

Appeal of 2400 W. 7th Street (LDC25-0003)

From Eric Hasty <ehasty@WoodRodgers.com>

Date Fri 1/10/2025 4:29 PM

To City Clerk <CityClerk@reno.gov>

Cc Leah Piccotti <PiccottiL@reno.gov>; Mike Railey <RaileyM@reno.gov>; adurling@woodrodgers.com <adurling@woodrodgers.com>

 1 attachment (820 KB)

2400_W_7th_Street_LDC25_00003_Appeal_Update_01102025.pdf;

Hello,

Please see the attached letter with an update to the 2400 W. 7th Street Site Plan and requested conditions of approval for your consideration regarding the Appeal scheduled for the January 22, 2025 City Council Meeting.

Please let me know if you have any questions.

Thank you,

Eric Hasty, AICP | Project Planner

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January 10, 2025

Reno City Council
City of Reno
One East 1st Street
Reno, NV 89501

RE: Update to Appeal of LDC25-00003 – 2400 W. 7th Street Tentative Map and Major Site Plan Review

Reno City Councilmembers:

Considering public input received during the entitlement process and public hearing, as well as comments from the planning commission, the Applicant wishes to propose additional voluntary conditions that we feel will further justify the use of cluster development for the project, as well as serve as overall benefits to the public at large. We are requesting the following changes be reflected and conditioned on the 2400 West 7th Street Tentative Map and Major Site Plan Review:

- To the approval of the Administrator, the applicant shall install a crosswalk with rapid flashing beacons on West 7th Street at the intersection of Rhode Island Drive, the proposed entrance to the project site, to provide safer pedestrian crossings to serve the RTC bus stop located on the south side of West 7th Street.
- The applicant shall grant a 10-foot wide sewer maintenance easement along the western boundary of the project site to provide the City of Reno access to the sewer located on the adjacent single family properties.
- The applicant shall modify the tentative map plans to reflect a 15-foot contiguous buffer of common area/landscape along the western project boundary.

The attached Proposed Revision Exhibit highlights the changes which are offered in response to the comments expressed by the public and the City of Reno Staff at the November 21st Planning Commission Meeting.

Additionally, we believe these changes go further in providing a larger community benefit and thus better meet the findings of a cluster development. The crosswalk with rapid flashing beacons will provide all pedestrians along W. 7th Street a safe crossing opportunity to access the existing bus stop located adjacent to the project site on West 7th Street. The ten-foot-wide sewer access easement along the western boundary will benefit the adjacent residents, as the easement will allow the City of Reno a more direct access to the sewer line located in the adjacent residents' backyards for maintenance and repairs. This will eliminate the need for maintenance workers from accessing the sewer from Everett Drive through the front and side yards of the adjacent neighbors. Finally, the fifteen foot buffer along the western project boundary will create a more contiguous common area near lot 11 and make the space more usable. Further, it will ensure that the existing buffer proposed

adjacent to lot 11 will be extended from five to fifteen feet. The sixteen-foot buffer along lots 4-10 and the twenty-two-foot buffer along lots 1-3 will remain as previously proposed.

We believe these changes will further help the project meet the findings of the Cluster Development, better address the concerns expressed by the public/City Staff, and result in a better project for the community. We respectfully request that these changes be included and considered as part of the existing conditions of approval.

Sincerely,
Wood Rodgers, Inc.

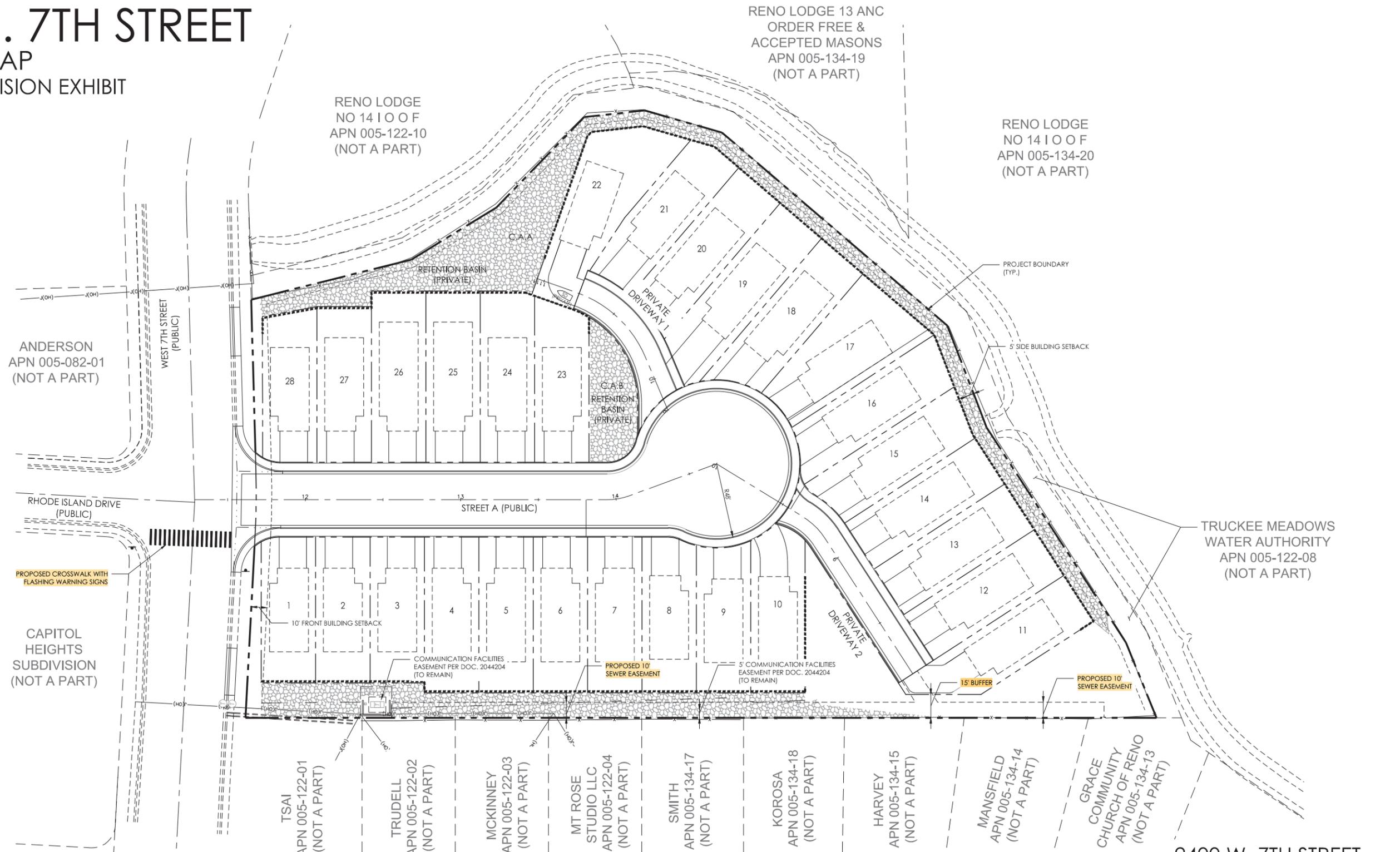


Andy Durling, AICP
Vice President

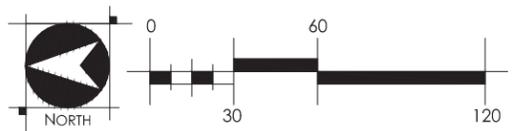
2400 W. 7TH STREET

TENTATIVE MAP

PROPOSED REVISION EXHIBIT



2400 W. 7TH STREET PRELIMINARY UTILITY PLAN



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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4402.001 JULY, 2024
 SHEET U-1 OF 7

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