

# Development Review Public Comment

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

**Case Number**

LDC25-00003

**Position**

In Opposition

**Comments**

I would like to see plat map of how 28 units in the subdivision will fit. Dividing the land by 8 units/acre is less than 5500 SQFT. This doesn't take into consideration roads and other offsets. There also does not appear to be a secondary emergency access from this area. It is blocked on two sides by the ditch and a third by a subdivision that has been there since the late 60s. I understand Reno needs housing, but as listed, this doesn't make sense.

**Email Address**

greyjess1@yahoo.com

**Name of Commentor**

Jessica Goza-Tyner

**Phone Number**

775-671-1602

Submitted: 7/30/2024 8:21:13 PM

These comments were submitted on behalf of: family, Glenn and Judy Goza (self if blank)

# Development Review Public Comment

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

**Case Number**

LDC25-00003

**Position**

In Opposition

**Comments**

I DO NOT SUPPORT A DEVELOPMENT OF THIS SIZE. THE SURROUNDING NEIGHBORHOOD LOT SIZES ARE ABOUT 7,000 S.F. PLUS. THE PROPOSED DEVELOPMENT LOTS HOVER AROUND 3,500 S.F. 28 ADDITIONAL HOUSEHOLDS IN A TIGHT CORRIDOR ON AN ALREADY BUSY 7TH STREET IS NOT WISE. I WOULD BE IN FAVOR OF LOTS OF EQUAL SIZE TO THE SURROUNDING ALREADY ESTABLISHED LOTS AND SOMEWHERE AROUND 14 HOUSEHOLDS. A DEVELOPMENT OF THIS SIZE SIGNALS THAT THE DEVELOPER DOESN'T CARE ABOUT THIS NEIGHBORHOOD, AS NO ATTEMPT TO BLEND INTO THE SURROUNDING ELEMENTS HAS BEEN MADE. I AM NEVER OPPOSED TO THOUGHTFUL DEVELOPMENT. HOWEVER, THIS IS NOT THOUGHTFUL; SMELLS OF GREED AND HOME QUALITY WILL BE THAT OF MASS-PRODUCED TRACT HOMES. CUTTING AS MANY CORNERS AS POSSIBLE FOR THE SAKE OF MORE MONEY, NOT A FAN.

**Email Address**

frankpulido@gmail.com

**Name of Commentor**

FRANK PULIDO

**Phone Number**

7752195916

Submitted: 8/9/2024 7:39:16 AM

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

Mrs. Piccotti,

I would like to thank you in advance for your time and consideration. As I am aware of personal biases I carry – I'll begin by addressing those before I move on to public and safety concerns.

When 2605 Everett came up for sale, I was captivated by the view and called my husband immediately. It was clear from the photos what rough shape the home was in, but the view had our hearts instantly. We did our due diligence asking the neighbors and the Church about the view, if there were any plans to build to which were met with resounding “no’s”. We were told about how at once point the church had tried to expand and that the city of Reno shut it down because you could not safely get a firetruck inside and traffic concerns. All of which stand in my opinion, potentially even more now that the area has grown. So, we moved forward and overcame many obstacles to be here, including the fact that the house was in such poor condition from squatters living here that we could not secure a loan and had to borrow privately to complete closing.

We are a middle-class family who did not have the budget to buy the home and pay for it to be remodeled. We did however have a vision and a great mind for DIY. We have lovingly spent the last 7 years of our lives turning this house into a home. I've attached photos for you to see the “before” and all we have done. We have truly built this house, the deck, the yard – everything around enjoying, looking at, and loving our beautiful city we call home. All the neighbors have as well.

Cluster developments are meant to not inhibit home value as far as my understanding, and each of our homes will take a huge equity hit if you factor in that our neighbors spent an additional \$30,000 view premium just two short years ago.

That being said, I do understand business and that I do not own the property behind our house. Even still I always dreamed that one day the Church could expand and do a garden, or a school, or even that one day a park there for our kids to play. As we previously lived in Sparks before moving to Reno, we were stunned at the lack of parks for neighborhood kids to play in. The nearby schools have fences and restricted access outside of school hours.

In addition, I have grave concerns not as a homeowner, but as a citizen. Before the purchase of 2605 Everett Dr. we lived on 3390 W 7<sup>th</sup> street. It mirrors a similar bend in the road as the curve into the church parking lot, and only after moving in did we hear from the neighbors how dangerous the area was. Two houses down our neighbor had someone die in their front yard and could hardly remember how many times they were hit. We renovated that house as well and sold as soon as renovations were complete. The new owners house

has been hit at least four times. West 7<sup>th</sup>, we have been told, cannot add more roundabouts, stop signals etc. because it is a thoroughfare for emergency crew. I can say with resounding certainty that adding a minimum of 56 more cars (if you assume the average home owns 2 cars) turning around that blind corner will cause several instances.

Parking is another issue we have. In the plans its listed that street parking is available. This is neither true nor safe. No one parks cars on 7<sup>th</sup> street which will leave extra parking for guests up to neighborhoods, such as Everett.

Below I've attached a few images of the home in its condition at purchase, and now.

Thank you again for your time and consideration of the community. It means a lot to us.

Sincerely,

Ashleigh Harvey

775-225-4848







## Leah Piccotti

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**From:** Glenn Goza <reno-boy@hotmail.com>  
**Sent:** Wednesday, August 14, 2024 10:21 AM  
**To:** Leah Piccotti  
**Subject:** Case Number LDC25-00003 comments

Leah – I was unable to attend last night’s Neighborhood Advisory Meeting reviewing Case Number LDC25-00003, but I would appreciate if my concerns could be passed along to the members. There are only a total of two bus shelters and five bus benches between N. McCarran Blvd and Stoker Ave. One of these benches is positioned on Seventh Street in front of the church across the intersection of Rhode Island Drive and Seventh Street. If this project proceeds, I would ask that the bench be replaced as close as possible to its current location. In all fairness, it should also be placed nearer to any new construction rather than moving it to the property just west of the church. Also, TMWA does between four and five cleanings of the Highlands ditch during the year. The ditch on that side is not wide enough for a truck to use. For as long as I can remember, over 50 years, they have always parked for the several days involved each cleaning on a portion of the church’s parking lot, done their work and removed the waste to the parking lot and then on to the truck(s) and/or trailer. The curb east of the church’s parking lot entrance is red all the way past the cemetery’s gate. This is due to it being a blind downhill curve. Where and how will they park? Will the light post on Seventh Street in front of the church be replaced in a similar spot?

Glenn Goza 840 Rhode Island Drive, Reno, NV 89503 775 747-2739

## Leah Piccotti

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**From:** Barbara Korosa <1sierralady@att.net>  
**Sent:** Thursday, September 5, 2024 6:48 PM  
**To:** Leah Piccotti  
**Subject:** My presentation speech at CAB meeting

Leah,

I want to share with you the statement I prepared and was partially able to present at the most recent CAB meeting with the development as an agenda item. Due to the 3 minute presentation limitation, I was not able to present my entire statement. The below has more depth in facts than my previous email I sent to you and I request it is included in the material for the development.

Thank you.

Barb Korosa

I am here today to address the agenda item of the development of 2400 west 7th Street.

I would like to advise I am a resident of Reno for over 44 years. My previous residence I lived in for 38 years. I could go into more detail of my prior residence, its zoning, how the City zoned it and its uniqueness as it contained acreage, you can contact me personally for information.

I have been aware that the property in question has been for sale when the sign was placed on the property and of its current zoning. I have hoped another church would purchase the property. An interested private school was in negotiations as well, but were unable to come to an agreement. I would strongly support this type of use for the property. This area was developed in the 1970's. I have come to know many of the original property owners still live in their homes and are aging in place which is a significant fact to the area they want to live in. That fact strongly speaks to the neighborhood. There is also a transitioning of new, younger families purchasing and making these homes their desired area to live.

I understand the City, while working within current known zoning, tries to best fit the appropriate classification of an unusual sized property within the parameters of current zoning available for every parcel in Reno. When an unusual size of a parcel exists, size of the parcel determines actual zoning designation. I know of parcels that have existed when acreage was involved, and zoning, I personally believe, just doesn't fit, but whatever the practice is used by the city, it continues. In the example of the proposed plans, the designation of 28 units is trying to work within these parameters. The developer is citing a "cluster development" but by municipal code exceeds these standards by 42%. This fact alone negates the development proposal. When the Planning Commission reviews the proposal, it needs to be pointed out this glaring inaccuracy. If compliance according to Municipal Code prevails for this property as a "cluster development," the number of units would be significantly reduced.

Another extremely important concern is traffic. Approximately 1995, Montessori school wanted to partner with the church for a school on the property. 7th Street has been a main artery of this Northwest neighborhood from the inception of when this area was being developed in the early 1970's. In 1995 the number of people living in Reno was 156,000 - today according to the most recent census, and that number is higher but for purposes of stating population, is 274,915. The 1990's, growth was a huge factor to this valley. As part of the Montessori school request, a most needed Traffic Study was performed. It was determined that a safety risk for this development was deemed to exist and because of the safety factor of traffic then on 7th Street, the development was denied. I am repeating this fact again, the development was denied. 7th street is not able to change in any manner it's design and presents a huge concern for today's access and vehicles that travel on it. Just this morning, at 8 a.m., I was on 7th street and the number of vehicles on it was shocking. I do not normally drive during rush hour, but I noticed the traffic specifically this morning . In addition to people driving to work, I am sure these vehicles were parents taking their children to the schools also located off 7th Street. I am strongly emphasizing and pointing out, if this safety risk existed in 1995 with that population at that time, the current population is even more of concern. There is a huge difference of usage by a school versus, meaning access is much less, and the proposed housing with all likelihood of 2 vehicles per unit and 24 hour 365 day usage, safety becomes a major point of concern. Minimally a traffic study, independently done by a third party not associated with the developer, is to be required. 7th street has an elevation and curvature to the street just east of the property causing a risk to anyone driving on the road, and I drive on 7th street and is a personal safety concern to me. A neighbor pointed out to me when I first moved to this home, because 7th Street has a very unique elevation change, as well as a significant curvature of the road in the area I cited, any icy road conditions, 7th street is not safe to reasonably drive on. Granted icy road conditions are during cold months of the year, but still is a condition I consider as to the safety of this area. The facts stated, especially traffic and safety, cannot be ignored and needs to be addressed with even more importance.

## Leah Piccotti

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**From:** Barbara Korosa <1sierralady@att.net>  
**Sent:** Monday, August 12, 2024 2:50 PM  
**To:** Leah Piccotti  
**Subject:** Proposed 7th Street project

Miss Piccotti,

This email is being provided concerning the 2400 West 7th Street proposed development.

I have lived in Reno for more than 44 years, 38 years of which I lived in one home that was an original ranch (along the Orr Ditch) with a “chicken barn” on the property. I have personally seen how this valley has grown and changed - some changes ok and quite a lot that I believe has hurt Reno.

My current home was a significant move for me personally and physically. I am a widowed, retired, single woman. I wanted a good sound home, which I believe this area was and homes were built with good construction values. Part of the consideration to purchase this home is my personal view of the valley. This view cannot be duplicated and was part of my decision to purchase this home. Yes, I have invested considerably for this to be a better home than when it was purchased, but views are something once you take away, they are gone forever and I believe, unfortunately, that has happened all too often.

There are several concerns in the proposed development in which Municipal Codes are not being followed and the Planning Commission should recognize and address before further work/review is done. Of particular concern is stating “Cluster” plan. It is clearly being violated by the developer.

A significant concern is traffic. I would like to point out, approximately 1995-96 a proposal for a Montessori school was to be built on the property - sharing with the church. A traffic study was done and this proposal was denied based on traffic safety concerns of a blind area on 7th Street to the development. Traffic in the 1990’s and now has significantly increased and at present, this development reflects the same concern. If it was denied previously, that still has the same, or more, validity.

Infrastructure is a critical component when density of an area is changed. A Traffic Study needs to be required and by a third party that has no association to the developer.

Thank you for the opportunity to present important information.

Sincerely,  
Barbara Korosa

## Leah Piccotti

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**From:** ronnipitzer@sbcglobal.net  
**Sent:** Friday, August 30, 2024 4:21 PM  
**To:** Leah Piccotti  
**Cc:** ahill@washoecounty.gov  
**Subject:** Case Number LDC25-00003

Good Afternoon,

I live at 2545 Everett Drive and have several issues with this subdivision.

- 2 Story Houses with 5ft spacing between each building will take away my view of the city and valley and reduce the value of my house.
- Regardless of what the developers say. I'm sure the residents will have roommates who will be parking on side streets in the neighborhood.
- 7<sup>th</sup> Street traffic is already heavy and the entrance/exit to the development is an especially bad spot.
- I do believe the schools in the area are overcrowded now.

Is there still going to be a public hearing on 9/18/24 regarding above?

Hopefully, the planning commission has determined that the developers' criteria for determining that the site qualifies as a cluster development is invalid and the meeting has been canceled.

Thank you for your attention to this matter.

Veronica McKinney

2545 Everett Drive

Reno, NV 89503

(775)224-6719

Good afternoon Mrs. Piccotti,

We just spoke on the phone, I am writing to express some of the reasons we don't think this project is the best option for our neighborhood as well as does not align with the Master plan for the city, nor does it meet Reno Municipal code.

First, the dangerous traffic conditions on seventh street have been an issue for literally decades. Prior to moving to our current address my wife and I lived a half mile up the road on 7<sup>th</sup> street, we had cars totaled in front of our home due to drunk driving. I've seen a RTC bus go through a neighbor's fence just past Heights, and a little over 10 years ago a drunk driver went through a fence on Heights and 7<sup>th</sup> and the passenger lost their life by being impaled by a fence post. Multiple people further up 7<sup>th</sup> have added large boulders to keep themselves safe. Unfortunately, the impaired drivers are not limited to further up seventh, approximately one year ago a drunk driver went up over the grass and plowed through the GLCC Church's sign. If the homes proposed were there as now planned, that car would be in someone's living or bedroom. They are set only feet from that dangerous road. The curve and elevation change on 7<sup>th</sup> street makes it difficult to safely enter and exit from the proposed entrance to the development.

Second, what is this development adding to the community? Where will these kids play? There are zero parks within walking distance of our homes already and all the school playgrounds now have locked fences so kids cannot play their either. The development mentions common areas and designates them in certain drawings as grass and trees however in their 160 pg plan the same common areas are called retention ponds. Is this where the kids will play?

Third, RMC 18.04.903 defines Cluster Developments. After reading the definition this proposed development literally meets none of the criteria as far as I see. It simply seems that they are trying get around changing zoning by calling it a cluster development. There are no sensitive resources and there is no transition into unincorporated county or public lands. Even if it is a cluster development, number one the density increase can be no more than 15%, it is currently proposed to increase by 42%. Number two, there is the issue of parcel size matching, it's currently at 2 to 1 and the RMC states they need to match neighboring parcel sizes. There is the exception to utilize a buffer zone, however, even if this is implemented the buffer zone must be 30 feet if fully landscaped. Currently, their plan calls for mostly 17 feet on the western side with the exception of, behind my house, where for some reason it dips to only 5 feet. This is clearly not code. Additionally, there is the yard matching requirement where the RMC states rear yards must be the same width of the existing development. The submitted tentative site plan by Wood Rogers says throughout the plan that their new site plan "is compatible with surrounding developments". It clearly is not compatible and will not enhance home values in the area. If we lived in Sommer Set this would never be considered.

Lastly, the Reno Master Plan calls for more parks and community resources. The current church GLCC, is a pillar of the African American Community in Reno. Pastor Taylor has worked in Reno City Government and has been on different governing boards, and is a valuable member of our

community. After speaking with him, I don't know that he has an idea of where his church will meet if this development goes through. I do know that he has plans for that building and the property. What if instead of throwing up a densely constructed set of homes the city of Reno partnered with GLCC and built some open space behind the church? Perhaps a community garden, playground and picnic area to preserve the open space that has amazing city views. That type of development would be in line with what the Reno City Master Plan details.

In summary, I do not believe this development takes into consideration the overall good of the surrounding neighborhood but instead adds to the burden of the already limited resources in the area. Grace Warner Elementary is title one school where my youngest son attends. My daughter started her first day of her freshman year today at McQueen, it was built for 1200 students but is currently around 1800. My wife and I both graduated from McQueen and have been in Northwest Reno most of our lives. I have more on my mind but will conclude for now. Thank you for taking the time to speak with us and read through some of my initial thoughts and concerns.

Sincerely,

TeJay Harvey  
775-225-5531

Good evening,

My name is Tejay Harvey. My wife and I, along with our three children, live on the western boundary of the proposed development. When I initially looked at the proposed development plans left hanging on my door, my first thought was, "Why would they be trying to squish so many houses into such a small area?" Clearly the only answer can be profit. The proposed development does nothing to benefit the community around it, instead it will burden its neighbors with increased traffic, dangerous ingress egress conditions for those both on 7<sup>th</sup> and Rhode Island Drive, a loss of property values and by adding more children to an already overburdened neighborhood and school system. Not only that, Greater Light Christian Center is a great neighbor and pillar of the community, that exists to serve those around them. The city of Reno's Master Plan states that it values responsible and well-managed growth, this is not that.

My next question to myself after reading the handout provided, is what is a cluster development? I found the Reno Municipal Code and read that a cluster development is defined as a development "encouraged to support the protection of sensitive natural resources, viewsheds or other unique site features; promote fire safety within the wildland interface; provide opportunities for shared common open space; protect documented wildlife corridors; and provide a more gradual transition to the unincorporated county and public lands." The definition I just read has zero correlation to the 3.72 acres locked in the middle of an existing neighborhood, that we are discussing today. This alone should disqualify this entire development. The one and only reason to call this a cluster development is to skirt the zoning requirements of SF-8 housing and attempt to reduce the lot size requirements.

After finding the Reno Municipal code on cluster developments I continued to read and found more and more code violations within the proposed development.

To list a few: RMC 18.04.903 General Standards for Residential Districts Section 6.a.1. states one goal is to provide more open space. There is no open space designated for greater

community use, in this plan. The open space that is included for the subdivision, is partially designated as two retention ponds.

6.a.2 states the development will have no adverse impacts on adjacent properties. You will be building two story homes against my back fence, two per current property that will drop my property value by a minimum of \$30,000 for the loss of a city view alone. Then on top of that you will increase traffic, increase parking in surrounding neighborhoods and take already limited community resources, such as adding students to the current title one school Grace Warner that these students will be zoned for.

Section 6.b.1. states that cluster developments may be eligible for exceptions to minimum lot standards. Section 6.b.2. states modification to lot sizes may only increase the density of the development by 15%. SF-8 zoning states interior lots must be no less than 6000 sq foot (most in our neighborhood are more) this development is proposing the average lot to be only 3500 sq foot. That is an increased density of 42%, far exceeding the 15% limit defined in a cluster development.

Section 7.d. Single Family Residential Adjacency Standards 1. Parcel Size Matching states, "The minimum lot sizes identified in the land use designation of the immediately adjacent property shall be maintained at the edge of the proposed subdivision. This means putting two properties per one existing property, as proposed, is not allowed.

Section 7d.2. Buffering, does provide one exception to the adjacency standard above; however, it states that if the buffer zone were to remain natural vegetation it must be 100 feet or  $\frac{1}{2}$  of the average minimum lot depth, for us that would be about 60 feet. Or, if fully landscaped it must be 30 feet wide. Looking at the proposed plan, the buffer zone is mostly 17 feet until it gets to the last property where it bottle-necks and is only five feet from the back of the existing neighborhood boundary to the proposed boundary. This is clearly not in compliance with the code.

Section 7.d.3 Yard matching further states that, "rear yard widths of the proposed development shall match the rear yard widths of the existing development." The proposed rear yard widths of this development are approximately half of the existing development. Again, clearly against code.

The development plan addresses the buffer zone on page 11 claiming they are providing a minimum seventeen foot (17') landscaped buffer which will be located between the existing residents to the west and the proposed lots, resulting in thirty-seven feet (37') of separation from the property line to the west and the proposed houses.

They are trying to include the 20 feet of backyard within the homeowner's property, from the fence until it touches the house, as the 37 feet of separation. So, existing neighborhood fence, plus 17 feet of buffer, then fenced back yard, and another 20 foot to the home. RMC code clearly implies the buffer is between property lines and not structures. There are pictures in the code that can help the developer understand if necessary. Additionally, the Stampede plan drawings show house 11 as only having a 5-foot set back not 17 feet.

Ultimately though, all the discussion on reduction of lot sizes, buffers, and yard matching is irrelevant because as I stated in the beginning, there are zero reasons to call the proposed development a cluster development. Any development should meet all SF-8 zoning requirements period. Any deviation from SF-8 is simply to attempt to skirt zoning laws without actually having to change the zoning.

Lastly, I would like to share that about one year ago a drunk driver drove up onto the grass and destroyed the GLCC church sign. If the homes in this proposed development were there, that car would have either been in a bedroom or the living room of one of those houses. The houses are only set 10 feet back from the roadway. 7<sup>th</sup> street is a dangerous high traffic thoroughfare that has been plagued from top to bottom with accidents. A little over ten years ago a passenger was impaled on a fence post on the corner of Heights and 7<sup>th</sup>, about 7 months ago an RTC bus went through a neighbor's fence. There was an article a little over a year ago, about a home that had been hit four times since the owner moved in. The development plan states there is no need for a traffic study because the peak travel will be minimal; however,

developers do not know the history of traffic accidents on seventh nor take into account the incline/decline of the street at the proposed intersection as well as the curve.

Thank you for taking the time to listen to my concerns.

TeJay Harvey.

Comments regarding Case Number LDC25-00003

2400 W 7<sup>th</sup> Street

- A.** The Planning Commission cannot reasonably find that the proposed development is compliant with the Reno Municipal code defining a Cluster Development and therefore should not proceed. Moreover, within the Cluster Development provision, the developer is picking and choosing to follow codes that benefit them and ignoring simple, straight forward RMC codes that don't benefit them. RMC code is law, this development cannot move forward as is, and be compliant with the law. (Chapter 18.04 Article 9, Cluster Development, pasted below)

Regarding the Cluster Development designation defined below and relating to 2400 W 7<sup>th</sup>:

There are no sensitive natural resources, viewsheds, or other unique site features on this site. There is no wildland interface, no wildlife corridors, and no transition to the unincorporated county and public lands. The only remaining factor that could justify development under the cluster development provision is if this site can provide opportunities for shared common open space. Open Space as defined and intended by the Cluster Development provision, is clearly not being met nor is there even an honest attempt at meeting the definition of Open Space.

Evaluating the "open space" at 2400 W 7<sup>th</sup>

1. The developer states there is .86 acres designated as open space. This is not factual. Using the numbers provided by the Tentative Preliminary Block Plan in the Stampede Plan; excluding the 28 lots, public roadway and private drives, the remaining land is .69 acres.
2. The remaining .69 acres includes the five-foot set-back that runs the eastern and southern property boundaries. It also includes the 17foot designated buffer of the western boundary. These buffers and setbacks are required by code and can absolutely not be considered open space, especially the southern boundary. Open space is defined as areas that are public and intended to be used by the community. No one wants children playing or people walking between the canal and the fence line of these properties. The developer is not intending this either as there is no trail system included.
3. Excluding the setbacks and buffer (mentioned above), there remains three areas of potential open space. These areas total approximately 16,000 square feet, a total of less than 10% of the 3.72 acres. Of the three remaining areas, per the preliminary grading plan, two of the areas are designated as retention ponds.

In summary, when looking over the proposed plans for 2400 W 7<sup>th</sup> and reviewing the points above, no one would reasonably conclude there is any intention of preserving open space in this development. The Planning Commission has a duty to find that this development does not intend to use the cluster development provision for its intended purpose but ultimately wants to designate it as cluster development to reduce lot size. The only reason there is any left-over space at all is due to the awkward shape of the parcel. Cluster developments are intended to

“cluster” development away from a hillside, a rock outcropping or other site features, or to preserve a substantial amount of open space, creating a usable area “providing opportunities for shared common open space” and “providing more open space”. Nothing about this proposed development is intending to preserve any sizable amount of open space nor create any functionable area for shared use. There are no site features being preserved, the only viewshed in the neighborhood will be blocked with 28–35-foot homes, there is no open space left to utilize. This is not a Cluster Development; it is an attempt to infill as many homes as possible onto this 3.72-acre plot. Lastly, the Cluster Development should have no adverse impact on adjacent properties. This development does not match the surrounding neighborhood. The current neighborhood exists primarily of one-story homes or homes with a daylight basement. The surrounding neighborhood includes seven to ten thousand square foot lot sizes on average. The proposed development will negatively affect surrounding home value as these homes are crammed into a fraction of the footprint of all surrounding homes and simply do not match. Additionally, proposed homes in this development will block the mountain and city views of the properties on the western boundary negatively affecting their home values. If the development were to be one story homes, or even homes properly spaced apart homes as outlined in SF-8 zoning, views would still be available at least between homes or over roofs. Protecting viewsheds is a component of Cluster Developments. The development should not move forward under the guise of open space. The proposed development should conform to all SF8 zoning requirements. The planning commission has a duty to uphold the law, Reno Municipal code, and find against this development as proposed. If this development was reduced by 30 percent, the in-fill goals of the city would still be accomplished, and profit would still be made by a developer. Let’s move forward with a responsible development plan.

- B.** There are two more important points where this development is not in compliance with code 18.04.903 (a) 7. d. Single-Family Adjacency Standards. (Pasted Below)
1. Parcel Size Matching
  2. Yard Matching

Parcel Size Matching states, “The minimum lot sizes identified in the land use designation of the immediately adjacent property shall be maintained at the edge of the proposed subdivision as depicted in Figure 4-16”

There is a caveat, if a “buffer zone” is established you may reduce parcel sizes. The buffer must be 30 feet of developed property.

The Western boundary, shown in the Preliminary Lot and Block Plan, shows three different buffer widths. 23 feet, 17 feet then all the way down to 5 feet, between the property line of lot 11 and the neighboring development fence. The developer stated at the N.A.B they have a 37-foot buffer. They are measuring from the neighboring development fence line all the way to the physical home being built not the property line. Code shows that it is from the property line of the existing development to the property line of the proposed development, not structure to structure. The developer must draw new plans for the entire Western boundary creating a 30-foot buffer. This code is black and white there is no way around it.

Yard Matching states “The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 4-18.”

There is no caveat for this code and buffering does not appear to apply. As the code reads the widths of the existing subdivision and proposed subdivision must match. The proposed subdivision rear yards are approximately half the size of the existing subdivision.

The commission has a duty to ensure all development codes are being met. Codes are designed to protect neighborhoods and communities, please protect our neighborhood by developing under the proper SF-8 zoning requirements.

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For reference:

RMC Chapter 18.04 Article 9

(6)

**Cluster Development** Cluster development is encouraged to support the protection of sensitive natural resources, viewsheds, or other unique site features; promote fire safety within the wildland interface; provide opportunities for shared common open space; protect documented wildlife corridors; and provide a more gradual transition to the unincorporated county and public lands.

a.

**When Allowed** Minimum lot size may be reduced through clustering of development if the applicable decision-making body finds that:

1.

The clustering proposal, compared with a more traditional site development plan, better attains the policies and objectives of this article, such as providing more open space, preserving existing trees and vegetation coverage, preserving view corridors, and preserving sensitive environmental areas such as stream corridors, slide areas, wetlands, and steep slopes;

2.

The clustering proposal will have no significant adverse impact on adjacent properties or development, or the applicant has agreed to adopt appropriate mitigation measures such as edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development; and

3.

The clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.

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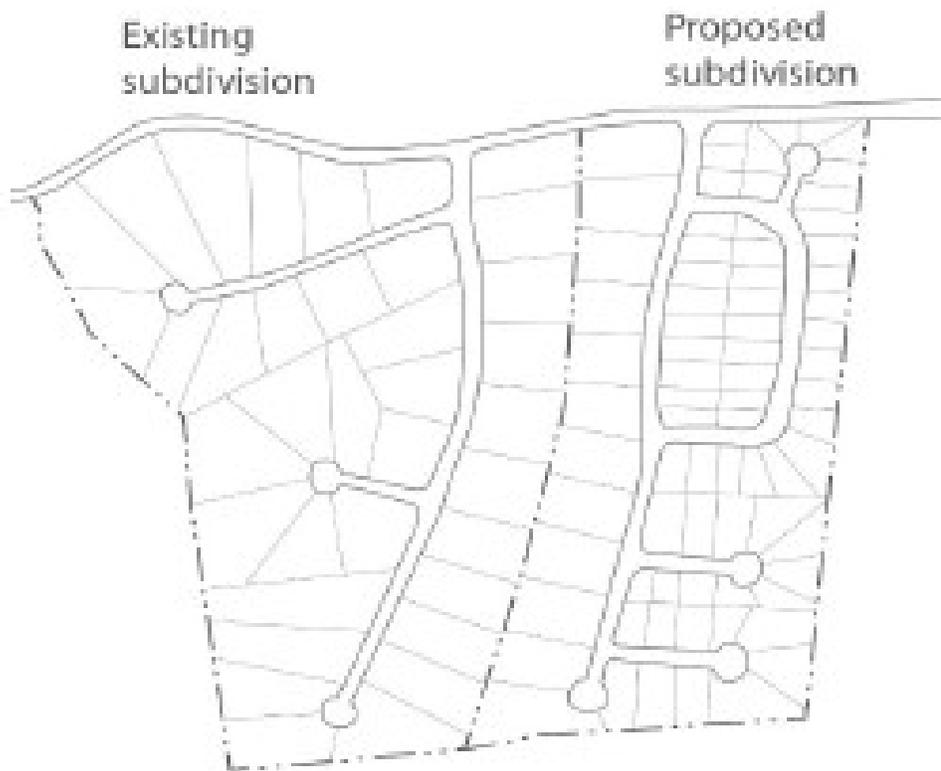
Chapter 18.04 Article 9 continued

d.

**Single-Family Residential Adjacency Standards** To provide adequate transition between varying sizes of single-family residential parcels designated for greater than one unit per acre density, one of the following methods shall be utilized:

1.

**Parcel Size Matching** The minimum lot sizes identified in the land use designation of the immediately adjacent property shall be maintained at the edge of the proposed subdivision as depicted in Figure 4-16; or



**Figure 4-16: Parcel Size Matching**

2.

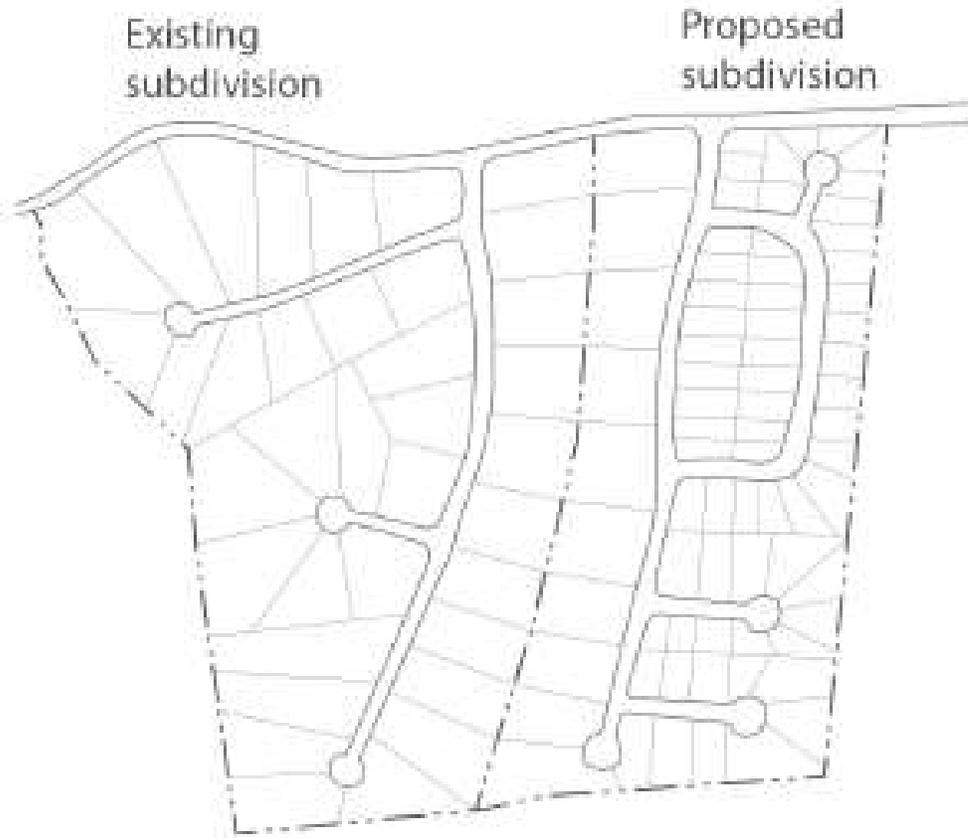
**Buffering** A "buffer zone" shall be established. When the buffer remains natural vegetation, the buffer zone shall be equivalent to 100 feet or  $\frac{1}{2}$  of the average minimum lot depth of the adjoining developed property, whichever is greater (see Figure 4-17). The buffer zone may be common open space for the proposed subdivision and may include paths, trails, or other subdivision amenities. The buffer zone shall be a minimum of 30 feet wide when fully landscaped and maintained. An equivalent combination of natural and landscaped buffer area may be approved by the Administrator; or



**Figure 4-17: Natural Vegetation Buffer Zone**

3.

**Yard Matching** The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 4-18.



**Figure 4-18: Yard Matching**

e.

**Height Matching** Lots proposed within a new subdivision that share a common property line with an established subdivision shall not contain structures within 100 feet of the shared property line that exceed the maximum height of the adjacent equivalent zoning district or land use district.

Good afternoon, Associate Planner Picotti and the Reno Planning Commission,

These comments are opposed to LDC25-00003, 2400W 7<sup>th</sup> Street, and are in reference to Wood Rodgers "Response to the City of Reno Initial Comments", included with the most recent submitted plans as of 9/18/2024. The commission requested Wood Rodgers (point 8) to justify the use of a cluster development, they did not answer nor justify how this parcel meets the criteria of a cluster development, instead they replied with a fanciful tale of how other potential plans for the parcel could be worse. We are not reviewing what ifs but are supposed to be reviewing why this proposed development should move forward as a cluster development.

The developer is requesting approval to build a cluster development at 2400 W 7<sup>th</sup> St., reducing lot sizes by nearly 50% when compared to traditional SF-8 zoning. I and other neighbors are opposed and alarmed that the city may consider putting a new development behind our homes that is completely out of characteristic with the surrounding neighborhood. As a result, I have received a crash course in reading and interpreting code as well as have talked to a few developers in the area regarding cluster developments; what they are, and how they should be used. The learning process has come with some misunderstanding of code relating to cluster developments as well as some aha moments Truth be told; it appears as though the engineering firm Wood Rodgers has also had some of these moments. Ultimately, I have learned how, when, and why cluster developments should be used; and this property in no way meets the definition of how, when or why cluster development should be used.

One point I have been clear on since the beginning is that this plot of land does not fall under the criteria of a cluster development. The planning commission comments (number 8) asked Wood Rodgers to justify the use of a cluster development, and although they use a lot of words in their response, it is clear they did not, and cannot, justify the use of a cluster development. Their response states they potentially could be asking for a conditional use permit, and if approved, that development could have less of a setback and may be more intrusive to the neighborhood. They go on to say they are including a buffer (although they claim it is not required) and that if they developed townhomes no buffer would be required (not true). They summarize their response stating that by shrinking the buildable area the houses will be less wide and allow for views in-between houses. That is a silly argument and in no way speaks to justification as a cluster development. The potential view between homes is only 10 feet wide (a basketball hoop) and they are laid out in a way that even if you could see through the first row of homes the second set of homes are at a different angle and would block views. Wood Rodgers has previously pointed out they are not reducing density they are reducing lot size. This will increase building mass, not reduce it. SF-8 zoning is a misnomer in that mathematically you cannot fit 8 homes on an acre due to SF-8 lot size minimum requirements (6-7000 sq ft.), the zoning itself is inconsistent. Even if this property was a perfect square, you could not physically fit 28 homes on it. They could, however, use the same lay out with 19 homes, leaving more open space between homes and comply with code.

Ultimately, and most importantly, Wood Rodgers has not demonstrated that this development should move forward as a cluster development. In its most simple definition RMC Chapter 19.09 Article 4 All other terms defined, states, "Cluster Development– Moderate density attached or detached development, this is designated to protect sensitive areas to allow for common open space". Wood Rodgers did not state one justification as to how this is a sensitive

area or any other reason as to why this should fall under the definition of a cluster development. (If this were developed within SF-8 code it would have more open space, not less.) Instead, Wood Rodgers chose to try to justify their position through what ifs and it could be worse type arguments. We are not reviewing what Wood Rodgers may or may not be allowed to do, this is irrelevant to the justification requested by the planning commission. We are here to review what they have submitted, at this address, in this neighborhood, in this zoning district and within this specific plot of land. It should be clear to anyone who reads the definition of a cluster development or the code that defines it, that this is not a cluster development.

Thank you again for considering my comments and concerns.

TeJay Harvey

## Leah Piccotti

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**From:** T.M.H. <pic073mm@yahoo.com>  
**Sent:** Friday, September 27, 2024 11:20 AM  
**To:** Leah Piccotti  
**Subject:** Fw: 2400 W 7th Street Tentative Map (LDC25-00003)

Hi Leah, I have a few quick comments on the document *Justification on Meeting the Definition of Cluster Development*.

2400 W 7th Street Tentative Map (LDC25-00003)

*Cluster Development-*

*Moderate density attached or detached development, that is designed to protect sensitive areas to allow for common open space. Pg. 9-36-*

1. Not a sensitive area.

2. Viewsheds are not protected. Utilizing buffers does not protect viewsheds.

Initial grade plan showed a 6-foot elevation difference from 2605 to the eastern boundary. This document says there is a 9-foot elevation difference. I believe that would put home 14 below the grade of the Highland ditch. Don't think that's possible.

Even if this grade is accurate, (figure 2) homes A, B, D and E would have to stand on their roofs to see over adjacent homes. This is not protecting views.

3. Common open space- No usable identified common areas. Under unique site features, Eric says a drainage channel will run along the western boundary; and "The proposed retention facilities accommodate for the unique site features while supporting protection of the viewshed but limits the opportunity for usable common areas." He then says, "The common area will also provide onsite retention ponds and drainage channels for capturing and conveying onsite, as well as offsite flows." Which is it? The drainage and retention areas limit the usable common areas, or the common areas include drainage and retention. The only identified common area in this document is in the southwest corner. The access to this area is a five-foot-wide gap between the neighbor's fence and property line of home 11. I would not believe this would be up to code for a walkway. Also, this seems like it would enable nefarious activities since this area would be tucked away and out of view. I imagine homeless and teens smoking or other, would like this tucked away area.

4. Drainage- "the developed site is not permitted to continue to drain to the Highland Canal". Current property does not drain into canal. No erosion/runoff lines exist to support this statement. During times of heavy rain or winter, the field gets wet and absorbs runoff. It is flat all around the canal, runoff does not reach it. With a landscaped and paved development, the water will not absorb but careen into the ditch, hence the need to retain the water.

5. Section 6 states mitigation measures are required. Section 6 Cluster development letter (a) 2. “mitigation measures such as edge matching, landscaping, screening, illumination standards, and other design features to buffer and protect adjacent properties from the proposed clustered development; and the clustering proposal meets all other applicable requirements set forth in this article or in other applicable ordinances or regulations.”

I left a message with you a few days ago after talking to the neighbors. Tim and Seanna Smith, 2575 Everett, planned to write you an individual message as to what they may support, but were on a similar page with the rest of the neighbors. Neighbors seem to be in agreement that any development should have minimum lot sizes as defined by SF-8 and be a responsible plan that is consistent with current neighborhood. Some neighbors said they would only support single story homes while others may be okay with a mixture. I am always open to chat if you would prefer.

Thank you for your effort and consideration,

TeJay Harvey

775-225-5531

TeJay Harvey

Caseworker I

Northern Nevada Transitional Housing

775-977-5905

NNTH (Main) 775-977-5900

## Leah Piccotti

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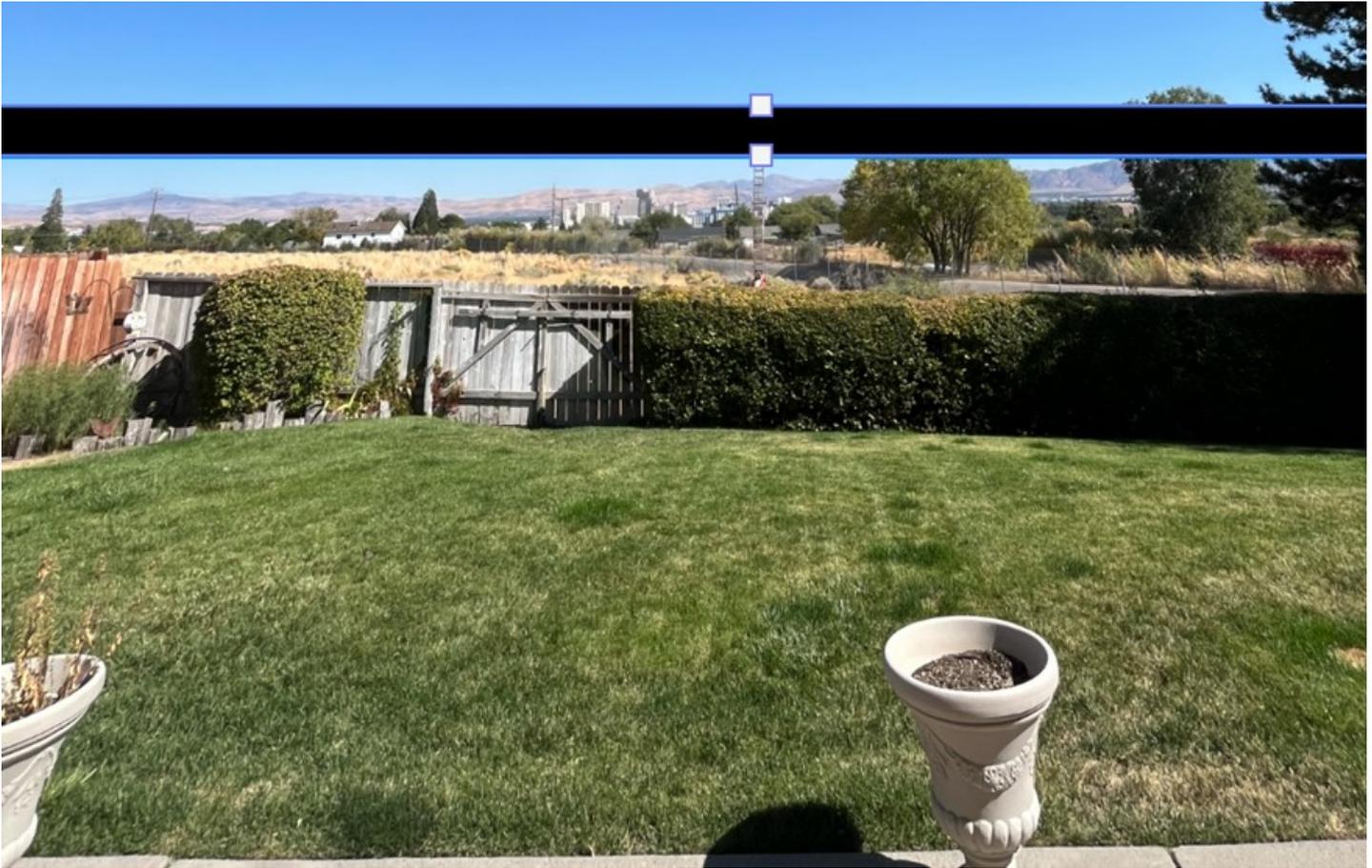
**From:** T.M.H. <pic073mm@yahoo.com>  
**Sent:** Wednesday, October 2, 2024 1:41 PM  
**To:** Leah Piccotti  
**Subject:** Fw: 2400 W 7th LDC25-00003

Pictures of where rooflines will approximately fall. Homes on SE boundary do not allow views between houses due to 45 degree offset.

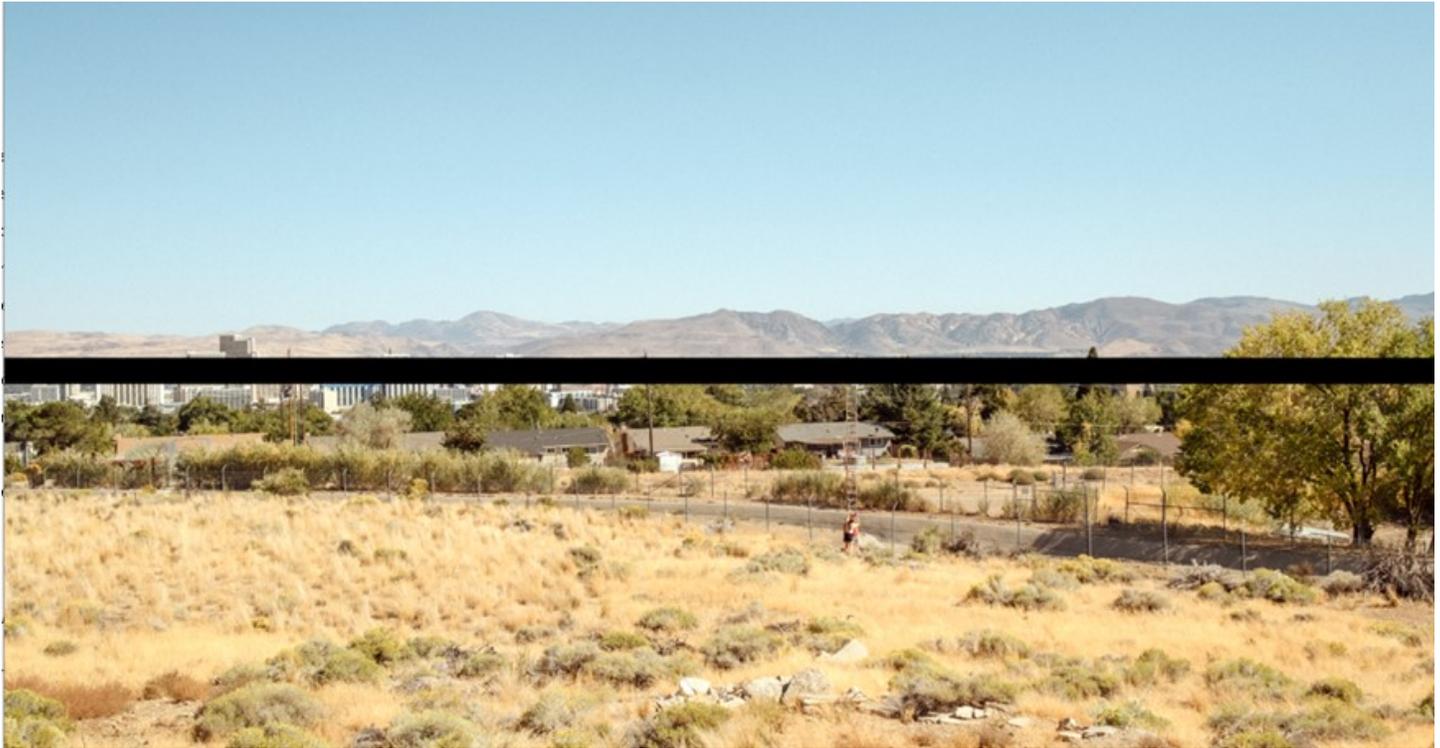
Wood Rodgers Elevation and Grading 2605 and 2615 Everett Dr



2615 view from back patio to estimated height of home 13 (point E). 28' roofline. From highland ditch grade/base elevation. (Home 11 will be much more obtrusive due to closer proximity.)

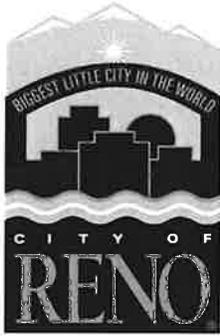


2605 Everett view from 2nd story deck to estimated height of home 14. 28' roofline. From highland ditch grade/base elevation.



Proposed homes will need to sit slightly higher than base grade level to allow for drainage away from home. Rooflines will sit slightly higher than pictured above.

TeJay Harvey  
Caseworker I  
Northern Nevada Transitional Housing  
775-977-5905  
NNTH (Main) 775-977-5900



**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 8/13 AGENDA ITEM NO. C1

NAME: Tim Harney

ADDRESS: 2605 Everett

I REPRESENT: TeJay Harney

I AM IN ATTENDANCE CONCERNING : LDC25 (2400 W 7th)

DO YOU WISH TO MAKE A STATEMENT: YES:  NO:

IN FAVOR:  IN OPPOSITION:

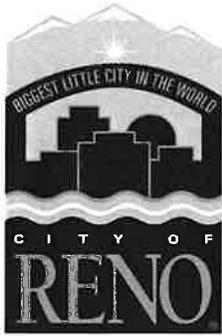
RENO RESIDENT YES:  NO:

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

- \*LIMIT COMMENTS TO THREE MINUTES OR LESS
- \*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION
- \*AVOID REPETITIVE REMARKS

**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 8.13.24

AGENDA ITEM NO. C1

NAME: Tejay

ADDRESS: 2605 Everett Dr Reno NV 89503

I REPRESENT: Everett/neighbors

I AM IN ATTENDANCE CONCERNING : 2400 W 7th St

Item C

DO YOU WISH TO MAKE A STATEMENT: YES:  NO:

IN FAVOR:  IN OPPOSITION:

RENO RESIDENT YES:  NO:

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

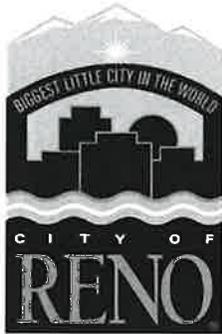
\*LIMIT COMMENTS TO THREE MINUTES OR LESS

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**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 8/13/24 AGENDA ITEM NO. C1

NAME: BARBARA KOROSA

ADDRESS: 2585 EVERETT DR. RENO, NV 89507,  
1sierralady@att.net

I REPRESENT: \_\_\_\_\_

I AM IN ATTENDANCE CONCERNING : AGENDA ITEM C1

DO YOU WISH TO MAKE A STATEMENT: YES:  NO: \_\_\_\_\_

IN FAVOR: \_\_\_\_\_ IN OPPOSITION:

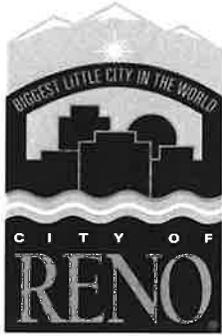
RENO RESIDENT YES:  NO: \_\_\_\_\_

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
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**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
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**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 8/13/24

AGENDA ITEM NO. C-1

NAME: Ashleigh Harvey

ADDRESS: 2605 Everett Dr  
Reno, NV 89503

I REPRESENT: Everett/neighbors

I AM IN ATTENDANCE CONCERNING : Development

DO YOU WISH TO MAKE A STATEMENT: YES:  NO:

IN FAVOR:  IN OPPOSITION:

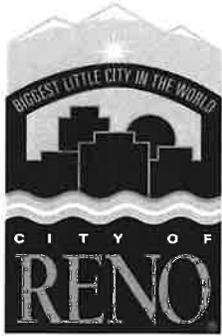
RENO RESIDENT YES:  NO:

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



**Reno Neighborhood Advisory Board  
Attendance/Comment Request Form**

**FORM MUST BE FILLED OUT COMPLETELY**

DATE: 8/13/24

AGENDA ITEM NO. C-1

NAME: Eva Harvey

ADDRESS: 2609 everett drive

I REPRESENT: Everett / neighbors

I AM IN ATTENDANCE CONCERNING : Development

DO YOU WISH TO MAKE A STATEMENT: YES:  NO:

IN FAVOR:  IN OPPOSITION:

RENO RESIDENT YES:  NO:

**NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD  
ADVISORY BOARD**

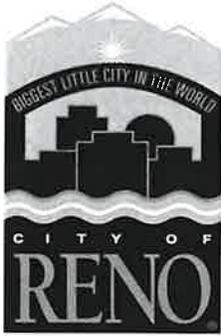
\*LIMIT COMMENTS TO THREE MINUTES OR LESS

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**THE NEIGHBORHOOD ADVISORY CHAIR AND BOARD REQUEST  
THAT ALL CONCERNS BE EXPRESSED IN A COURTEOUS MANNER**

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



## Reno Neighborhood Advisory Board Attendance/Comment Request Form

FORM MUST BE FILLED OUT COMPLETELY

DATE: 8-12

AGENDA ITEM NO. CI

NAME: Tim Smith

ADDRESS: 2575 Everett Drive

I REPRESENT: Myself

I AM IN ATTENDANCE CONCERNING : CI

DO YOU WISH TO MAKE A STATEMENT: YES:  NO:

IN FAVOR:  IN OPPOSITION:

RENO RESIDENT YES:  NO:

### NOTE: GENERAL POLICIES FOR ADDRESSING NEIGHBORHOOD ADVISORY BOARD

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- \*15 MINUTES PER SIDE ON ITEMS WITH OPPOSITION
- \*AVOID REPETITIVE REMARKS

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THANK YOU FOR YOUR COOPERATION AND PARTICIPATION