



Fw: Public Development Review Comment Received: LDC25-00016

From Barbara Aufiero <AufieroB@reno.gov>
Date Mon 1/6/2025 11:17 AM
To Public Comment - CC <PublicComment@reno.gov>

From: Barbara Aufiero <AufieroB@reno.gov>
Sent: Monday, January 6, 2025 11:17 AM
To: Cali Shy <ShyC@reno.gov>; City Clerk <CityClerk@reno.gov>; Jeff Foster <FosterJ@reno.gov>
Subject: Re: Public Development Review Comment Received: LDC25-00016

Received and forwarded to Public Comment.

From: Cali Shy <ShyC@reno.gov>
Sent: Monday, January 6, 2025 11:09 AM
To: City Clerk <CityClerk@reno.gov>; Jeff Foster <FosterJ@reno.gov>
Subject: FW: Public Development Review Comment Received: LDC25-00016

This case has already gone to Planning Commission. Perhaps this comment should be filed with the appeal.



Cali Shy

([She/Her/Hers](#))

Planning Technician
 Development Services
 775-393-1039 (O)
ShyC@Reno.Gov
 1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

From: Planning Reno <Planning@reno.gov>
Sent: Monday, January 6, 2025 10:39 AM
To: Planning Tech <PlanningTech@reno.gov>
Subject: Public Development Review Comment Received: LDC25-00016

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

Case Number: LDC25-00016

Comments:

The area in question is already inundated with housing options. Across the street, many of the Toll townhomes are still standing vacant. The traffic congestion on Plumas is difficult as it is. The site proposed for this apartment complex should be considered for something other than housing. Please vote no on this proposal.

Email Address: lm223@aol.com

Phone Number: 7143814226

Name of Commentor: Alice Nealis

This comment was submitted on behalf of: n/a(self if blank)

Submitted: 1/1/2025 9:16:07 PM



City Council Comment received from Claudia Pettinari

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 1/16/2025 1:19 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:Name:

Claudia Pettinari

Commenting on behalf of:Ward #:

Unsure/Other

Email Address:

travel13c@gmail.com

Phone Number:

7758253524

Address:

5072 Lakeridge Terrace E Reno Nv 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

1.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I oppose the development of building 4 to 5 story apartment buildings in the old Lakeridge Tennis Club site.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



City Council Comment received from John Benjamin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 1/15/2025 6:02 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

John Benjamin

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

jaybenprop@gmail.com

Phone Number:

775-827-4996

Address:

4813 Lakeridge Terrace West

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

C Items - Public Hearing Items

Item:

LDC 25-00016 Plumas Redevelopment.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The traffic study as presented stated that vehicles entering Plumas from this site would only incur 2 seconds of delay. Not based on reality. The same person acknowledged that the area traffic is impacted already. There are 11 access drives from businesses to McCarran between Plumas and Kietzkie. This development needs access to McCarran. The buildings are out of scale for the neighborhood and all the trees will need to be removed for McCarran widening.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's

meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



Outlook

Proposed building in the old Lakeridge tennis club site

From Lester Ho <ob_happy@hotmail.com>

Date Thu 1/16/2025 12:47 PM

To Public Comment - CC <PublicComment@reno.gov>

To whom it may concern

I think the proposed new building will create too many condos/apartments. The plumas south mccarran and the lakeside south mccarran intersections are now already too congested. The addition of the high density living structures will devastate the community. I remember when this was all brought up years ago. There were members of the city council that are no longer there that pushed this development through and I believe they were part of the council especially for that purpose

The proposed building will be unsightly and destroy the area. That is not even considering the safety issues already plaguing those busy intersections. Lester Ho

Sent from my iPhone



FW: Public Development Review Comment Received: LDC25-00016

From Cali Shy <ShyC@reno.gov>

Date Thu 1/16/2025 3:32 PM

To Public Comment - CC <PublicComment@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

 1 attachment (83 KB)

Public Comment - 144 - LDC25-00016.pdf;

Please see the public comment below for this project's appeal at next week's meeting.



Cali Shy

([She/Her/Hers](#))

Planning Technician

Development Services

775-393-1039 (O)

ShyC@Reno.Gov

1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

From: Planning Reno <Planning@reno.gov>

Sent: Thursday, January 16, 2025 3:22 PM

To: Planning Tech <PlanningTech@reno.gov>

Subject: Public Development Review Comment Received: LDC25-00016

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

Case Number: LDC25-00016

Comments:

I live in Carriage House off Ridgeview. The traffic at Plumas and McCarran during commute hours is already a problem. Sometimes I have to sit through two light series to get through the intersection. At any time of the day, it is a heavily used intersection. It makes NO sense to add that many more cars needing to access the already overloaded intersection. Please consider refusing the planned development.

Email Address: nanamonv@sbcglobal.net

Phone Number: 775 771 0825

Name of Commentor: Maureen Allen

This comment was submitted on behalf of: (self if blank)

Submitted: 1/16/2025 11:21:54 PM



Lakeridge tennis site

From renote2@aol.com <renote2@aol.com>

Date Thu 1/16/2025 9:32 AM

To Public Comment - CC <PublicComment@reno.gov>

Allowing 4&5 story buildings would completely change the feeling of our suburban neighborhood. Plus the added traffic would make our heavy volume even worse. Please vote NO on this proposal. Thank you. JK

[Sent from the all new AOL app for iOS](#)



Fw: Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

From Barbara Aufiero <AufieroB@reno.gov>

Date Mon 1/6/2025 11:18 AM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (84 KB)

Public Comment - 130 - LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club.pdf;

From: Cali Shy <ShyC@reno.gov>

Sent: Monday, January 6, 2025 11:10 AM

To: City Clerk <CityClerk@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

Subject: FW: Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

Again, I believe this should go with LDC25-00016, going to CC on 1/22.



Cali Shy

([She/Her/Hers](#))

Planning Technician

Development Services

775-393-1039 (O)

ShyC@Reno.Gov

1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

From: Planning Reno <Planning@reno.gov>

Sent: Monday, January 6, 2025 10:38 AM

To: Planning Tech <PlanningTech@reno.gov>

Subject: Public Development Review Comment Received: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

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

Case Number: LDC25-00016 - Plumas Redevelopment - Former site of the Lakeridge Tennis Club

Comments:

Hello, I am concerned about an increase in traffic in an already congested area. I also work for WCSD and my children attend Huffaker Elementary. We are already dealing with rezoning at this school. This apartment complex will likely make an impact and cause us to be rezoned again. In addition, McCarran would be backed up even more during commute times. This space would make a wonderful park or something similar to bring the community together. Thank you, Rachel Moll

Email Address: rachelmartina81@yahoo.com

Phone Number: 8584147715

Name of Commentor: Rachel Moll

This comment was submitted on behalf of: (self if blank)

Submitted: 1/1/2025 6:40:00 PM



Fw: Public Development Review Comment Received: LDC25-00016

From Janet Urbina-Tapia <UrbinaJ@reno.gov>

Date Mon 1/13/2025 10:02 AM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (84 KB)

Public Comment - 139 - LDC25-00016 .pdf;

**Janet Urbina Tapia**

(She/Her/Hers)

Office Assistant II

City Clerk's Office

City Clerk (775) 334-2030

Cashiering: (775) 334-2032

Parking Services: (775) 334-2293

Public Records: (775) 334-3932

UrbinaJ@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Cali Shy <ShyC@reno.gov>

Sent: Monday, January 13, 2025 7:30 AM

To: City Clerk <CityClerk@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

Subject: FW: Public Development Review Comment Received: LDC25-00016

Good morning,

Please see the public comment below for LDC25-00016, scheduled for appeal at the 1/22 City Council meeting.

Best,



Cali Shy
(She/Her/Hers)

Planning Technician
Development Services
775-393-1039 (O)
ShyC@Reno.Gov
1 E. First St., Reno, NV 89505

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Please be advised that my working hours are as follows:

Mon-Thurs - 7:00 am to 5:30 pm

From: Planning Reno <Planning@reno.gov>
Sent: Saturday, January 11, 2025 8:29 AM
To: Planning Tech <PlanningTech@reno.gov>
Subject: Public Development Review Comment Received: LDC25-00016

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

Case Number: LDC25-00016

Comments:

I am completely opposed to LDC25-00016 – Plumas Redevelopment – Former site of the Lakeridge Tennis Club for a conditional use permit to allow for a 273- unit multi-family apartment complex. This plan does not take into consideration the traffic flow in that area, now compounded by the Toll Bros. development near Lakeridge Golf Course. Apartments draw a transient population in a neighborhood that is primarily occupied by homeowners. In a city where water usage is a constant concern, do we really need this kind of development?

Email Address: Rosej7@live.com

Phone Number:

Name of Commentor: Rosemary Johnson

This comment was submitted on behalf of: (self if blank)

Submitted: 1/11/2025 4:28:59 PM



City Council Comment received from Susan Lynn

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Thu 1/16/2025 9:49 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Susan Lynn

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

sblynn@sbcglobal.net

Phone Number:

Address:

Lakeridge Ter W, Reno 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

I.1. 1/22 6PM hearing - S. McCarran/Lakeside/Plumas Apt Project.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Plumas & S. McCarran apartments 1. The density is too high & not in context with this neighborhood. The buildings are too tall to fit into the neighborhood design. 2. Ingress & egress to Plumas or Lakeside is almost impossible because traffic density & proximity to the traffic intersections with S. McCarran. Traffic backs up at the traffic light intersections. 3. S. McCarran is only 2 lanes each way & and there appears to be no way to widen it to increase traffic flow. It is already a bottleneck. And there is no safety sidewalk in that area on the south side of McCarran 4. Not enough parking spaces. Should be at least 1.5 spaces per unit as these units are to be for families? There is no room for street parking at all. Public transportation is almost non-existent and there is no space for a bus or school bus pull-

over. 5. Existing landscaping has acted as a noise buffer. There is insufficient mention of landscaping or sound walls. 6. People with pets will have no room to walk them, maybe creating a health & safety issue. 7. The parking lot appears to be too tight for first responders, especially for fire equipment capable of fighting 5-story fires. 8. Overall the project is way oversized for the lot/parcel size in this neighborhood. Existing residents do not deserve this overpacked, traffic clogging, ugly future tenement. Reduce 5 stories to 2 or 3. Increase parking spaces. Require additional lanes on McCarran, Plumas & Lakeside + a bus pull-out somewhere.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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Yes



FW: Feedback for City of Reno

From Jennifer Pawliszyn <PawliszynJ@reno.gov>

Date Fri 1/17/2025 3:46 PM

To Public Comment - CC <PublicComment@reno.gov>

Good afternoon!

We received this feedback on the website, which appears best suited for public comment. Please see below.

Thank you!



Jennifer Pawliszyn
([She/Her/Hers](#))

Lead Citizen Service Representative

City Manager's Office- Innovation & Experience

PawliszynJ@reno.gov

1 E. First St., Reno, NV 89501

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PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email, responses, and all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction.

From: City of Reno <reno@enotify.visioninternet.com>

Sent: Friday, January 17, 2025 3:44 PM

To: Webmaster <Webmaster@reno.gov>

Subject: Feedback for City of Reno

You have received this feedback from Bill Wymore <bijacarriage74@gmail.com> for the following page:

<https://www.reno.gov/government/city-council/city-council-members/ward-2-naomi-duerr>

Re Future of Plumas/Old Lakeridge Tennis Courts: We are concerned with: Density: - 273 single bedroom units. Increased (time of day dependent) traffic on an already heavily traveled Mc Carran, and Plumas streets. -The finished project will in our opinion look like a 24/7 a day parking lot with a very modern 5 story Building in the center. As we do not see any visual barrier walls between the streets and the parking areas. (And it would seem possible that any such barrier walls would not enhance the buildings occupant safety in case of the need to rapidly vacate the area). With an attractive Wells Fargo building immediately to the west, and an attractive historically designed commercial area to the east. We do not think the building compliments the ambiance of the treed suburban community we bought into. -We wonder

where will daytime and overnight guests park, and where will delivery (i.e. grocery/ pizza, package delivery, USPS, unload and where will occupants who are moving in or out park to unload and/or load? It appears to us that Lakeside and Plumas Street parking spots are already full. - Can occupants have more than 1 vehicle? Will there be size restrictions on the vehicles? - With surface lot parking, the buildings, and a large dog walk taking up so much space the streets are narrow; and some street corners appear to be very tight (90'?). Do the proposed streets and corners assure the Reno Fire Dept. prompt timely, and desired access to the 4 or 5 story, project, by its vehicles? -Only 2 vehicle entrances/exits are proposed. The Lakeside one being VERY CLOSE to the McCarran intersection. Vehicles exiting (and entering) the project will encounter oncoming south bound Lakeside traffic, often racing to make the traffic light. AND the West and East bound traffic turning off McCarran onto Lakeside would seemingly present potential hazardous situations, at the speed we regularly see vehicles making those turns. And we see little room to move this project's Lakeside entrance further to the south. -This leaves the Plumas Street entrance which may more safely handle most of the traffic in and out of the project. And we should mention that Plumas already handles significant traffic using Ridgeview Drive to /from Plumas to avoid Lakeside's McCarran Traffic signal. And it would seem that there is very little shopping within reasonable distance that could be walked to for groceries or other shopping. Thusly resulting in increased driving into and out of the project thru the one Plumas entrance by the 273 occupants, as opposed to projects built perhaps in more Commerical areas, which would perhaps encourage walking. -Another concern is what might be the physical capabilities of the occupants be of the 273 - 1 bedroom - units? We would guess that there could be several elderly, and perhaps handicapped, and wheelchair bound people. If so, and there is a need for evacuation, and there is no elevator service, how will this be handled? -If there is an intent to utilize the project for housing of the homeless, we think the public should be so advised. In closing, we Thank You and the Council for allowing us this opportunity to offer our concerns, and recommendation that the project as we understand it, and addressed above, not be approved. Bill Wymore



Outlook

Re: McCarran + Plumas Proposed Apartment Project

From Brittney Thaler <brittneythaler@gmail.com>

Date Mon 1/20/2025 8:57 PM

To Public Comment - CC <PublicComment@reno.gov>

Reno City Council Members,

I have lived in the Lakeridge area for the last 6 years. We love the neighborhoods and community that we call home here. One of the reasons we put down roots here was that we enjoyed the feel of the area. There are some businesses, but not many. There are some apartments, but not many. I have never been too involved in city politics, but have now found a reason. That reason is the development of 6000 Plumas. The kind of proposed development to this 7.5 acre parcel is excessive and does not conform to our area at all. The adjacent two level apartments to the south, Lakeridge Living, on the corner of lakeside and McCarran are more discrete in nature. For the most part the two levels are hidden among trees and look more like houses than apartments. Residents have limited parking capabilities here causing them to overflow onto Lakeside which adds more traffic to this intersection and snow plowing issues in the winter months.

This proposed new development at 6000 plumas will also have parking challenges and not to mention congestion issues as well. I find that the developers' traffic study is terribly misleading. They used off hours in the middle of the night to justify that it would have hardly any impact on the residents who live in these nearby communities. They are wrong. Try driving in the area at rush hour times and see how an extra 500 cars will maneuver around the area. An actual traffic study at NORMAL hours would show a different story. The fact that they knowingly chose a small sample of time in wayyyyy off hours of the night/morning does not give us as residents the confidence that they are truthful in their proposal. Their attempt to push this through knowing what the community response has been in the past, giving no regard to it, making no changes to their resubmittal is really disappointing. We know the city aims to look at infill projects like this one to fill needs, but we ask that the city council REALLY think about the Lakeridge community as they make this decision. This decision will change the landscape of our area forever. It will not solve any kind of affordability issues either. No one is building \$400k townhomes in the city center. No one is selling \$1000/mo apartment rentals either. Those are wishes, not reality. We have to have a better solution for this area. A retirement home perhaps like those similar to 3201 and 3101 Plumas? Some kind of mixed use storefront, commercial with living? Putting up a 5 story highrise apartment complex is just not what this area needs. There are other options worth waiting for in this corridor.

Concerned citizen,
Brittney Thaler



LDC25-00016 (Plumas Redevelopment)

From carole mccann <cmccannak@gmail.com>

Date Sun 1/19/2025 9:38 AM

To Public Comment - CC <PublicComment@reno.gov>

LDC25-00016 (Plumas Redevelopment)

Dear City of Reno Planning Commission,

I am writing to express concern regarding the proposed development of 273-unit multi-family apartment complex in close proximity to an established residential neighborhood. While growth and development are essential for our city, this project poses significant traffic challenges that warrant reconsideration or mitigation efforts. Below, I outline the primary concerns related to traffic congestion.

1. Significant Increase in Automobiles

Assuming an average of 1.5-2 vehicles per unit (a conservative estimate for multifamily housing), the 273-unit development would introduce between **410 and 550 additional vehicles** into the neighborhood. This sharp influx of vehicles will lead to:

- Increased traffic volume on residential streets, particularly during peak hours (morning and evening commutes).
- A higher frequency of vehicles stopping and starting at intersections, which will hinder smooth traffic flow.

2. Impact on Neighborhood Traffic Movement

The surrounding residential streets were not designed to accommodate this level of increased vehicle traffic. The additional automobiles will:

- Create bottlenecks at key intersections, especially if no infrastructure upgrades are planned.
- Make it more challenging for residents and emergency vehicles to navigate the area safely.
- Increase delays for residents entering and exiting the neighborhood.

3. Safety and Quality of Life Concerns

The increase in traffic volume raises concerns about pedestrian and cyclist safety, especially for families with children. The residential neighborhoods include schools, parks, or community amenities where slower-moving, low-traffic environments are critical for safety. Increased congestion will:

- Heighten the risk of accidents involving pedestrians, cyclists, or vehicles.
- Lead to noise pollution from higher traffic levels, which impacts the quality of life for current residents.

4. Infrastructure Strain

Unless substantial road improvements or traffic management systems are implemented, the existing infrastructure will be insufficient to handle the added traffic. Key questions include:

- Are nearby roads, intersections, and traffic signals capable of supporting the increased

volume?

- What mitigation measures (e.g., road widening, new traffic lights, or speed control systems) will the city require from the developer to prevent adverse effects?

5. Precedent for Thoughtful Development

The City of Reno has a responsibility to balance growth with maintaining livability for current residents. Approving developments without adequate traffic mitigation measures sets a precedent that prioritizes rapid expansion over sustainable, community-focused planning.

Proposed Recommendations

1. **Traffic Study Requirement:** Before approval, the city should commission a comprehensive traffic impact study to quantify the effects on local roads and intersections. Has this been required of the developer?
2. **Mitigation Plan:** Require the developer to fund necessary infrastructure upgrades or other measures to minimize congestion. If the Dear City of Reno Planning Commission,

Proposed Recommendations

1. **Traffic Study Requirement:** Before approval, the city should commission a comprehensive traffic impact study to quantify the effects on local roads and intersections.
2. **Mitigation Plan: Require** the developer to fund necessary infrastructure upgrades or other measures to minimize congestion. **As part of the project approval, the roads need to be improved to handle the increase in traffic (i.e. Have the developer pay to have McCarran Blvd increased to three traffic lanes in each direction, and create a traffic round-about at the interception of Plumas St. and McCarran Blvd. at the very least (to handle the increase in traffic!))**
3. **Community Input:** Allow neighborhood residents to voice their concerns and provide suggestions for managing traffic.

I urge the Planning Commission to carefully evaluate the traffic impact of this development and prioritize the needs of the existing community. I wholeheartedly object to this project in its entirety, but the traffic is the most problematic.

Sincerely,

Carole McCann
6016 Kelly Heights Way
Reno, NV 89519



Outlook

Re: LDC25-00016(Plumas Redevelopment) appeal - Deny the planning commision's approval

From dzcpa@aol.com <dzcpa@aol.com>

Date Mon 1/20/2025 7:32 PM

To Public Comment - CC <PublicComment@reno.gov>; Hillary Schieve <SchieveH@reno.gov>

Cc Naomi Duerr <DuerrN@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reeseD@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>

Dear Reno Mayor and all Councilmembers,

I respectfully request you to reverse the conditional use approval of the planning commission on LDC25-0016. If councilmember consensus on this cannot be achieved, please add significant additional conditions for approval based not only on my comments but on all comments, both received in writing and presented to you in public at the meeting.

Please read the below email which was previously submitted to the planning commission through Ms. Piccotti. It presented many reasons why this approval should never had been granted. I question whether all residents who emailed, or voice mailed communications were ever submitted by Ms. Piccotti to the planning commission for their consideration.

As you will read below, contrary to Ms. Piccotti's presentation and recommendation at the planning commission meeting which I attended remotely, this project doesn't meet the criteria and never should have been approved. I do want to add some additional comments and emphasize some of my below comments.

Compatibility with the neighborhood. Contrary to Ms. Piccotti's statement that it is compatible, upon questioning by a commission member regarding what are the objective compatibility standards, she acknowledged in the planning commission meeting there were none and therefore her position is essentially a personal opinion or biased by her job position which requires her to support developers and planning commission members who are sympathetic to developers, especially those with connections to the real estate market who benefit from more development regardless of its impact on nearby Reno citizens. A condition prior to denying the appeal should be for an independent study selected by a majority of the councilmembers considering this appeal to consider this project's compatibility, funded by the developer, prior to making a final decision to reject the appeal.

Complete consideration of the traffic impact was not considered, which does not meet the conditions for approval.

The project does not mitigate the traffic impact and will create additional safety concerns, one of the conditions for approval.

After reviewing Ms. Piccotti's written recommendation to approve this conditional use, I noticed that the traffic report wasn't included. Why? Make sure you have access to it and read it.

An additional lane on both Plumas and Lakeside needs to get added. Not all the residents in the Toll Brothers Hilltop development have moved in, and already traffic is backing up on Plumas beyond the golf course/ Hilltop road entrance/exit on Plumas.

I recall when I reviewed the traffic report to write my original response that there is already a time during rush hour rated a 5 which is below the RTC recommended standards. Adding more

vehicles will only make the McCarran problem worse. A few second delay by the addition of hundreds of cars is not creditable.

In addition, I don't think that the traffic study addressed all of the impact on the surrounding streets to the development. Plumas, Lakeside and Ridgeview. The planning commission even ignored a plea from another developer of the Lakeridge community during the meeting that traffic is already terrible and even that day an accident had occurred. How many more injuries or deaths to Reno residents are acceptable? This project as approved will aggravate, not mitigate traffic problems.

The traffic study did not consider the impact on Ridgeview.

Because of the back up of traffic on McCarran many vehicles are using Ridgeview to avoid McCarran. I have witnessed some close accidents. There are no traffic lights or even 4 way stop signs at Ridgeview and Plumas & Ridgeview and Lakeside. An additional condition, if conditionally approved should include another independent traffic study from a traffic engineer independent from the firm used by the planning commission, and the developer should be responsible for not only additional lanes on Lakeside and Plumas, but also any traffic mitigation needed on Ridgeview between those 2 streets, or any other concern raised by an independent traffic engineer. Not Henderson who makes significant income supporting the planning commission positions.

Sufficient fire escape access for upper Ridgeview developments will be lacking.

Councilmembers, please do not ignore this as an important concern that the planning commission didn't think was that important to add additional conditions to address the exit traffic congestion caused by a fire emergency. Their decision risks our lives.

Please remember the tragedy in the Palisades just a few weeks ago in Los Angeles where traffic backed up bumper to bumper and residents had to leave their cars and run for their lives.

Just recently the mayor was on television with a councilmember who asked residents to make sure they are aware of their exits in case of a fire. We have had multiple fires over the past few decades impacting upper Ridgeview and Evans Creek. I and others are aware of our limited exits, and I raised this concern before the LA disaster in my email below. There are currently only 2 exits for not only the residents of upper Ridgeview, but also the developments of Evans Creek. Additional traffic from this development on Lakeside, Plumas and McCarran will risk the lives of current residents. Additional lanes at the developers expense need to get added to both Plumas and Lakeside.

Again, please read my original email below which contains more concerns about this project.

Thank you for your consideration,

Don and Ranjini Zucker
6124 Carriage House Way
Reno 89519

On Monday, December 2, 2024 at 03:14:29 PM PST, dzcpa@aol.com <dzcpa@aol.com> wrote:

Hello Ms. Piccotti,

I request that you and the Planning Commission deny this development plan as proposed.

Please consider the below as you prepare for the Reno Planning Commission meeting December 5.

I am a Lakeridge/Carriage House resident since 2018.

Please consider that the traffic survey was paid for by the developer's consultant, Wood Rogers.

The new and old traffic surveys are not completely objective as the developer or consultant will not continue to hire the traffic surveyor if the results are not favorable to the proposed development. I read the old traffic survey and as a resident experiencing existing traffic conditions daily at that time believe that traffic study to not reflect actual traffic experience. Headway Transportation LLC's claim in the new October 18, 2024 traffic study that this development will only cause 1 or 2 seconds of delay is not creditable, although it provides the planning commission and the developer with the paper needed to support proceeding with approving this project contrary to what will actually occur with traffic problems caused by approving this development. Neither does 109 AM and 139 PM peak period vehicles make sense considering 273 residences and the associated parking spaces mentioned in the study. Waiting for 2050 RTC McCarran widening mentioned in the new traffic study is not quick enough for current residents. We all know it isn't likely to occur in 2031 or the early 2030's. Wishful RTC planning projections leads to overreliance on these plans to justify developments that don't have the current infrastructure that is needed. Consider the RTC plan for mid-town S. Virginia Street - not enough parking and increased rents resulting in closed businesses that couldn't afford the higher rent has discouraged people from going to Mid-town instead of encouraging people to shop and eat there. We all know that Reno traffic in general, and specifically S. McCarran, Plumas south of S. McCarran, the McCarran and Plumas intersection, and S. McCarran between Lakeside and Plumas are already congested enough without adding a large residential building. So, I do agree with the LOS D&E ratings, which supports my observations. Even the previously approved building for this site would increase traffic flow. The resulting congestion will make this a less desirable neighborhood to live in. Waiting until 2035 to 2050 to widen McCarran doesn't justify developing the property as proposed in 2025.

I understand the Mayor's goal is to increase density to provide more housing, but it won't work in this one space that was formerly a tennis club that served the community, given the surrounding street capacity and road access. This will create more street congestion for the existing nearby renters, condos and residential homes with no significant improvements to the roads adjacent to this development. Approving the current design is going to devalue real estate in the area.

The following are more reasons to reject this development as it is proposed:

1. There is no 5 story building nearby and this will appear out of place in comparison to the surrounding community. A towering monstrosity. Even the commercial building across the street at Plumas where Wells Fargo Advisors is located is only 3 stories, and the businesses east across Lakeside are only 2 stories. All surrounding rental buildings are 2 stories.
2. The design is not compatible with the surrounding buildings. What is currently planned are 2 glass and metal buildings. There are no other predominantly glass and metal structures nearby. Brick, wood, concrete stucco, stone are the prevailing exterior surface materials for both the commercial buildings and nearby rental structures.

3. Even though all the Toll Bros. Hilltop residences are not occupied, there is already too much traffic congestion of vehicles going north from the Ridgeview developments and the Hilltop/golf course road. At certain times of the day, traffic trying to turn left to go west on S. McCarran already backs all the way up beyond the Hilltop/golf course road and the space in the road allocated for cars to turn left (west) onto McCarran. There is no room left to accommodate more traffic. Where is the additional traffic going to go unless the developer widens Plumas?
4. Traffic on S. McCarran going east between Lakeside and Plumas already completely fills the distance between the Lakeside and Plumas and backs up west of Plumas. How is the traffic exiting this development and the other existing residences intending to go right/east on S. McCarran accomplish this when there already is no space during morning and afternoon traffic? The north bound Plumas traffic is going back up at least to the entrance of this new development at certain times of the day.
5. When traffic backs up going east on S. McCarran from Plumas to Lakeside, traffic wanting to go south on Lakeside stopped at the Plumas light will turn right/south onto Plumas go up to Ridgeview and turn left east to get to Lakeside and turn right /south on Lakeside to avoid the back up on McCarran. There is no stop sign or traffic light at Plumas and Ridgeview and I have witnessed some close calls/near accidents from vehicles on Ridgeview going west trying to cross Plumas to continue on Ridgeview, or by cars coming east down the hill on Ridgeway trying to turn left to go north on Plumas. This will be further aggravated by the additional traffic from the development.
6. The developments off Plumas going west on Ridgeview are in an area susceptible to fires. Houses were burnt down in 2011 and the neighborhood evacuated. A fire on November 17, 2020 required evacuation of the residences on or off of upper Ridgeview. This new development becomes a safety concern if there is insufficient road capacity to evacuate everyone.
7. The congestion caused by this development will re-route many residences on upper Ridgeway to avoid Plumas by crossing past Plumas east on Ridgeway, to turn left/north on Lakeside. Traffic going left/south out of the proposed development to turn left/east on Ridgeway to get to Lakeside south of McCarran is going to add to congestion. Going east on Ridgeway to turn left to go north on Lakeside is already difficult without additional traffic added from the development.
8. Even though the development parking meets code, practically there will be more cars than parking spaces. The parking along Plumas is already crowded from existing rental properties that don't have sufficient parking. Where will these cars go? The developer wouldn't care about this so this will become a city problem.
9. How are the Lakeridge Golf employees and golfers and the Hilltop residents trying to exit going left/north going to accomplish this when Plumas is backed up beyond the entrance exit road for Lakeridge Golf/Hilltop and there is no space to exit? Is the developer going to widen Plumas?
10. If there is an exit planned on Lakeside, some of the above points is going to apply to the Lakeside exit for cars wanting to go left/north towards McCarran. Traffic going north during peak periods already backs up to to the driveway of the commercial development across the street on Lakeview where Starbucks and the M-3 restaurant are located, leaving no space for the new development apartment vehicles to turn left.
11. Crash history of 51 accidents will increase with the new Hilltop resident's traffic and the traffic from the proposed development. This is acceptable and should be approved?
12. Closest bus line is .8 miles away, increasing apartment renters need for a vehicle instead of using public transportation This isn't going to be like the new developments at the corner of Longley and S. Virginia, which does have adequate public transit. Those developments are also not 5 stories, and they are in a much bigger commercial area.

13. From the recent traffic study Table 3 note 2.

As shown in the table, the S. McCarran Boulevard/Plumas Street intersection is expected to operate at LOS F during the AM peak hour **without the project**. So the proposed project is likely to put S. McCarran Lakeside to Plumas section off the LOS charts (the study just uses F when considering the development) when the city's standard is higher than that? Per RTC's level of service criteria for the City of Reno noted in the traffic study.

"All regional roadway facilities projected to carry more than 27,000 ADT at the latest RTP horizon – LOS E or better."

To conclude, based on the criteria listed in Woods Rogers conditional use deck, it is questionable whether this project meets the requirements.

*The proposed land use and project design is compatible with surrounding development - **NO. The proposed characteristics and architecture are not similar to the surrounding area.**

*The granting of the conditional use permit **will not be materially detrimental to the public health, safety, or welfare**. The factors to be considered in evaluating this application shall include: Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and any hazard to persons and property. **See above comments.**

IN ADDITION TO THESE FINDINGS, ALL DEVELOPMENT APPLICATIONS SHALL MEET THE FOLLOWING APPROVAL CRITERIA.

- 3) The project mitigates any anticipated traffic impacts. - **NO**
- 4) The project provides for a safe environment. - **NO**

Current Lakeridge area neighbors don't deserve the negative impacts of this proposed development. If approved, we will remember this with our votes in future elections.

Thank you,
Donald and Ranjini Zucker
6124 Carriage House Way

Reno, NV 89519



City Council Comment received from Erica Carroll

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 9:55 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Erica Carroll

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

Phone Number:

Address:

Tremont Ln

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

C Items - Public Hearing Items

Item:

LDC25-00016 (Plumas Redevelopment).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Hello, I am writing to voice our opposition to the current proposed building plan on the former Reno Tennis club land on So. McCarran Rd. We live directly off of McCarran and Lakeside Dr. It is a mostly residential area of houses, condos, apartments and retail on either side of McCarran that are low in scale and meld together nicely. Approving two multi-level buildings with 200+ apartments is a thoughtless decision. It is our opinion that this plan will negatively impact our established neighborhood by being too tall, too densely populated and visually unattractive. Not to mention the unacceptable level of increased traffic and congestion that will obviously be created. For the sake of responsible city planning please reconsider. We understand that the land will and should be

developed. We would like to see a more judicious consideration in the housing that is built. Perhaps strive to elevate the area with a more conservative number of well-designed condos or townhouses? Reno has plenty of "cell block" looking apartment buildings already marring landscape. If this plan goes through, the only winners will be the outside developers who seem to have been given carte blanche to indiscriminately build anywhere there is an empty lot.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No



Public Hearing Comments 1.22.25 _ LDC25-00016

From Erica Carroll <detailzmtr@gmail.com>

Date Tue 1/21/2025 10:03 AM

To Public Comment - CC <PublicComment@reno.gov>

Hello,

Please submit our comments below regarding the current proposed building plan on the former Reno Tennis club land on So. McCarran Rd. (LDC25-00016)

We live directly off of McCarran and Lakeside Dr. It is a mostly residential area of houses, condos, apartments and retail on either side of McCarran that are low in scale and meld together nicely.

Approving two multi-level buildings with 200+ apartments is a thoughtless decision. It is our opinion that this plan will negatively impact our established neighborhood by being too tall, too densely populated and visually unattractive. Not to mention the unacceptable level of increased traffic and congestion that will obviously be created.

For the sake of responsible city planning please reconsider. We understand that the land will and should be developed. We would like to see a more judicious consideration in the housing that is built. Perhaps strive to elevate the area with a more conservative number of well-designed condos or townhouses?

Reno has plenty of "cell block" looking apartment buildings already marring landscape.

If this plan goes through, the only winners will be the outside developers who seem to have been given carte blanche to indiscriminately build anywhere there is an empty lot. Thank you,

Thank you.



City Council Comment received from Herbert Dix

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Sun 1/19/2025 11:56 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Herbert Dix

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

hd_94949@yahoo.com

Phone Number:

775-622-3183

Address:

4913 Lakeridge Terrace West

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

C Items - Public Hearing Items

Item:

LDC25-00016 (Plumas Redevelopment).

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

One of the Plumas Redevelopment drawings dated October 2024 indicates there to be approximately 422 parking spaces around the two proposed buildings and at nearby locations. Vehicles occupying those spaces are to be directed to a single entrance/egress point on Plumas Street about 450 feet south of the Plumas/McCarran intersection. Currently this very busy intersection is frequently blocked or obstructed during daytime hours by eastbound McCarran traffic backed up by the traffic signals at Lakeside. Since vehicular movements in or out of the proposed development will be onto Plumas Street, presumedly, most of this traffic will traverse through the Plumas/McCarran intersection and thus additionally impact this already overcrowded highway feature. Lakeridge Terrace residents now

experience gridlock conditions north of McCarran due to the Plumas/McCarran congestion. With the large number of vehicles planned for the project, similar gridlock conditions south of McCarran will occur unless significant roadway enhancements are included with the redevelopment. McCarran now has three lanes east of Lakeside Drive. There is no indication on the above referenced drawing showing space for accommodating a widening of McCarran to three lanes. Hardly a design oversight. Both the Lakeside Drive and Plumas Street intersections with McCarran Boulevard are now, at times, at or over capacity. The City and State should not be required to resolve the developer's future traffic impacts on our neighborhood.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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Yes



City Council Comment received from Jori Benjamin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 12:56 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Jori Benjamin

Commenting on behalf of:

Lakeridge Homeowners

Ward #:

Ward 2

Email Address:

joribenjamin@gmail.com

Phone Number:

916-838-2078

Address:

4813 Lakeridge Terrace West Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

C Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, enter comments below:**ACKNOWLEDGEMENTS:**

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public

record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

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Yes



Outlook

LDC25-00016 (Plumas Redevelopment)

From Keith Larkin <keithlarkin55@gmail.com>

Date Tue 1/21/2025 11:01 AM

To Public Comment - CC <PublicComment@reno.gov>

Please confirm your receipt of this.

We recently received a notice and request for public comment regarding the above referenced application/proposed project.

We recently moved into this neighborhood because of the existing and long-established character of the neighborhood, and the proposed project will totally upend and disrupt the long-established character.

The proposed development may actually be within the technical boundaries of the existing zoning; however, I understand that the progression to the existing zoning on this lot/location was actually modified by the City of Reno only a few years ago, but that that application was presented ***without*** the current intended usage or artist's rendering of that intended usage. That being said, a reasonable question to ask is whether that zoning change request would have been allowable, protested or approved had the current proposed plan been presented concurrent with that application for a modification to the zoning? Or, would some other zoning change have been more appropriate that would have limited the design of the proposed usage to resemble the long-established character of the surrounding neighborhood?

The proposed development does not match or even reasonably resemble the surrounding residential neighborhood's architectural and landscape styles in terms of:

1. Above ground building height for residential usages
2. Per address/unit clustering/density
3. Proposed potential population density per land square foot
4. Per address/unit greenscape separation
5. Per address/unit parking separation

In my opinion, the Planning Commission's deliberation process should address the above deviations on a compare and contrast basis to the long-established character of the existing neighborhood before reaching a decision, not merely whether the applicant's proposed project falls within the technical boundaries of the recently modified zoning. ***This is not a new neighborhood where the character has not yet been established.***

To be clear, these comments are not against the applicant's proposed residential usage; rather, the design and character of the proposed residential usage -- it should be required to reasonably resemble the existing character of the surrounding neighborhood's long-established residential usage.

Sincerely,

Keith Larkin



City Council Comment received from Lauryn Kern

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 12:19 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Lauryn Kern

Commenting on behalf of:

Reno Sunrise Movement

Ward #:

Ward 5

Email Address:

lauryn.kern@gmail.com

Phone Number:

7022835059

Address:

2612 Rayma Ct Reno, NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

C Items - Public Hearing Items

Item:

F1, F2 and F6.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Our city's hatred of its unhoused population needs to end here. The passing of these ordinances will be LIFE-THREATENING and could result in the deaths of many of our Reno citizens through our harsh winters. We need to focus our attention on housing those who are unfortunate enough to not have a home of their own instead of punishing them for their unfortunate. We need to allow these folks room for rest- undisturbed by the looming threat of being arrested for simply existing.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's

meeting.

Yes

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Yes

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No



City Council Comment received from Margo Piscevich

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Mon 1/20/2025 11:37 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Margo Piscevich

Commenting on behalf of:

My self

Ward #:

Ward 2

Email Address:

margo.piscevich@gmail.com

Phone Number:

775-825-4108

Address:

3745 Falcon Way

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

Lakeridge I.1.

Position:

In opposition

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, enter comments below:**ACKNOWLEDGEMENTS:**

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

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Yes



Fw: Case No. LDC25-00016 (Plumas Redevelopment) Jan 22, 2025 City Council hearing

From Lauren Morris <MorrisL@reno.gov>

Date Tue 1/21/2025 7:10 AM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (57 KB)

FD Ladder truck radius.pdf;

From: Marianne Merriam <mariannemerriam@gmail.com>

Sent: Monday, January 20, 2025 12:03 AM

To: Mayor <Mayor@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; martinezm@reno.gov <martinezm@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Devon Reese <reesed@reno.gov>; Brandi Anderson <AndersonB@reno.gov>

Cc: City Clerk <CityClerk@reno.gov>

Subject: Case No. LDC25-00016 (Plumas Redevelopment) Jan 22, 2025 City Council hearing

Dear Mayor Schieve and City Council Members,

I am a near neighbor of the Lakeridge Tennis Club site and live 2 miles south of it on Lakeside Drive. My husband and I drive past this site approximately 20 times a week and will be significantly impacted by what gets built there.

I am asking you to **vote "No" on the present configuration and design** of the project that Thompson Thrift is seeking approval to build. The following items must be addressed and changed before anything is allowed to be built on this premier site in our neighborhood:

1. **Lakeside Drive access should be for Emergency-Only entry and exit.** The entry and exit onto Plumas is much further from McCarren Blvd than the driveway on Lakeside. The traffic signal on Plumas can be set up to time traffic smoothly onto and off McCarren Blvd. Traffic is already backed up for people turning from McCarren south onto Lakeside Drive, without the hundreds of new vehicle trips per day because of this project, so neither right nor left turns can ever be allowed in or out of that driveway onto Lakeside! The Lakeside driveway must be for *Emergency access only*. The proposed traffic pattern is a huge safety concern due to the driveway on Lakeside being so close to McCarren.

Additional Lakeside Drive Access Notes:

a. **Fire Department Lock Box for emergency access.** During the Washoe County Planning Commission hearing, it was noted that the fire department requires two points of ingress and egress from all projects. The applicant and commissioners said they had to have the entry/exit on Lakeside for this reason. No one in that meeting (after public comments) mentioned that fire departments (FD) very commonly put a gate with a **lock box for FD access only**. In this way, there would always be two points of access/egress. It was negligent that this was not mentioned by the "experts" involved in their discussion that an **FD lock box is a viable alternative to 24/7 full traffic access to and from Lakeside Drive**.

b. **A Fire Department ladder truck can not make the s-turns into the project from the present entry on Lakeside Dr.** Two SUVs could barely meet and make it past each other. The driveway is of minimum width with two s-turns that are very close to each other. This is a huge safety concern because in an emergency,

residents in the **towering apartment buildings can only be reached with a ladder truck**. An ambulance or small fire truck might be able to make the turns (by running over the curbs, especially if oncoming traffic was trying to drive out, but there is *no way* a ladder truck could use that entry/exit in an emergency. (Please take a look at the attached Exhibit A.)

2. The site plan is misleading and does not show the final buildout of McCarren Blvd. At the Ward 2 NAB meeting, we were told another lane would be built to widen McCarren Blvd. This will wipe out another 12'-16' of landscaping on the northern side of the site, as well as existing trees and retaining walls within that width. To evaluate their proposal properly, you need an accurate depiction of the site plan and adjacent roadways that show the new retaining walls required and which additional mature trees will be removed due to the widening of McCarren Bl.

3. This proposal does not address future residents' access to mass transit. Isn't one of the goals of building higher-density housing to encourage people to use buses and bike lanes? To promote this, several sidewalks should be built from within the project to the peripheral streets to make it conducive for future residents to access bus stops and bike lanes.

4. Water runoff from the covered parking and building roofs, parking areas, and drive aisles should be put back in the ground to recharge groundwater through bioswales and detention basins. Also, the dog park should be designed to flood and absorb runoff to recharge the region's groundwater supplies. We live in a desert and must use water wisely! We need to **make wise water use a requirement of this and all future projects!**

5. The architecture is horribly monolithic and incompatible with the adjacent neighborhood. More than a two-toned color scheme is needed for architectural relief. There should be stepped-floor setbacks to transition from the ground floor to the upper levels, changes in materials, usable balconies for more than a BBQ, and bicycle storage with access to the sun. Architecturally, it may as well be a tilt-up warehouse! The applicant wants to build an enormous, solid, rectangular box with some windows and a two-tone color scheme. Thank you, but we already have enough warehouses in this city!

6. Green Architectural Standards. Reno must make developers responsible for building with environmentally sustainable materials and methods. **US Green Building Council's Leadership in Energy and Environmental Design (LEED®)** is a series of rating systems to increase the environmental and health performance of buildings, sites, structures, and neighborhoods. LEED® covers the design, construction, and operation of all types of buildings. This includes mandating standards in construction for: Sustainable sites, Energy efficiency, Water efficiency, Materials and resource use, Indoor environmental quality, Emissions, Operations and Maintenance. **No wonder out-of-state developers want to build in Reno - we will seemingly allow anything to be built!**

7. We need to learn from the recent fires in southern California. **Along with requiring buildings to be built with sustainable materials, we need to implement building standards for fire safety, including materials, setbacks, and the ability to evacuate whole buildings and neighborhoods efficiently - which will save lives!** This includes mandating non-flammable construction materials and backup generators to run elevators when (*not if!*) the electric power is cut due to high winds.

8. This proposed project is entirely incompatible height-wise with the adjacent neighborhood. The builder proposes raising the existing grade by more than 10' before the construction of the apartments. I realize part of that is to fill in where the swimming pool was. Still, I am sure the civil engineer will raise the adjacent grade and, thus, the finish floor elevation to the highest point possible to accommodate the slope inherent on

McCarren Bl. This will make the proposed 4- and 5-story buildings on this site even taller than they otherwise would be! They will not only tower over everything within a significant radius of the site but also block views of the mountains, which is one of the very special reasons anyone lives in this part of Reno. **If you let this project be built, it will take away views of the mountains because of its height, and thus lessen the quality of life for all Reno residents.** The builder says this is a changing neighborhood, but this should not be the first and only mid-rise apartment complex in this neighborhood that will be taller than everything for miles except those near to and including the Peppermill and Atlantis Casinos!

9. This is a neighborhood of homeowners. We want to see "For Sale" condominiums built, not rental apartments. Reno is overbuilt with the existing apartments already, with thousands still under construction and yet to come on the market. Per a Reno Gazette Journal article published Jan. 13, 2025, Reno has only 3.6% of home purchase loans for young homeowners, vs. 5% national average. Building more condominiums will help young adults reach the housing market. The adjacent neighborhood homeowners deserve your respect and acknowledgment about this. It is a sound planning principle to put like uses with like uses (and buildings of similar height next to each other).

10. This project is technically outside the McCarren ring, within which higher-density housing is planned. Please do not approve their request for a conditional use permit and grading variation that would allow them to raise the ground level before the building heights are even measured. To knit this project into the existing neighborhood fabric, I urge you to **limit this project to three-story buildings** (which would already be taller than their neighbors). The new Villas at Rancharra are three stories tall and tower over everything in the neighborhood. Even though they display a frenetic hodge podge of roof lines, at least they have 10', 15', and 20' setbacks between floors and are something other than a rectangular monolithic box with a flat roof and facade.

11. Thompson Thrift is a developer who has built thousands of cookie-cutter rental units from three simple designs across 23 states. Per their own PR piece linked below, this developer has achieved "a 34.5% internal rate of return and a 2.16 equity multiple" on one of their latest projects. *They can afford to develop a design reflective of this neighborhood before they flip it to another owner (which is their modus operandi).* Also, per their PR piece, "Their portfolio offers three primary standard designs, providing construction efficiency, cost predictability and an end-product that has been tried and tested...". Allowing mediocre designs leads to mediocre cities. **Make Thompson Thrift challenge their architects to design something worthy of this neighborhood!**

Let's be clear—this builder does not care about our community—they care about their investment partners! Have them design something site-specific and reflective of this part of Reno, not another strip mall or cookie-cutter apartment complex you can find anywhere and everywhere.

It's your job to stand up for our community! Don't let this four—and five-story monolith be built on this site.

Please vote "No" on this project!

Sincerely,
Marianne Merriam
8600 Lakeside Dr, Reno, NV 89511

P.S. Link to the article referenced in #11 above: <https://www.prnewswire.com/news-releases/thompson-thrift-sells-last-apartment-development-in-multifamily-development-fund-delivers-strong-full-cycle-results-for-investors-302312076.html>



Fw: Lakeridge Tennis Club Site Plumas and McCarran

From Lauren Morris <MorrisL@reno.gov>

Date Tue 1/21/2025 7:11 AM

To Public Comment - CC <PublicComment@reno.gov>

From: Mary Ann Quaglieri <maryanngatto@yahoo.com>

Sent: Sunday, January 19, 2025 1:22 PM

To: City Clerk <CityClerk@reno.gov>

Subject: Lakeridge Tennis Club Site Plumas and McCarran

Attention: Sandy Shaff,

We object to the proposed apartment complex at the Lakeridge Tennis Club site.

Our reasons:

1. The density of the project is over the top. It is not in keeping with the surrounding neighborhood.
2. The design of the project is more appropriate for inner city. It has no redeeming quality. It is almost institutional.
3. One would expect two cars per unit but parking can only handle one car per unit.
4. Traffic on McCarran is almost gridlocked as it is. Even with widening of McCarran the traffic burden will be overwhelming.

Mary Ann & Charles Quaglieri

2000 Pheasant Lane

Reno, Nevada 89509

Sent from my iPhone



City Council Comment received from Nancy Chontos

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 10:07 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Nancy Chontos

Commenting on behalf of:

n/a

Ward #:

Ward 2

Email Address:

nancychontos@gmail.com

Phone Number:

949.357.8700

Address:

5042 Lakeridge Terrace East, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

I.1.

Position:

In opposition

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, enter comments below:**ACKNOWLEDGEMENTS:**

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public

record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



Project LDC25-00016 (Plumas Redevelopment)

From Nancy Jones <wanaski@icloud.com>

Date Mon 1/20/2025 8:57 PM

To Public Comment - CC <PublicComment@reno.gov>

Dear City Council of the City of Reno:

My name is Nancy Jones, I live in Lakeridge Terrace West.

I live on the corner of West Plumas and McCarran and have direct impact from the traffic on that corner. It's not just daytime or commute time being the busiest, the ambulances and sirens and car racing going up McCarran in the evening and middle of night should also be taken into consideration. McCarran has become a raceway & A New 273 complex will bring in more emergency vehicles and less safety. It's also the noise impact. It's my understanding McCarran is an NDOT project, Lakeridge Terrace West did not receive a noise reducing fence, like my neighbors up the hill or on Lakeridge Terrace East. Any accidents could easily go through the wooden fence on McCarran/Plumas corner, which is the community pool &/or into my house!

Has the 5-10 year McCarran project (NDOT) mentioned in the December meeting been verified by the City? 10 years wait for traffic relief?

Where on my corner can McCarran be widened?

Also, the same corner, The driveway going into my complex by our pool is right on top of the turn lanes going onto McCarran. More traffic would render that entryway impossible to use.

I won't repeat the other concerns already stated in the prior meeting.

I'm not opposed to the development of the property, but please keep it in the aesthetics of our Lakeridge community. To compare this proposed project to some developed in the North Valleys is being "out of touch" with a different community structure.

Thank You For Your consideration

Nancy Jones

Sent from my iPad



City Council Comment received from Patricia Cromer

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Fri 1/17/2025 2:43 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Patricia Cromer

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

spedatty@gmail.com

Phone Number:

760-632-1748

Address:

4907 Lakeridge Ter. W. , Reno Nevada 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

Lakeridge Tennis Club developement.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

The area of South McCarran and Plumas/Lakeside is a community of single- and two-story homes, condominiums, and apartments. With just these properties, Plumas already looks like a parking lot, with cars parked all along the street. The Lakeridge Terrace Tennis Club property does not have any egress for cars to park on the street, where are all these residences going to park? Are you going to limit the number of cars they can have per unit only leaving them to find a spot on the street where there are NONE left. Now, you want to change the landscape and allow a 4-5 story apartment building on the Lakeridge Terrace Tennis Club site with insufficient parking for the number of units that are being proposed. Additionally, apartments 4-5 stories will dwarf the existing properties and stand out

like an eye sore. The traffic at the corner of S. McCarran and Plumas is already an issue and now this! This is ridiculous.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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No

City Council Comment received from Rene Kerr

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 1/21/2025 3:16 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Rene Kerr

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

rdixkerr@yahoo.com

Phone Number:

775-828-1181

Address:

4269 Muirwood Circle, Reno, NV 89509

A new comment has been submitted for the Reno City Council Meeting held on: 2025-01-22.

Section:

I Items - Public Hearing Items

Item:

LDC25-00016.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I have been a homeowner in the neighborhood of Plumas and McCarran for 22 years. I am in opposition to the revised development plans accommodating two 5-story block/box high-rise apartment buildings. The nature and magnitude of that building type would be completely out of character for its surroundings. The plan for that area (business and residential) has always been low-rise buildings. The first plan for the redeveloped Lakeridge Tennis Club plot was a 3-story condo complex, much more suited for that neighborhood. Although wary of the increased traffic, a 3-story condo complex was something I did not completely oppose. However, the main concern is the infrastructure of that block not being able to handle the increased traffic. I drive that intersection at

least two times a day and the bottleneck at at Plumas and McCarran is grim and sometimes dangerous. Even before any redevelopment was on the agenda, my issue was that there were not 3 lanes of traffic on that block. If the 5-story building is the direction the planning committee wishes to pursue and ends up approving, then first, before any construction, the infrastructure needs to be fixed. A third lane of traffic MUST be added using the berm (previous grass berm from the Lakeridge Tennis Club) and make an additional traffic lane. I am not opposed to new housing on that lot. I am opposed the the number of units and the height of the project. Thank you for your consideration..

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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Yes

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No



Outlook

Project number was LDC25-00016} – Plumas Redevelopment – Former site of the Lakeridge Tennis Club

From Roman Versch <rversch23@gmail.com>

Date Mon 1/20/2025 11:06 AM

To Public Comment - CC <PublicComment@reno.gov>

Dear City Council,

The core project to develop high density living is a noble use for the property; however 5 stories is an invitation to historically proven social failure planning by city council members of those cities - This development would be like the failed "projects" for low income families that still exist in many cities throughout the United States;

Often, working and low income families have no choice but to live with the high crime that comes with overcrowded housing. These high density housing units breed high crime and misery for its occupants and crater the economic and quality of life value of the neighborhood. There are hundreds of examples of failed good intentioned housing plans like this one.

Please do not fall for greedy developer returns and instead adopt a common sense density limit that preserves the quality of life for all citizens that live in the neighborhood. These people will be forced to live with your decision for decades to come.

A common sense density limit for those living on land equal to the size of 2 football fields would be a 2 story building like those that exist in the neighborhood.

Reno is a beautiful city with meaningful planning that has produced the quality of life we appreciate; Please continue on the path your previous council members adopted and reject this project as is.

Thank you,

--

Roman and Edie Versch

6083 Carriage House Way, Reno

RENO CITY COUNCIL
PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: JAMES L. DAVIS
ADDRESS: 2015 LAKERIDGE
CONTACT PHONE: 775-825-2014
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM LAKERIDGE CONDOS

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: DENSITY & CONGESTION

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NAME: C. Darlene Morris Ho
ADDRESS: 4817 Lake Ridge Ter W
CONTACT PHONE: 817 791 8492
E-MAIL: brn2ski10@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM PLUMAS Redevelopment Project

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: due to increased traffic backup, massive amounts of traffic density & RISK to fire safety in the event of evacuations.

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NAME: Lester Ho
ADDRESS: 4817 Lakeview Ter W
CONTACT PHONE: 775 303 2151
E-MAIL: ob_happy@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM _____

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: too many high density units
traffic congestion

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NAME: Beth Dove
ADDRESS: 122 Greenidge
CONTACT PHONE: 975-500-1289
E-MAIL: keundove@hotmail.com

If you are representing someone, other than yourself, please indicate whom:

LD25-00016

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM 1.1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Linda A. Cross
ADDRESS: 6133 GREENBROOK DR RENO 89511
CONTACT PHONE: (775) 848-8434
E-MAIL: LACrossNbr1@aol.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM PLUMAS I.I

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: DENIS DOLAN
ADDRESS: 6150 VISTA OCCHIO
CONTACT PHONE: 203-417-0116
E-MAIL: DOLANPP@HOTMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER LAKERIDGE / RIDGEVIEW

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM MCCARRAH + PLUMAS DEVEL

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: OPPOSED!

- ① INTEGRITY OF NEIGHBORHOOD
- ② TRAFFIC + FIRE + POLICE EMER. ACCESS
- ③ TOO MANY APARTMENTS IN PLUMAS / RIDGEVIEW AREA
- ④ EARLIER APPROVALS WERE FOR CONDOS (PERMANENT, INVESTED RESIDENTS) NOT TEMPORARY RESIDENTS

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Steve Topol
ADDRESS: 2575 Spinnaker Drive Reno, NV
CONTACT PHONE: 775-721-2897
E-MAIL: USTopol@charter.net

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM 11 Plumber Redesignat.

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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RENO CITY COUNCIL PUBLIC COMMENT CARD

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NAME: KEN HUBBART
ADDRESS: 4949 DUMAS ST
CONTACT PHONE: 775.379.0862
E-MAIL: hubbartken@gmail.com

If you are representing someone, other than yourself, please indicate whom:

LAKERIDGE GREEN HOA 14 PEOPLE

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM _____

I.1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: OPPOSITION TO LDC 25-00016

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PUBLIC COMMENT CARD

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NAME: Jalith Luce
ADDRESS: 1933 Villa Way S, Reno 89509
CONTACT PHONE: 775-825-9108
E-MAIL: luce_jac@ktrmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO # LDC-25-00016
AGENDA ITEM apartments @ Mc Carran + Plum

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS:
way too high, way too much traffic -
ingress/egress nearly impossible -
this project should be put off
till after roundabouts are in place
@ Lakeside + Mc Carran + at plum +
Mc Carran.

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Chris Klum
ADDRESS: 2048 N. Vista Way
CONTACT PHONE: 975-742-5660
E-MAIL: ChrisKlum@chester.net

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM LDC 25 00016

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Sandra Bengtson

ADDRESS: 2370 Solart Dr.

CONTACT PHONE: 775 826-1275

E-MAIL: Sandrabengtson@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM 11

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: _____

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL
PUBLIC COMMENT CARD

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NAME: LINDA COOK
ADDRESS: 202615 SPINNAKER DR.
CONTACT PHONE: 775-826-1334
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom: _____

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM LOC 25

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: Margaret Crowley
ADDRESS: 4850 Rio Pinos Dr
CONTACT PHONE: 775-233-6711
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: This proposed plan raises serious concerns such as public safety around access to roads. The intersection is rated an F+ cannot support increased density at the proposed level

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL
PUBLIC COMMENT CARD

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NAME: Deborah Zalakar
ADDRESS: 2021 Mountain Vista way
CONTACT PHONE: (775) 229-5353
E-MAIL: freddebandian@yahoo.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I 1

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: I am concerned about the lack of compatability of this project as there are no other 5-story buildings in this established residential neighborhood. (the office building ~~now~~ does not impact/obstruct the skyline)

I am also concerned about safety for traffic and pedestrians due to the increased traffic flow at 2 already busy and dangerous

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WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



RENO CITY COUNCIL
PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: Virginia Williamson
ADDRESS: 5000 Lakeridge Dr
CONTACT PHONE: 775-313-6457
E-MAIL: ginnudw48@gmail.com
If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM I-1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: I am concerned about
the increase in traffic.
The developers talk about
tree saved + set backs.
What will happen to them?
When the road is widened?
Is there a dog park?
What about open space for
people?

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NAME: CATHY BARCOMB
ADDRESS: 14145 SADDLEBOW DR, RENO 89511
CONTACT PHONE: 775-846-9206
E-MAIL: C.BARCOMB@ROCKSTMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO I.1
AGENDA ITEM LAKE RIDGE TENNIS CLUB REDEVELOPMENT

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: PLEASE VOTE NO!!

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NAME: SARA LAIRD
ADDRESS: 2618 Edgerock Rd
CONTACT PHONE: 775-338-2122
E-MAIL: Saramlaird@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO I.1
AGENDA ITEM LDC 25-00016

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: I am opposed to the apartment development at Plumas and McCarran. The scale is excessive. No buildings are over 3 stories high until the Peppermill. This is a neighborhood of homes and home-like low-profile apartments and condos. Why ruint it? Traffic is another issue. It is already hard to go east on McCarran in the morning. 400-500 more cars would cause hazardous gridlock, road rage, and pollution.

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NAME: GLEN CHANDLER
ADDRESS: 6184 CARRIAGE HOUSE WAY
CONTACT PHONE: 714-206-2206
E-MAIL: GLENCHNDLR@YAHOO.COM

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM LDC25-00016

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: 4/5 split - NOT (100%)
INCREASE TRAFFIC WOULD BE SAFETY HAZARD

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NAME: CLAY ALDEID
ADDRESS: 2161 Stone Hill Circle
CONTACT PHONE: 775 745 5208
E-MAIL: clay@clayalder.com

If you are representing someone, other than yourself, please indicate whom:
my wife too: CEEEGABLE

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM _____

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: The existing streets DO NOT have enough lanes to accommodate the additional Traffic!
1 agrees / agrees for this project is dangerous

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NAME: Marianne Merriam
ADDRESS: 8000 Lakeside DR Reno
CONTACT PHONE: 818 590 8460
E-MAIL: Marianne.Merriam@gmail.com

If you are representing someone other than yourself, please indicate whom:
Lakeridge Tennis Club Redevelopment

- WARD 1
- WARD 2
- WARD 3
- WARD 4
- WARD 5
- OTHER _____

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM I.1

- IN FAVOR
- IN OPPOSITION
- NO POSITION STATED - CONCERNED

COMMENTS: pls. vote NO

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NAME: DIANE BACHMAN
ADDRESS: 4857 LAKERIDGE TERRACE WEST
CONTACT PHONE: 907-632-1180
E-MAIL: Diane_b@alaskaenergyservices.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO IF TIME ALLOWS
AGENDA ITEM PLUMAS/McCARREN PROJECT **(I.1)**

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: ALREADY TOO CONGESTED
TRAFFIC JAMS ALREADY
WHERE WILL PEOPLE'S CHILDREN PLAY
WATER + UTILITY INFRASTRUCTURE
ALIGNMENT OF OUR COMMUNITY + CAPACITY

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NAME: Patricia Evans

ADDRESS: 2796 Starr meadows Loop

CONTACT PHONE: 775-843-4351

E-MAIL: PERACER@NVBELL.NET

If you are representing someone, other than yourself, please indicate whom:

- WARD 1
 WARD 2
 WARD 3
 WARD 4
 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM Lakeridge 273 unit Developmet

- IN FAVOR
 IN OPPOSITION
 NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: MARCO PISCERUET
ADDRESS: 3745 FAUCON WAY
CONTACT PHONE: 825 4108
E-MAIL: MARCO.PISCERUET@gmail.com

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO
AGENDA ITEM 1st 12C25-00016

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Jori Benjamin
ADDRESS: 4813 Lakeridge Terr W.
CONTACT PHONE: 916-838-2078
E-MAIL: benjaminjori@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I.1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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Re: **OPPOSITION TO LDC25-000nfil16 PLUMAS REDEVELOPMENT**

January, 15,2025

LAKERIDGE HOMEOWNERS AGAINST PLUMAS REDEVELOPMENT!

A Petition to the Reno Mayor and City Council Members to oppose the building of 273 unit high rise at the corner of McCarran Blvd & Plumas Street, Reno, NV 89509

For the record I have submitted to the Mayor and each Council member 4 pages of signatures collected from the Lakeridge area. These signatures are against this proposal.

1. Just because these apartment buildings have met the commercial guidelines does not make it right or neighborly. Some council members passionately agreed that a safe, healthy and vibrant neighborhood are cornerstones for a good quality of life in Reno. This infill project is opposite of this statement.
2. The intersection at Plumas and McCarran is highly congested. People that use this intersection know this. The intersection has an F rating. When is the street going to be widened? What does this look like. Shouldn't we the citizens that live and contribute to the city coffers be aware of the plan.
3. Does our neighborhood not matter to City Planning? This is an older neighborhood. We are not afraid of growth, we care about the outcome of the growth. I won't use words like compatibility, they will get misconstrued. I will say this apartment building should be built somewhere else.

I.1 Tori Benjamin

4. It seems impossible that traffic time will add only 1-2 seconds to the daily commute. Common sense and waiting to get out of my driveway for 5 minutes tells me something different. Have you spent time on this street looking into the concern and complaints about traffic.

5. 130 units exist on Plumas, North of McCarran. (This is across from the development) It is already difficult for residents to exit these properties. It is currently frightening and dangerous for pedestrians using the crosswalk.

6. The Reno Master Plan states impart “Infill development should be designed to fit in with surrounding buildings, incorporating similar heights, lot coverage and widths in its design”. The Wells Fargo building has been used to compare height to this apartment building. Have you not noticed the difference in the two! The Wells Fargo building blends into the neighborhood.

7. Please, our neighborhood will be changed forever if this project is allowed. Do not allow this apartment building to plopped down where it doesn't belong. We implore the City Council to keep the integrity of the Reno Master Plan and the integrity of this existing neighborhood. Please work with us and for us and please **disapprove** and or redesign this project.

Thank you for your service, your time and the opportunity to comment.

Jori Benjamin on behalf of the Lakeridge Community.

Signed

~~Ben Jay Benjamin 4813 LAKERIDGE TER WEST
4080 PLUMAS ST. RENO 89509~~

~~Kenneth G. Hubbard 4940 Plumas Street Reno, NV 89509~~

~~Jessan S Lynn 4827 Lakeridge Ter W Reno 89509~~

~~Justin Ho 4817 Lakeridge Ter Reno 89509~~

~~William R. Book 4849 Lakeridge Terr 89509~~

~~Ann Marie Kake 4855 Lakeridge Ter 89509~~

~~Karey Suran 4853 Lakeridge Ter 89509~~

~~Pat Crum 4847 LAKERIDGE TER. W 89509~~

~~Naupel Haynes 4879 LAKERIDGE TER W 89509~~

~~Jon Harris 4955 Lakeridge Terr. W. 89509~~

~~Susan Stone 4935 Lakeridge Terr. W 89509~~

~~M. Jay Rader 4807 Lakeridge Terr W 89509~~

~~Allison Hastings 4909 Lakeridge Terr W 89509~~

~~Catucia Cronin 4907 Lakeridge Terr W 89509~~

~~Keri Berry 4480 PLUMAS 89509~~

~~Sasha Fischer 1280 Manzanita 89509~~

~~Suzanne Schell 4940 Plumas St Reno, NV 89509 775.224.3705~~

~~David Johnson 4803 Lakeridge Ter West Reno, NV 89509~~

~~J. Thomassian 4801 Lakeridge W 89509~~

~~Quincy Dix 4913 Lakeridge~~

~~Kenra M. West 4910 Plumas 89509~~

Signed _____

JOHN KREIGER 5078 LAKERIDGE TER E. John Kreiger

ALEXANDER WATERS 5030 LAKERIDGE TERR. E. Alexander Waters

Constance WATERS 5030 LAKERIDGE TERR. E. Constance Waters

LORT GLOVER 5018 Lakeridge Ter E. Lort Glover

Brett Moor 5018 LAKERIDGE TER E. Brett Moor

Jungmann Kreiger 5078 Lakeridge Ter. East

Karen Chontos 5042 Lakeridge Ter E. Karen Chontos

ELAINE KANELLOS 5036 LAKERIDGE TER E. Elaine Kanellos

9006 Lakeridge Ter E

Donald HARdesty 5000 LAKERIDGE TER. E. Donald Hardesty

Susan Hardesty 5000 Lakeridge Ter. E. Susan Hardesty

KATE KATSEANES 5032 LAKERIDGE TER E. Kate Katseanes

ED GOOD 4960 PLUMAS ST. Ed Good

Warren Walters 4990 PLUMAS St Warren Walters

Signed Dale Lazzaroni 1/15/25

Dale LAZZARONI

4859 Lakeridge Terrace West

Reno 89509

Diane Bachman, 4857 L.T.W. / Reno / NV. 89509

Auckland Mail Shoppe 907-632-1180

Jay Jay 408-425-6218

Rochelle A. Picott 4957 LAKERIDGE TER W 89509

Bapt H. Dale 4957 Lakeridge Ter W 89509

Brian Thomas 4933 Lakeridge

Kerri Matsumoto 4931 Lakeridge Ter. W 89509

Christine Stieber 4917 Lakeridge Ter. W 89509

Diane Bachman 4857 Lakeridge Ter W 89509

LARS STROTHER 4869 Lakeridge Ter W 89509

Art Mennick 4920 PLUMAS, NV 89509

KAREN MENNICK, 4920 PLUMAS, NV. 89509

Greg Jones 4500 Plumas St Reno, NV 89523

Signed

KEN KLUM 4903 LAKERIDGE TERRACE

WEST UNIT #4903

NATHANIEL Luck 4973 LAKERIDGE TERRACE WEST

Bethian Nunn 4843 Lakeridge ter W.

Miss Pike 4839 W. Lakeridge Terrace

Blythe Anderson 585 Reno Ave 89509

Danell Wilson-Pellman 1100 Kneecidge Dr. 89509

CHAD BERKAZZ 4813 LAKERIDGE TER W 89509

Sean Drake 4887 Lakeridge Ter W. 89509

Anne Chandler 4947 Lakeridge Ter. W 89509

Jim Polinsky 4841 Lakeridge Terrace W. 89509

RENO CITY COUNCIL

PUBLIC COMMENT CARD

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NAME: CINDY CHANDLER
ADDRESS: 6184 Carnegie House Wy
CONTACT PHONE: 909-225-9278
E-MAIL: cindycha@msn.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM LDC25-00016 I.1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NEWS

Wildfire-prone West Reno burns three times in less than 15 years. Here's why



Amy Alonzo
Reno Gazette Journal

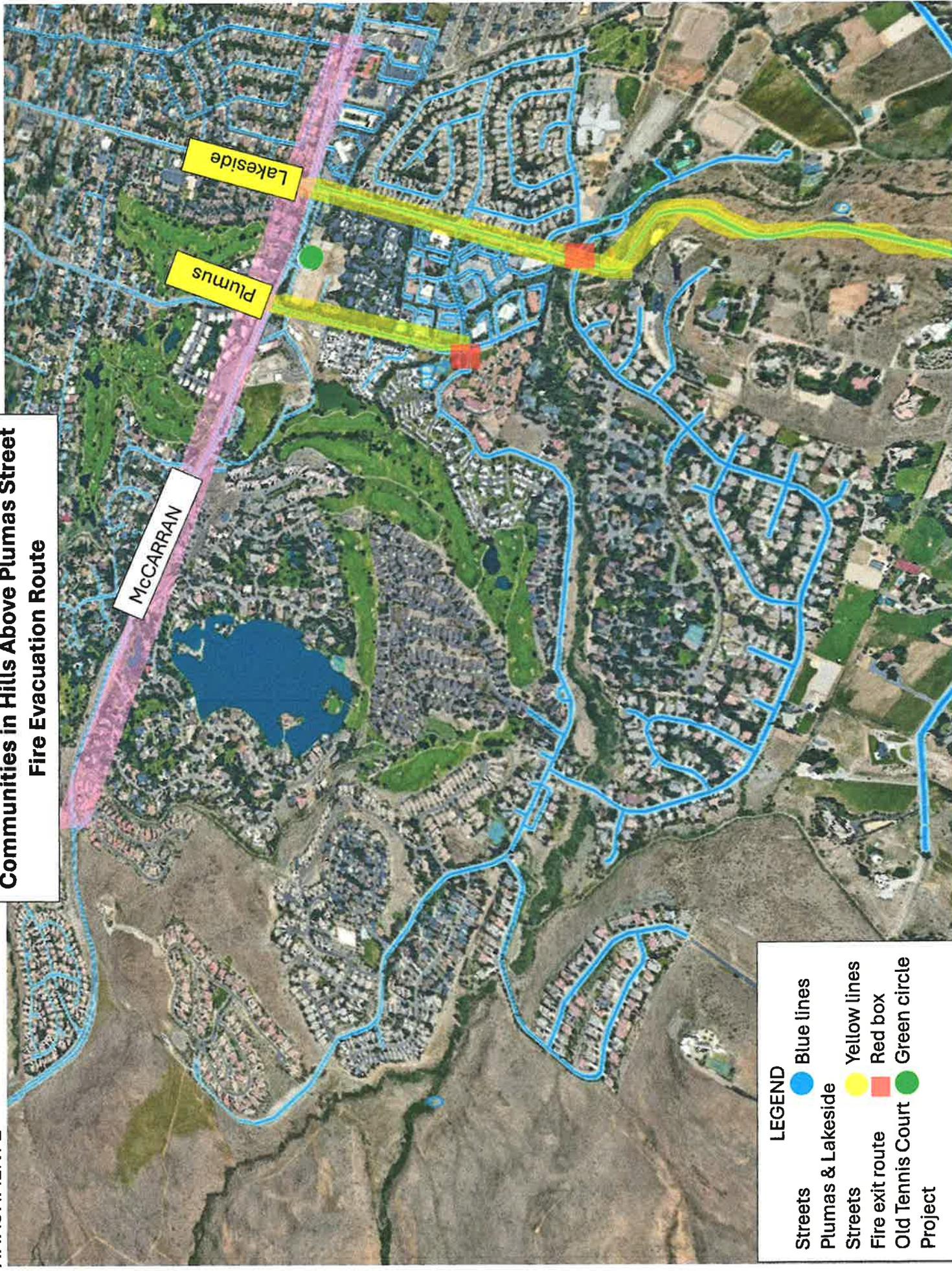
Published 6:00 a.m. PT Nov. 19, 2020 | Updated 9:12 a.m. PT Nov. 19, 2020



**2020 Fire Hills Above Plumas Street
View from Carriage House Resident's Backyard
Lakeridge Golf Course**



**Communities in Hills Above Plumas Street
Fire Evacuation Route**



LEGEND

- Blue lines ● Streets
- Plumas & Lakeside Streets ● Yellow lines
- Fire exit route ■ Red box
- Old Tennis Court Project ● Green circle

Date: January 22, 2025

To: City Council Members; Mayor Hillary Schieve, Naomi Duerr, Miguel Martinez, Meghan Ebert, Kathleen Taylor, Devon Reese

From: Carriage House Residents

The following Carriage House (ward 2) residents oppose the Planning Commission's decision to approve a conditional use permit to allow 273-unit multi-family apartment complex and grading resulting in fills greater than ten feet. (Case No. LDC25-00016 (Plumas Redevelopment))

Printed First/Last Name	Address	Signature	Phone Number or email address
Cynthia Weise	6190 Laurelwood Dr Reno, NV 89519	Cynthia Weise	830-708-4713
Gary Weise	6190 Laurelwood Reno, NV 89519	Gary Weise	830/660-6654
MARGIE BRADY	6192 (CARRIAGE HOUSE)	Margie Brady	825-3135
DONNA CAMPBELL	6194 LAURELWOOD DR	Donna Campbell	775-843-5325
David Kephart	6182 Laurelwood Dr	David Kephart	775-742-9137
Sissy Kephart	6182 Laurelwood Dr	Sissy Kephart	775-742-6131
Robert Andersen	6176 Laurelwood	Robert Andersen	775-219-9101
Bahwant Patel	6164 Laurelwood	Bahwant Patel	760-331-8223
DEBI LANGSTON	6168 LAURELWOOD	Debi Langston	775-771-0333
GRACE KLOPATEK	6170 Laurelwood	Grace Klopatek	775-827-9001
KARL G. KLOPATEK	" " "	Karl Klopatek	775-827-9001
Angelo Sakelaris	6178 Carriage House ^{WY}	Angelo Sakelaris	775-826-2521
Camille Sakelaris	6178 Carriage House ^{WY}	Camille Sakelaris	775-843-1675
Jonnie Pullman	6180 Carriage House ^{WY}	Jonnie Pullman	775-240-3426
Melinda Biancalana	6109 Carriage House ^{WY}	Melinda Biancalana	775-742-8636
JERRY THURMAN	409 CARRIAGE HOUSE	Jerry Thurman	310-590-6482
DALE RIND	6167 GANNING WAY	Dale Rind	775-384-3478
SV. M. LARSON	6105 CARRIAGE HOUSE ^{WY}	SV. M. Larson	443-414-6602
TERESA MARTIN	6182 CARRIAGE HOUSE	Teresa Martin	775-825-1568
Charles Salerno	6178 Carriage Ct	Charles Salerno	775-825-5694

Handwritten signature or mark at the bottom left corner.

Date: January 22, 2025

To: City Council Members; Mayor Hillary Schieve, Naomi Duerr, Miguel Martinez, Meghan Ebert, Kathleen Taylor, Devon Reese

From: Carriage House Residents

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Printed First/Last Name	Address	Signature	Phone Number or email address
GLEN CHANDLER	6184 CARriage House Way		714-206-2206
Karen Claffey	6174 Wycliffe Cir		775-827-8978
Larry Hornung	6140 Wycliffe Cir		775-822-4649
Colleen King	6131 Wycliffe Cir		404-405-3862
Judy Hitchcock	6156 Carriage House		775-828-1757
Kevin Sullivan	6154 Carriage House		775-287-2491
Cheri Bissell	6150 Carriage House		775-997-9631
Victoria L. Cart	6161 Carriage House		345-649-1668
Maureen Allen	6158 Carriage Hse.		775-771-0825
GARY WHITFIELD	6146 CARriage House		775-827-8788
Kimberly Kleinman	6126 Carriage House		.
BARBARA KLINE	6168 SQUIRES		775-826-7244
WOLFGANG KÜCHEN	6190 SQUIRES		570-693-0431
King L. Won	6192 Carriage House		408-203-1961
Linda F. Won	6192 Carriage House		408-674-0504
MARCO PISCIVIA	OWNER 2015 BRAND		775-627-4102
Barbara Glotzer	6200 Carriage House		775-826-1082
John Leonard	6198 Carriage House		215-740-3711
Christy Leonard	6198 Carriage House		267-625-8008

Date: January 22, 2025

To: City Council Members; Mayor Hillary Schieve, Naomi Duerr, Miguel Martinez, Meghan Ebert,
Kathleen Taylor, Devon Reese

From: Carriage House Residents

The following Carriage House (ward 2) residents oppose the Planning Commission's decision to approve a conditional use permit to allow 273-unit multi-family apartment complex and grading resulting in fills greater than ten feet. (Case No. LDC25-00016 (Plumas Redevelopment))

Printed First/Last Name	Address	Signature	Phone Number or email address
DIANE SEEVERS	6174 Squires Lane		
Leo V. Seever	6174 Squires Lane		
Betty Elliott	6098 Carriage House Way		
PAT GRINCCA	6082 ^{HOUSE} CARRIAGE		275-820-9702
Merna L. Garrison	6081 Carriage House Way		317 727 1449
Robert GARRISON	6081 ^{HOUSE} CARRIAGE		435-374-8164
Edie Versch	6083 Carriage House		626-483-5516
Roman Versch	6083 Carriage Hse		rversch23@gmail.com
Anthony Moor	1170 Wycliffe Ct		mooreap7750
Ed Upton	2871 Mt n Victoria		Icloud.com 775-338-0527
Scott Richardson	6174 Carriage House		530-515-0597
Janet Durante	6138 Wycliffe Cir		775-233-6651
Terri Upton	2871 Mt n Victoria		775-338-5957
MIKE HOVENIC	6162 WYCLIFFE		775-829-3350
DONA PTMAN	6158 WYCLIFFE		775-544-1093
RICK GILLEN	6156 " "		275-525-4846
Linda Stanton	6134 WYCLIFFE		775-827-5765

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PUBLIC COMMENT CARD

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NAME: Kim Bacchus
ADDRESS: 2702 Lake Ridge Shrs E. Reno
CONTACT PHONE: 775 530 8185 89579
E-MAIL: kim.bacchus@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM LOC-05-00016

*McCarver
Planning*

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Jance Schaffers

ADDRESS: 1976 Villa way

CONTACT PHONE: 775-442-7161

E-MAIL: tennesgrrl@me.com

If you are representing someone, other than yourself, please indicate whom:

myself

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5

OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM plumas DEY

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Megan Schuster
ADDRESS: 4765 Rio Pinar Dr.
CONTACT PHONE: 8587508282
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO I. I

AGENDA ITEM _____

IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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RENO CITY COUNCIL

PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME: JOHN KREIGER
ADDRESS: 5078 LAKERIDGE TER E
CONTACT PHONE: 707-363-7416
E-MAIL: _____

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I-1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Nancy Chontos
ADDRESS: 5042 Lakeridge Ter E.
CONTACT PHONE: 949.357.8700
E-MAIL: nancychontos@gmail.com

If you are representing someone, other than yourself, please indicate whom:

- WARD 1 WARD 2 WARD 3 WARD 4 WARD 5
 OTHER _____

DO YOU WISH TO SPEAK? YES NO

AGENDA ITEM I.1

- IN FAVOR IN OPPOSITION NO POSITION STATED - CONCERNED

COMMENTS: speaking

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Nancy Soffer Chontos
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Good evening, Mayor, City Council Members, and all in attendance. I am here to provide some concrete reasons for you to vote no tonight on the development plan for the 3 parcels on the corner of Plumas and McCarren.

I am suggesting you – in representation of us – send the plans back to the developer for MODIFICATIONS in 3 key areas:

- 1) Look & Feel
- 2) Parking, Egress & Traffic
- 3) Safety

LOOK & FEEL

This design is out of conformance, proportion, and character for this older, unique neighborhood.

The proposed buildings are taller and not in keeping with the look, feel and environment of the area. This development should fit in, not stand out. City of Reno In-fill requirements are not being met, nor is it in conformance with the Reno Reimagine Masterplan. This is a COOKIE-CUTTER design, not one designed for this Old SW Reno neighborhood. The Planning Commission could not find a comparable situation anywhere in Reno, because this is a very unique and special place.

PARKING, EGRESS & TRAFFIC

The effect of this development on the parking situation, egress and overall traffic impact will be extremely negative.

I.4 Nancy Chontos

Is there enough parking allotted for the potential 400-500 vehicles of the residents? I question that. The plan accounts for 1.5 spots/unit as required. However, many of the 3-bedroom units will have at least 3 drivers. Overflow will be on the streets –Plumas and Lakeside – which will make access for school busses and rapid transit vehicles that much more difficult than it current is since there are no pull-over spaces.

Egress is planned on both Plumas and Lakeside, right near the corners of McCarren. These two intersections are extremely congested, especially during the morning and late afternoon commutes. This development will severely exacerbate the situation. Traffic issues at the Plumas/McCarren intersection are rated an F. Mitigation efforts, such as widening of the streets and revisions to the egress, need to be completed BEFORE development begins.

SAFETY

This development as currently planned has potential safety risks for pedestrians, school children and the average driver.

The increased traffic to an already overcrowded area at 2 key intersections would also impede evacuations in the case of a natural disaster.

Therefore, I am asking that you have the developer:

- 1) Make the design in conformance, proportion and character with this neighborhood while meeting the mixed-use designation
- 2) Fix the negative impact from the egress and parking
- 3) Create a plan that addresses the safety risks

Change (in the form of this development) is not the issue – the issue is to do the change in the proper way.

Thank you!

