

From: [Jeff Foster](#)
To: [Carter Williams](#)
Subject: RE: NAB Report for StoneGate
Date: Wednesday, May 22, 2024 3:17:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

This is great, thank you. For #2 in the second grouping (“and the current number of units is not sustainable for the area”), do you mean the 5,000 units under the existing PUD or the 1,350 units contemplated under the rezoning request?



Jeffrey A. Foster

Associate Planner
Development Services Department
775.393.4165 (o) or 775.399.5153 (c)
fosterj@reno.gov
1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:
Mon-Fri - 8:00 am to 4:30 pm

From: Carter Williams <WilliamsCa@reno.gov>
Sent: Wednesday, May 22, 2024 12:36 PM
To: Jeff Foster <FosterJ@reno.gov>
Subject: NAB Report for StoneGate

Jeff,

Sev presented on behalf of the applicant. Below are questions asked by the NAB.

1. Questions regarding the improvement of intersections and the Freeway interchanges. Sev responded that no condition for infrastructure improvements unless triggered by a traffic impact study in the build-out of the area.
2. Questions re: school facilities, police, and fire stations. Sev noted WCSD had no need for additional schools and that they have not received any request for the fire station from the Fire Department.
3. Concerns for multi-family. Sev responded that Multi-family would be allowed in GC.

Below are the concerns and positions expressed but generally there was mixed support.

1. Concern over the reduction in housing as it does not support the cities need for housing. Expressed interest in using subsidies to reduce costs for development to make these homes marketable at the current number of units.
2. Opposing position that industrial as a lower traffic generating use is preferred and the current number of units is not sustainable for the area.
3. Priority for commercial over industrial, but most of the NAB members expressed that industrial is better than residential.
4. General support for high-value, technology sector jobs to keep locals in the area to reduce commuter impacts on freeways.
5. Comment from the public, noting inadequate noticing was provided to the Cold Springs community for this change. Would have preferred the entire community noticed or flyers posted at commercial spaces in the Cold Springs area. I explained that there are established noticing principles in play from state and city law that were met. I also indicated that there is an opportunity for anyone to learn about development projects through the Development Project Newsletter.

That's about it. Let me know if you have any questions.

--



Carter Williams

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

Associate Planner

Development Services

775-741-3168

Williamsca@reno.gov

1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon, Wed-Fri - 7:30 am to 5:00 pm

Tues - 7:30 am to noon