

**Leah Piccotti**

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**From:** Eric Hasty <ehasty@WoodRodgers.com>  
**Sent:** Thursday, September 12, 2024 1:35 PM  
**To:** Leah Piccotti  
**Subject:** 2400 West 7th Street Neighborhood Meeting  
**Attachments:** Sign\_In\_Comments\_N\_Meeting\_09102024.pdf; Neighborhood\_Meeting\_09102024.pdf; post card\_meeting notice.pdf

Leah,

Attached are the comments received from the neighbors who attended the Applicant Hosted Neighborhood Meeting for 2400 West 7<sup>th</sup> Street TM and MSPR on September 10, 2024. Approximately 13 neighbors (20-25 people) attended the meeting. Most were adjacent neighbors to the west along Everett Drive. There were several concerns addressed, many of them captured in the comment cards. Overall, the main concerns we heard were their views being blocked by the proposed development and the standards outlined in RMC Section 18.04.903 (a)(7) specifically, the parcel size matching, buffering, or yard matching.

Our response was that these standards do not apply to this property since under the applicability section it states, “New land divisions adjacent to lower density residential zoning districts shall comply with the following standards, as applicable.” Since the adjacent properties to the west, north, east, and south are zoned Single-Family Residential 8 dwelling units per acre (SF-8) and the project site shares the same zoning designation of SF-8. This section does not apply; however, to meet the findings of the cluster development we are required to show that the cluster development better attains the policies and objectives of Article 9, and through the common area provided we are able to provide a buffer between the existing lots to the west and the proposed lots. Although the buffer does not have to meet the minimum 30-foot landscape buffer requirements, the project is able to provide a minimum 16-foot landscaped buffer. Which in combination with the rear setback, pushes the homes farther away from property line to the west when compared to the minimum 20-foot rear setback of a traditional SF-8 lot subdivision, and better meets the policies of Article 9. Furthermore, with the separation in elevation between the existing homes to the west and with the increase in setbacks between the common area buffer and proposed grading, the houses will set lower than the existing homes and help to preserve the view corridors. Finally, by reducing the lot size and thus shrinking the buildable area, the houses will be less wide than those of a traditional lot, reducing the building massing and allowing views between the homes when compared to a traditional single-family detached home in the SF-8 zoning.

These responses will be recorded in the response to planning and engineering comments that will be submitted to the city next week by September 18<sup>th</sup> but I wanted to give you an overview of the meeting.

Please let me know if you have any questions.

Thanks,

**Eric Hasty**, AICP | Project Planner

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**2400 West 7<sup>th</sup> Street**

**Tentative Map & Major Site Plan Review  
LDC25-00003**

Neighborhood Meeting  
September 10, 2024

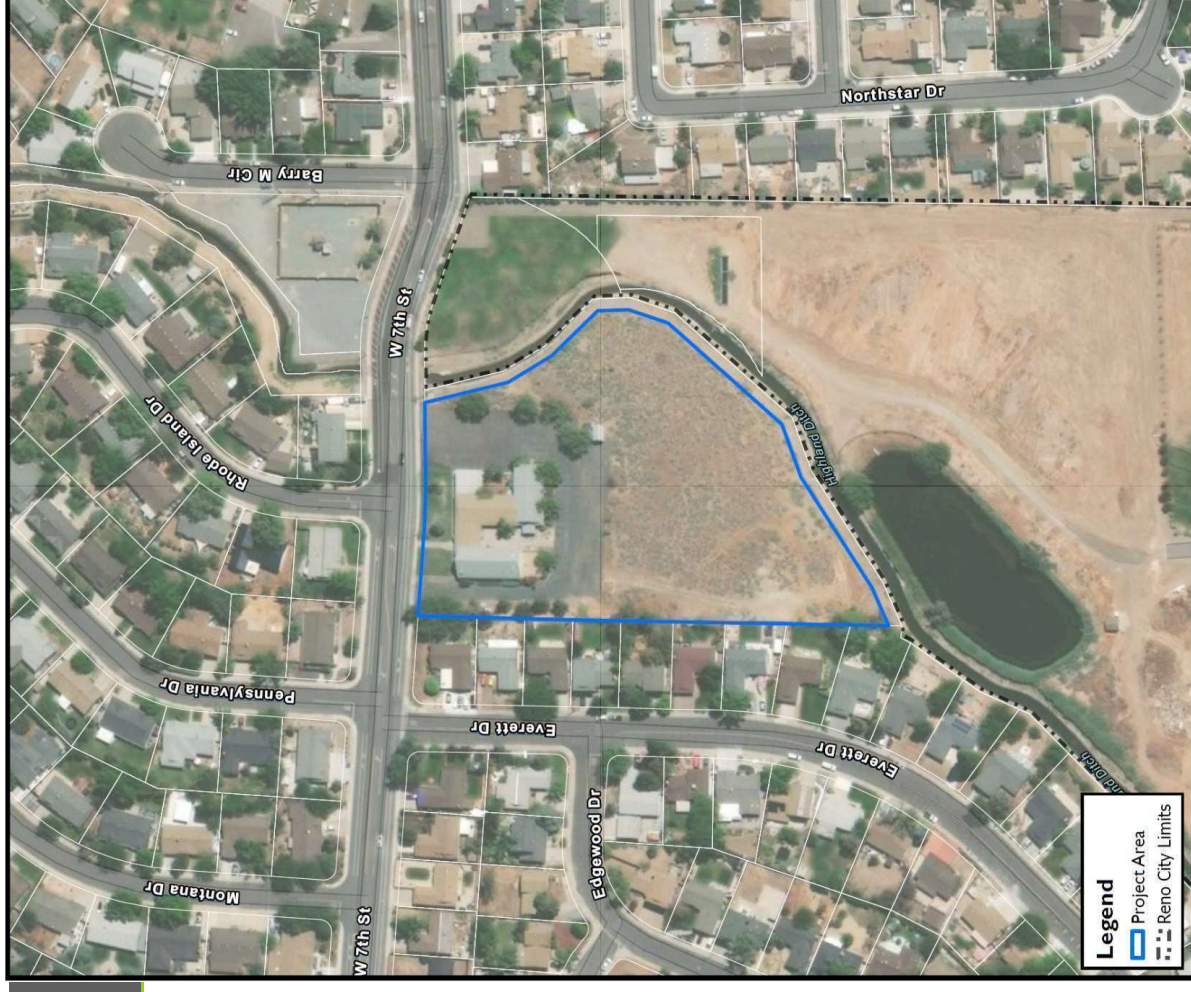


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# Location

## City of Reno

- » 2400 West 7<sup>th</sup> Street
- » APN 005-122-09
- » **±3.72-acres**
- » Episcopal Diocese of Nevada (church)
- » **Infill** site currently served by City of Reno services and utilities



# Proposed Request

## Tentative Map & Major Site Plan Review:

- 28 lot subdivision
- Cluster development to allow reduced lot size
- $\pm 1.32$  acres of common area ( $\pm 0.85$  acres landscape)



# Master Plan: Single-Family Residential (SF)

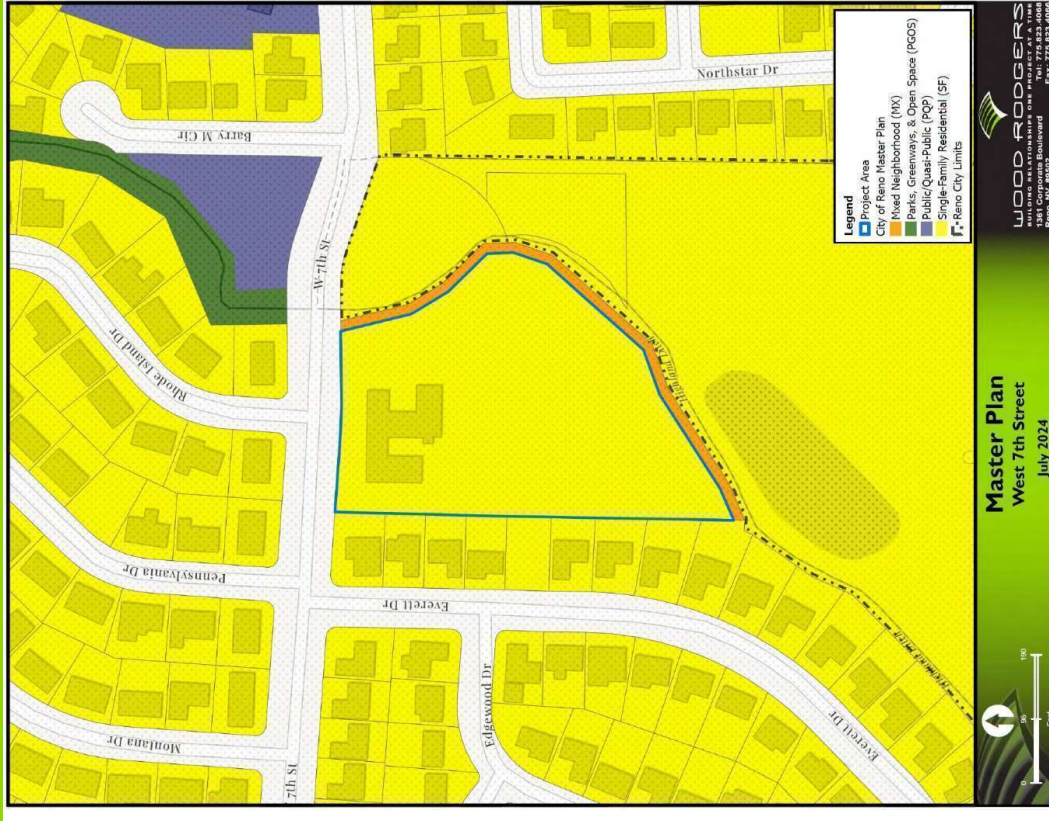
## *ReImagine Reno Master Plan: Infill /Redevelopment*

» The Truckee Meadows Regional Plan and the City of Reno Master Plan both provide a robust framework for encouraging compact growth. The Master Plan **prioritizes infill development** and redevelopment in targeted areas, **generally located within the McCarran Boulevard.**

» Master Plan policies and the Land Use Plan **support the creation of more mixed density neighborhoods with a wider range of housing types**, either through the voluntary modification of existing PUDs or **through infill** and redevelopment of existing areas.



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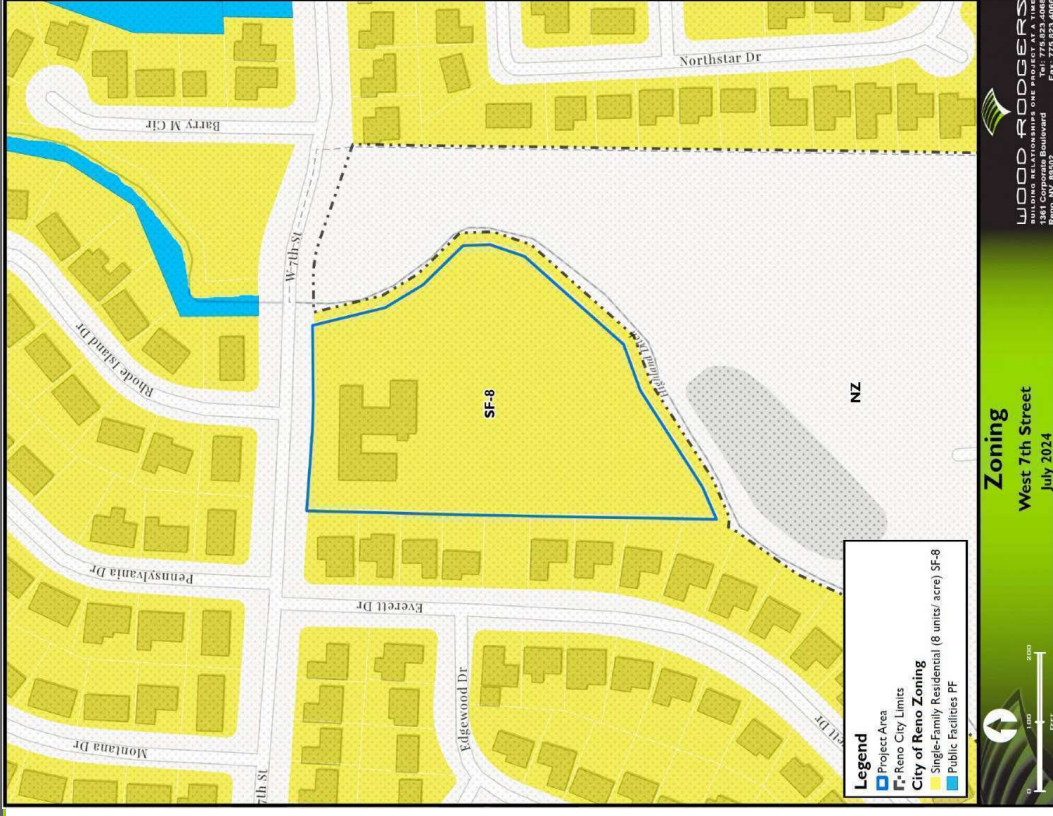


Master Plan  
West 7th Street  
July 2024



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1000 W. McCarran Blvd., Suite 100  
Reno, NV 89502  
Phone: 775.853.4000  
Fax: 775.853.4006

# Zoning: Single-Family Residential 8 du/ac (SF8)



## SF8 is a conforming zoning designation within the SF Master Plan

- » Allows a maximum of 8 dwelling units per acre (du/ac)
- » Total site is +3.72-acres
- »  $3.72 \times 8 = 29.76$  (29 homes/units/lots)
- » **Proposing 28 lots**
- » Proposed density is **UNDER** the allowed maximum density. Not asking for an increase in density.

# SF8 Zoning Allowed Uses

## SF8 Zoning Uses with Conditional Use Permit (C):

- ✓ Duplex
- ✓ Triplex
- ✓ Fourplex
- ✓ Multi-Family (single lot duplex, apartments, etc.)

## SF8 Zoning Uses Permitted (P):

- ✓ **Single-Family Attached (townhomes/condos)**
  - Does not require a cluster development
  - Setback only apply to perimeter of the site
- ✓ **Single-Family Detached**
- ✓ **Manufactured Home**
- ✓ **Mobile Home Subdivision**

[illegible]

# SF8 Zoning: Design Standards vs Proposed

- Proposed Standards:**
- Density: 7.5 du/acre
  - Lot Size, min: 3,000 sf
  - Lot Width, min: 35 ft
- Proposed Setbacks, Minimum**
- Front = 10 ft
  - Side = 5 ft
  - Rear = 20 ft
  - Street-facing garage = 20 ft

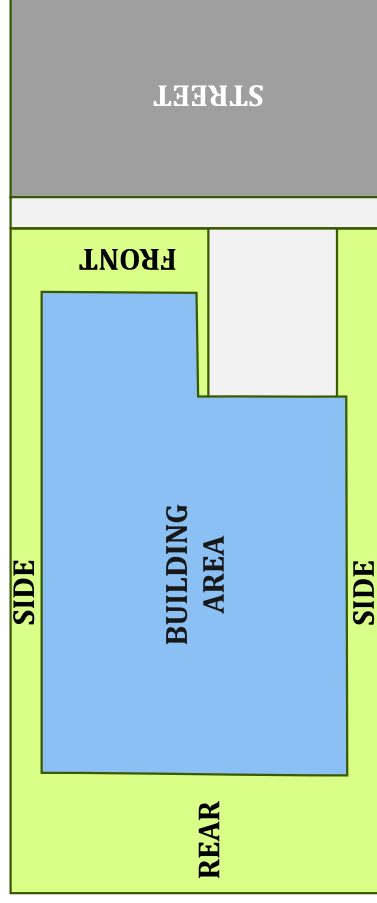
Table 2-9 SF-8: Lot and Building Standards			
	Lots	Corner Lot	Interior Lot
	Base density, maximum	8 du/acre	
A	Lot size, minimum	7,000 sf	6,000 sf
B	Lot width, minimum	70 ft	60 ft
	Setbacks, minimum [1]	Principal Building	Accessory Structure
C	Front	10 ft	[2]
D	Side	5 ft	5 ft
E	Rear	20 ft	20 ft/5 ft [3]
F	Street-facing garage	20 ft measured from sidewalk or planned sidewalk to face of garage	
	Height, maximum	Principal Building	Accessory Structure
	Height	35 ft	29 ft/16 ft/12 ft [4]
	Stories	2-5	[4]

# Traditional SF8 Lot Configuration **vs** Cluster Development

## Traditional Single-Family Development:

Minimum Lot Standards

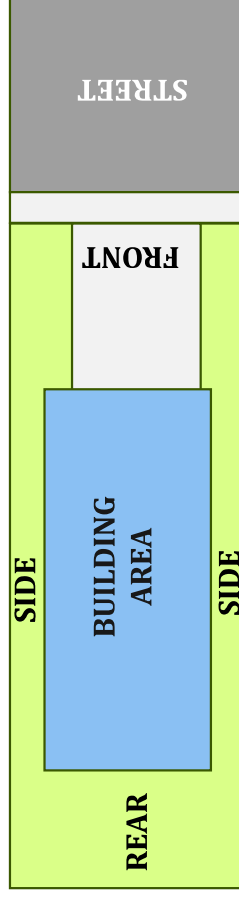
- 6,000 sq ft lot
- 60 ft lot width
- Front Setback: 10 ft
- Garage Setback 20 ft
- Side Setback: 5 ft
- Rear Setback: 20 ft



## Proposed Cluster Development:

Minimum Lot Standards

- **3,000 sq ft lot**
- **35 ft lot width**
- Front Setback: 10 ft
- Garage Setback 20 ft
- Side Setback: 5 ft
- Rear Setback: 20 ft

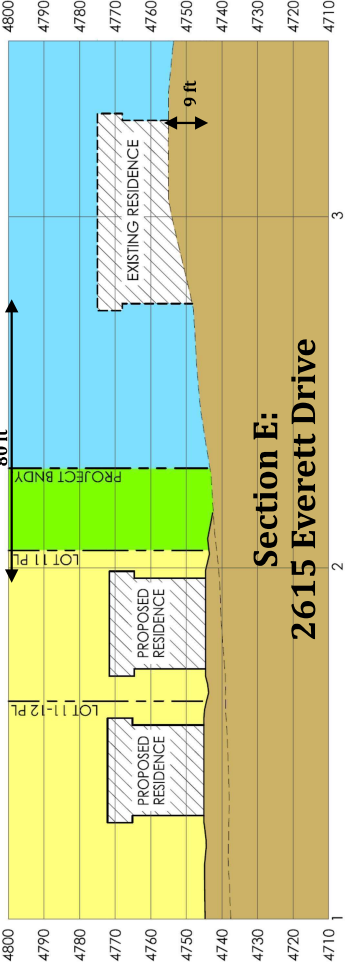
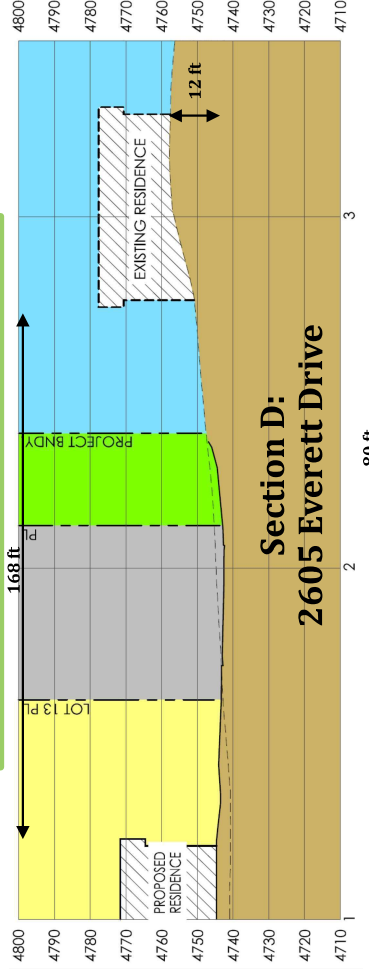
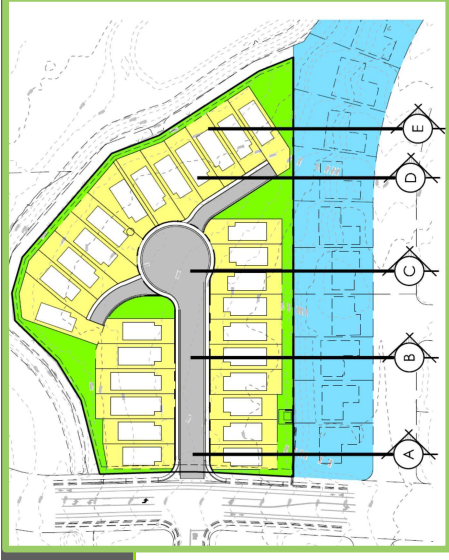
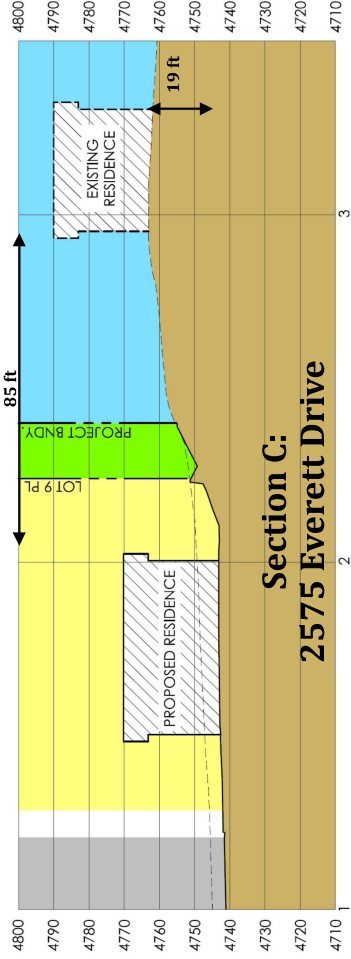
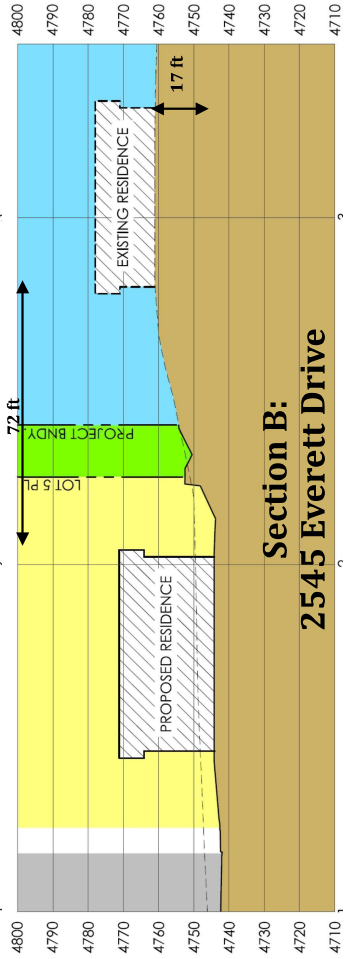
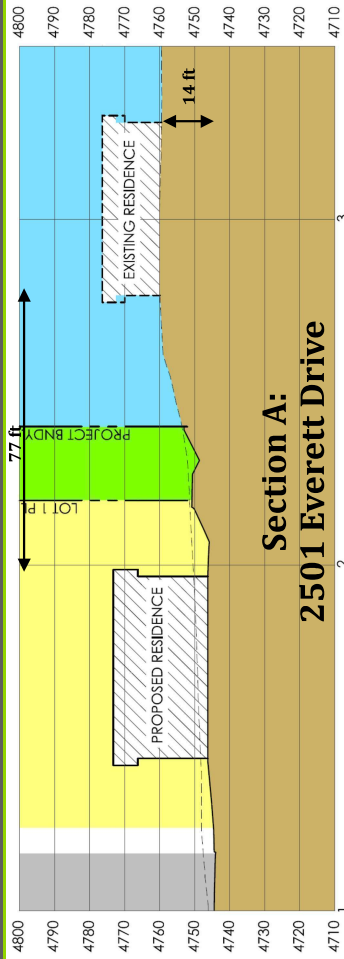


# Cluster Development

- ✓ Provides ±0.85 acres of common area (23% of the site)
- ✓ Provides additional screening with landscaped common area
- ✓ Separation between backyards
  - Min. 22 ft on lots 1-3
  - Min. 16 ft on lots 4-10
  - Min. 5 ft on lot 11
- ✓ Allows for a greater distance between property line & homes
  - Min. 43 ft on lots 1-3
  - Min. 37 ft on lots 4-10
  - Min. 28 ft on lot 11
- ✓ Provides onsite retention, (no stormdrain facilities in W. 7<sup>th</sup> Street)



# Elevation & Grading



# Project Details

## On-site Circulation:

- Single street aligning with Rhode Island Drive
- Two private driveways
- On-street parking
- Required parking = 56 spaces
- Parking provided = 119 spaces
- 5' sidewalk on both sides of street

## Traffic Study:

- Anticipates 27 AM & 32 PM peak hour trips
- Existing church generates 158 peak hour trips during Sunday



# Project Details

## Model Options:

- Multiple elevations and floor plans
- Range from 1,851 to 2,395 square feet
- 3-5 bedrooms
- Minimum two car garage with driveway



# Next Steps

- ✓ Ward 5 NAB Meeting (August 13<sup>th</sup>)
- ✓ Neighborhood Meeting (Sep. 10<sup>th</sup>)
- ☐ Compile comments from neighborhood meeting, provide any changes to City of Reno staff
- ☐ City of Reno staff report due (end of September)
- ☐ PC Meeting October 16<sup>th</sup> (tentative)

**Eric Hasty**

[ehasty@woodrogers.com](mailto:ehasty@woodrogers.com)

775.823.9770



**Additional Comments or Questions:**

I would like someone to add crosswalk lights to 7th & Wyoming crosswalk. We have almost been hit (w/ my service dog) + constantly people speed + do not stop

Thank you

**Name/Phone # or E-mail:**

Maeybeth <sup>(AD)</sup> (Apeil) Calmner@att.net

**Comment Card**



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**Additional Comments or Questions:**

If by nature a cluster development is not supposed to impede neighborhood values, what happens if it does? We have had people say it could drop values up to \$100,000. If we get an appraisal now and after and it shows a clear loss, what then?

Also, other cluster developments in the area seem to have 30-50% of open space. This development does not. How does this meet criteria. The landscape hardly seems like its "open" to the community.

**Name/Phone # or E-mail:**

Ashleigh Harvey 715-225-4848 scrunchnose@gmail.com

**Comment Card**



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We would love trees in the landscape as another buffer.  
Especially in open spaces and between properties.

The neighbors would rather see beautiful trees instead of homes.

Thank you!

Name/Phone # or E-mail:

Ashleigh Harvey 775-225-4848 scrunchnose@gmail.com

## Comment Card



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Additional Comments or Questions:

Owner: 2615 Everett Dr.

- Concerned for future value of home and taking away the views & values
- Concerned for the safety of the area  
If the house on the corner catches fire will a fire truck be able to get there.
- Only 5 ft between yard and my fence. could cause a car to run thru my property especially when roads are icy.
- Sewer line in backyard - how will there be access for the city.
- Density violation, code violations
- Traffic - dangerous entry & exit zoning laws.

Name/Phone # or E-mail:

Thea Diamond 420-7685 (775)

## Comment Card



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Name	Phone #	Address	Email
Newboth Burns	834-5588	610 Arad Creek	Colmnoens@att.net
MAC ROSSI	408-410.3062		
Thea Diamond	775-420-7685	21615 Everett Dr. 1	thea.diamond2@gmail.com
Gabby Avenir	530-306-3739	26720 Edgewood Dr.	gabriellaavenir@hotmail.com
Chin Tsai	775-8480558	2501 EVERETT DR.	chintsa1@msu.com
William Trudell	775-525-4017	2521 Everett Dr.	lionintheflow@hotmail.com
Cody & VERONICA McMINN	775-824-1840	2515 EVERETT DRIVE	ronniptzer@SPEGLOBAL.NET
Glenn & Judy Goza	775-747-2239	840 Rhode Island Dr	reno-boy@hotmail.com
Ashleigh Harvey	775-225-4848	2405 Everett Dr	scrunchnose@gmail.com
Leslie Burns	775-686-9927	2501 Edgewood Dr.	burns.leslie.m@gmail.com
Hallie Madole	775-762-3741	860 Rhode Island Drive	hmadole@tncc.edu
Tim Smith	530-900-310	2575 Everett Drive Reno 89503	tsmith@usmcco.biz
Seafanna Smith	530-900-1470	2575 Everett Dr. Reno NV 89503	seafanna.smith@gmail.com

## Neighborhood Meeting

Join us on **September 10, 2024** at  
Grace Warner Elementary School  
3075 Heights Drive, Reno NV 89503

**5:30 pm to 6:30 pm**

You are invited to attend a neighborhood meeting to hear a presentation about the proposed project known as **2400 West 7th Street** located on APN 005-122-09, which is the current location of the Episcopal Diocese of Nevada. A request has been made for a Tentative Map and Major Site Plan Review on the entire  $\pm 3.72$  acre site to develop the property with a 28 lot single-family detached cluster subdivision with  $\pm 0.85$  acres of common area. The meeting will be located in the Multi-Purpose Room. Following the presentation, the applicant's representatives will be available for questions. Please feel free to share this notice with your neighbors if they are not located within the 750-foot noticing radius of the project.

If you are unable to attend but would like further information, please contact:

Eric Hasty | [ehasty@woodroddgers.com](mailto:ehasty@woodroddgers.com) | 775-823-9770

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