

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 4/2/25

CASE NO. LDC 25-00042

Please Print:

NAME: Catherine Schmidt

ADDRESS: 1443 Foster Dr Reno NV 89509

I REPRESENT: my family

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: opposed to a drive through in NC Zone.

SIGNATURE: Catherine Schmidt

Catherine Schmidt
1443 Foster Dr
Reno NV 89509
775 240-3785 cathsch120@gmail.com

Good evening. I'm here as a long-time Reno resident and Reno High School neighbor. I walk between Foster Drive, the river, Raley's and the Village shopping center regularly and my 3 sons graduated from Reno HS. As I walk, I pick up litter constantly on these streets and love the neighborhood close to the river. I am here tonight to log my opposition to the drive through Starbucks proposed for the corner of Booth St. and Foster Drive because it does not meet Reno code, is not in keeping with the Master Plan, and will negatively impact our neighborhood.

The Reimagine Reno Master Plan, which included so much public input, clearly reflects the mission of prioritizing safe, walkable neighborhoods. From the MP: **Purpose** The NC (Neighborhood Commercial) district is intended to promote a mix of **pedestrian-oriented** commercial, retail, services, and housing options. Guiding Principle 4.4 is to encourage the creation of walkable neighborhood centers that provide a variety of services & amenities. Throughout the MP there is a focus on increasing multimodal transportation and safe pedestrian and bicycle access. Drive throughs are car centric, not designed to encourage community, and a danger to those on foot or bikes.

Additionally, the Annexation & Land Development Code, Chapter 18.03 Article 4, Accessory Uses & Structures, part (f) MD-ID, MD-NW, MU Districts Drive Through Food Service - Shall only be permitted east of I-580 or within ¼ mile of a freeway off-ramp. This location is more than a mile from the freeway and is in a well-established older SW neighborhood.

Although I prefer local businesses, my objection is not with the corporate Starbucks. My objection is to the poorly placed drive through plans for several reasons.

1. This Starbucks is just a little over a mile away from two other DRIVE THROUGH Starbucks more appropriately located within ¼ mile of the freeway at Keystone. Additionally, there is already a drive through coffee shop in the Village Shopping Center. We do not need another!
2. The supposed 11 stacking spots clearly do not meet requirements as they block the parking spaces in the lot.
3. There are students walking all over this area in the morning, during the lunch hours, and after school. Adding a drive through to the congestion is poorly thought out and dangerous.
4. I am concerned about the negative impacts of more idling cars, litter, and car traffic in an already congested intersection during school hours.

What I hope the Planning Commission will consider is approval of a walk-in Starbucks like the one at Plumb & Arlington. I request a denial of the proposed drive through that is not in keeping with the Master Plan or Reno code. This would prioritize safety of the residents, commuters, parents, bicyclists, and students and closely align with Reno code. It would help us develop the safe, walkable neighborhoods envisioned in the Master Plan.

(f) Drive-Through Facility (Food Service)

(1) All Districts

- a. Drive-through facilities shall always be considered a separate accessory use.
- b. Drive-through lanes shall not be located within 100 feet of residentially zoned property unless separated by a principal building or a six-foot-tall solid screen fence, wall, or landscaped berm, in addition to at least ten feet of landscaping, or where all owners of residentially zoned property within 100 feet of the drive-through lane provide written consent.
- c. Shall not have access to local residential streets unless needed for traffic safety.
- d. Stacking lanes shall be provided according to Article 7, Off-Street Parking and Loading, shall be visually screened as required in Section 18.04.804(e), and shall be situated so as to not block any other drive aisle or parking space.
- e. Outdoor speakers or ordering systems that emit sound shall not be located within 100 linear feet of residentially zoned property unless other designs are infeasible and a building or alternative enhanced buffering is located between the adjacent residential property and the outdoor speakers.
- f. Drive-up windows shall be designed so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use.
- g. Drive-through facilities shall be screened from adjacent streets with front yard landscaping.
- h. The drive-through portion of the use may be subject to conditions imposed by the Administrator to ensure compatibility with surrounding uses, efficient vehicular travel, and architectural compatibility with the principal structure.

(2) MD-4D, MD-NW, MU Districts Shall only be permitted east of I-580 or within ¼ mile of a freeway off-ramp.

Development Review NAB Comment

The public comment form has a new entry from a member of the Ward Two (Naomi Duerr) Neighborhood Advisory Board.

Case Number	LDC25-00042 Starbucks Booth Street
Compatibility	marginally compatible - adjacent to a school and w/in 300' of residential
Enhancement to the area	<p>It doesn't enhance the character or esthetics of the area, but it could contribute to the neighborhood commercial uses in the area. Reno's Master Plan discourages auto-oriented uses in existing neighborhood centers so a drive-through isn't optimal for compliance w/master plan. Consider asking for a sit-down coffee shop instead of a drive through, as was mandated for the Starbucks in Plumbgate center at the intersection of Plumas and Arlington (and it's always busy).</p>
Traffic impacts and pedestrian safety	<p>NAB members were concerned about the site entry location, excess stacking and blocking parking spaces because of drive-through traffic. Add a condition to build two drive-through service windows as part of the operating plan to be implemented if stacking becomes a problem (Condition #8 of Staff report). If the 2nd service window is available at the outset, activating it during peak drive-through times would mitigate impacts of traffic stacking etc. Driveway on Booth St can't meet standards for distance from an intersection. A design exception will be required for approval of the driveway. Are there already plans to approve the design exception? Foot traffic from the school needs to be mitigated. Add a condition</p>

	requiring installation of a mid-block pedestrian crossing north of the driveway and the north parking lot for Reno HS.
Environmental impacts	none noted
Other Comments	
Name of NAB Member	Donna Keats
Email Address	dkeats@sbcglobal.net
Phone Number	

Submitted: 3/31/2025 3:44:14 AM

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-02
Agenda Item or Case Number	Ldc25-00024
Position	In Opposition
Comments	<p>There is already a drive thru coffee shop and a brick and mortar tea shop! In the shopping center!!Not to mention there is already a Starbucks at the other end of keystone!!!! It is horrible location to put a corporate business!!! The increase in traffic is a bad idea since school kids already do pay attention and law enforcement doesn't enforce the school speed zone during school hours, or the 25 speed limit when school not in session!!!! Do not approve this project</p>
Email Address	mike_allen_68@hotmail.com
Name of Commentor	Mike Allen
Address	115 booth street
Phone Number	

Submitted: 3/31/2025 8:19:44 PM

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

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-02
Agenda Item or Case Number	LDC25-00042
Position	In Opposition
Comments	<p>I live in the Westfield neighborhood adjacent to the proposed site. There are traffic concerns already with Reno High School twice a day on school days along Booth St. and Foster Dr. A drive-through coffee shop would create additional chaos for drivers and difficulties for locals and students on foot. Also, there is already a local drive-through coffee location (The Roost) in the parking lot kitty-corner to the property. Thank you!</p>
Email Address	robin.m.novak@gmail.com
Name of Commentor	Robin Novak
Address	886 Primrose St. Reno, NV 89509
Phone Number	775-338-9195

Submitted: 4/2/2025 5:01:10 PM

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

Planning Commission Public Comment

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

Planning Commission Meeting Date	2025-04-02
Agenda Item or Case Number	Item 4.2 - Case No. LDC25-00042
Position	In Opposition
Comments	<p>I am writing in my name and on behalf of a few other neighbors in Westfield very concerned about the construction of a Starbucks on an empty lot on the corner of Booth and Keystone. We are opposed to this project because it would attract an excessive amount of traffic on Booth and Foster, which are already congested with the nearby high school and the busy intersection and access point to Keystone. It would also add to the already increasing pollution and heat in the area, for dire lack of trees and vegetation. We ask that this lot finally be developed rather as a park and green community gathering area.</p>
Email Address	zoebrayart@gmail.com
Name of Commentor	Zoe Bray
Address	652 Arbutus street

Phone Number	7754095344
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Submitted: 4/2/2025 8:22:11 PM

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