

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 11/21/24

CASE NO. LDC 25-00003

Please Print:

NAME: Liz Knott

ADDRESS: 2620 Everett

I REPRESENT: myself/neighbors

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: _____

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 11/21/24

CASE NO. LDC 250000 3

Please Print:

NAME: BARBARA KOROSA

ADDRESS: 2585 EVERETT DR RENO 89503

I REPRESENT: _____

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: Barbara Korosa

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 11/21

CASE NO. LDC 2500003

Please Print:

NAME: Tejay Harvey

ADDRESS: 2605 Everett Dr Reno

I REPRESENT: _____

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: [Signature]

RENO CITY PLANNING COMMISSION

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DATE: 11/21/24

CASE NO. LDC 2500003

Please Print:

NAME: Ashleigh Hanvey

ADDRESS: 2605 Everett Dr

I REPRESENT: Myself / neighbors

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE:  _____

RENO CITY PLANNING COMMISSION

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DATE: 11/21/24

CASE NO. LDC 2500003

Please Print:

NAME: Tim Smith

ADDRESS: 2575 Everett Drive

I REPRESENT: My family

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

SIGNATURE: 

RENO CITY PLANNING COMMISSION

REQUEST TO SPEAK/PUBLIC COMMENT FORM

THE FORM MUST BE FILLED OUT COMPLETELY

DATE: 11/21

CASE NO. LDC 2260003

Please Print:

NAME: Aryanna Smith

ADDRESS: 2270 Erit Drive

I REPRESENT: my family

I DO NOT WISH TO MAKE A STATEMENT BUT I AM:

☐ IN FAVOR

☐ IN OPPOSITION

I WISH TO MAKE A STATEMENT:

☐ IN FAVOR

☒ IN OPPOSITION

COMMENTS: _____

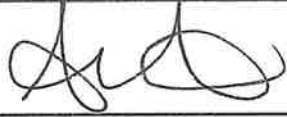





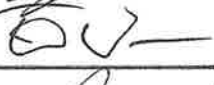
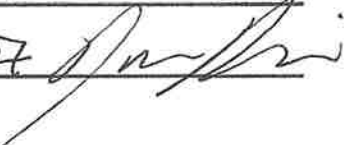
SIGNATURE: live

BARBARA KOROSA

Petition to deny application of a development of 28 single family detached subdivision utilizing cluster development at 2400 West 7th Street – Case Number LDC25-00003

The present community was developed in the early 1970's utilizing lot sizes with a maximum of 6,000 square feet that made the development of "North West Reno" a viable and successful community. There are thousands of homes that comprise this area with appropriate lot sizes and multiple home designs that enhanced the development. The proposed development lot size is not accurate to the stated "cluster" plan. The proposed "cluster development" exceeds Reno Municipal Code lot standards by 42%.

The undersigned request the denial of this development.

| Printed Name | Street Address | Phone or Email | Signature |
|-------------------------|-----------------------------------|----------------------------------|---------------------------------------------------------------------------------------|
| Ashleigh Harvey | 2605 EVERETT DR | 775-225-4848 |  |
| Teddy Harvey | 2605 EVERETT DR | 775-225-4848 | T-H |
| BARBARA KOROSA | 2585 EVERETT DR | 775-323-4423 | Barbara Korosa |
| VERONICA MCKINNEY | 2575 EVERETT DR | 775-224-6719 | Veronica McKinney |
| Cody McKinney | | 775-224-1840 | Cody McKinney |
| William Trickett | 2521 Everett Dr. | 775-525-4017 | William Trickett |
| Chin Tsai | 2501 EVERETT DR. | 775-848-0558 |  |
| Robert O'Sullivan | 2501 West 7th St | (775) 440-5144 | Robert O'Sullivan |
| Steve Williams | 2580 EVERETT DR | 1-775-747-1166 |  |
| Greg Knott | 2520 Everett Dr. | 775-750-8435 |  |
| Nadine Krall | 2640 Everett DR. | 775-747-1009 | Nadine Krall |
| EVAN GARNER | 2660 Everett Dr. | 775-747-7746 |  |
| Sealanna Smith | 2575 Everett Dr Reno NV | 530 9061420 | Sealanna Smith |
| Tim Smith | 2575 Everett Dr Reno NV | 530-320-7671 tsmith@srcco.biz |  |
| Travis Wickre | 2645 Everett Dr. Reno NV 89506 | 775-750-1521 |  |
| Jason Rawlin | 2505 Everett Dr | (530) 828-5427 |  |

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| Printed Name | Street Address | Phone or Email | Signature |
|-------------------|---------------------|------------------|-------------------|
| LAI CHIONG | 2501 EUGENE DR | 775-846-0764 | Lai Chiong |
| Hallie Madole | 860 Rhock Island Dr | hmadole@tmcc.edu | Hallie Madole |
| Thea Diamond | 245 Everett Dr. | 775-420-7185 | Thea Diamond |
| Ben Mansfield | 2615 Everett Dr. | 775-747-4034 | Ben Mansfield |
| Carol Mansfield | 2615 Everett Dr. | 775-747-4034 | Carol Mansfield |
| Sue Vieau | 845 Montana | 650 346 1654 | Sue Vieau |
| Elizabeth V Knott | 2620 Everett Drive | 775-846-5199 | Elizabeth V Knott |

Planning Commission Public Comment

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

| | |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Commission Meeting Date | 2024-11-21 |
| Agenda Item or Case Number | 5.1 |
| Position | In Favor |
| Comments | <p>Reno is in desperate need of as much new housing as we can get. Austin Texas has proven that if you build enough housing, prices will start to come down. It is time for us to follow their example. That isn't to say that there aren't some very legitimate concerns about this project. This is a somewhat dangerous section of 7th St. It would be great if, as a condition of approval, the developer were required to make and/or fund safety improvements to the intersection that is going to be the access point to the development, such as the addition of a traffic light or construction of a roundabout at the new four way intersection between 7th, Rhode Island, and the new access road for this development. As there are no parks or play areas within walking distance (unless Grace Warner and/or Elmcrest Elementary were to open their playgrounds for public use when school isn't in session), it would be a great addition to see a play area added to the plan. Unrelated to this developer, but relevant to bring up at this time, as the density along the 7th St corridor increases, now is the time to discuss RTC increasing the service</p> |

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | level of Route 4. Route 4 is already one of the most productive routes in the system (as measured by boardings per revenue hour) and definitely warrants an increase to every half hour, if not more frequently. |
| Email Address | mgawthrop1@gmail.com |
| Name of Commentor | Michael Gawthrop-Hutchins |
| Address | 1690 Carlin St Reno NV 89503 |
| Phone Number | |

Submitted: 11/19/2024 6:21:18 PM

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

Good evening commissioners,

My name is Tejay Harvey 2605 Everett Dr. Speaking in opposition to LDC25-00003. I would start by stating three minutes is not nearly enough time to discuss the many problems surrounding this proposed development. I've made numerous comments including during the October 16th meeting, which I hope you can review.

Early on in this process Mrs. Picotti told me on the phone, "I agree this does not meet the criteria of a cluster development." I've spoken to two developers in the area who have also said that this is not a cluster development. When you read the definition of a cluster development and look at this proposed development, it is quite clear this does not meet the minimum criteria. I keep being told there is a grey area. There really isn't. I have been in law enforcement for over 15 years and was a peace officer sworn to uphold the law. Commissioners do you intend to uphold the law? Considering the plain and ordinary meaning of the text defining cluster development, as understood by the average citizen, would an average citizen be confused and find an allowance for a cluster development, in this situation? They would not.

Wood Rodgers has attempted to state they are eligible for development because they are protecting viewsheds and providing shared common open space. First Viewsheds, what views does this property have? From this property you can see wide open cityscapes from the field and from homes along the western boundary. The entire field area will be comprised of 28, 28ft two story homes. Anywhere you could previously stand and see a downtown view will be blocked with two story homes. That's clearly not preserving a view from the property itself. Wood Rodgers states they are preserving views for the homes on the western boundary by setbacks and elevation change. I have previously submitted pictures using a 28-foot-tall ladder to estimate the height of the roof lines from my home and my adjacent neighbors to the graded down elevation of the highland ditch. Guess what, the entire cityscape is blocked because from our homes there is not enough elevation difference to make a difference. A setback does not help preserve a view. So, no, no views will be preserved for me or my neighbors or the general public, and ultimately, I don't own the view, and I am not entitled to it. It's ironically absurd that they claim they are preserving viewsheds and are actually using this as an argument to attempt to gain approval to develop under cluster development.

So, what does this mean to protect viewsheds as defined in cluster development. We can see by the context of the definition from words like sensitive natural resources, unique site features, wildland interface, wildlife corridors, transition to unincorporated public lands. Wait are we still talking about west 7th in Reno? You see my point, right? This lot is in an established neighborhood that meets none of the criteria of a cluster development. So when should a viewshed be protected? Most likely this would be in an area with a publicly accessible scenic vista. The point is, not only are they not protecting the current views, but they also don't need to. The views from this property are not the viewsheds described in the definition of cluster development.

Second Open space, the areas designated in Exhibit D are inadequate, inaccessible and do not meet what is intended. They also are in opposition to the drainage plans, and Staff Conditions of Approval, item six. Associate Planner Piccotti stated that a Cluster development should be used to protect and provide; words taken directly from the definition of cluster development. This is where the common open space comes in. The open space areas designated here are simply an

afterthought to try to justify this development. See the attached elevation plots taken from the master plan. Currently the 5 southern homes on the western boundary from lots 8 through 11 run off into the areas proposed as open space, near lot 10 and behind lot 11. Exhibit D shows there is only a 5-foot access point to this proposed common area. These are set points between property lines. 5 feet. Condition of approval item 6 says this must be an ADA accessible access point. It is physically impossible to designate this 5 ft area as drainage and an ADA accessible path. Not to mention looking at the elevation of the common area behind lot 11. This is where all the water runs to, it cannot be a common area because there is no plan for evacuation of runoff. Remember no runoff can run to the highland ditch, and the two proposed retention ponds are uphill on the other half of the property. Drainage requirements are not being met and neither is the requirement of having a usable, accessible common area. I asked Eric Hasty how this will be addressed, he said they will work it out after approval. That is not how this works. It's a condition of approval and needs to be addressed now.

At the end of the day, it should be painfully obvious to anyone looking at this project, that the only reason Wood Rodgers has implemented cluster development, remember, original plans never called for the protection of any resource, the reason they are trying to use cluster development is simply to reduce the required lot sizes mandated by SF-8 zoning to fit more homes on this piece of land. Their motives are clear, this is not about protection of resources or providing space as intended by cluster development, it's about packing more homes than zoning permits. Again, there are no natural resources, viewsheds or unique site features being protected and preserved in any way shape or form, or grey area. Commissioners, as I understand, to rule for the findings, means the planning commission has made a decision on a case, based on the established facts, to justify the findings. Wood Rodgers has not established the facts; they are asking you to complete their work for them. If they cannot justify this development, you shouldn't either.

Thank you.

My name is TeJay Harvey, I am speaking in opposition to agenda item 4.3, 2400 W 7th St.

I have read and thoroughly reviewed the definition of Cluster development within the Reno Municipal Code, it is clearly defined in multiple places. I have also reached out and spoken to a handful of developers in the area, they have helped me understand when, and how a cluster development should be used.

A cluster development is meant to protect a natural resource or a unique site feature; also, in its definition, it is meant to be used in an area connected to unincorporated county or public lands. For example, imagine a square lot bordering undeveloped land, in the top left hand corner of the lot could be a marsh area, a stream or even a rock outcropping. A cluster development would allow a reduction in lot sizes in order to cluster homes away from the unique site feature, this would preserve the site feature but still allow for the same amount of development within a smaller footprint.

Associate planner Piccotti stated on 9/19 to Wood Rodgers, "Staff is unable to process this application as a Cluster Development... This project is not protecting (a)sensitive (resource). There's no proposed usable common/open space. There are no wildlife corridors. It's an infill project distant from any trails or public lands and every tree is being removed...."

Wood Rodgers has made no substantial changes to their plans. They have, however, latched on to a few of Piccotti's points, and made halfhearted attempts to pencil them in.

Wood Rodgers has proposed to develop an 8000 sq foot area in the southwest corner of the property by adding a couple benches. Piccotti stated the area must be ADA accessible. The problem is this area is also a major drainage point from the western properties. The proposed common area has a single access point shown in plans as a 5 ft wide buffer and has also been designated as a drainage channel. So, the access point is 5ft wide, must be ADA accessible, provide drainage, and be a buffer between property lines. Not possible. The open space designated is less than 5%, this has nothing to do with preserving a unique site feature. Open space is not meant to be an afterthought. If Wood Rodgers truly meant to follow the guidelines of cluster development this would have been a major component of the original plan. The fact that they are trying to fit it in now is evidence Wood Rodgers is not trying to preserve anything, they are only trying to reap the benefits of cluster development in order to reduce lot sizes.

Wood Rogers also states they are preserving viewsheds. This lot does have city views, enough so, that people come to the church parking lot to watch fireworks. If you look at the plans and imagine 28ft tall homes, anyone can see there is no preservation of viewsheds. Grading down and buffering won't help, the views will be deleted. Again, if this was a true attempt at cluster this would have been designated from the beginning as a crucial element of the plan.

I understand the city wants infill. There is room to develop responsibly and within code. Wood Rodgers never intended to develop this a true cluster development. This lot does not meet the criteria. As Piccotti mentioned, it is an infill development. Wood Rodgers was asked by Piccotti multiple times to justify development under the cluster provision. Their justifications are simply afterthoughts, addendums, attempts to gain approval. As much as the city wants infill, codes have to be followed. Thank you for your time.

Planning Commission Public Comment

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

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Commission Meeting Date | 2024-11-21 |
| Agenda Item or Case Number | LDC25-00003 (2400 West 7th street) |
| Position | In Opposition |
| Comments | I have a concern about property taxes going up. Is there an estimated percent increase? I also have a concern about traffic. What is proposed for entering and exiting the property? |
| Email Address | pattysohn@gmail.com |
| Name of Commentor | Patricia Sohn |
| Address | 855 Bowman Drive Reno NV 89503 |
| Phone Number | 7753797340 |

Submitted: 11/15/2024 11:40:33 PM

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