



C I T Y O F
RENO
Memorandum

DATE: February 11, 2025

TO: Leah Piccotti, Associate Planner and Carter Williams, Associate Planner

FROM: Jeff Foster, Associate Planner

DEPT: Development Services

SUBJECT: February 10, 2025 Ward 1 NAB meeting

ABN25-00002 (Record Street Partial Abandonment)

The applicant made a presentation and discussed why the abandonment is being requested (to facilitate a City sponsored affordable housing project). One NAB member asked what the impact of the request would be on the surrounding businesses/organizations (answer was none as the abandonment area has been gated off and will not impact circulation). A question was asked about the details of the affordable housing project (Gabe Wittler did not have details). Will there be any impact on UPRR? No. There was no public comment.

LDC25-00031 (J Resort Festival Grounds)

The applicant's representative, Garrett Gordon, made a presentation. Questions were asked about the types of shows at the venue, shade, and what the "activation tent" is for on the site plan. One NAB member asked about work that had already started on the site (Garrett said they were trying to get ahead and are doing so at risk). Another NAB member asked if RPD had been involved in the review process. Multiple questions were directed at how the noise study was scoped (locations of noise measurements) and how the calculations were done. One NAB member pointed out that some intersections were operating at LOS F and asked about the impact of the project on these intersections and what would happen if there is a medical emergency in the surrounding area during an event. A few NAB members expressed general support for the project. There were public comments in support and in opposition during the general public comment period at the beginning of the meeting.

LDC25-00040 (Summit Ridge Apartments MSPR)

The applicant's representative, Stacie Huggins, made a presentation and pointed out that the apartments are intended to be affordable. One NAB member asked about the rents for affordability (intention is for \$500 to \$1,100 monthly) and if they would be for Section 8, which she contended would not be appealing to nearby homeowners. Another NAB member asked about potential runoff impacts. How many people were notified (all parcels within 750 feet). One NAB member asked about the retaining walls (Stacie pointed out that the taller wall would be masked by screening vegetation or topography). There was no public comment.

LDC25-00027 (214 West Commercial Row Live Entertainment)

The applicant made a presentation, including personal history and history of the business and sound attenuation improvements that were previously made. Questions were asked about the types of shows/entertainers and where the parking is located. One NAB member asked about underage drinking and security. Another NAB member asked if the noise study could be redone to include taking measurements at the top of the Montage and if the Fire Marshal had reviewed the proposed structural improvement for sound attenuation. A few NAB members expressed general support for the project and appreciation for how the applicant has tried to address documented issues. There were public comments in support and in opposition during the general public comment period at the beginning of the meeting.