

# RENO CITY PLANNING COMMISSION

## REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 1/15/25

CASE NO. LDC 0025-00024

Please Print:

~~H~~ Hudi

NAME: H Schunke

ADDRESS: 5820 Kearney Dr

I REPRESENT: Self

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: powerpoint showing issues

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\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE:

H Schunke

**LDC25-00024 – (900 Western Road ZMA)**

GOOD NEIGHBOR ZMA CONCERNS FOR REZONING TO SF8 4 TO 6 RENTALS  
BY H H SCHUNKE, MA, CPA

# Per Ward 4 meeting: 4 residences to Right and 2 residences to left of line

Voiced concerns to Left:  
Loss of mature trees  
Potential to rehabilitate existing structure  
Broken Water Main  
25 year old roof  
Structure appearance  
Without rezoning and subdivision, the owner has little incentive to develop the house or property per comments at the Ward 4 meeting.

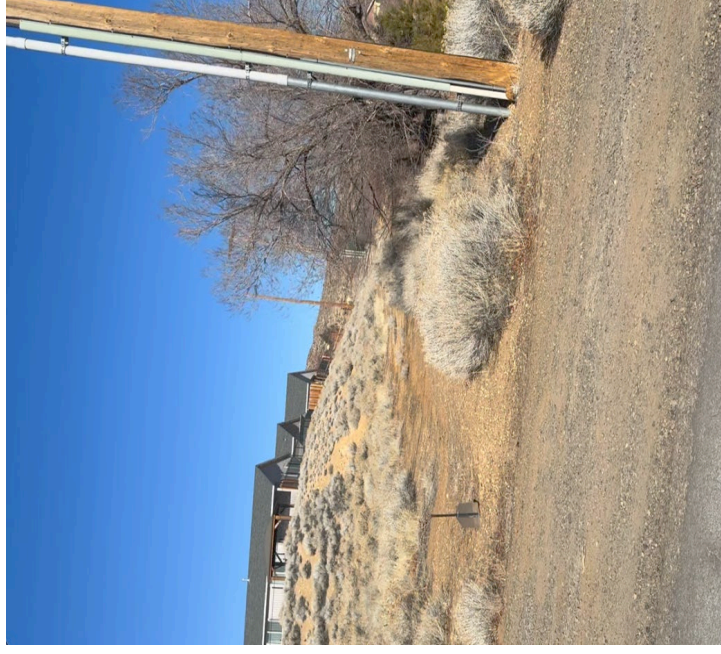


Voiced concerns to Right Side:  
Easement on far right  
Water drainage issues  
Spaghetti lot width for 4 homes placed between yellow lines  
Individual Western Street drives SF3 grandfathered lots 125X290 outnumber the smaller SF8 Kearney Drive Properties.  
Ward 4 comment: Are you sure this quiet neighborhood wants this kind of noise?



# Property Easement and Drainage

The telephone poles are  
Part of the utility easement  
Their line indicates the  
drainage ditch emptying  
onto this half parcel.



The spaghetti lots are expected  
to have individual driveways  
coming out onto Western.

# ZMA was for SF8 from grandfathered SF3

To match the property  
To the North an  
approximate lot size of  
60'by'117' feet would  
Be required.

Comparables:			Comparison SF8 to Grandfathered SF3:			
						Square Feet
1	502-461-01	5810 KEARNI MILLER, JON.	8/31/17	WRMS	A	117
2	502-461-02	5820 KEARNI SCHUNKE, HI	8/29/17	WRMS	A "BGBC"	60
3	502-461-03	5830 KEARNI AM-IS, PHILI	11/13/17	WRMS	A	
4	502-461-04	5840 KEARNI FORBES WAL	4/19/18	WRMS	A	
5	502-461-05	5850 KEARNI RODRIGUES,	8/22/17	WRMS	A	
6	502-461-06	5860 KEARNI SMITH, ASHL	9/16/16	WRMS	A	
7	502-461-07	5870 KEARNI MARANON, T	12/27/17	WRMS	A	
8	502-461-08	5880 KEARNI RIVAS, MYRA	1/14/22	WRMS	A	
9	502-461-09	5890 KEARNI WATTS, ALLE	8/10/17	WRMS	A	
10	502-461-10	5894 KEARNI LI, XIANG	4/19/21	WRMS	A	
11	502-461-11	5898 KEARNI PARKER, MAI	10/17/24	WRMS	A	
12	502-462-01	5895 KEARNI THIBAUT, A	6/7/18	WRMS	A	
13	502-462-02	5885 KEARNI SAVELLANO-	5/6/24	WRMS	A	
14	502-462-03	5875 KEARNI ALVAREZ, LU	2/9/22	WRMS	A	
15	502-462-04	5865 KEARNI ANDERSON, I	9/13/23	WRMS	A	
16	502-462-05	5855 KEARNI LOPEZ, RAFA	9/10/20	WRMS	A	
17	502-462-06	5845 KEARNI HAMILTON, I	3/30/21	WRMS	A	
18	502-462-07	5835 KEARNI NAMASIVAY	4/30/18	WRMS	A	
19	502-462-08	5825 KEARNI COCKLIN, DE	1/20/17	WRMS	A	
20	502-462-09	5815 KEARNI ARROYO, GU	11/19/20	WRMS	A	
21	502-462-10	0 KEARNEY D PANTHER VA	2/24/05	WRMS	A	

# Other Panther Drive SF3 Grandfathered

1	082-316-32	900 PANTHER QUALEY, MEI	12/30/16	WRMS	A				
8	082-316-26	5910 PANTHER HODGINS FA	5/6/04	WRMS	A				
9	082-316-07	5870 PANTHER DOMINGUEZ	6/14/24	WRMS	A	125	290	36250	
10	082-316-05	5850 PANTHER KEEFE, CODY	8/20/18	WRMS	A	125	290	36250	
11	082-315-09	5835 PANTHER RODARTE, VI	2/17/23	WRMS	A				
12	082-315-01	5815 PANTHER TROYE TRUS	12/8/21	WRMS	A				
201	082-316-09	1240 PANTHER WEIGLE, FELI	1/12/21	WRMS	A				
202	082-316-08	1220 PANTHER WAGNER LIV	3/27/24	WRMS	A				
203	082-315-05	1213 PANTHER MCKINNON,	3/13/17	WRMS	A	125	290	36250	
204	082-316-04	1060 PANTHER WEISS, PAME	7/20/06	WRMS	A	125	290	36250	
205	082-315-06	1055 PANTHER MEDVIN FAN	4/9/14	WRMS	A	125	290	36250	
207	082-315-07	1003 PANTHER TYRRELL, JAN	8/1/23	WRMS	A				
208	082-315-08	1001 PANTHER HARRIS FAMI	11/29/21	WRMS	A	125	290	36250	
219	082-316-33	0 PANTHER C DIAZ, ARMAN	3/13/24	WRMS	A				
220	082-316-30	0 PANTHER C DIAZ, ARMAN	3/13/24	WRMS	I				
221	082-316-29	0 PANTHER C DIAZ, ARMAN	3/13/24	WRMS	I				
222	082-316-12	0 PANTHER C HODGINS FA	8/29/03	WRMS	A				
223	082-316-10	0 PANTHER C GUZMAN, RA	11/3/15	WRMS	A				
224	082-316-06	0 PANTHER C VALDIVIA LIV	2/26/19	WRMS	A				
225	082-315-04	0 PANTHER C HAGGERTY, J	10/5/20	WRMS	Parcel Map				



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[illegible]

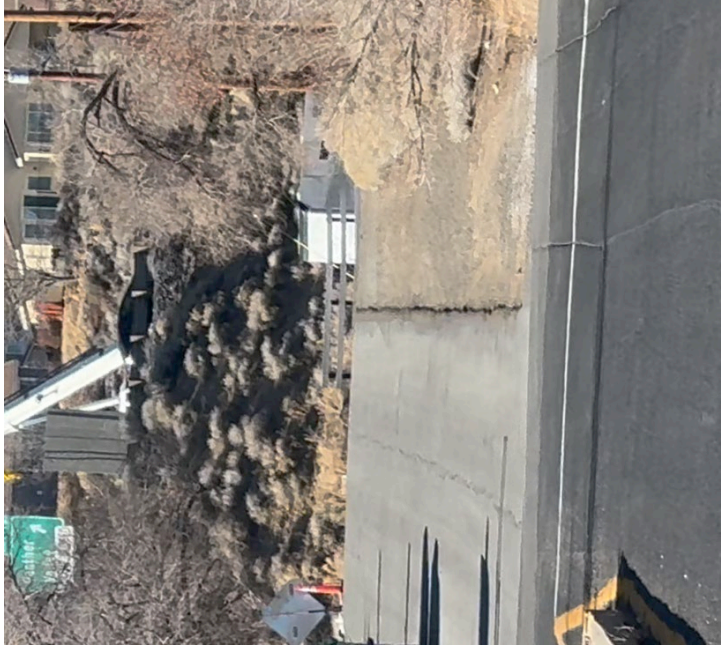
# ‘Snatch n Grab’ “IN-FILL” Project

- ▶ About This Home per agent listing As of August 2024
- ▶ This is a fixer, roof is about 25 years old, large lot may be subdivided, check with city, city sewer and city water are accessible at street. Oil heating system that has not been used in over 5 years. Broken water pipe near pump house that will need fixed before turning water back on. There is also a well that may need to be capped. Electrical panel was replaced about 20 years ago with updated square D breakers. Septic tank and leach field are in field to the east. Far east side of property has water
- ▶ Noted: **ZMA to SF8 is required for subdividing and was expressed as the real basis of this request.** Clearing house and trees must be completed to place even 5 residential rentals on lots 125 feet deep and less than 58 feet wide is reported as acceptable to the master plan. **Is this wise?**



# Infrastructure Goes Unmentioned Again

The two telephone poles on the right indicate the property lines. Would the developer be required to pave the entire north side of Western or only the gravel between the far telephone poles?



How would this change to SF8 benefit the subdivision as a whole?  
How much greater a property tax base would this zoning afford Reno?  
Is this a precedent being set for future in-fill projects requiring SF3 property rezoning to SF8?  
How much noise will 4-6 rentals bring to the neighborhood?

# Planning Commission Public Comment

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

<b>Planning Commission Meeting Date</b>	2025-01-15
<b>Agenda Item or Case Number</b>	LDC25-000024
<b>Position</b>	In Opposition
<b>Comments</b>	<p>The infrastructure of the area does not welcome an addition six homes on that corner. Western Road is already a very busy road with the current residents, and as a half-sized road there is seldom room for two-way traffic. An additional six homes' worth of residents parking on that road would make it impassible for traffic, increasing the likelihood of traffic accidents. Omaha to Western is the current school bus route, and restricting flow on Western by adding six homes worth of additional vehicles would block that path, forcing a change in school bus routes and possibly disenfranchising students in the existing homes by making them walk through an industrial district to another bus stop. Additionally, parking the surrounding neighborhood is already limited, and an additional six homes where there is currently only one would make that exponentially worse. There just is not room for another six homes worth of cars and people at that location. Western Road would need to be widened by an additional travel lane and full-size parking lane, and the corner of Western Road and Omaha widened</p>

	and smoothed for this proposal to be a realistic and safe option.
<b>Email Address</b>	allietbow@gmail.com
<b>Name of Commentor</b>	Allie Thibault
<b>Address</b>	5895 Kearney Drive, Reno, NV 89506
<b>Phone Number</b>	

Submitted: 1/15/2025 4:57:42 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.

<b>Planning Commission Meeting Date</b>	2025-01-15
<b>Agenda Item or Case Number</b>	LDC25-00024 LDC25-00026
<b>Position</b>	In Opposition
<b>Comments</b>	Doing this continues to heat up the all ready fastest heating city in the country. Ours is a grave risk of climate disasters like the very fire we are witnessing in Los Angeles this week. Reno needs leadership that is smart not more data centers and empty lots. There's no revitalizing a wasteland.
<b>Email Address</b>	Itsbaran@gmail.com
<b>Name of Commentor</b>	Lilith Baran
<b>Address</b>	638 Elko Ave
<b>Phone Number</b>	7075960510

Submitted: 1/16/2025 2:03:37 AM

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