

**EXHIBIT D**

Carter Williams &lt;williamsca@reno.gov&gt;

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**Fwd: Ward 2 NAB - Reno Town Mall Mini-Warehouse CUP - Case Number LDC23-00034**

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Jim Umbach <umbachj@reno.gov>  
To: Carter Williams <williamsca@reno.gov>

Fri, Jan 6, 2023 at 7:33 AM

----- Forwarded message -----

From: **Donna Keats** <dkeats@sbcglobal.net>  
Date: Thu, Jan 5, 2023 at 10:21 PM  
Subject: Ward 2 NAB - Reno Town Mall Mini-Warehouse CUP - Case Number LDC23-00034  
To: Tyler Shaw Ward 2 Liaison <shawt@reno.gov>, Ashley Turney <turneya@reno.gov>  
Cc: Naomi Duerr <duerrn@reno.gov>, Ward2PC <ward2pc@reno.gov>, Planning Commission <renoplanningcommission@reno.gov>, Public Comment <publiccomment@reno.gov>

Good evening.

I'm a member of the Ward 2 Neighborhood Advisory Board.

I'm writing to request that Case Number LDC23-00034, Roter Investments of Nevada Self Storage, be placed on the January 24th Ward 2 NAB agenda.

It is my understanding that this case will be heard by the Planning Commission on February 1st.

Ward 2 residents and board members deserve an opportunity to hear about this project and provide comments for Planning Commission review prior to the public hearing. If it can't be presented to the Ward 2 NAB before February 1st, I request that the Planning Commission hearing be delayed until after it has been to the NAB.

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Several housing developments have recently been approved in the vicinity of Peckham Lane and Lakeside Drive. Public hearings for these projects included discussions about the appropriateness of rezoning to increase density.

Proximity to the Reno Town Mall and pedestrian access to nearby goods and services were both stated and implied justifications for the zone changes.

A mini-warehouse use eliminates goods and services at the Reno Town Mall. It diminishes pedestrian-oriented activities in the area. It does not support residents of the new housing developments or the surrounding neighborhoods.

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A 523-unit mini-warehouse at the old Raley's store location will create 16 acres of essentially dead space in the middle of what has been and could still be a "vibrant neighborhood center", in accordance with goals and policies of the Reno Master Plan.

The dead exterior space will continue to exist as a largely empty parking lot that is visually contiguous with the Atlantis parking lot on the north side of Peckham Lane.

Acres of dead space and a continuum of surface parking lots do not contribute to a connected and engaged urban community, and they are not conducive to pedestrian activity. They neither protect nor enhance the character of the city. They are detrimental to an area that should continue to function as a vibrant neighborhood center.

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The proposed use is incompatible with other operations inside the Reno Town Mall. These include the Washoe County Library, a storefront for local artists and artisans to sell their work, the Burlington Coat Factory, a shoe store, plant sales,

and other small businesses.

A mini-warehouse is also incompatible with the thriving restaurant establishments in the adjacent building perpendicular to the west side of the mall.

This area would be better served by uses that involve human engagement and provide access to products and services that support local neighborhoods and businesses.

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The fact that a particular use *can* be allowed does not mean that the use *should* be allowed.

A mini-warehouse at this location is contrary to Master Plan policies about neighborhood centers, housing, open spaces, pedestrian access, public amenities, and a myriad of other lofty goals.

Area residents and NAB representatives should be given an opportunity to hear the proposal and provide input about the proposed use before it goes to public hearing.

This project needs to be on a Ward 2 agenda before it is heard by the Planning Commission.

I would appreciate your consideration of my request to put this before the NAB.

I would also appreciate the Planning Commission's consideration of my comments before the public hearing.

Thank you.  
Donna Keats  
Ward 2 NAB member  
(775) 825-4495

P.S. I've shopped and dined at Old Town Mall for 25 years. I've attended TMCC classes there. I use the library regularly.

From my point of view, approval of this proposal will contribute to the city-wide decimation of urban neighborhood centers - which seems to be the fashion in recent years, despite the goals and policies of the Master Plan.

Who is watching out for the city and its residents these days? Anyone? (rhetorical question - although I'd love to hear from anyone who cares to answer)

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## Jim Umbach

[\(He/Him/His\)](#)

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**Which Category Describes You** Citizen

**Case Number** the old Peckham Lane Raley's

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

**Citizen General Public Comment Form**

**Full Name** Betty Foster

**Contact Email** eskier@att.net

**Contact Phone Number** 775-825-3735

**Position** In Opposition

**Leave comments on this case here.**

A storage facility in Old Town Mall (Reno Town Mall), really? It'll be the destruction of the entire mall and all the businesses there. Who is dreaming up this solution to an empty building, the owner? That's NOT how the City should be organized. That building should be marketed for local retail like Winco or Grocery Outlet for the neighborhoods nearby. When a storage facility is the only business left in the entire mall it'll create an even bigger problem for the nearby neighborhoods and the City. I have lived in a neighborhood a little west of there since 1978 so my concerns should be perhaps a little more weighty than some. We certainly don't want or need another empty, rundown business graveyard and graffiti haven in Reno right alongside our busiest surface road, S. Virginia Street. If my husband was not on Hospice, I'd be at every meeting voicing my opposition to such shortsighted re-development. Thank you for the opportunity to state my concerns here.

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