

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 5-8-25 CASE NO. LDC WC25-00650

Please Print:

NAME: CHRIS SANSEVERINO

ADDRESS: 316 E TAYLOR ST

I REPRESENT: Myself

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: Property is across the
street. Parking is already
a problem without more
CARS on the block

SIGNATURE: 

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-05-08
Agenda Item or Case Number	LDC25-00050
Position	In Opposition
Comments	<p>My fiance and I have lived at 321 East Taylor for six years now and the parking has been an issue since we have moved in. We live directly West of the proposed apartment complex. In addition, we live in one of the houses on the block that does not have a driveway. There are multiple houses on our block that do not have driveways and have to rely on street parking. Now think of a house (our house) wedged between two apartment buildings. Each apartment building has 7 units which equals 14 units and if you multiply that by two (since a household can have multiple room mates which means more cars). That would be 2 cars per unit, which would equal 28 total parking spots needed (a conservative estimate). Each apartment building allocates for 7 parking spaces, which means 14 more cars could potentially be parked on our street. Now lets add in that our lovely neighbors over at 337 East Taylor St. is also an apartment building with 4 to 5 units. They have allocated parking in the front and back, but they love to collect cars. They have over 12+ cars that are in varying states of operating conditions</p>

and now an ATV that spill onto the street and they even sometimes park in front of our house. We and the other neighbors report them since they clog up the street and they just keep shifting them around, so its a endless process, with no resolution. In addition, since we are in close proximity of Wells, we get transients roaming through the neighborhood which is inevitable. But when your car is not parked by your house where it can be watched by your camera, shifty things can happen such as your catalytic converter being sawed off at 2 am, your side mirror being blasted off your car by a drunk driver, a drunk driver driving down the wrong side of the road and smashing into the back of your car (caught that on camera), and just plain burglary. So we ask that sufficient parking be allocated for this apartment complex and we also ask PLEASE do not park your construction vehicles in front of our house during construction; we have someone disabled in our house and they cant walk far and need access to vehicles in front of our house. In addition, we have enjoyed all of the sunlight from having an empty lot from that side of the house and we know something will inevitably be built there. But thank you to whoever is building this structure because we need a barrier from those neighbors over at 337. So for all the future tenants of those apartments, I hope you enjoy your new neighbors over there and just know they have a pack of chihuahuas that bark all day and all night. :)

Email Address

Earth_Warrior@live.com

Name of Commentor

Ashley Landes

Address	321 E. Taylor St.
Phone Number	775-440-3277

Submitted: 5/8/2025 5:39:56 PM

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



LDC25-00050 327 East Taylor Street

From elizabeth spurgeon <delafielddesigndevelop@gmail.com>

Date Wed 5/7/2025 6:03 PM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>; elizabeth delafield spurgeon <edelafieldspurgeon@gmail.com>

Dear Planners,

I own property at 303 East Taylor street, (just 2 houses down), and also at 824 Wheeler (just around the corner). My properties have off street parking, plus garages. There are always cars/trucks etc. parked in front of my properties from the existing apartments that do not provide adequate off street parking, and after work it is already difficult to park on the street.

I understand that Reno needs housing and applaud this mission. However, it should not come at the discomfort and inconvenience of the existing neighborhood residents. This is a very big ask, as you say, a "major deviation".

Granting this request for inadequate parking, benefits ONLY the developer, and harms everyone else. Everyone should follow the same rules, which were designed to provide comfort and safety for all.

If I were in town I would attend this meeting, as I feel VERY strongly that it should be denied. It would have a very negative impact on the quality of the surrounding neighborhood and our ability to find parking spots.

Thank you very much for your consideration.

All best,
elizabeth

Delafield Design - Develop
Monday - Friday 9am -3pm



Regarding request for deviation to reduce parking space LDC25-00050 (327 East Taylor Apartments)

From Jinger La Barge <jingerl@sbcglobal.net>

Date Wed 5/7/2025 6:57 PM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>

To the Planning Commission:

As I live less than a block away I am very familiar with this property and with the current parking situation in this area but also generally in the neighborhood. Overflow from CHA especially during specific events related to the food pantry and various testing dates is on factor as is overflow from the nearby church. These are good neighbors doing good for our community and the city. Another factor are newer nearby bars whose customers frequently park in the neighborhood on residential streets particularly during special events (i.e. outdoor concerts etc) that have become more numerous since their inception. For several years now good neighbors here have worked together to stop the transient RVers and CAR Vrs from parking on our neighborhood but this is pretty much a full-time job in the summer. An extremely long and overwide RV Bus (about 3 car spaces) was parked across the street from the address under discussion (327 East Taylor) for 4 days until yesterday then moved across the street from a previously mentioned bar/restaurant/event space thus moving those customers back toward us.

Most recently the building of apt blocks has been the latest and most detrimental factor as none have sufficient parking spaces on their lots, many are the 2 BR, 2 Bath some even 3 BR, 3 Bath configurations designed for multi-adult living rather than family abodes where perhaps a single mother might have 1 vehicle while these folks have 2 or more vehicles per apt and sometimes more. Only someone who not from this area could actually believe these folks are walking or busing to work, the grocery etc., those few who do cannot afford these apts. We recently had our street re-designed without any opportunity for input to accomodate yet another developer. 3 units of 2 BR, 2 Bath, and 3 units of 1BR, 1 Bath, all of which have only adult tenants all cars. Their understanding that the adjacent streets are their other parking spaces. Many places in the neighborhood are now Air B and B dwellings where many people come from out of town also bringing their own or rental vehicles apparently also sharing bedrooms given the number of vehicles. These last two groups are most problematic as they are or represent full time tenancy not just the weekend party goer or traveler who eventually moves on. Wherever we go in the neighborhood another apt block has been pushed into a very small space and insufficient parking is just one of the problems this brings. The car exhaust and heat caused by this development approach is extremely detrimental not only to those who live here but these numerous heat islands are dangerous for the city and even valley. Of note are two on the North side of Vassar St before Wells Ave where there is only a narrow sidewalk separating the two. Wherever we go in the neighborhood another apt block has been pushed into a very small space and insufficient parking is just one of the problems this type of development brings. What continues to be the most surprising is how this development has been touted as meeting the need housing for Reno families but these are the antithesis of family living, unaffordable, no outdoor space for children and families, no greenery and shade, just concrete, asphalt, and heat. Surprisingly our new neighbors seem to all have pet families some quite active and larger dogs but again no outdoor space for pets except their neighbor's yards or the hot tarmac at CHA where our apt dwelling families take their children to play when it is not too hot.

I strongly oppose the above-mentioned request for deviation to reduce parking space at 327 East Taylor - LCD25-00050. Many of my nearby neighbors both property owners and apt dwellers have voiced the same opinion.

Thanking you in advance for your action to decline this request,

Jinger La Barge
1033/1031 Wheeler Avenue
Reno NV 89502



No reduction of parking at LDC25-00050

From THOMAS J HERGERT <t_hergert@sbcglobal.net>

Date Wed 5/7/2025 7:06 PM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>

Dear Members of the Reno Planning Commission

I oppose a request *"to reduce required parking from nine to seven spaces, for a new apartment complex proposed at 327 east Taylor street."*

Currently there is not enough parking in my neighborhood. Please do not allow a reduction of required parking for the proposed new seven-unit apartment complex at 327 East Taylor Street.

I live in the neighborhood, there are already too few parking spaces in Mid-town Reno. Please oppose this reduction in parking.

Thank you, for reading and considering my email.
Sincerely,

Thomas J. Hergert
1033 Wheeler Ave
Reno, NV 89502-2408
t_hergert@sbcglobal.net



FW: LDC25-00050 327 East Taylor Apartments

From Carter Williams <WilliamsCa@reno.gov>

Date Mon 5/5/2025 11:10 AM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>

Good morning, commissioners.

Please see the below public comment received for Item 5.9 on Thursday's Planning Commission Agenda. Staff has responded to the specific inquiry within the comment.



Carter Williams, AICP Associate Planner ([He/Him/His](#))
Development Services
775-741-3168 or williamsca@reno.gov

From: Tracy Dean <tracydean3@yahoo.com>

Sent: Sunday, May 4, 2025 3:49 PM

To: Carter Williams <WilliamsCa@reno.gov>

Cc: Griff Durham <renogriff@aol.com>; Susan Mantle <sumantle@me.com>

Subject: LDC25-00050 327 East Taylor Apartments

Hello, Mr Williams:

We are inquiring about the project, and one of our questions is specifically about the number of units this project is zoned for. This is brief email listing only two topics related to this project, and we do have further concerns.

We would appreciate clarification regarding a comment made at a meeting that the project is "allowing more units than it's zoned for if the units are a smaller size."

We also do not believe the parking requirements should be reduced from 9 to 7 - from what is specified in the Wells Avenue Neighborhood Plan.

Sincerely,
Tracy Dean
Representing West of Wells neighbors



327 Taylor

From Tracy Dean <tracydean3@yahoo.com>

Date Thu 5/8/2025 4:26 PM

To Reno Planning Commission <RenoPlanningCommission@reno.gov>; Carter Williams <WilliamsCa@reno.gov>; Hillary Schieve <SchieveH@reno.gov>

2 attachments (571 KB)

WANP ! .jpg; Wells-Ave-Sign-FEATURE.jpg;

Note from some West of Wells neighbors

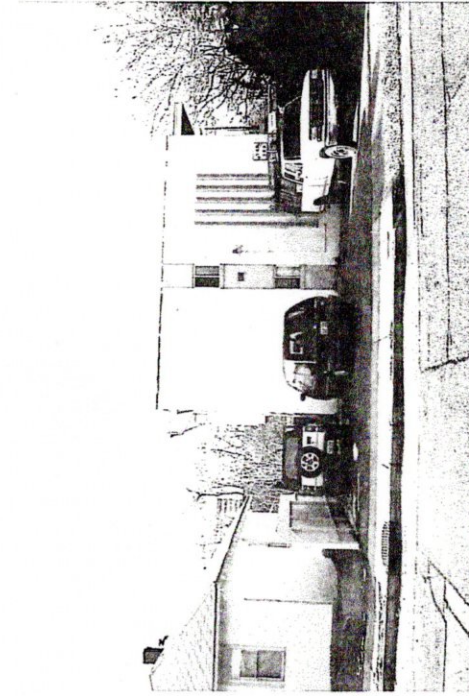
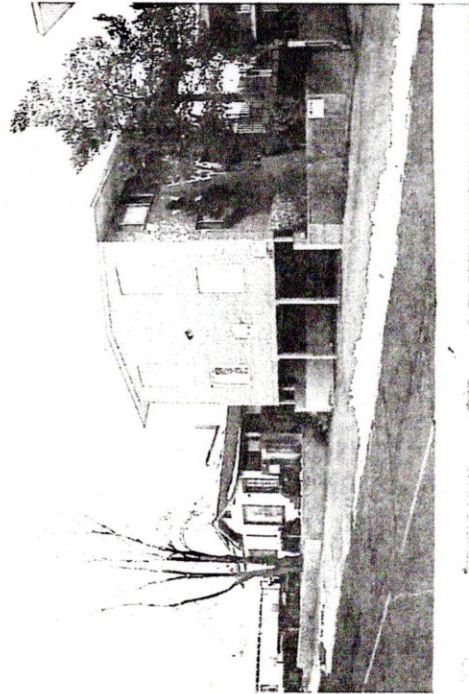
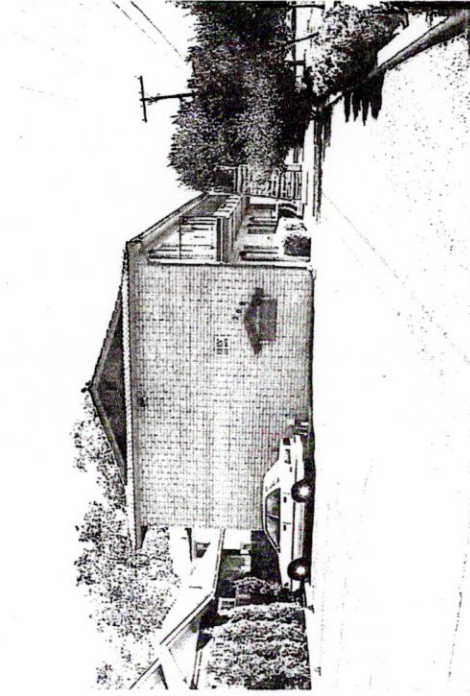
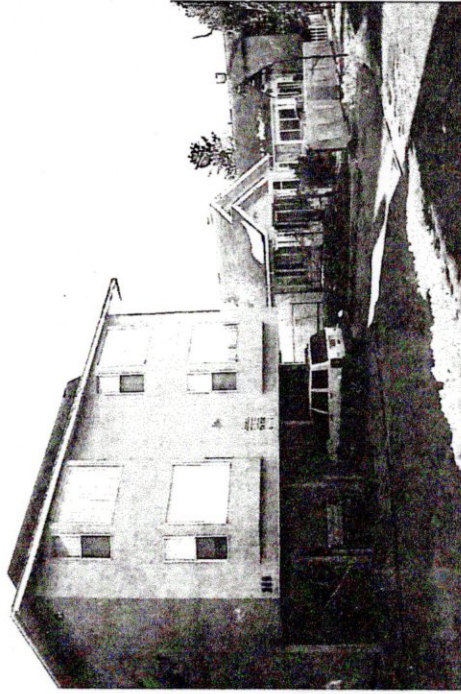
Subject: 327 Taylor

In 2007 then councilwoman Sferrazza got interested residents and the city planning department together to develop a plan for the Wells Avenue neighborhood to insure that infill development would be compatible with the existing architecture. The resulting wells Avenue Neighborhood Plan included design specifications to insure that residential infill would be compatible with the existing homes in the area..In the years since, the only part of the Wells Avenue Plan Reno's planning department has observed has been the massive reduction in required parking. Now we see that Planning is ignoring the letter and intent of the WANP both in terms of design requirements and density.

The project at 327 Taylor Street with its two story cubes does not conform with the WANP design specifications and the "bonus" increase in density from four units to seven returns our neighborhood from MF30 zoning to MF43 which was the cause of the problem in the first place. Please view the attachments to this email.

We are not sure how much the City embraces citizen involvement.

Example of incompatible infill in Wells Avenue Neighborhood. The style and scale of these apartments detracts from the historic character and identity of the overall neighborhood. The architectural and site design guidelines in the Wells Avenue Neighborhood Plan were drafted to avoid this type of infill in the future.



Stoney 300

 Wells Ave 800


WELLS AVENUE NEIGHBORHOOD
— CONSERVATION DISTRICT —