:36 PM

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

Contact Info:

Name:

Melinda Biancalana

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Melbiancalana@charter.net

Phone Number:

775 742-8636

Address:

6109 Carriage House Way. Reno, NV 89519

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LCD 24-00016 Plumas Redevelopment -1.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Do not allow the development of 4 & 5 story apartments on the former Lakeridge Tennis Club property. Apartment buildings as designed are too high, too dense and are not of exceptional design in keeping with our neighborhood. The project will increase traffic and subject residents to fire danger in an emergency. Please deny this and let's start over.

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



4/23/2025 City Council Meeting - Case No. LDC25-00016

From Melissa W <melissawall21121@gmail.com>

Date Tue 4/22/2025 3:21 PM

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

Dear Members of the Reno City Council Planning Commission,

I am writing to express my strong opposition to the proposed construction of a 273-unit apartment complex, which will be 4 and 5 stories high, within the Lakeridge master planned community. This development poses significant concerns regarding the safety and quality of life for current residents. **I agree with the appeal filed by Terry Rupert.**

The Lakeridge master planned community is a well-established neighborhood in Southwest Reno, known for its scenic beauty and cohesive residential environment. The community features one- and two-story homes, which contribute to its harmonious and aesthetically pleasing character. The neighborhood is designed to provide a tranquil living experience, with ample green spaces and low-density housing.

Impact on Safety

The introduction of a high-density apartment complex in this area raises several safety concerns:

1. **Traffic Congestion:** The proposed development will significantly increase traffic congestion in an area already struggling with poor traffic scores. South McCarran Boulevard and Plumas Street have an "F" score at the eastbound approach and an "E" score overall. The Lakeside intersection also has a "D" score. Adding 273 units will exacerbate these issues, leading to longer commute times and increased risk of accidents.
2. **Fire Evacuation:** Increased density compromises residents' ability to evacuate safely in the event of a wildfire. The Davis Fire's evacuation warnings reached the edge of the neighborhood last year, highlighting the vulnerability of the area [1]. A higher population density will make evacuation more difficult and dangerous.

Impact on Quality of Life

The proposed apartment complex will negatively affect the overall quality of life in the Lakeridge community:

1. **Neighborhood Character:** The construction of a monolithic four- to five-story apartment complex is incompatible with the existing one- and two-story homes. This drastic change will disrupt the visual harmony and character of the neighborhood, making it less appealing and potentially lowering property values.
2. **Increased Noise and Pollution:** Higher density living conditions typically result in increased noise levels and pollution. The peaceful environment that current residents enjoy will be compromised, leading to a decline in the quality of life.

3. **Community Resources:** The influx of new residents will strain existing community resources, including parks, schools, and local services. This can lead to overcrowding and reduced access to amenities that residents currently rely on.

In conclusion, the proposed apartment complex is not in alignment with the established character and safety standards of the Lakeridge master planned community. I urge the Reno City Council Planning Commission to disallow this construction to preserve the safety and quality of life for current residents.

Thank you for your consideration.

Sincerely,

Melissa Wall



City Council Comment received from Meri West

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 8:01 PM

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

Contact Info:

Name:

Meri West

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Bmwest1.mw@gmail.com

Phone Number:

775.827.2525

Address:

6072 Torrington Dr.

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

Section:

D Items - Department Items

Item:

Unsure but lakeridge building site.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I'm a native Nevada. I've lived in the Lewis Lakeside neighborhood since it was built. Please don't allow these buildings to be propped up at the old Lake Ridge tennis Center. This is a disastrous area for traffic control as it is. There will be insane amounts of traffic, causing issues left, and right. Thank you for your attention.

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



City Council Comment received from Norma Kim

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 2:12 PM

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

Contact Info:

Name:

Norma Kim

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Adclass123@gmail.com

Phone Number:

7032172539

Address:

5840 Strasbourg Ct Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24-00016.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The area is already a high traffic area. We have water scarcity issues and more construction also means that it will destroy our neighborhoods. Please stop approving construction in our neighborhood

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



City Council Comment received from Oscar Williams

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:51 PM

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

Contact Info:

Name:

Oscar Williams

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

oscard@oscardeywilliams.com

Phone Number:

7752403456

Address:

1540 Whisper Rock Way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-22.

Section:

C Items - Public Hearing Items

Item:

1 ADUs.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The proposed ADU density policy does not lower rent nor home prices, while increasing road congestion, road wear and tear, added pressure on services such as police and fire and paramedics, low income housing increases drain on strained funds (City is broke), Reno can't afford to be a welfare town, and ADUs tend to hurt home values when placed near single family communities. Please, vote NO on this ADU density proposal.

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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No



City Council Comment received from hparsons@pangborncpa.com Parsons

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 9:05 AM

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

Contact Info:

Name:

hparsons@pangborncpa.com Parsons

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

hparsons@pangborncpa.com

Phone Number:

775-225-1040

Address:

4208 Juniper Creek Rd, Reno, NV Pangborn & Co., Ltd 924 South Virginia St, Reno, NV

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24- 00016 Plumas Redevelopment - 1.1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Last Thursday at 7:30 in the morning heading east on McCarran the line of cars was backed up past Lakeridge Golf Course almost to Lakeridge Shores. It took 3 complete stop lights to be able to get through that bottleneck. I can't imagine even trying to get through that if this goes through. And I remember when Plumas didn't go through and it was the corner of Lakeside and Hash Lane! Terrible planning in the past. Please don't add to the problem.

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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No



City Council Comment received from Pat Kelley

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 10:11 AM

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

Contact Info:

Name:

Pat Kelley

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

gobkelley@gmail.com

Phone Number:

7758468992

Address:

6450 galena canyon trl

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24-00016 PLUMAS REDEVELOPMENT .

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I'm 100% against this 4 or 5 story apartment building on Lakeridge Tennis site . Totally inappropriate for the area. Increased traffic, egress concerns, fire evacuation, plus destroying the neighborhood.

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



City Council Comment received from Ralph Stephen Coppola

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 11:15 AM

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

Contact Info:**Name:**

Ralph Stephen Coppola

Commenting on behalf of:**Ward #:**

Ward 2

Email Address:

stephencoppola@aol.com

Phone Number:

775-815-5304

Address:

4785 Rio Pinar Drive, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

I.1. Case No. LDC25-00016 (Plumas Redevelopment).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The City should disapprove of this project as it is incompatible with the surrounding neighborhood, contrary to the master planned community, and will create an immense danger to the evacuation of neighborhoods north of it, such as Lakeridge, should there be another of what seem to be perpetual wildfires. Finally, the intersections of Plumas and McCarran and Lakeside and McCarran are already over capacity much of the day and the entrance and exit of so many vehicles would further contribute to the traffic jams. The City need not grant zoning changes or fill changes. Please vote against this horrendous monstrosity.

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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No



City Council Comment received from Richard & Lee Herz Dixon

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 8:46 AM

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

Contact Info:**Name:**

Richard & Lee Herz Dixon

Commenting on behalf of:**Ward #:**

Unincorporated Washoe County

Email Address:

user645137@aol.com

Phone Number:

7757452263

Address:

14080 Edmands Dr

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

24-00016.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Project is out of character of the neighborhood & detrimental to all motorists at McCarran & Lakeside

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



Outlook

LDC 24-00016 Plumas Redevelopment - I.1

From Robert Daniels (S03434054) <S03434054@Carrington.edu>

Date Mon 4/21/2025 5:39 PM

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

To whom it may concern,

I would like to voice my concerns that I am very much against the development on the corner of Plumas and McCarren and that I am very much for the appeal.

Development is inevitable, this I understand. It's disheartening to see yet another stretch of natural landscape sacrificed to satisfy the relentless greed of developers. These projects rarely reflect genuine community needs—instead, they result in monotonous, cookie-cutter housing that strips our towns of character and charm.

We need thoughtful, sustainable growth—not profit-driven sprawl. I urge you to reconsider this plan.

Sincerely,
Rob Daniels

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Outlook

To City Council regarding ADUs

From Roslyn Zimmerman <renoroz@nvgbell.net>

Date Tue 4/22/2025 10:30 AM

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

Dear Council Members,

We have been dealing with this issue for YEARS!! ADUs will not solve anything. You will be infilling neighborhoods which will just increase crowding, noise, parking issues, pollution and probably Airbnbs.

There are NO pluses except for the person, often nonowner, building these units.

PLEASE leave our current zoning alone! This is way too important to base decisions on a random, nonscientific survey answered by renters, landlords and many who even have CCR's protecting them from ever having rental units surrounding them.

Neighbors, abutting single family properties, should not wake up to find rental units being built next to them with no input and hardly any restrictions!! Truly, this should be a citywide ballot if you feel so strongly about it. Thank you.



Outlook

City Council Comment received from Sandra Ford

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:34 PM

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

Contact Info:

Name:

Sandra Ford

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

wwjdford@yahoo.com

Phone Number:

7757711176

Address:

1945 Wren St

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

C.1 ADU's.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I would respectfully ask our city council to please NOT adopt re-zoning much of our city to allow ADU's. We purchased a house in an older single-family zoned neighborhood. It was more expensive and we were willing to pay extra to not have ADU's or duplexes or AirBNB etc rentals nextdoor. Unless the city council will required ALL neighborhoods to allow ADU's - like certain expensive HOA neighborhoods - this is unfair and unjust. Please do not rezone our city without a public vote. Thank you!

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

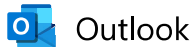
By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information 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



Outlook

**4/23/25/Staff Report (For Possible Action): Case No. LDC25-00016 (Plumas Redevelopment)
Opposition to Proposed 273-Unit Apartment Complex at S McCarran, Plumas St, and Lakeside Dr**

From Sandra Kunkel <kunkel440@gmail.com>

Date Mon 4/21/2025 7:39 PM

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

Dear Council Members,

I am writing to express my strong opposition to the proposed 273-unit apartment complex at the intersection of South McCarran Boulevard, Plumas Street, and Lakeside Drive.

As a native Reno resident raised in Southwest Reno, I have witnessed firsthand the evolution of this area—from the development of the Lakeridge Tennis Club and Lakeridge Apartments, the residences around the golf course clubhouse, and the newer homes by the golf course entrance, all which contributed positively to the community. However, this latest proposal raises serious concerns about the future livability and safety of the neighborhood.

While South McCarran Boulevard was initially a welcome addition for improved travel across the city, it has increasingly become a high-speed thoroughfare, with numerous recent accidents—some of them fatal. The proposed development would only compound existing traffic issues, further straining an already overwhelmed infrastructure.

For example, during a recent weekday commute at 8:25 a.m., it took me five traffic signal cycles—approximately eight minutes—to travel less than 300 yards between Plumas and Lakeside. This level of congestion is common during peak hours and is unsustainable.

In addition to traffic and safety concerns, the scale of the proposed complex threatens to devalue nearby residential properties and disrupt the character of our established community.

I respectfully urge the council to vote no on this project in its current form. Infrastructure improvements must come first, and any future development should be scaled appropriately to preserve the quality of life in this part of Reno.

Thank you for your time and consideration.

Sincerely,

Sandra Kunkel

775-741-4776



Lakeridge Tennis site

From cltopol <cltopol@charter.net>

Date Tue 4/22/2025 8:48 AM

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

Reno City Council,

We are against this project, and I want you to support the appeal and vote yes! We do not want this project to be built!!

Steve and Cindy Topol
2575 Spinnaker Drive
Reno, NV. 89519

Sent from my iPhone



City Council Comment received from Steven McNeel

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 12:08 AM

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

Contact Info:

Name:

Steven McNeel

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

stevenpmcneel@aol.com

Phone Number:

651-343-2668 (cell). 775-825-2809 (home)

Address:

4809 Lakeridge Ter W, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

I Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment - I. 1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am opposed to the proposed building of a 4 and 5 story apartment building in the old Lakeridge Terrace Tennis Club site at Plumas and McCarran. Thus I am voting IN FAVOR OF THE APPEAL of this project. The proposed development has many problems that make it inappropriate for this area. These include that the project is unsightly and too tall, and so does not fit with our area. In addition, there will be much increased traffic through the area, degrading the area's desirability and creating the likelihood of an increase in the number of traffic accidents due to difficulty of egress from the property. Further, as I understand it, there will not be sufficient parking for the number of apartments planned: I have been told that the number of parking spaces will be only a few more than the number

of apartments. This does not seem reasonable given the modern world we live in, in which any one bedroom apartment may have two occupants, each of which may need a car, i.e. 2 cars for the occupants of the apartment. When these problems are combined, they create a situation in which building the proposed apartment building would be totally inappropriate. Please send the developer back to the drawing board so he/she/they can DEVELOP A PLAN THAT RESPECTS OUR COMMUNITY.

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



City Council Comment received from Stewart Campbell

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 4/21/2025 7:17 PM

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

Contact Info:

Name:

Stewart Campbell

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Stewart@loadedtv.com

Phone Number:

5304483297

Address:

5012 Lakeridge Terrace E, Reno, NV, 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LDC 24-00016 Plumas Redevelopment - I. 1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

This will drastically change our neighborhood, it will also increase traffic at the McCarran & Plumas intersection which is already far to busy at rush hour and has had numerous accidents of recent with the increased traffic. By adding more apartments to this area will be unsightly and create overcrowding. Toll brother have already developed across the road in 2024 which more is now more than enough accommodation for the area. We really should be considering adding a community park at this location vs cramming in apartments.

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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No



City Council Comment received from Susan Mahoney

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 10:09 AM

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

Contact Info:

Name:

Susan Mahoney

Commenting on behalf of:

Ward #:

Unincorporated Washoe County

Email Address:

smahoney100@gmail.com

Phone Number:

7758480836

Address:

3880 Fairview Rd. Reno

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

C Items - Public Hearing Items

Item:

LCD-24-00016.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

In favor of appeal

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



City Council Comment received from Tony McMillen

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 4/22/2025 1:46 PM

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

Contact Info:

Name:

Tony McMillen

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Tmcmillen.reno@gmail.com

Phone Number:

7757424908

Address:

4341 Dundee Road

A new comment has been submitted for the Reno City Council Meeting held on: 2025-04-23.

Section:

B Items - Consent Agenda Items

Item:

LDC 240016.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I am in favor of this appeal and to not allow this many homes on an already packed roadway system. This is not adequate response for emergency or proper roadway improvements to allow the addition of this development

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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No

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NAME: Sharon Weiss

ADDRESS: 6449 Meadow Valley Ln Reno

CONTACT PHONE: 775 527-0451

E-MAIL: sharonaw@sbcglobal.net

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 11

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

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NAME: Karla Rice
ADDRESS: 6130 N. Deer Meadows Ct. 89519
CONTACT PHONE: 775-842-2196
E-MAIL: KARICE2@Aol.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Will speak to why 273 unit
apartment complex at Plumas &
S. McCARRAN is a bad idea

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NAME: Jeri Benjamin
ADDRESS: 4813 Lakewood Terr
CONTACT PHONE: 916 888 5078
E-MAIL: Jeri Benjamin@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM _____

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: IN FAVOR OF THE
APPEAL.

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NAME: LAURA MINOTTI
ADDRESS: 4960 PLUMAS ST
CONTACT PHONE: 775-588-2829
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☒ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM LDC25-0001p

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: APARTMENTS VS CONDOS
NO INVESTMENT VS INVESTMENT IN CITY

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NAME: Sandra Bengtson
ADDRESS: 2370 Solar Dr
CONTACT PHONE: 775 826-1275
E-MAIL: Sandra.bengtson@gmail.com
If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM LDC 25 00016

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Don Zucker
ADDRESS: 6124 Carriage House Way
CONTACT PHONE: 213.215.9439
E-MAIL: dzcpa@aol.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM 6000 Plumas development

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: of the 6000 Plumas appeal of
planning commission decision.

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NAME: DENIS DOLAN
ADDRESS: 6150 VISTA OCCHIO RENO 89519
CONTACT PHONE: 203-417-0116
E-MAIL: DOLANDP@HOTMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM LAKERIDGE PROPOSAL

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: HEIGHT
OF UNITS
SCHOOL POPULATION
TRAFFIC
AESTHETICS

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NAME: Cindi Chandler
ADDRESS: 6184 Carnegie Home Way
CONTACT PHONE: 907-225
E-MAIL: cindicha@msn.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☐

AGENDA ITEM II

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: I support the
Appeal

6000 Plumas Redevelopment
Project

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NAME: TERESA MARTIN
ADDRESS: 6182 CARRIAGE HOUSE Way
CONTACT PHONE: 775 825 1568
E-MAIL: ctmartin6182@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I 17 LAKEVIEW BEHAV.

☒ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

I will speak at mtg
I Support Appeal

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RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: BARBARA ROSA
ADDRESS: 2585 EVERETT DR
CONTACT PHONE: 775-323-4423
E-MAIL: ISIELLA LADY @ ATT.NET

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM LAKEVIEW

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Jayne Scalise
ADDRESS: 2109 Chicory Way Reno
CONTACT PHONE: 805-588-0812
E-MAIL: jayne.scalise@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Lakeridge Tennis Club

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS:

Increased traffic congestion
and accidents
blocked area in case of fire

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



1033 S. Villa Way
Reno, N 89509
4/22/2025

Reno City Council

IN RE :

proposed apartment building at corner of S. McCarran & Plumas St. Reno, NV:

The propopsed building is WAY out of line. The maximum height must be 2-3 stories, this is a RESIDENTIAL neighborhood, in general, not a business neighborhood.

The ingress/egress options are ridiculously dangerous. It is impossible to make a Left turn out of the proposed development onto either Plumas or Lakeside. Plumas is the main exit route from Ridgeview in case of fire or other emergency. One CAN continue on Ridgeview to Lakeside, but it is a much smaller street than Plumas, and could take limited traqffic.

For at least the last 2-4 weeks, the fence has been torn down aorund most of the subject property leaving the big "pit" open to any children who may wander in. The lack of protection of such a site seems to indicate that the owners are completel unconcerned re public safety.

This is NOT the kind of neighbor we want here.

Thank you for considering my comments.

Sincerely,



Judith A. Luce

RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Donna Jones

ADDRESS: 4819 Lakewood Ter - W

CONTACT PHONE: 725 657-1255

E-MAIL: dfwjohns43@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM LDC 24-00016 Plymas Rd - 7.1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: I City Council Members
1 Please vote in the best interest
of Reno neighborhoods and people
living there

2 The Plymas Project is unacceptable
find another Project.

3 Vacancy Rate of New High
4-5 story apt buildings

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RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: Melinda Lyons
ADDRESS: 6087 Torrington Dr. Reno 89511
CONTACT PHONE: 775-843-3178
E-MAIL: jmblyons@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☒

AGENDA ITEM I 1

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Do Not increase Traffic, please.

Too many cars on McCarran Now.

This development will cause congestion
& ruin our neighborhood.

This is ~~not~~ about creating affordable housing
This ~~not~~ is high-end housing

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NAME: Steve Topol
ADDRESS: 2575 Spinnaker Dr. Reno NV 89519
CONTACT PHONE: 775-721-2897
E-MAIL: sttopol@charter.net

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Labarge Development

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: CLAY ALDER
ADDRESS: 2161 STONE HILL CIR.
CONTACT PHONE: 775 745 5708
E-MAIL: clay@clayalder.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Thompson/Thrift LAKE RIDGE

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: written in hand

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NAME: Ed Upton
ADDRESS: 2071 Mountain Vista Way
CONTACT PHONE: 775.338.0527
E-MAIL: reno eddy@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Plumas McCarran Apts

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Traffic
Bldg Standards

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NAME: Kim Baechus
ADDRESS: 2702 Lake Ridge Shores East
CONTACT PHONE: 775 530 5185 Reno, NV
E-MAIL: kimbacchus@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I 1

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Favor the Appeal

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NAME:

ART RANSEL

ADDRESS:

255 N Sierra St Reno

CONTACT PHONE:

213-300-5671

E-MAIL:

ArRansel@RanselMC.net

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1

☐ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☐ OTHER

DO YOU WISH TO SPEAK? YES ☐ NO ☐

AGENDA ITEM

I 1

☐ IN FAVOR

☐ IN OPPOSITION

☒ NO POSITION STATED - CONCERNED

COMMENTS:

I will speak

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Maryo Piszczach
ADDRESS: 3745 Falcon way
CONTACT PHONE: _____
E-MAIL: Maryo.Piszczach@gmail.com

If you are representing someone, other than yourself, please indicate whom:

C.I.

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM _____

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Maria Johnson

ADDRESS: 14 Park St.

CONTACT PHONE: _____

E-MAIL: mario@tsundoku.net

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I. 1

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: In favor of Planning Commission decision. Affirm the CUP

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NAME: DANA HEATS

ADDRESS: _____

CONTACT PHONE: _____

E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM _____

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

LD-25-60016 Plumes Research
Appeal

W/ HAD APPEAL

Reverse PC's Appeal

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NAME: Liz Knott

ADDRESS: 2620 Everett Drive

CONTACT PHONE: _____

E-MAIL: erknott88@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☒ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM General thoughts regarding undeveloped land.

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: LINDA A. CROSS
ADDRESS: 6133 GREENBROOK DR
CONTACT PHONE: 775-848-8434
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom: _____

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM ~~LDC21-00036~~ LDC25-00016

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: OPPOSE BUILDING ANYTHING
OVER 2 STORIES AND IN
A CUBE-LIKE SHAPE

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NAME: Danley Cole
ADDRESS: 17 S. Virginia St #401
CONTACT PHONE: _____
E-MAIL: col401@gmail.com

If you are representing someone, other than yourself, please indicate whom: _____

☒ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I.1

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



**6000 Plumas
Redevelopment
project (LDC21-00036).**

**April 23, 2025
In support of the APPEAL
Vote YES**

Kim Bacchus
Reno, 89519

Thank you, Madame Mayor, for the opportunity to speak in support of this Appeal to **6000 Plumas Redevelopment project (LDC21-00036)**. The premise of my argument encompasses the following data:

- Definition of Compatible: American dictionary states: able to exist in harmony.
- **Law Insider Dictionary**
Compatible or compatibility means the characteristics of different uses or activities or **design which allow them to be located near or adjacent to each other in harmony. Some elements affecting compatibility include height, scale, mass, and bulk of structures.** Other characteristics include pedestrian or vehicular traffic, circulation, access and parking impacts. **Other important characteristics that affect compatibility are landscaping, lighting, noise, odor and architecture.** "Compatibility" does not mean "the same as." Rather, **compatibility refers to the sensitivity of development proposals in maintaining the character of existing development with respect to lot size, building setbacks, location and use of driveways, location and use of open space, preservation of historic resources, and preservation of natural resources so as to be harmonious with and not at variance to nearby existing development.**
- Annexation and Land Development Code of the City of Reno Title 18.01.102 Article 2 – Purpose section e): states **Conserve and enhance the character of Reno's established residential neighborhoods** through mitigation of adverse factors, promotion of a balanced mix of housing types, and **through appropriately scaled and planned infill development;**
- Title 18.08.304 Section (e) states: the plan must be in **substantial compliance** with the Reno Master Plan, comply with this title (18); **mitigate traffic impacts;** and **provide a safe environment for pedestrians and bicyclists**

I submit to you that the Thompson Thrift proposal is in violation of these maxims in the following ways:

1) Compatibility: This project will neither conserve nor enhance the character of the Lakeridge residential neighborhood and certainly is not appropriately scaled for the site or neighborhood. Nor is it in harmony with the existing one and two story residential architecture, including condos and apartments.

a. The applicant proposes tightly packed 4/5 story buildings on 9 acres which is 33 dwelling units to the acre. Compare this to the 12-13 dwelling units per acre commonly seen around the adjacent area. These living conditions will set a new record for the highest density within miles.

This project does not show substantial compliance with the Reno Master Plan regarding Mitigating traffic impacts: *The Headway transportation traffic study done for Wood Rogers in 2021 states the project will generate an additional 144 trips in the AM peak and 176 trips in the PM peak hour. The developer states in October 2024 that the traffic would be slowed by 2 seconds at the intersections, but it does not tell us what the actual peak hour volumes are in 2025, with a population increase from 2020 to 2023 of 21,000 people in Washoe County and 11,000 in Reno. (2020 and 2023 census)*

b. **Adding to the congestion at the F rated Plumas intersection is the newly built Hilltop development of 44 townhomes emptying onto Plumas Street.**

c. The Council is also considering the ***Evans Creek LLC's***

Ballardini Ranch Project with 600 - 1000 homes

considered for that development. How will you address the traffic created by yet another 2,000 to 3,000 vehicles exiting onto Plumas and McCarran?, not to mention the impact to the wildfire evacuation plan from this development which will exit onto the already compromised Ridgeview Drive?

d. My Lake Ridge community situated 1 mile West on McCarran sees an average of 190-200 nonresidential vehicles PER DAY entering the community, per ESI Security data. And this is the slow season! Clearly, deliveries, friends, and family will be adding to the congestion at these intersections.

2) **Pedestrian and bicycle traffic will not be safely guaranteed** by adding a sidewalk on the south side of McCarran. Crosswalks at McCarran and Plumas and Lakeside and McCarran will see increased foot traffic with increased risk of accidents due to the distinct probability that there will not be enough parking at the complex to provide for the many vehicles that will be added from 429 bedrooms, as it is reasonable to assume there will be more than one driver in some of the bedrooms.

3) Last, but not least, please note that should any member of my family be killed in this intersection, I will spend the rest of my life—and my treasure—getting justice for them. The burden of safety at these intersections lies not with the developers, but lies squarely with the City Council. This is YOUR decision to make.

Date: April 21, 2025

To: Mayor Hilary Schieve and Reno City Council Members, Brandi Anderson, Miguel Martinez, Kathleen Taylor, Naomi Duerr, Devon Reese, Meghan Ebert

From: Cindi Chandler, Ed.D.

RE: LDC24-00016 Plumas Redevelopment - Item I.1 April 23, 2025

I am writing to respectfully request your **support for the Appellant** in the Plumas Development project, and to reject Thompson Thrift's (TT's) proposal to construct 4- and 5-story unit apartment redevelopment project (6000 Plumas) for the following reasons:

At the Planning Commission meeting on December 5, 2024, the Associate Planner stated that the Thompson Thrift 273-unit apartment project was submitted as a new application, not an amendment to the 2021 Lyons condominium project because it was drastically different. During the staff review and presentations by Wood Rogers representing Thompson Thrift, comparisons were continually made between the current condominium project and the proposed 273-unit apartment project. As a new application, this project should have cited detailed specific policies in alignment with the Master Plan, as seen in previous applications submitted by Wood Rogers (e.g., Lyons, Stonegate proposals-see [Compliance with Master Plan](#)). No Performance Conformance comparison data citing specific citywide policies and components in the Reimagine Reno Master Plan were provided.

FIRE SAFETY/EVACUATION:

Reno continues to grow in population. Fire evacuation safety for existing and future residents must be considered a top priority when planning infill and density projects. The proposed development of 273 apartment units, with its main entrance and exit on Plumas, which has one lane in each direction, raises significant public safety concerns for current residents living in the hills above Plumas Blvd, as well as those exiting onto McCarran west and east of the proposed project. Presently, residents can only evacuate via two adjacent streets to McCarran Boulevard to escape an incoming fire. Adding hundreds of additional people, animals, and vehicles to the already heavily used intersections of Lakeside Dr. (rated 'D') and Plumas Street (rated 'F') exacerbates traffic congestion and evacuation challenges. Given that Plumas dead ends to the south, all exiting traffic on Plumas must travel north past the proposed 273-unit apartment complex. Recent fires such as the Davis Fire, Pinehaven Fire, and Pacific Palisades serve as critical reminders of the importance of fire safety for Reno. It is not a question of if, but rather when the next fire in this area will occur. Ignoring these concerned risks, increases the probability of disaster.(See attachment #1a, 1b, 1c)

TRAFFIC SAFETY/CONGESTION/WIDENING OF MCCARRAN:

The plan to widen McCarran Boulevard between Plumas Street and Lakeside Drive has received significant attention. The Headway engineer contracted by the developer stated that the expansion would help mitigate traffic, with only a one to two second delay increase according to his calculations and the current data. However, the interpretation does not align with reality. RTC is currently designing the widening of McCarran, and the implementation of this redesign depends

on funding availability, which remains uncertain. The project's execution relies heavily on funding and scheduling from NDOT. As of April 15, 2025, NDOT indicated that no such project is budgeted for 2025-2028. Therefore, if this project is approved, there will be increased congestion, pedestrian safety concerns, and fire evacuation challenges for those driving or residing in that part of the McCarran loop for a minimum of three additional years.
(See attachment # 2)

Also, given that the Lakeside exit is owned by an adjacent proprietor and necessitates a lease agreement for its use, **it should be omitted from the proposed plan for approval.** Should the lease be terminated at any point subsequent to project approval, alternative exits not dependent on leased property must be incorporated into the application prior to approval. Additionally, it has been noted that the developer, planning commission, and City Council were fully aware of RTC's proposed lane expansion on McCarran between Plumas and Lakeside before the application was submitted; however, the developer's schematics fail to account for the reduction of frontage space and removal of existing mature trees. This impact must be factored into the calculation for tree retention and integrated into the design plan. As this plan represents a new application, it should be assessed based on its own merits, independent of the approval of a usage lease for a critical exit and the currently approved condominium project. Any conditional changes must also be agreed upon in writing prior to the approval of any redevelopment project.
(See Attachment #2a, 2b, 2c)

COMPLIANCE WITH MASTER PLAN

Conditional Use Permit findings analysis is a part of the Conditional Use Permit application and was in effect at the time of submission by Thompson Thrift. #2 of the FINDINGS, "The land use and project design is consistent with surrounding development" is not fully met as per the Master plan and Reno Codes and Regulations at the time of submission.'

The application submitted by Wood Rogers, on behalf of the developer, for the conditional use permit for the 273-unit Apartment Redevelopment project included summary narratives in Section 2 (page 5) of the developer's application. These narratives only addressed two guiding principles, with only one policy to support the guiding principle (GP4:4.38). The following were the only guiding principles with one policy addressed in summary:

Guiding Principle 2: Responsible and Well-managed Growth

Guiding Principle 4(4.1): Encouraging a diverse mix of housing options to meet the needs of existing and future residents of all ages, abilities, and income levels

Guiding Principle 4 (4.38): Infill and Redevelopment

The conformance level with the Master Plan using City policies that support the guiding principles did not match the compliance level demonstrated by other projects, such as the current approved project examples (Lyons) and the Stonegate development, both also submitted by Wood Rogers. This discrepancy raises questions about why this developer was not held to the same alignment standards with the Master Plan as other developers. Given that this is a new application and distinct from the Plumas condos, as noted by the Associate Planner, it is crucial to ensure that the

quality and consistency regarding adherence to the Master Plan are maintained at the highest standard.

LYON LIVING

6000 PLUMAS DEVELOPMENT – PROJECT CONFORMANCE

The project conforms to the Regional Plan, Reimagine Reno Master Plan, and RENOvation Zoning Code

- Reimagine Reno and TMRPA Regional Plan encourage infill development, especially within the McCarran ring
- Reimagine Reno policies (45+) supported by the development:
 - 2.1A, 2.1B, 2.2A, 2.2B, 2.3B, 2.5A, 2.5C, 2.5F, 2.5G, 2.5J, 2.5K, 4.1A, 4.1B, 4.1F, 4.2C, 4.2D, 4.2E, 4.3B, 4.4C, 4.4E, 4.5A, 4.5B, 5.1A, 5.1B, 5.1F, 5.2D, 5.2G, 6.3D, 6.5A, 7.7A, 7.7B, C-NC.6, N-G.1, N-G.5, N-G.7, N-G.11, N-G.12, N-G.15, N-G.19, N-G.22, N-G.23, N-ON.1, SD.4, SD.8, SD.12, SD.28, SD.30
- Staff confirmation of zoning code compliance via recommendation for approval with limited conditions of approval.



Stonegate-PROJECT CONFORMANCE

- GP 1.1B: Community Development
- GP 1.2B: Modern Industrial Hub
- GP 1.2D: Employment Centers
- GP 1.2G: Business Retention and Attraction
- GP 1.5A: Quality of Life
- GP 2.1B: Concurrency Management System
- GP 2.3E: Parks and Recreational Facilities
- EA-ILA.1: Overall Mix
- EA-ILA.3: Residential Compatibility
- N-ON.1: Mix of Housing Types
- N-ON.2: Neighborhood Centers
- N-ON.3: Connectivity
- N-ON.5: Cluster Development
- N-FN.1: Cluster Development
- N-FN.5: Viewsheds
- N-FN.9: Access to Public Lands

NRS 278.0284 , Conformity of local ordinances and regulations to master plan states, “Any action of a local government relating to development, zoning, the subdivision of land or capital **improvements must conform to the master plan** of the local government. In adopting any ordinance or regulation relating to development, zoning, the subdivision of land or capital improvements, the local government **shall make a specific finding that the ordinance conforms to the master plan.** Within 1 year after its adoption of any portion of a master plan, the local government **shall** review and, if necessary, **amend its existing ordinances to ensure their conformity with the provisions of the master plan.** If any provision of the master plan is inconsistent with any regulation relating to land development, **the provision of the master plan governs any action taken in regard to an application for development.**

The application by Wood Rogers, on behalf of the developer does not meet “**make specific finding** that the ordinance conforms to the master plan.”

COMPATABILITY: Though RM Codes have been updated and went into on January 8, 2025, the 273-unit apartment redevelopment project was submitted on October 14, 2024 and should be under the compliance criteria of the following code: section of 18.12.303 Residential Infill Development Standards for Reno, Nevada: **"In reviewing a building permit, the following findings must be made":**

- (1) The **proposed development fits within the established pattern of building height and setback for the area.**
- (2) **At least one of the following:**
 - a. **The building and roof style conform to the established style in the area;** or
 - b. There is no particular established building and roof style in the area; or
 - c. The proposed development represents a creative opportunity **to improve or contribute to the quality of the neighborhood.**
- (3) The proposed development incorporates **design features, architectural details, materials and building massing common to the area.**

Compliance regarding compatibility as described in the Reimagine Reno Master plan was addressed in summary form by the applicant, without citing evidence from the Master Plan.

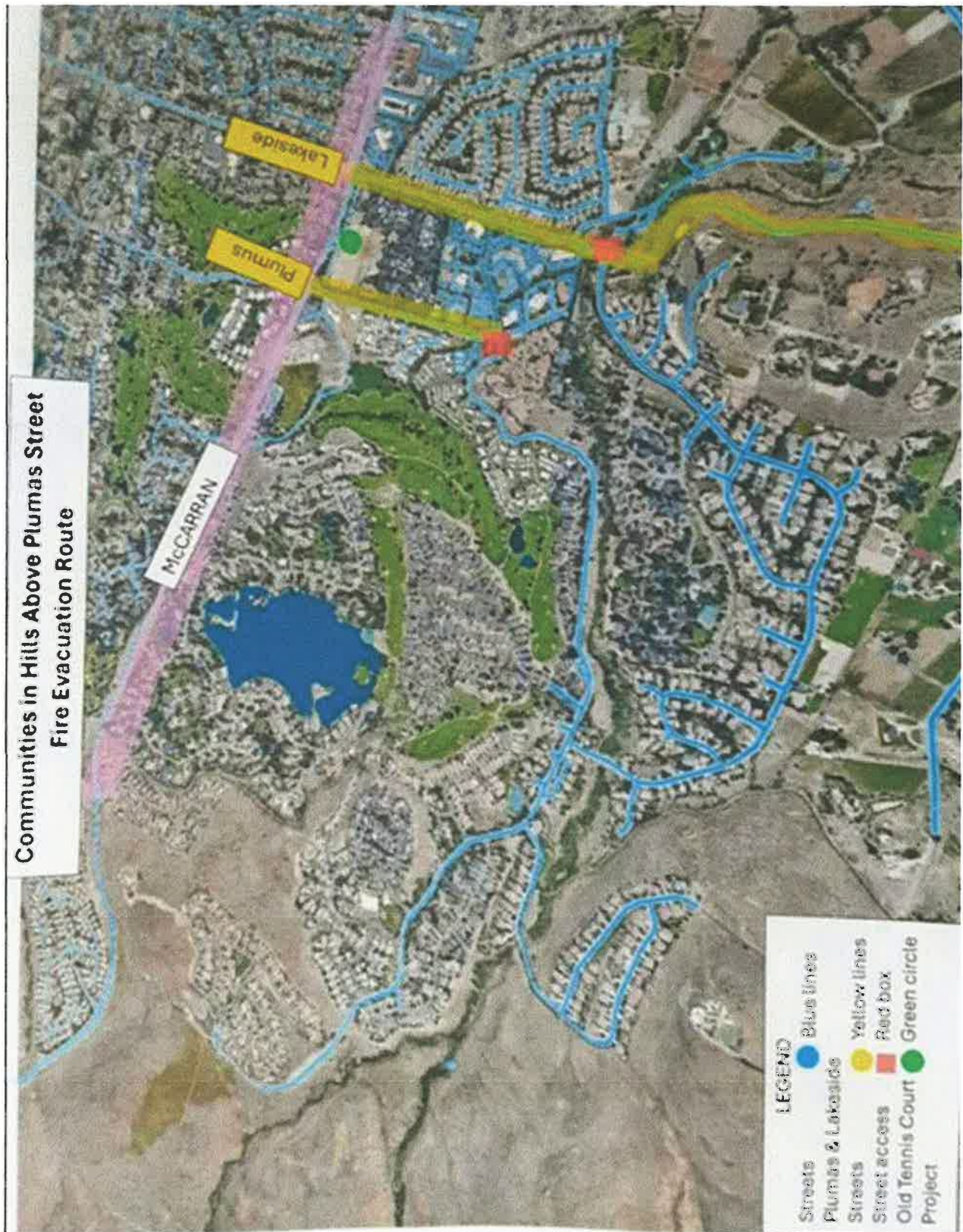
- **Relationship with Surrounding Neighborhoods:** *Master plan CNC-G.7*
- **Transition in Density/Intensity:** *The Master Plan C-NC.8* Density/Intensity has not been
- **Building Bulk/Mass/Height:** *The Master Plan N-CN.7* states "To the extent feasible, **infill development should be designed to fit in with surrounding buildings, incorporating similar heights**, lot coverages, and widths in its design. The proposed 273 multi-unit apartment project does not meet the requirements of the master plan, nor is it adequately addressed throughout the developer application or presentation.

Furthermore, the Associate Planner has reported that "grading resulting in fills greater than ten feet" actually involves infill of 23 feet. To achieve level ground after filling the previous pool's excavation, the building foundation would be elevated above Plumas Street level, thereby increasing the height and mass of the proposed four- or five-story structure. This project is distinctive and does not conform to any other building in the vicinity. (Refer to attachment #4a,b,c)

In conclusion, this project is unsuitable for this challenging location. Public safety must be the priority. Although aimed at young professionals, renting a luxury apartment is not the American dream; ownership is. Please support the appeal and reject this project to find a more suitable one that ensures public safety and aligns with most of the Guiding Principles and Citywide policies of the Master Plan.

Regards,

Cindi Chandler, Ed.D.
6184 Carriage House Way, Reno



Supporting Document for **FIRE SAFETY/EVACUATION**

Reno wildfire: Multiple homes destroyed, hundreds threatened

Reno Fire Chief David Cochran said as many as 500 homes were potentially threatened by the wind-driven blaze

AP

Updated: 4:51 PM PST Nov 17, 2020



Authorities cut off power to about 7,000 customers as a precaution and several roads were closed, including the main thoroughfare of McCarran Boulevard in the Caughlin Ranch area.

Reno police were assisting with evacuations and the Red Cross set up an emergency shelter at the Washoe County senior center on the north edge of downtown Reno.

Caughlin Ranch Elementary School was placed on a precautionary code yellow lockdown because of the fire, but school police said it wasn't currently threatened by the blaze.

Anita Noble of Reno was spraying down a hillside with a garden hose near her daughter's home Tuesday afternoon.



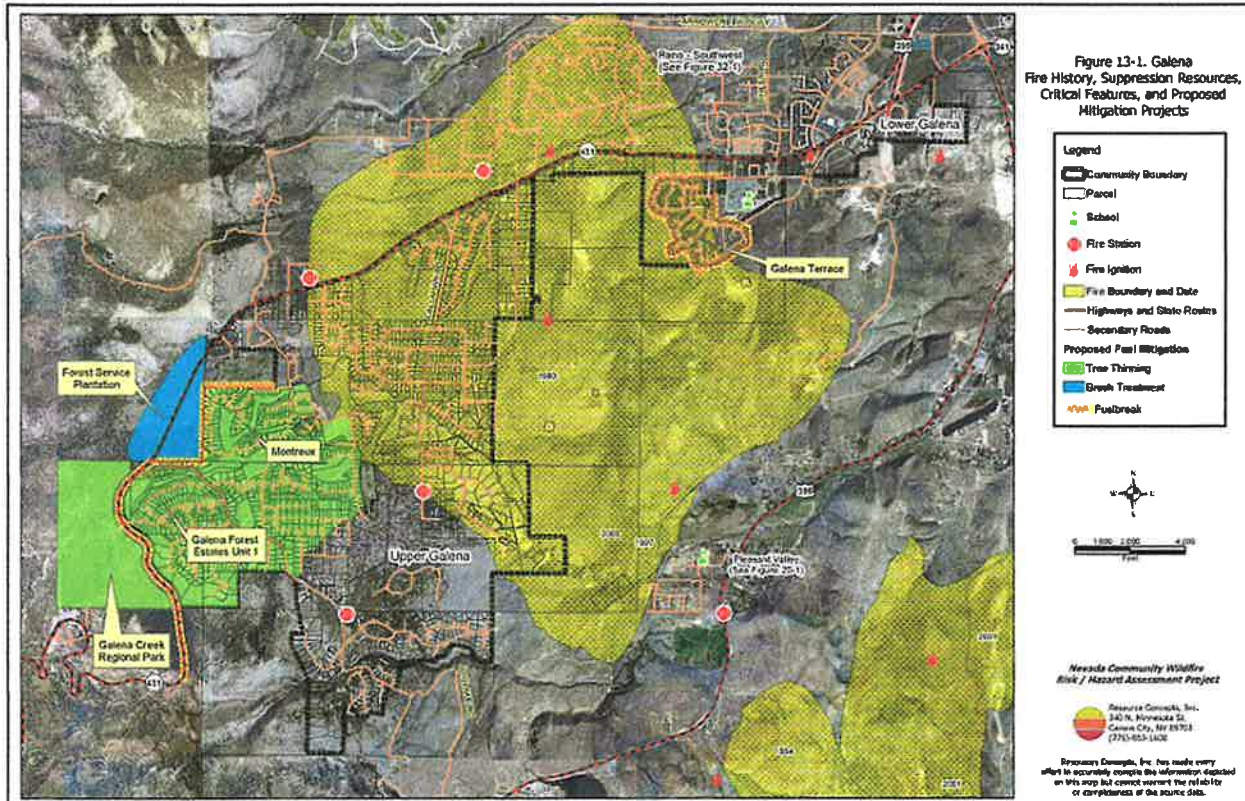
Reno Fire Department Pinehaven Fire Investigation

The Reno Fire Department presents their findings from the Pinehaven Fire that started on November 17, 2020. <https://reno.gov/fire>



Wind speed forecast:
November 17th, 2020

1300 homes evacuated
5 homes destroyed
3 homes heavily damaged
21 homes with minor damage



2024 Davis Fire



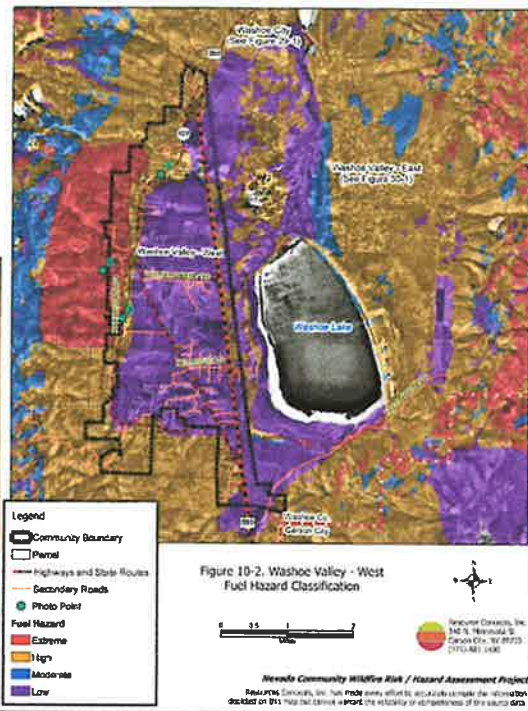
A helicopter drops water on the Davis Fire south of Reno, Nev., on Sept. 8, 2024. Photo: Eric Marks/ThisIsReno



The Davis Fire seen from downtown Reno on Sept. 8, 2024.

2021 Reno Fire

Reno-area fire forces evacuations, closes highway



Reno-area fire forces evacuations, closes highway

A fast-moving wildfire forced evacuations of homes, snarled highways and drew a rapid response Wednesday from firefighters using helicopters to drop water on flames south of Reno, authorities said. Part of I-590 was closed but it later reopened. (June 17) Subscribe for more Breaking News: <http://smarturl.it/AssociatedPress> Website: <https://www.abcnews.com>

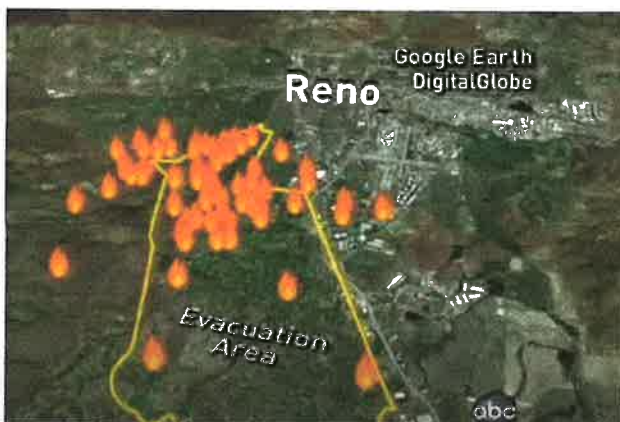
youtube.com 3 years ago

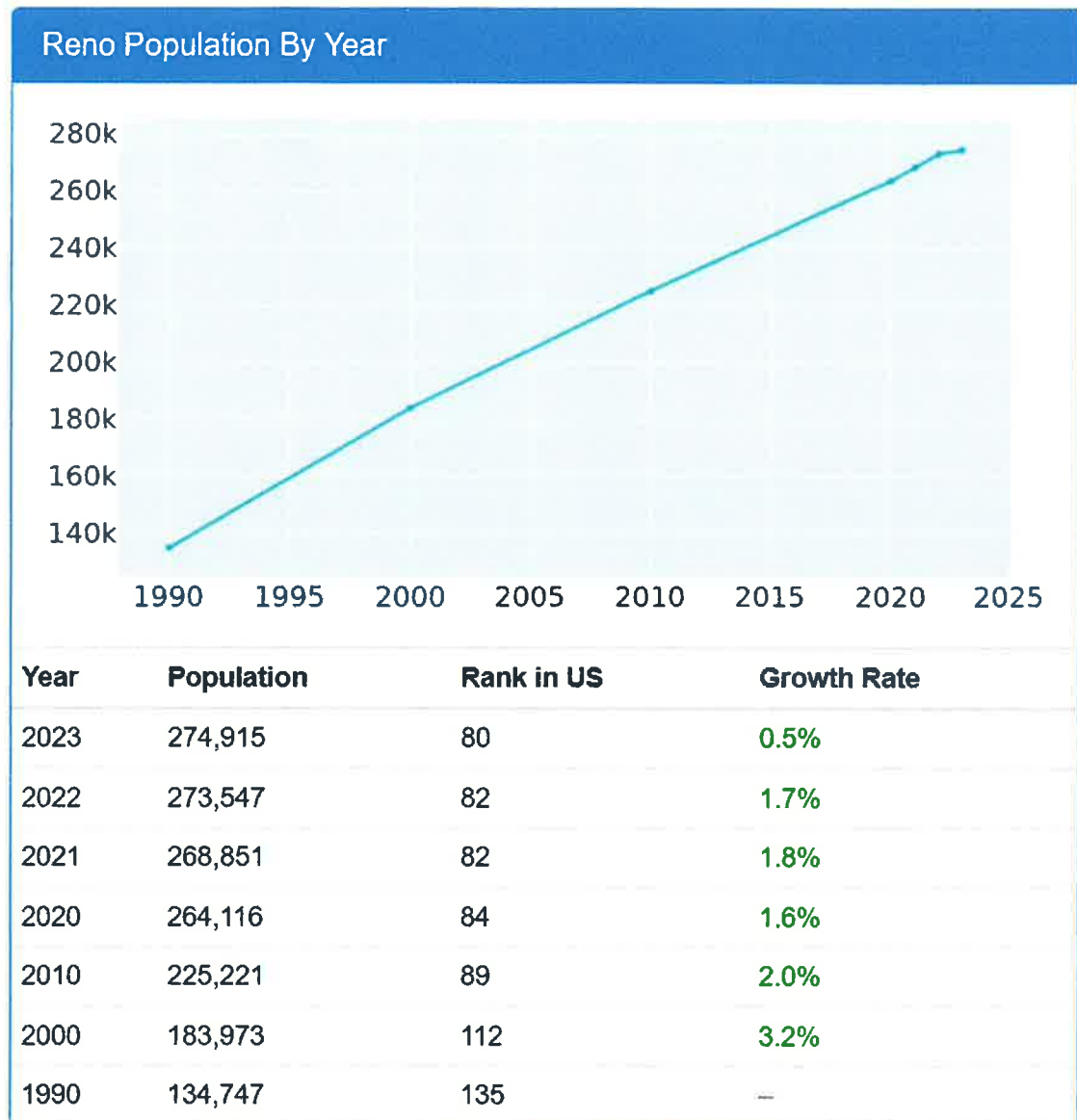
Reno Threatened By Wind Whipped Wildfire

Thousands have been forced to evacuate as the blaze burns on.

By ABC News

November 18, 2011, 12:24 PM



Supporting Document for **FIRE SAFETY/EVACUATION**

Reno has grown 49.4% since 2000. Reno, Nevada is growing moderately quickly; it is growing faster than 83% of similarly sized cities since 2000.

Reno is a city located in [Washoe County, Nevada](#). Reno has a 2025 population of **281,537**. Reno is currently growing at a rate of 1.19% annually and its population has increased by 6.25% since the most recent census, which recorded a population of **264,981** in 2020.

The average household income in Reno is \$107,386 with a poverty rate of 12.49%. The median age in Reno is 37.3 years: 36.9 years for males, and 37.6 years for females.

Supporting document for **TRAFFIC SAFETY/CONGESTION/WIDENING OF MCCARRAN**

From: Dale Keller <dkeller@rtcwashoe.com>

Sent: Thursday, February 6, 2025 1:30:33 PM

To: Naomi Duerr <DuerrN@reno.gov>

Cc: Kerrie Koski <KoskiK@reno.gov>; Angela Fuss <FussA@reno.gov>; Bill Thomas <bthomas@rtcwashoe.com>

Subject: Plumas Redevelopment LDC 25-00016

Good Afternoon Councilmember Duerr,

Thank you for our phone conversation earlier this week. I have attached RTC's comments on the proposed redevelopment.

As we discussed, RTC is developing a **conceptual preliminary engineering layout** (attached) for proposed improvements to McCarran Boulevard between Plumas Street and Lakeside Drive. These improvements include adding a lane in each direction, enhancing the intersection at Lakeside Drive, and exploring potential multimodal upgrades. This effort is part of a broader set of improvements planned for the southern segment of McCarran Boulevard under an Interlocal Cooperative Agreement (ICA) executed with the City of Reno in 2023.

Construction funding has not yet been identified. RTC may advance the design if funding is secured and NDOT, which owns, operates, and maintains McCarran Boulevard, approves the design. Project packaging and construction costs will influence the next steps.

Please let me know if you need any additional information on the McCarran Boulevard Corridor Study or other transportation planning efforts.

Dale Keller, P.E.

Deputy Executive Director/Director of Engineering
Regional Transportation Commission of Washoe
County

1105 Terminal Way, Suite #108
Reno, NV 89502

Office: (775) 335-1827

Cell: (775) 338-5304

DKeller@rtcwashoe.com

Supporting document for **TRAFFIC SAFETY/CONGESTION/WIDENING OF MCCARRAN**

Thomson, Niki<NThomson@dot.nv.gov>

To:CINDI CHANDLER

Tue 4/15/2025 11:30 AM

Good morning Cindi,

It sounds like you've searched our public website for this project. I also checked to see if a project with this title or description was pending any current actions, as pending projects will not show up on our website, **and I too, am not finding any projects on McCarran for road widening in our current FFY25-FFY28 Statewide Transportation Improvement Program.**

You can also filter projects on our website by using the advances search button on the top right hand corner.

As for the traffic accident report, I understand that the crash data team did receive your public records request and have sent the information to you. If you have any issues with the data, please reach out to the crash data team.

Thank you.

Niki Thomson

STIP Manager
Planning | Multimodal Program Development
Nevada Department of Transportation
o 702.671.6625
e nthomson@dot.nv.gov | w dot.nv.gov

Supporting document for **TRAFFIC SAFETY/CONGESTION/WIDENING OF MCCARRAN**

Trash Data from 2021-2023

CrashNum *	Street1	Street1Oth	Street1Located	Street2
RPD23-3789	PLUMAS ST	<Null>	PLUMAS ST	MCCARRAN BLVD
RPD22-100147	PLUMAS ST		PLUMAS ST	S MCCARRAN BLVD
RPD22-658	S MCCARRAN BLVD		SR659	LAKESIDE DR
RPD22-1963	PLUMAS ST		PLUMAS ST	S MCCARRAN BLVD
RPD22-12546	S MCCARRAN BLVD		MCCARRAN BLVD	PLUMAS ST
RPDRP22-18891	MCCARRAN BLVD	<Null>	MCCARRAN BLVD	LAKESIDE DR
RPD22-18809	S MCCARRAN BLVD		SR659	LAKESIDE DR
RPD22-22424	MCCARRAN BLVD	<Null>	MCCARRAN BLVD	PLUMAS ST
RPD22-6461	S MCCARRAN BLVD		MCCARRAN BLVD	PLUMAS ST
RPD22-6466	PLUMAS ST		PLUMAS ST	S MCCARRAN BLVD
RPD21-21132	S MCCARRAN BLVD		SR659	PLUMAS ST
RPD21-12719	PLUMAS ST	<Null>	PLUMAS ST	MCCARRAN BLVD
RPD21-8089	MCCARRAN BLVD	<Null>	MCCARRAN BLVD	PLUMAS ST
RPD23-7854	PLUMAS ST	<Null>	PLUMAS ST	MCCARRAN BLVD
RPD23-11391	MCCARRAN BLVD		SR659	PLUMAS ST
RPD23-18096	S MCCARRAN BLVD		SR659	PLUMAS ST

Sixteen vehicle crash incidents between Plumas and Lakeside between 2021-2023, approximately 5 accidents at those intersections alone.

Supporting document for **COMPLIANCE WITH MASTER PLAN**

NRS 278.0284 Conformity of local ordinances and regulations to master plan. **Any action of a local government relating to development, zoning, the subdivision of land or capital improvements must conform to the master plan** of the local government. In adopting any ordinance or regulation relating to development, zoning, the subdivision of land or capital improvements, the **local government shall make a specific finding that the ordinance conforms to the master plan**. Within 1 year after its adoption of any portion of a master plan, the local government shall review and, if necessary, amend its existing ordinances to ensure their conformity with the provisions of the master plan. If any provision of the master plan is inconsistent with any regulation relating to land development, **the provision of the master plan governs any action taken in regard to an application for development**.

Relationship to NRS Required Elements

Policy considerations to address required and optional master plan elements (NRS 278.160) in this Master Plan are addressed in Chapter 2: Citywide Policies as displayed in the table below. Chapter 4: Growth and Reinvestment Framework addresses the physical considerations associated with many of these elements, including population projections and a set of tools to manage future growth required of a population plan.

GUIDING PRINCIPLES	REQUIRED AND OPTIONAL MASTER PLAN ELEMENTS
GP 1: Resilient Local and Regional Economy	
GP 2: Responsible and Well-Managed Growth	Land Use, Public Facilities and Services, Safety
GP 3: Thriving Downtown and University District	
GP 4: Vibrant Neighborhoods and Centers	Housing
GP 5: Well-Connected City and Region	Transportation
GP 6: Safe, Healthy, and Inclusive Community	Safety, Recreation and Open Space
GP 7: Quality Places and Outdoor Recreation Opportunities	Recreation and Open Space, Historic Preservation, Conservation
GP 8: Effective Government	

Relationship Between the Master Plan and Zoning

NRS 278.0284 provides for consistency between the master plan and local ordinances as follows:

Conformity of local ordinances and regulations to master plan - Any action of a local government relating to development, zoning, the subdivision of land or capital improvements must conform to the master plan of the local government. In adopting any ordinance or regulation relating to development, zoning, subdivision of land or capital improvements, the local government shall make a specific finding that the ordinance conforms to the master plan. Within 1 year after its adoption of any portion of a master plan, the local government shall review and, if necessary, amend its existing ordinances to ensure their conformity with the provisions of the master plan. If any provision of the master plan is inconsistent with any regulation relating to land development, the provision of the master plan governs any action taken in regard to an application for development.

Supporting document for **COMPLIANCE WITH MASTER PLAN**

This project does not meet the following finding: 2

Additional findings do not meet the required approval criteria: 1 (minimal citing); 3: There is a reduction of egress/ingress, the widening of McCarran is undetermined based on funding, outlying communities utilizing Plumas during a fire evacuation were not considered (The projects main ingress/egress is on Plumas along with another new development close to the intersection. 4 The project does NOT provide a safe environment.

City of Reno development services

CONDITIONAL USE PERMIT APPLICATION

CONDITIONAL USE PERMIT FINDINGS ANALYSIS

Findings and approval criteria are the legal justification for a body's decision on an application. A complete analysis of these findings and criteria is required from the applicant at the time of application submittal. Detailed explanation of each finding can be found within **RMC 18.08.605(e)** and **RMC 18.08.304(e)**.

Provide a written response addressing how the proposed request is in conformance with the following findings.

ALL CONDITIONAL USE PERMIT APPLICATIONS SHALL MEET THE FOLLOWING FINDINGS.

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located.
- 2) The proposed land use and project design is compatible with surrounding development.
- 3) The proposed land use and project design is consistent with applicable development standards.
- 4) Public services and facilities are available to serve the project, or will be provided with development.
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.
- 6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include: Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and any hazard to persons and property.

IN ADDITION TO THESE FINDINGS, ALL DEVELOPMENT APPLICATIONS SHALL MEET THE FOLLOWING APPROVAL CRITERIA.

- 1) The project is consistent with the Reno Master Plan
- 2) The project is in compliance with Title 18 of the Reno Municipal Code.
- 3) The project mitigates any anticipated traffic impacts.
- 4) The project provides for a safe environment.
- 5) If the project involves phases, it proposes a rational phasing plan.

Supporting Document for **COMPATABILITY**

*****In effect at time of submission of the Thompson Thrift 273 unit apartment project.**

Reno Land Development Code

Chapter 18.12. GENERAL DEVELOPMENT AND DESIGN STANDARDS

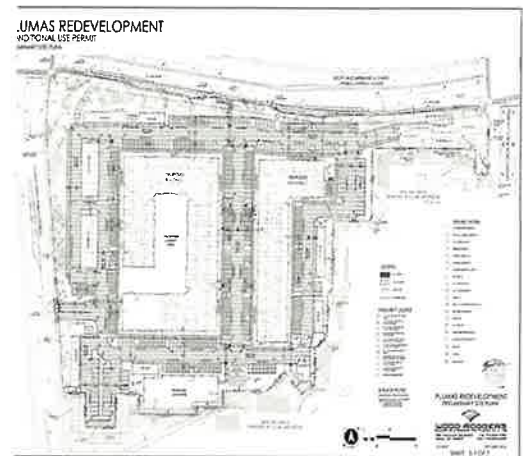
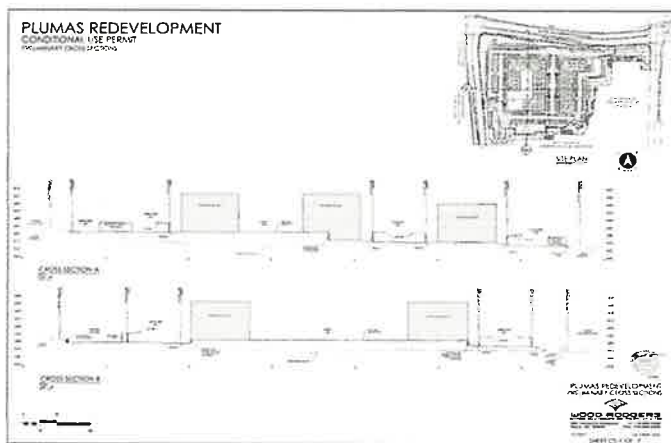
Article III. SITE AND BUILDING DESIGN STANDARDS

§ 18.12.303. Residential Infill Development Standards.

-
- (a) Applicability. The provisions of this section apply to **residential site development or redevelopment where the original subdivision is over 30 years old, and where a majority of property within 600 feet has been developed.**
 - (b) Purpose. It is the general intent to have new structures placed on the site so as to **recreate and/or maintain the typical setback pattern and architecture established in the neighborhood.**
 - (c) Front Yard Setbacks. The front yard setback of any principal structure for new construction should be equal to that front yard setback of the existing structures on either side of the proposed building site. If the principal structures on each of the abutting sites have two different front yard setbacks, then the new principal structure shall be preferably set back at the same setback as the abutting principal structure that is closest to the street; and the maximum setback for the new principal structure shall not exceed the setback of the largest setback of the abutting existing structure. See Figure 18.12-10.
 - (d) Compatibility Findings.** In reviewing a building permit, the following findings **must be made:**
 - (1) The proposed development fits within the established pattern of building height and setback for the area.**
 - (2) At least one of the following:**
 - a. The building and roof style **conform to the established style** in the area; or
 - b. There is no particular established building and roof style in the area; or
 - c. The proposed development represents **a creative opportunity to improve or contribute to the quality of the neighborhood.**
 - (3) The proposed development incorporates design features, architectural details, materials and building massing common to the area.**
 - (e) Allowed Modifications. Variances shall not be required for modification of principal building setbacks if necessary to achieve compliance with this section.

Supporting Document for **COMPATABILITY**

- The proposed development does not fit within the established pattern of building height, relationship with surrounding neighborhoods: *Master plan CNC-G.7*
- Transition in Density/Intensity: *The Master Plan C-NC.8*
- Building Bulk/Mass/Height: *The Master Plan N-CN.7*



Current styles of surrounding communities/buildings

Supporting Document for **COMPATIBILITY**

Thompson Thrift Design Submitted January 2025
6000 Plumas Redevelopment
Proposed Revision: February 2025

Original design by developer



Developer's current project in
Sarasota, Florida

Revised after Appellant provided examples



Revised after Appellant provided examples



Although the style has been improved based on the suggestions from the appellant team, it does not harmonize with or complement the majority of the surrounding business and residential buildings.



April 21, 2025

To: Citi Clerk Mikki Huntsman
For; Mayor, City Manager and City Council
Subject: LDC24-00016 Plumas Redevelopment-Item I-1 April 23, 2025

Please distribute envelopes as addressed. Important addressees receive before the City Council meeting on April 23, 2025 meeting.

Thank you,

Jori Benjamin

Please call with any questions, comments or concerns.

916-838-2078

Jori Benjamin
4813 Lakeridge Terrace
Reno, Nevada 89509

Appellant Team Member

Date: April 20, 2025

RE: LDC24-00016 Plumas Redevelopment-Item 1.1 April 23,2025

To: Mayor Schieve and Council Members,

The following is a rebuttal to Andy Durling from Wood Rogers correspondence regarding appellant meetings and written community concerns.

As a member of the appellant's team, I appreciate your decision to allow constituents a 90-day period to collaborate with the developer and seek mutually agreeable compromises and solutions for the proposed 273-unit apartment project.

I was optimistic; however, the outcome did not address the concerns of the community. At the start of our third meeting, we encountered strong resistance from TT and their attorney regarding: McCarran egress, Fire safety, Lakeside egress, Safety and traffic concerns for the Lakeridge neighborhood, Plumas and McCarran congestion.

Summary:

The appellant was given 90 days to collaborate with TT. The purpose was to discuss fire evacuation safety, issues on McCarran Blvd., Plumas and the exit on Lakeside. Safety concerns for cars exiting Lakeridge Terrace community, Lakeridge Green community, traffic, congestion, and vehicle volume related to this project.

The appellant sought to discuss the architectural design and height specifications of the proposed four and five-story buildings.

Terry Rupert and her team attended the first zoom meeting, providing suggestions and examples for architectural consideration. Terry said she was unavailable for the next meeting although her team was. Due to developer's urgency and the attorney's request to include the proposal in the early March City Council agenda, meetings were scheduled without the appellant but included the appellant's team, the developer and her attorney.

Meeting 1: The appellant's team submitted architectural and color examples to TT. Any plan changes made by TT were expected by the appellant team a day or two before the next meeting. The plan changes were received 15 minutes prior to our meeting, leaving no time for review or comments.

Meeting 2: Our team requested Grading Plans, Renderings, and Cross Sections. The request was met with frustration although provided. By providing the fore mentioned suggested that TT was open to working with us on changes. Significant time was spent improving and creating possibilities to reduce the apartments monolithic presence. The 3rd meeting was scheduled though the appellant remained unavailable.

The 3rd meeting was shut down before the appellants team was given an opportunity to present their work. Thompson Thrift's attorney refused further discussion. Naomi Duerr made efforts to provide suggestions, though shared, were not accepted.

In my opinion, the developer did not focus on improving the building beyond cosmetic enhancements. This significant 4/5 story apartment building should not have received planning approval.

The appellant's team consists of accomplished professionals who are instrumental in the economic development of Reno. The team includes: a commercial landscaper, a real estate broker, an investor specializing in commercial property, which includes apartment buildings, an educator/administrator and a retired ER nurse.

Correspondence and rebuttal:

A. Below is a bullet list of concerns that the Appellant and the neighbors raised, followed by Thompson Thrift's response. **Followed by one of the appellants teams responses in bold lettering.**

1. Architectural Design Modifications

Numerous modifications have been made to the buildings' exterior design, color, and materials. See attached response to Lakeridge Committee Concerns and "Before and Revised" renderings.

The architect for TT received concepts and suggestions for color and architectural changes from our team. TT built something almost identical in Florida. We were scheduled to see plan changes before meeting 2, but they arrived 15 minutes prior to our meeting. The delay did not allow sufficient time for review. Additionally, the architect has not been to Reno and or the property.

2. Decrease Density

We have considered your request; however, we have reduced density from the current approval of 34 d/u per acre and 314 units to 29 d/u per acre and 273 units, which is less than permitted at 45 d/u per acre and 419 units. Any further reduction makes the project economically unfeasible.

This apartment building has 429 bedrooms, the condominiums had 437 bedrooms. The volume and congestion of vehicles are influenced by the number of bedrooms and residents rather than units.

3. Decrease Building Height

We have considered your request; however, our buildings are less than the allowable height (max.65 ft/5 stories). Given the site's grade constraints, the 55-foot building height at the rear of Building 1 is necessary to accommodate daylight basement units needed to meet target density. (Ref. cross sections provided in "Before and Revised" exhibit

A commercial landscaper with numerous years of experience worked diligently and spent considerable time reviewing the grading plan, cross sections, and retaining walls. It took significant effort to devise solutions to reduce the visual impact of this large apartment building. On Meeting 3 there was no consideration to discuss these possible solutions. The attorney stated there would be no further negotiations. We were subjected to aggressive behavior by TT's attorney, whose conduct was highly inappropriate and unprofessional.

4. Access onto McCarran

On April 28th 2021 the existing egress onto McCarran Blvd. was approved for the condominiums. There are currently 12 entrances and exits onto eastbound McCarran Blvd. between Plumas and Kietzke Ln.

We have considered your request and presented it to RTC. We met with RTC representatives and city staff on March 3rd to suggest an entrance onto McCarran from our site. Existing access separation (Plumas to Lakeridge) does not meet minimum standard requirements. Therefore, NDOT / RTC would not support an additional mid-block access. (Ref. attached NDOT standards and spacing exhibit.)

On April 28th 2021 Loren Chilson, an engineer from Headway pointed out the approved egress/exit onto MCCARRAN from the condominium property. Andy Durling from Wood

Rogers spoke at this meeting stating; "The McCarran egress would help with the impending congestion from the development." The infrastructure in this area does not accommodate the volume of vehicles this PROJECT will bring to Plumas St. Plumas St. is a neighborhood artery with only 2 lanes.

5. Restrict Access onto Lakeside We have considered your request, however the existing driveway onto Lakeside is owned by the multifamily development to the south. Our project is granted an access easement. City staff is not requiring any restrictions for this access nor would our neighbors voluntarily restrict their existing access.

The unrestricted turn from McCarran onto Lakeside poses a significant safety risk, with the potential for accidents. This area experiences heavy traffic from school vehicles, children walking to school, and distracted drivers. Additionally, the nearby Starbucks generates substantial traffic on Lakeside. It raises questions regarding the Planning Commissions' approval of this project.

6. Regrade Site to Lower Building Elevations

Not possible. This site has tremendous grade issues with a fall of 30+ feet from the Plumas entrance to the Lakeside entrance. Wood Rodgers has invested a lot of time, effort, and creative problem solving to arrive at the proposed grading/site plan.

Suggestions from an experienced commercial landscaper were not accepted at meeting 3. The developer and her attorney dismissed suggestions to reduce the impact of this structure, with the attorney treating us disrespectfully and condescendingly, and unprofessionally.

7. Provide Grading Plan, Elevations, Renderings, and Cross Sections Completed. Thompson Thrift and Wood Rodgers prepared and provided the requested information.

Thompson Thrift provided plans and renderings, showing willingness to consider our input. A member of the appellant's team collected the plans and spent considerable time on the project. Despite presenting her findings, neither the developer nor her attorney engaged in any conversation.

8. Design for future McCarran Widening McCarran improvement plans are currently at 15% design and plan to get to 30% this summer. Wood Rodgers will revise our site plan following City Council approval to plan for the future widening.

The widening of McCarran has been planned for a considerable period. Why weren't the apartment plans designed to accommodate this change. We were misled about mature trees concealing the large construction. It is regrettable that we have all been deceived.

B. Thompson Thrift's proposal exceeds the following City of Reno development standards:

1. Increased Setbacks

- a. Code requires min. 10-foot building setback
- b. Provided 80-foot building setback

The setbacks are essential components of the building's infrastructure, rather than being considerations for achieving a harmonious outcome.

2. Increased Parking

- a. Applied our 1:1 parking ratio standard
- b. 437 spaces provided; 305 spaces required by City code.

429 rooms, max 858 persons. (See Plumas Redevelopment Conditional Use Permit for these numbers) Additional parking is necessary for this building. Vehicles may seek out additional parking in the neighborhoods where streets already have a high volume of cars.

3. Increased Trees

- a. 309 trees provided; 219 trees required by City code
- b. Will replace trees that will be removed to accommodate McCarran widening in the future.

TT, Planning Commission, and Wood Rogers claimed the large established trees would help shield the structure from the street. However, these trees will be removed due to McCarran's widening. Will they be replaced with mature trees or replaced at all?

4. Increased Landscaping

- a. Provided one (1) additional acre of landscaping above what is required by code

5. Decreased Density:

The statement provided is incorrect. There will be 429 bedrooms in this project. The condominiums had 438 bedrooms; this represents a minor adjustment.

- a. Decreased from current approval of 45 d/u per acre to 29 d/u per acre (max. 45 d/u per acre permitted)

b. Decreased number of units from 314 to 273 (max. 419 permitted)

Misleading, the units may be fewer, but there are 429 bedrooms, which is only 9 bedrooms fewer than the condominiums.

6. Decrease in Traffic Impacts

a. Reduced average daily vehicle trips from current approval

429 bedrooms = 429 cars. This development aims to attract 30-year-olds, who are likely to have cars. The apartment is not within walking distance to grocery stores, bus stops or shopping centers. What measures will be implemented to manage traffic?

a. Reduced delay times at intersections from current approval: **Could you please provide an explanation? The traffic study has not been clarified by NDOT/RTC despite inquiries.**

Thank you for your time and efforts,

Jori Benjamin
Appellant team member

Date: April 20, 2025

RE: LDC24-00016 Plumas Redevelopment - Item I.1 April 23, 2025

Dear Mayor Sheive and Reno City Council Members,

I am a near neighbor of the proposed project referenced above, and I acknowledge that a project will be built here, someday. I am writing to ask you to please *vote for the Appellant* in the Plumas Development project, and to *REJECT Thompson Thrift's (TT's) proposal* to build 4- and 5-story apartment buildings at the Lakeridge Tennis Club site for the following reasons:

1. **Fire evacuation safety.** It will not be possible to safely evacuate the additional people, animals, and cars from the existing homes in Reno's entire south and western side when (not if!) the next wildfire occurs. Presently, *only two streets can evacuate these adjacent residents to McCarren Boulevard to flee an incoming fire.* Adding hundreds of additional people, animals, and vehicles to the already overburdened intersections of *Lakeside Dr. (rated 'E') and Plumas Street (rated 'F' on a scale of 'A' - 'F')* is courting disaster!

When, not if, the next major fire hits this part of town, people and animals will die, property will be lost, and all eyes will be on the Reno City Council, who approved this debacle of a project that clogged the roads and brought even more cars to an already failed traffic design. Do not forget the lessons we must learn from the recent Paradise, Lahaina, Alta Dena, and Pacific Paradise fires. Reno does not have to be next!

2. **Any project to be built here must have redesigned vehicular traffic entries and exits** to allow ingress and egress for eastbound cars on McCarren Bl. Thompson Thrift says *they cannot do this*, even though an existing entry/exit on McCarren already sets this precedent.
3. Thompson Thrift says *they cannot redesign nor reconfigure the Lakeside Dr. entry/exit* because it doesn't belong to them. If that is true, then they have no business designing a project where *hundreds of people's lives depend on a ladder truck accessing the site from Lakeside Drive on the east, while at the same time, this entry/exit must evacuate hundreds of cars from this site. The present configuration of that vehicular entry is insufficient to do either, much less both at the same time!* If you haven't seen it, I urge you to do so and take a ladder truck there to have it tested! That "S" curve was only designed to access a few parking spaces, not an entire development when it was built!

4. Thompson Thrift's entire defense of their project is based on comparing it to what was previously approved. **This new project has nothing to do with the previously approved project**, yet all the applicant can do is compare itself with it. We all know the previous project configuration will never be built. Therefore, any design up for approval before you must meet Reno City Code criteria ***on its own merit.***

5. **This project does NOT meet the compatibility requirement findings.**

NOTE: Even though the zoning regulations for City of Reno changed in Jan. 2025, I am proceeding with my analysis based on what was applicable at the time of the proposed project's submittal.

At the previous presentation, the Case Planner *failed* to come up with a definition of "compatible", saying "there was no quantifiable criteria for the Commissioners to go by when determining compatibility or sustainability, and that compatibility is "to coexist with the surrounding without conflict." However, ***there is a quantifiable definition given in the Reno City Code***, as copied below in blue typeface, (bold, underlined, and italicized black or red font has been added by me):

Reno Land Development Code: Chapter 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS, Article III. SITE AND BUILDING DESIGN STANDARDS
Latest version.

(a) **Applicability.** The provisions of this section **apply to residential site development or redevelopment where the original subdivision is over 30 years old, and where a majority of property within 600 feet has been developed** **This applies to this project!**

(b) Purpose. It is the general intent to have new structures placed on the site so as to recreate and/or **maintain the typical setback pattern and architecture established in the neighborhood. This applies to but DOES NOT reflect the applicant's project!**

(c) Front Yard Setbacks. The front yard setback of any principal structure for new construction should be equal to that front yard setback of the existing structures on either side of the proposed building site. If the principal structures on each of the abutting sites have two different front yard setbacks, then the new principal structure shall be preferably set back at the same setback as the abutting principal structure that is closest to the street; and the maximum setback for the new principal structure shall not exceed the setback of the largest setback of the abutting existing structure. See

Figure 18.12-10. **This applies to the applicant, but none of us are able to evaluate this due to the future, inevitable, already preliminarily designed, widening of McCarren Bl, which will reduce the construction setback from McCarren Bl. The Applicant has refused to show this on their site plan because it will dramatically impact the view from McCarren for thousands of Reno residents passing by and adversely affect the adjacent property owner's daily quality of life. Thomson Thrift says they will "revise their site plan after the City Council approves the project". But HOW CAN YOU APPROVE A PROJECT WHO'S SITE PLAN DOES NOT SHOW WHAT WILL BE BUILT???**

(d) Compatibility Findings. In reviewing a building permit, ALL OF the following findings must be made:

(1) *The proposed development fits within the established pattern of building height and setback for the area.* **This applies to and DOES NOT reflect the applicant's project! The proposed project is at least twice as tall, monolithic in appearance, bulk, and mass, and multiple times the size of any adjacent existing building in the entire area.**

(2) *At least one of the following:*

a. *The building and roof style conform to the established style in the area; or .* **This applies to and DOES NOT reflect the applicant's project! The proposed project is at least twice as tall, with a flat roof, monolithic in appearance, bulk, and mass, and multiple times the size of any adjacent existing buildings in the area.**

b. *There is no particular established building and roof style in the area.* **Actually, there is—the existing residential roof styles are compatible, making the neighborhood cohesive and compatible. This project's building and roof style do not reflect nor are they compatible with the existing neighborhood.**

c. *The proposed development represents a creative opportunity to improve or contribute to the quality of the neighborhood.* **This DOES NOT reflect the applicant's project! The proposed project does not contribute to the quality of the neighborhood. It decreases the desirability of this established, high-end neighborhood and will lower its real estate values. Thompson Thrift tries to capitalize on the "Class A" rating of this existing neighborhood, which is due *exclusively* to the qualities these residents have built over time, including the stores, parks, open spaces, schools, jobs, low crime rate, and % of ownership to rental units. THE EXISTING NEIGHBORHOOD IS RESPONSIBLE FOR MAKING THIS A "CLASS A" PROPERTY, and this project will do nothing but degrade what the existing homeowners have**

built! WE made that possible and WE want it to stay that way! SO WE HAVE A RIGHT TO DEMAND A COMMENSURATE PROJECT BE BUILT IN THIS LOCATION!!!

(3) The proposed development incorporates design features, architectural details, materials and building massing common to the area. **I REPEAT: This DOES NOT reflect the applicant's project! The proposed project is at least twice as tall, with a flat roof, monolithic in appearance, bulk, and mass, and multiple times the size of any adjacent existing building in the area.**

(e) Allowed Modifications. Variances shall not be required for modification of principal building setbacks if necessary to achieve compliance with this section. **If a variance has been granted to make this project proposal possible, it should be rescinded, as there is no way this project can achieve compliance with this section!**

Bottom Line: **this project is NOT compatible with this neighborhood**, per the CITY OF RENO Land Development Code: Chapter 18.12 GENERAL DEVELOPMENT AND DESIGN STANDARDS, Article III. SITE AND BUILDING DESIGN STANDARDS.

6. We did not get a chance to rebut the applicant's last presentation, where they said (several times) that there was a five-story Wells Fargo bank building right across the street. **There is no such thing!** It is three stories tall with exceptionally wide setbacks for each story, (as opposed to the absolutely vertical massing of the proposed architecture with zero horizontal setbacks! **Wells Fargo Bank building across Plumas Street is categorically NOT a five-story building.** So to say this project is compatible with the neighborhood is at best a stretch of any definition of imagination, and at worst **a bald-faced lie!**

No matter if an ill-gotten variance or modification in the building code would allow a taller, more dense project, it would only mean that such a monstrosity in this neighborhood would be **even more ludicrously incompatible! Just because you can doesn't mean you should!!!**

If you approve such an incompatible project, the uproar and intensity from this community will be fierce. This neighborhood is active, remembers who does what when it counts – and we vote!

According to the Code, this project MUST make ALL the findings of compatibility, and you MUST deny it if it does not! This proposed project is as far from what exists in this neighborhood as possible! Regardless that Thompson Thrift's architects (who have never even been to Reno) changed the façade to be almost *identical* to an apartment building Thompson Thrift built in Sarasota, Florida, called The Concord, please don't feel they have gone above and beyond the call of cooperation to do so to try to be good neighbors. Why would they try to build a sea-level south Florida building

in the Sierra Nevada foothills? Talk about an incompatible project!

Require the project built on this site to stand on its own merit and reflect the community it is to be built in—and this one does NOT—in so many ways! We need a project at this site that reflects and honors this existing “Class A” rated neighborhood, not a cookie-cutter generic building you can find anywhere, which will only detract from this neighborhood!

Please vote ***for the Appellant*** in the Plumas Development project, and ***REJECT Thompson Thrift’s proposal to build 4- and 5-story apartment buildings*** at the Plumas Redevelopment site.

Thank you for voting to reject this project, even if it isn’t what the Reno budget balancers, Thompson Thrift’s lobbyists, influence peddlers, or special interest representatives want you to do. I know Thompson Thrift has offered to “*make a financial contribution toward a neighborhood improvement*”, but ***I sincerely hope your vote can’t be bought!*** Make the project that gets built here worthy of the site, and of the neighbor’s (***YOUR CONSTITUENTS***) approval!

Whatever gets built, will be here long after we’re gone, so make it the best it can be, even if that means waiting for a different project that is actually compatible with the neighborhood. (This is not it!) Thank you!

Sincerely,

Marianne Merriam
8600 Lakeside Dr.
Reno, NV 89511