

**Which Category Describes You** Citizen

**Case Number** LDC22-00050

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

**Citizen General Public Comment Form**

**Full Name** LISA REEDY

**Contact Email** reedylm@aol.com

**Contact Phone Number** 775-826-0755

**Position** In Opposition

**Leave comments on this case here.**

Please do not allow this project to go through. We came out about four years ago to protest this location's development for a Senior Care Facility, which would have brought in 118 average daily trips to a VERY congested location. Now, with this amended proposal, it would bring in 647 daily trips. This is unacceptable. We are also very concerned with our property values. We also don't need new apartments in this area, as we have SO many (and so many are new, and doubtfully full.) Please stop this project from happening. Thank you.  
Lisa Reedy  
275 Bonnie Briar Pl  
Reno NV 89509

**Which Category Describes You** Citizen

**Case Number** LDC22-00050

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

### **Citizen General Public Comment Form**

**Full Name** Alicia Powers

**Contact Email** bigalpowers@gmail.com

**Contact Phone Number** 17753545005

**Position** In Opposition

**Leave comments on this case here.**

I am writing to express my concerns regarding the proposed development of a 96 unit multi-family apartment complex in my neighborhood. The amended use request by MOUNTAIN VIEW HEALTHCARE LLC for a project on Mountain View Dr. includes a request to change an approved senior care facility to build a 96 unit apartment building and to change design standards from craftsman style architecture to an "updated" architectural design.

My home sits on the corner of Mountain View and Sunrise Drive. Traffic on Mountain View Drive affects the safety, noise level, the ingress/egress and the value of my home. Traffic from the amended use requests affects the safety and access of our neighborhood to the Virginia Lake Park complex.

Objection 1 - The proposed amendment request includes providing primary access of 647 average daily trips from the main entrance of the development to Mountain View Dr., a narrow two lane road that has a steep hill with a blind rise marked for 15 mph. Mountain View Dr. is heavily used by the community, dog walkers and local families to access the Virginia Lake Park complex. This street is not adequate for high volume vehicle traffic use. Please refer to attachment 1: Photo of Mountain View Drive.

Objection 2 - The Virginia Lake Park complex is composed of three parts - the lake, the playground and the dog park. The access to and the use of the park is made dangerous for members of our community by the amended use request proposal. Introducing high volume vehicle use adjacent to a popular children's playground harms our community and endangers our children. Please refer to attachment 2: Map of Virginia Lake Park.

The lake gets heavy use by our community from dawn to approximately 10 pm, weather permitting. Typical access to the

park is both by car and by foot. Little children learn how to ride their bike along the paths. Multi-generational families walk to the park typically either from Mountain View or Lakeside.

The playground gets heavy use by families; use includes folks picnicking and for birthday parties. It is typical to see families playing soccer and little children playing catch on the large lawn area on the west side of the playground.

The dog park is a community favorite and gets used from dawn to 10 pm, weather permitting. Folks walk to the park from multi-family homes south of the park and from Mountain View if they live off Plumas.

Objection 3 - The neighborhood adjacent to Virginia Lake Park has the highest multi-family density in Reno. Our neighborhood already has achieved the goal of a high density neighborhood (residential and multi-family) within walking distance to a park. The proposed use change harms our neighborhood by adding vehicle use to an already congested area. Please refer to attachment 3: Multi-family density.

Apartment developments include Edgewater, Lakeview, Golden, Sherwood Forest, Country Club Villas, Plumas Garden and multiple condo complexes

Objection 4 - Mountain View Dr., Watt Dr., Lakeview, Audubon and Country Club Dr. are heavily used by families walking to visit the park. Dogs and children are frequently in the road, playing, chasing an errant ball and loading and unloading picnic supplies. The proposed change of use increases risks of pedestrian deaths and endangers families and pets. Please refer to attachment 4: Traffic.

Mountain View Dr - as many as 647 daily vehicle trips will travel up a narrow two lane road with a blind rise through a residential neighborhood to get to Plumas

Watt Dr. - in order to avoid the 15 mph of the park, drivers will use Watt as a quicker alternative to getting to Plumb

Audubon - posted 15 mph speed limit is intended to help keep families safe; many drivers are likely to speed on this street

Lakeview (south of park) - this area is already heavily congested with vehicle and pedestrian traffic

Country Club Dr. - drivers may use Country Club to speed from Lakeside to Plumas

In sum, the proposed changes endanger families enjoying the park, pedestrians, people walking their dogs to the dog park, people using Mountain View, Country Club, Lakeview and Audubon as a walkway to and from the Virginia Lake park, and adversely affects the quiet and peace of the residents who live on Mountain View.

It is for these reasons that I respectfully request you to disapprove the proposed development changes.



Grace Whited &lt;whitedg@reno.gov&gt;

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**Fwd: Delevloment of senior housing near virgina lake**

1 message

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**Heather Taylor** <taylorh@reno.gov>  
To: Grace Whited <whitedg@reno.gov>

Thu, Mar 17, 2022 at 8:59 AM

Hi Grace,

Please see the below comment for LDC22-00050.

**Heather Taylor** - Planning Technician**Development Services**

e. [taylorh@reno.gov](mailto:taylorh@reno.gov) w. [www.reno.gov](http://www.reno.gov)  
a. One East First Street, Reno NV 89501  
o. 775.334.2668 | c. 775.741.2981

----- Forwarded message -----

From: **Reno Direct** <[renodirect@reno.gov](mailto:renodirect@reno.gov)>  
Date: Thu, Mar 17, 2022 at 8:56 AM  
Subject: Fwd: Delevloment of senior housing near virgina lake  
To: <[RenoPlanningCommission@reno.gov](mailto:RenoPlanningCommission@reno.gov)>

Good morning!

I hope this email finds you well.

We received this email from the Mayor's office, which appears to be related to the proposed project LDC22-00050. Based on the contents, we believe that it may best be suited for public comment. Please see below.

Thank you!

Thank you for contacting Reno Direct!

Reno DIRECT  
PO Box 1900  
Reno, NV 89505  
775-334-INFO (4636)  
[reno.gov/renodirect](http://reno.gov/renodirect)

*Reno DIRECT is available 24 hours a day on our website at [reno.gov](http://reno.gov). Find information and submit service requests any time!*

----- Forwarded message -----

From: **Rick Caldeira** <[caldeirar@reno.gov](mailto:caldeirar@reno.gov)>  
Date: Wed, Mar 16, 2022 at 5:10 PM  
Subject: Fwd: Delevloment of senior housing near virgina lake  
To: Reno Direct <[renodirect@reno.gov](mailto:renodirect@reno.gov)>

----- Forwarded message -----

From: **kenneth kraebel** <[astro@syix.com](mailto:astro@syix.com)>

3/17/22, 9:00 AM

City of Reno Mail - Fwd: Delevloment of senior housing near virgina lake

Date: Mon, Mar 14, 2022 at 6:23 PM

Subject: Delevloment of senior housing near virgina lake

To: <[caldeirar@reno.gov](mailto:caldeirar@reno.gov)>

Do not over build by the lake. Please use common sense here, adding any more buildings in that area will have a overall negative effect vs. any positive gain. Thank you.



Grace Whited &lt;whitedg@reno.gov&gt;

## Fwd: Development Near Virginia Lake Park?

2 messages

**Kyle Chisholm** <chisholmk@reno.gov>  
 To: Grace Whited <whitedg@reno.gov>

Tue, Feb 22, 2022 at 8:23 AM

For additional Planning/Zoning Division questions, please contact the Planning Desk at **(775)321-8309** or by email at **POD@Reno.Gov**.

For general questions about building permits, permit fees, or permit submittal requirements, please contact the Building Division at **(775)334-2063** or by email at **Permits@Reno.Gov**. For questions about building code requirements or building permit review, please email **BldgReview@Reno.Gov**. To check the status of a building permit, please visit the **ONE Regional Licensing & Permits citizen access portal** at <https://aca.accela.com/one> and select Building.



**Kyle Chisholm - Associate Planner**

**Development Services Department**

**e.** [chisholmk@reno.gov](mailto:chisholmk@reno.gov) **w.** [www.reno.gov](http://www.reno.gov)  
**a.** One East First Street, Reno NV 89501  
**o.** (775) 326-6665 | **c.** (775) 741-3575

----- Forwarded message -----

From: **Valerie Cohen** <[valerie.cohen@att.net](mailto:valerie.cohen@att.net)>  
 Date: Fri, Feb 18, 2022 at 4:45 PM  
 Subject: Development Near Virginia Lake Park?  
 To: <[chisholmk@reno.gov](mailto:chisholmk@reno.gov)>

Kyle Chisholm,

I recieved a mailed page with color photos from the "Country Club Acres Neighbors" (who included no return address, only yours).

The entire page makes no sense.

This concerns (??) the large vacant area just adjoining the dog-park at the South West corner of Virginia Lake Park? It claims that "a request has been made to amend the Sierra Care Planned Unit Development (PUD)." They (whoever they are) want to "allow 96 multifamily dwelling units." Who submits this request?

Apparent existing plan might be "assisted living & memory care facility," one two-story building.

Maybe (?) whomever submitted this page wants to add a "multifamilyfamily apartment complex" of nearly 100 units.

Who, financially, is behind this change? Surely some developer, not any organization helping Senior Citizens and who also love the serenity and beauty of Virginia Lake Park.

\$ amounts (rent or purchase) are not mentioned, either for the care facility, nor for the apartments.

The page gives only your contact address, but fails to provide your job title.

My husband, Michael P. Cohen, and I, absolutely oppose any addition to the senior care center, on a number of grounds!!!!

Valerie P. Cohen  
[valerie.cohen@att.net](mailto:valerie.cohen@att.net)  
[VALERIEPCOHEN.COM](mailto:VALERIEPCOHEN.COM)  
2215 Lindley Way  
Reno, NV 89509-3724  
(775) 828-4283

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**Grace Whited** <[whitedg@reno.gov](mailto:whitedg@reno.gov)>  
To: Mike Railey <[MIKE@christynv.com](mailto:MIKE@christynv.com)>

Tue, Feb 22, 2022 at 8:46 AM

Hey Mike,

See below.

[Quoted text hidden]

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**Grace Whited** - Assistant Planner  
(she/her)  
**Community Development Department**

**e.** [whitedg@reno.gov](mailto:whitedg@reno.gov) **w.** [www.reno.gov](http://www.reno.gov)  
**a.** One East First Street, Reno NV 89501  
**o.** 775-657-4691 | **c.** 775-741-3004



Grace Whited &lt;whitedg@reno.gov&gt;

## Fwd: New Case Comment Recieved:

1 message

**Heather Taylor** <taylorh@reno.gov>  
To: Grace Whited <whitedg@reno.gov>

Thu, Mar 10, 2022 at 2:00 PM

Hi Grace,

Please see the below public comment for LDC22-00050.

**Heather Taylor** - Planning Technician

### Development Services

**e.** [taylorh@reno.gov](mailto:taylorh@reno.gov) **w.** [www.reno.gov](http://www.reno.gov)  
**a.** One East First Street, Reno NV 89501  
**o.** 775.334.2668 | **c.** 775.741.2981

----- Forwarded message -----

From: **Public Comment Form** <[williamsca@reno.gov](mailto:williamsca@reno.gov)>  
 Date: Thu, Mar 10, 2022 at 1:56 PM  
 Subject: New Case Comment Recieved:  
 To: <[taylorh@reno.gov](mailto:taylorh@reno.gov)>

A new Citizen response has been received for .

#### Which Category Describes You

Citizen

#### Case Number

LDC22-00050

#### Do you wish to opt-in to receive Reno Connect Development Project email newsletters?

No

#### Citizen General Public Comment Form

#### Full Name

Norris Duke Reedy

#### Contact Email

[dukisa@aol.com](mailto:dukisa@aol.com)

#### Contact Phone Number

7758260755

#### Position

In Opposition

#### Leave comments on this case here.

We do not want this development. There are too many apartments in this very congested area already and if approved our property values will go down and traffic will be even worse.





**City of Reno Development Services**  
37K

**Public Comment and Review Form 224.pdf**



Grace Whited &lt;whitedg@reno.gov&gt;

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**Fwd: New form response notification**

1 message

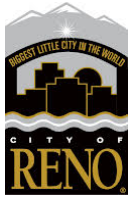
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**Heather Taylor** <taylorh@reno.gov>  
To: Grace Whited <whitedg@reno.gov>

Tue, Mar 15, 2022 at 12:35 PM

Hi Grace,

Please see the below public comment for LDC22-00050. This particular comment came through the Clerk's Office comment form. It has been recorded as a public comment for the next Council meeting, but thought you should have it as well.

**Heather Taylor** - Planning Technician**Development Services**

e. [taylorh@reno.gov](mailto:taylorh@reno.gov) w. [www.reno.gov](http://www.reno.gov)  
a. One East First Street, Reno NV 89501  
o. 775.334.2668 | c. 775.741.2981

----- Forwarded message -----

From: **Public Comment** <[publiccomment@reno.gov](mailto:publiccomment@reno.gov)>  
Date: Tue, Mar 15, 2022 at 12:26 PM  
Subject: Fwd: New form response notification  
To: Heather Taylor <[taylorh@reno.gov](mailto:taylorh@reno.gov)>

----- Forwarded message -----

From: **Reno City Council Online Public Comment Received** <[cityclerk@reno.gov](mailto:cityclerk@reno.gov)>  
Date: Fri, Mar 11, 2022 at 1:02 PM  
Subject: New form response notification  
To: <[publiccomment@reno.gov](mailto:publiccomment@reno.gov)>

Your form has a new entry. Here are all the answers.

<b>Your Name (First and Last)</b>	Greg & Amy Glodowski
<b>If you are representing someone other than yourself, please indicate who you are representing.</b>	Self
<b>Email Address</b>	<a href="mailto:ggesq@nvgbell.net">ggesq@nvgbell.net</a>
<b>Address</b>	<a href="#">2355 Audubon Way</a> / Reno, NV 89509
<b>Which City of Reno Ward do you reside?</b>	Ward 1

**Council Meeting Date**

Apr 06, 2022

**Do you wish to speak in person?**

Yes

**Agenda Item**

Sierra Sr Care PUD Amendment(LCD22-00050)

**Please state if you are in favor or in opposition of the agenda item in which you are commenting:**

In opposition

**Your Comment**

The Amendment for additional 96 apartments is inadequate for public safety with the traffic on Mt. View, inadequate safety impact to the children's playground & dog park & the already over-crowded on-street parking on Lakeside, Audubon Way & Mt. View. The Council voted and assured that no other Amendment would be approved outside of the Senior Care Service that was previously approved. In additional we request that the March 14th Ward 1 Agenda & April 6th Planning Commission Agenda be pulled until it can be heard by both Ward 1 and Ward 2. The contact number on the Notice Cards was incorrect so we were unable to get information needed.

**Do you wish to sign-up for Reno Connect e-newsletters?**

Yes

**By checking the "Yes" option below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.**

Yes



Grace Whited &lt;whitedg@reno.gov&gt;

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**Sierra Senior Care PUD Amendment (LCD 22-00050)**

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**Carmen Gage** <carmen.gage@gmail.com>

Mon, Apr 4, 2022 at 8:26 AM

To: Grace Whited &lt;whitedg@reno.gov&gt;

Cc: City Mgr Doug Thornley &lt;thornleyd@reno.gov&gt;, cityclerk@reno.gov, Reno Planning Commissioners &lt;renoplanningcommission@reno.gov&gt;, Jenny Brekhus &lt;brekhusj@reno.gov&gt;

Dear Ms. Whited,

I am writing to you regarding the above-referenced subject since you are the Planner assigned to this property. Many residents of the Country Club Acres (CCA) neighborhood were instrumental in the original formation of the Planned Unit Development property. Eventually, the Sierra Senior Care project at 200 Mt. View Drive, Reno, Nevada was approved with the general agreement of those residents.

I recently attended the Community Meeting regarding the proposed new project at this site and found that very few of the Country Club Acres residents had been notified of the meeting. When I inquired as to why this was the case, I was told by Mr. Railey that the City of Reno noticing requirements were met.

I am asking that the entire CCA neighborhood (Mountain View Street to Plumb Lane, and Lakeside to Plumas Street) be notified of the upcoming Planning Commission meeting scheduled for May 4th. The large yellow boards posted near the property will not do since people often drive by without noticing them.

Ms. Whited, since you were not part of the Community Development Department at the time the CCA residents worked with the developers of this project, you would not have known how much effort went into the approval of the Sierra Senior Care PUD. This project was well accepted by the neighbors and were looking forward to seeing it built.

Therefore I, along with my neighbors, would like to receive mail notifications regarding future meetings pertaining to the Sierra Senior Care PUD Amendment.

I will await your response. Thank you in advance for your attention to this request.

Carmen Gage  
2255 Sunrise Drive  
Reno, Nevada  
(775) 826-7184



Grace Whited &lt;whitedg@reno.gov&gt;

**Fwd: New Case Comment Recieved:**

1 message

**Heather Taylor** <taylorh@reno.gov>  
 To: Grace Whited <whitedg@reno.gov>

Thu, Mar 10, 2022 at 12:22 PM

Hi Grace,

Please see the comment below for LDC22-00050.

**Heather Taylor** - Planning Technician**Development Services**

**e.** [taylorh@reno.gov](mailto:taylorh@reno.gov) **w.** [www.reno.gov](http://www.reno.gov)  
**a.** One East First Street, Reno NV 89501  
**o.** 775.334.2668 | **c.** 775.741.2981

----- Forwarded message -----

From: **Public Comment Form** <[williamsca@reno.gov](mailto:williamsca@reno.gov)>  
 Date: Thu, Mar 10, 2022 at 12:12 PM  
 Subject: New Case Comment Recieved:  
 To: <[taylorh@reno.gov](mailto:taylorh@reno.gov)>

A new Citizen response has been received for .

**Which Category Describes You**

Citizen

**Case Number**

22-00050

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?**

Yes

**Citizen General Public Comment Form****Full Name**

CHARLES MACLEOD

**Contact Email**[Chipmac50@gmail.com](mailto:Chipmac50@gmail.com)**Contact Phone Number**

7758300720

**Position**

In Opposition

**Leave comments on this case here.**

Not appropriate in that location. Too many daily trips, likely underestimated by developer, and in excess of previously denied project on same site. Only one access to a narrow street in a residential neighborhood and along a busy park for all that traffic is irresponsible.



**City of Reno Development Services**  
39K

**Public Comment and Review Form 223.pdf**



Grace Whited &lt;whitedg@reno.gov&gt;

## Fwd: How to have several hundred people attend the the March 14th NAB Meeting.

4 messages

**Nic Ciccone** <cicconen@reno.gov>  
To: Grace Whited <whitedg@reno.gov>

Tue, Mar 8, 2022 at 9:37 AM

Just FYA. I'll respond.

----- Forwarded message -----

From: **bruce gamino** <bpgdag@sbcglobal.net>  
Date: Tue, Mar 8, 2022 at 9:34 AM  
Subject: How to have several hundred people attend the the March 14th NAB Meeting.  
To: [cicconen@reno.gov](mailto:cicconen@reno.gov) <[cicconen@reno.gov](mailto:cicconen@reno.gov)>

There is a huge interest in the (Sierra Senior Care PUD Amendment LDC22-00050) tentatively scheduled for March 14.

We have organized a very large protest against the developer of this project a we were wondering how to handle a zoom call with this many participants.  
So I have a number of question's

- 1.) I can not find the this project on the Ward 1 NAB schedule, as I don't want to waste your time and ours, just want to make sure that it is scheduled for that date?
- 2.) Considering the high interest in this project, would an in person, community meeting be more appropriate.
- 3.) I have not heard council person Brekhus position on all of this. No need to misstate her position if its not warranted.

While a Email is great I would love to hear from you in person if possible.

Thank you, from all the concerned citizens who love our park.

Bruce Gamino  
775-232-2814

--



**Nic Ciccone**  
Community Liaison  
Office of the City Manager  
City of Reno  
775-433-4491(c)  
[1 E. First St., Reno, NV 89501](#)

**Grace Whited** <whitedg@reno.gov>  
To: Mike Railey <MIKE@christynv.com>

Tue, Mar 8, 2022 at 9:39 AM

See below.  
[Quoted text hidden]

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**Grace Whited** - Assistant Planner  
(she/her)  
**Community Development Department**



e. [whitedg@reno.gov](mailto:whitedg@reno.gov) w. [www.reno.gov](http://www.reno.gov)  
 a. One East First Street, Reno NV 89501  
 o. 775-657-4691 | c. 775-741-3004

**Nic Ciccone** <cicconen@reno.gov>  
 To: bruce gamino <bpgdag@sbcglobal.net>  
 Cc: Jenny Brekhus <brekhusj@reno.gov>  
 Bcc: whitedg@reno.gov

Tue, Mar 8, 2022 at 9:45 AM

Hi Bruce,

1) Yes this is confirmed for that agenda. Agenda's are posted 3 business days prior to the meeting. The zoom link will be included in the agenda. There is a portion at the beginning and end of the meeting for public comment. You can also submit comments regarding the project ahead of time here:

[https://docs.google.com/forms/d/e/1FAIpQLSd9ay70oUOUglmM4cQoYiLgISHenUB1ZDqIcxvLDF6SI\\_Wwow/viewform](https://docs.google.com/forms/d/e/1FAIpQLSd9ay70oUOUglmM4cQoYiLgISHenUB1ZDqIcxvLDF6SI_Wwow/viewform)

2) I am just a facilitator for the Neighborhood Advisory Boards and I cannot speak to that but will say the City has seen a significant increase in public engagement with virtual-only meetings.

3) I am not familiar with Councilmember Brekhus's view on this project but she is aware that it will be heard at this NAB meeting.

Warmly,  
 Nic

[Quoted text hidden]

**Nic Ciccone** <cicconen@reno.gov>  
 To: Grace Whited <whitedg@reno.gov>

Tue, Mar 8, 2022 at 4:01 PM

FYA



**Nic Ciccone**  
 Community Liaison  
 Office of the City Manager  
 City of Reno  
 775-433-4491(c)  
 1 E. First St., Reno, NV 89501

----- Forwarded message -----

From: **Nic Ciccone** <cicconen@reno.gov>

Date: Tue, Mar 8, 2022 at 4:00 PM

Subject: Re: How to have several hundred people attend the the March 14th NAB Meeting.

To: bruce gamino <bpgdag@sbcglobal.net>

Hi Bruce,

1-3) I cannot speak to these and would advise you to speak to the Planner of the Day. The information can be found [here](#). Or you can contact them here: Phone: 775-321-8309 / Email: [POD@reno.gov](mailto:POD@reno.gov)

4) The Ward Boundaries were updated in January and [there was an extensive public input process](#). The updated maps have been posted on our website [since December of last year](#).

5) That information was sent out in our monthly Development Services Newsletter on [January 28, 2022](#). You can sign up to receive updates if you wish.

6) To clarify, it is 3 business days prior according to NRS 241 and is [now available](#).

7) The agenda has been posted already with a virtual location. There has been a significant increase in public participation at the NABs with the online format.

8) I cannot speak to this. I only serve as a facilitator for the Neighborhood Advisory Boards for Ward 1 and 2.

Warmly,

**Nic Ciccone**





Community Liaison  
Office of the City Manager  
City of Reno  
775-433-4491(c)  
1 E. First St., Reno, NV 89501

On Tue, Mar 8, 2022 at 3:15 PM bruce gamino <bpgdag@sbcglobal.net> wrote:

Nick ,

Thank you for your quick response. I hope that Jenny will be made aware of the misgivings I have over the way public access to the NAB meeting is being handled. I am requesting a delay in the hearing for the following reasons and a change of venue.

- 1.) As the developer is attempting to do "an end around" to circumvent the normal zoning change that would be required. By using this tactic to change zoning in the PUD from what is effectively SF5 ( single family) to MF 30 (high density multifamily). They have effectively been able to bypass the noticing requirements. The Developer only mailed a notice within 700 Ft which only constituted about 50 people knowing that this was going to be discussed.
- 2.) The all zoom policy that the NAB has decided on will effectively disenfranchise most of the surrounding Neighborhoods, Country club acres to the west is a majority elderly population which will not be able to participate, mostly because of lack of knowledge of technology. The neighbors to the south are the poor or working poor and because of lack of technology or having to work, or because Spanish is their only language, will not be able to participate.
- 3.) The "Courtesy Notice" that was sent has a phone number for questions for City staff who are not actually employed by the city.
- 4.) The general lack of knowledge that the ward boundaries had changed and that no one was informed of this, additionally even if you did know, the City of Reno website until sometime this week still showed this area as Ward 2.
- 5.) Unless you had one of the few notice cards there was no way to find the case # for the PUD amendment or any information regarding it.
- 6.) I may be mistaken but I believe some of the new NRS statutes require NAB agenda to be posted 10 days before the meeting and as of today 03-08-2022 is still not available.
- 7.) The rest of the city has resumed in person meetings, and because of the great interest in this project an in person public venue should be made available.
- 8.) Because the developer is requesting a Multi family building to egress through a park. Something that has never been done before in the City of Reno, I checked with staff to see if this was true. This should be done through the normal zoning process, as that level of upzoning would normally not be allowed, and never be allowed in conjunction to a park. Triggering real notice and public comment periods as well as impact studies of the area.

Thanks for hearing my concerns, I intend to bring this to City Council attention tomorrow. Any thoughts on how to mitigate some of these problems, would be appreciated.

Bruce Gamino  
775-232-2814

[Quoted text hidden]

[Quoted text hidden]

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it may contain confidential information that is also legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this transmission is prohibited. If you have received this transmission in error, please immediately notify the sender and immediately destroy the original transmission and its attachments without reading or saving in any manner. Thank you.



Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System  
(917754739923)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 6:43 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for Idc22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 5:41 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917754739923)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917754739923

Click to Call 917754739923

**Hi there. I'm calling about the building. Same built on Mountain View. Dr. In Ward one I just wanted to say that I disapprove of this. I've lived on Mountain View for 20 years and you know does the streets are busy. You're on anyway. I don't think we need more traffic coming to this area. You know, there's a children's park right down the street with, you know, would Union Lake. There's a lot of wildlife I think adding more traffic and Living Spaces to this area would probably be, I would be a very bad decision. So that is my what I have to do. Thank you. Bye bye.**  
(Transcription with medium confidence)

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**VoiceMessage.wav**

408K



Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (915206036032)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 4:07 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 3:25 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (915206036032)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 915206036032

Click to Call 915206036032

**Hello, my name is Michael coffee. I live at 104 Mountain View, Dr. Randy Land O'Lakes. The property LDC 22 Dash 00050 D. St. Are a senior care in the event amendment has been Tonight at 6 o'clock I think it's saying that they try to put a that many apartments in that smaller space on these tiny little road around it Park and going to make it a hazard for the people to bring their children, to the to the park, for the people to bring their dogs to the dog park and those listed like to walk the lake. It's going to be it's going to turn this into a traffic nightmare. I can't imagine how you can possibly think that you can stop that many apartments that little space with a small roads and make it work. So that other people it sounds like a profit scammed by those companies in the apartment complexes. This is not the place for the heat apartment complex. Thank you. Bye.**

(Transcription with high confidence)

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**VoiceMessage.wav**

641K



Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (914083554456)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 4:03 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 3:09 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (914083554456)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 914083554456

Click to Call 914083554456

**Hello, my name is Russell Gordon, I'm calling about the LG, 2200050. She has Sierra Senior Care Center in Mountain View Drive 89509. I'm on the, I own a house on 102 Mountain View, it will be directly behind my house and I'm just trying to let you know that. I'm very disappointed that we know to think about having such a large facility for such a small Road on Mountain View. There's any so much traffic is already enough traffic with the dark part, Virginia Lake Park and all associated with that area, that is 600 units or 600 cars per day on. That street is just another ridiculous situation. There's other land around Reno or cut the size of a Senior care facility. I'm a senior my stuff. And I agree about senior care, but that many units and three stories behind my house is unacceptable to me. So I would like to just voice my opinion again, but I don't think that's a good idea for my property value and also for my Love you and just dealing with extra vehicles on on Mountain View. Dr. Does so thank you. I hope you get my message. Russell Horton in 103. Mountain View Reno. Nevada 89502 thank you 89509. Sorry thank you.**

(Transcription with medium confidence)

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788K



Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (914083487411)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 3:59 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 2:55 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (914083487411)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 914083487411

Click to Call 914083487411

I'm calling in reference to my name is Joanne Bravo to reference I d c, 22 Dash 00, 05003 Senior Care, PUD amendment. I live at 102 Mountain View right across the street from the park and they're putting the complex behind me which now they changed it. So, I'm going to be blocked of son because the building is going to be three stories. Hi, I am really discouraged how this is going. And I really think the city needs to step in and stop this because 600 cars a day coming in and out years apart. When there's kids out there playing soccer in the evening, in the ball, comes into my yard, even this time of the year, when it's cold out there, out there playing soccer, I am totally against this and I really don't think the developers care what they do, as long as they make their money. Well, you know what? We're going to fight it. We're going to fight hard because they don't. Have a clue. Thank you so much. Joanne Bravo. 102 Mountain View Drive.

(Transcription with medium confidence)

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782K



Grace Mackedon &lt;mackedong@reno.gov&gt;

## Fwd: Voice Message From: Cisco Unity Connection Messaging System (912062951430)

1 message

Public Comment 10 &lt;publiccomment10@reno.gov&gt;

Thu, Nov 17, 2022 at 1:04 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

For LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 11:05 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (912062951430)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 912062951430

Click to Call 912062951430

Hi, my name is Matthew Chisholm I'm calling on Project I, d c, 22 Dash, 0005, if you need Sierra Senior Care PUD Amendment, I'd like to add a comment for tonight's meeting a full disclosure. I'm a homeowner living on Mountain View, Dr. And will be directly affected by this proposed development. My first concern is related to the rear appropriation of the Pud, which is intended to provide a use for this property as a senior care center. We were proposed amendment re appropriate more than two thirds of the available and to a different used without addressing the actual PUD zoning designation. Where is the Senior Care Center plan? Is this an attempt to ignore the p d's designation on this property and don't market rate rental housing instead? My second concerns related to infrastructure. Car traffic, land usage Insight safety. Proposed impact studies, seem concerned only with the design guidelines massing, rental unit size. It cetera. My knowledge has been no comprehensive traffic study. Conducted on this site for this neighborhood proposed Street Mountain. View Drive is in a process of being narrow by the W neighborhood Improvement projects. Thank you for the sidewalk indication that the daily commute of 96 car Centric units added to the streets team, seriously, misguided, especially given the current traffic infrastructure in place as it is equation. Virginia Lake Park. There seems to be no consideration of of the impact this project will have on the pedestrian. The dog park kids play area, picnic is Evo or Lake Trail, the units are intended to be Transit supported. What potential changes will be made to public transit or bike infrastructure to support. This will decide have access to Peck Street as an exit. The architectural Tascam G 96 units on a 3.26 acre land parcel all supporting required fire truck circulation in turnarounds in a single entrance. Lot should be supported by evidence, my third concerned relates, the impact. On nearby schools has an impact study being conducted to show what a demographic boost might be on the Local School Granite. Not, every unit will have a child living in it, but it stands to reason that the demographic potentially running these units will include young families with school age children, as it stands is Joan Anderson. Elementary School is running out of space from more onsite modular units. Other plans in the works to Boulder school capacity. My final concern relates to the communication and Hasty conclusions made in relation to. This is all of us as a resident that will be directly impacted by this project. I've not been directly informed by the city or developer when public meetings are open, comment periods are available. I've had to find out all my information from Neighbors that are more Savvy to how information is this. I'm relatively new Reno resident the two years and counting, but I'm just made by the seemingly predetermined status this project and what it seems to say thank you for your time.

(Transcription with medium confidence)

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1377K







Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (914153789835)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 12:59 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Thu, Nov 17, 2022 at 10:33 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (914153789835)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 914153789835

Click to Call 914153789835

Hello. My name is Marissa. McClish m, a r. I s s a m CC L II. Sh this is in reference to the senior care, PUD Amendment near Virginia Lake which is reference I d c, 22 Dash, 0005 as a resident of the neighborhood in near Virginia Lake, we strongly opposed and another major multiple unit Housing Development. There are already so many in the area that it is honestly. You know, we've been talking or neighbor though if this grossly undressed like we don't have a lot of them left in this area and then to add, yet another development like this in a very dense, densely populated neighborhood with multiple housing units. His is just if it's not appropriate, it's not what we feel. Like I said, you should. Be doing. We would love you to come take a drive around our neighborhood around the Peppermill etcetera. We welcome our neighbors. And we're, you know, we were okay with the senior living development, but this one that would put in previously, but now that's taking over everything. I don't know. I don't even know if we're okay with that one, but it was Sorry I'm rattling. I didn't write this down. I have 3 minutes strongly opposed. Please leave this area open. We would rather have more park space. More space for children. More outdoor space. We're just adding payment to an urban environment that really could use some space. Thank you very much.

(Transcription with medium confidence)

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752K





Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (917758267184)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Thu, Nov 17, 2022 at 12:55 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

For LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Wed, Nov 16, 2022 at 6:23 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917758267184)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917758267184

Click to Call 917758267184

Yes, my name is Carmen gauge. That's ga ga, I live at [2255 Sunrise Drive](#) in Reno and the case number that I am calling about is I d c, 22 Dash, 0005 and is the Sierra Senior Care, PUD Amendment and I would like to make the statement so that it can be put into the public record. Please ladies and gentlemen, of the Planning Commission. I'm speaking to the proposed Sierra Senior Care, PUD Amendment and ask that, you give serious consideration to disapproval of this project. This amendment request requesting approval of a 96 unit, apartment, complex, replacing the original approved senior care facility causes all of us in the country club. Acres neighborhood to be greatly worried of the series. Dangerous situations that exist on Mountain View, Dr. And Autobahn way the main entrance exit is on Mountain View Street. A street that is heavily used by Automobiles and Walker's to access Virginia Lake Park. The entrance exit is directly across from the children's playground and adjacent to the dog park traffic generated by this proposed project can cause serious. Car situation is that can endanger our neighbors and their children. The 96 unit plan development is high density. I would add to the already existing density area in Reno. Add add to that the fact that Anderson Elementary, School is nearby and already overcrowded the Christy Corporation Headway Transportation study, says that the projected 647 trip trips generated estimates. Our 38, a m Peak trips, and 49 p. M p trips. That makes no sense. When are the others. 600 + trips generated during the day. She's me, please think of your children and grandchildren are other members of your family, being a sub situation is. And what would you think about that much traffic around the park, where they may be playing walking? Your thoughtful consideration to disapproval of this proposed amendment will be greatly appreciated. Thank you. Carbon gauge at [2255 Sunrise Drive](#) in Reno, Nevada 89509. Thank you.

(Transcription with high confidence)

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1373K

**Email Address** karavenita@gmail.com

**Your Name (First and Last)** Kara Van Valkenburg

**Address** 2375 Sunrise Drive

**Phone Number** 7753388688

**Planning Commission Meeting Date** 11/17/2022

**Agenda Item or Case Number** LDC22-00050

**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition

**Your Comment**

In reading the packet for this meeting, they had the exhibit E for the public comments that were received. I submitted one online before the first NAB meeting (on or around 3/14/2022). However, I did not see my comment in the Exhibit Packet. This is very alarming as my voice was not heard and my opposition to this project was not counted. Furthermore, it is concerning because this may have happened to others as I know there are many more than 9 people who have great concerns about this project. I fear that our concerns are vastly underrepresented. How can we ensure that our submittals to your site are received?  
I emailed the Planning Commission and submitted another comment on this site with my concerns about this project. I hope they are read, recorded and taken into consideration.

**By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently** Yes

submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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**Which Category Describes You** Citizen

**Case Number** LDC22-00050

**Do you wish to opt-in to receive Reno Connect Development Project email newsletters?** Yes

### **Citizen General Public Comment Form**

**Full Name** Matthew David Chism

**Contact Email** cheeseholm@gmail.com

**Contact Phone Number** 12062951430

**Position** In Opposition

**Leave comments on this case here.** Comments on development Thank you for the opportunity to share my feedback regarding this project. Full disclosure, I am a homeowner living on Mountain View Drive, and I will be directly affected by this proposed development. My first concern is related to the reappropriation of the PUD, which was intended to provide a use for this property as a Senior Care center; the proposed amendment reappropriates more than 2/3rds of the available land to a different use without addressing the actual PUD zoning designation. Where is the senior care center plan? Is this an attempt to ignore the PUD's designation on this property and build market-rate rental housing instead? My second concern is related to infrastructure- car traffic, land usage, and site safety. The proposed "impact studies" seem concerned only with design guidelines, massing, and rentable unit size. To my knowledge, there has been no comprehensive traffic study conducted on this site or the neighborhood. The proposed street, Mountain View Drive, is in the process of being narrowed by the Watt Neighborhood improvement project. The indication that the daily commute of 96 car-centric units added to this street seems seriously misguided, especially given the current traffic infrastructure in place. Add to this equation Virginia Lake Park, there seems to be no consideration of the impact this project will have on the pedestrian users of the dog park, kids play area, picnic gazebo, or lake trail. If the units are intended to be transit-supported, what potential changes will be made to public transit or bike infrastructure will be made to support this? Is the site to have access to Beck Street as an exit? The architectural task of cramming 96 units on 3.26 acres of land while supporting required fire truck circulation and turnarounds in a single entrance lot should be supported by evidence.

A third concern relates to the impact on the nearby schools; has an impact study been conducted to show what a demographic boost might be on the local schools? Granted, not every unit will have children living in them, but it stands to reason that the demographic potentially renting these units will include young families with school-age children. As it stands, the zoned Anderson Elementary school is running out of space for more on-site modular units. Are there plans in the works to bolster school capacity?

My final concern relates to poor communication and "hasty" conclusions made in relation to this development. As a resident that will be directly impacted by this project, I have not been directly informed by the city or developer when public meetings or open comment periods are available- I have had to find out all my information from neighbors that are savvy to how information is disseminated on projects of this nature. I'm a relatively new Reno resident- 2 years and counting- but am dismayed by the seemingly predetermined status this project seems to have.

Thank you for your time.

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**Email Address** karavenita@gmail.com

**Your Name (First and Last)** Kara Van Valkenburg

**Address** 2375 Sunrise Drive, Reno NV 89509

**Phone Number** 7753388688

**Planning Commission Meeting Date** 11/17/2022

**Agenda Item or Case Number** LDC22-00050

**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition

**Your Comment** I am writing to express my concerns about case LDC22-00050 - Sierra Senior Care PUD Amendment. I attended the 2 NAB meetings put on by the developer back in the March of 2022. They said they were going to make adjustments, and apparently presented revisions to NAB in June (although notifications regarding this were not sent –and I am within the distance of the project that it should have been sent). This proposed amendment is a bait and switch and the timeline has been confusing and frustrating to the neighborhood. Impacts. As for the proposed project itself, my main concerns are increase to street parking in the area, increased traffic on residential roads, and impacts to the neighborhood. Concerns with the timeline of project and amendment: In 2017, the proposal of the apartments was rejected, but allowed for the senior care facility. It was understood that future revisions to this proposal would not be heard. Developer would argue that the pandemic eliminated the demand for assisted living facilities. They provided no back up for this statement. Also, they had 2 ½ years to build the senior care facility before the pandemic and chose not to. It appears that the developer waited until a more lucrative time to reapply for an amendment to get what they wanted. It is stated in the packet that there were 9 people opposed to the project. That is an understatement. In exhibit E – public comment, there were more than 9 responses. In addition, I did not see my comments in there and I submitted them to the online public comment before the first NAB meeting in March. How many more people who submitted did not get their voice counted? Notice for planning (big yellow sign) at the site was put up during construction when Mountain View Drive has been closed except for residents, and since the sidewalk is being constructed, the road has been totally closed to all for several days out of the 2 weeks it has been up. This

severely limits the ability for the community to be informed of this project. Concerns with increased traffic: The developer provided a traffic study to try and demonstrate the minimal effects of the increased traffic. But the study just looked at 2 intersections during "peak" hour, which is not really the concern of a residential street. Our concern is the general increase in traffic, which is stated to be over 600 trips per day according to the traffic study. This is a lot for a narrow road like Mountain View (even if the trips were halved). The traffic study said that AASHTO's A policy of Geometric Design of Highways and Streets recommends 170 ft of intersection sight distance from the side streets. The egress from the proposed apartments is at the bottom of a very steep, blind hill and the top of the hill, which you can not see beyond is only 120 ft from the intersection. The pictures in the report which are supposedly proof of that recommendation being met does not have distances included. This inaccuracy in the report and the fact that the access point does not meet AASHTO's recommendations is very concerning. The traffic study assumes that the majority of the traffic will go through Beck street. The staff report says that "Access is provided primarily from Mountain View Drive with a gated secondary access from Beck Street". This is a major discrepancy from the traffic report. I believe most of the traffic will go onto Mountain View Drive as the access through Beck Street is cumbersome through another apartment's parking lot. Mountain View is the most narrow street in the area, well less than 24 ft. Those of us who drive on it almost every day know you basically have to pull over when 2 cars need to pass each other. Putting the main access to an apartment complex on that street should not even be considered. Concerns with parking: The proposed apartments will increase the number of cars parking on the street. There is limited parking available on Mountain View as it is. There is only parking on one side of the street from Lakeside to Audubon Street. From Audubon to Plumas, the street narrows and really does not allow for parking without impacting travel lanes. There is also parking on one side of Audubon Way. The parking that is currently available on Mountain View and Audubon Way is already well used and often full, due to the dog park and the Virginia Lake park across the street. Overflow parking from the apartments would utilize the parking. The developers would argue that they are providing more than the code minimum parking, so it won't impact street parking. There is no way to guarantee that and there are many reasons people would use street parking rather than apartment parking (guest who don't want to go through gate, residents who don't want to go through gate, or street parking may be closer than available parking lot spaces, or apartment parking may still not be enough). Concerns with impacts of the neighborhood. The neighborhood surrounding Mountain View Drive is single-family residences on moderately sized lots. It is a walkable neighborhood that many people enjoy. It is full of families with children and dogs, who enjoy a safe, quieter neighborhood that they feel safe to walk around. We also enjoy being close to the city amenities. And that is what makes this neighborhood unique. The developer wants to plop down the maximum density project onto a residential street. They did not want to consider a less dense project that would blend with the

current environment of the neighborhood. That would mean less profit. I would very much like to see the lot infilled with a project that is more in line with the current neighborhood. Please consider the needs and wants of the current residents of your city and neighborhood.  
Kara Van Valkenburg 2375 Sunrise Drive

**By checking the "Yes" below, you understand, acknowledge, and expressly agree that:**  
**(1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.**

Yes

**By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.**

Yes

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Grace Mackedon <mackedong@reno.gov>

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## Fwd: Voice Message From: Cisco Unity Connection Messaging System (917758434942)

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Public Comment 10 <publiccomment10@reno.gov>

Wed, Nov 16, 2022 at 4:23 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon <whitedg@reno.gov>

for LDC22-00050

----- Forwarded message -----

From: <publiccomment10@reno.gov>

Date: Tue, Nov 15, 2022 at 12:01 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917758434942)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917758434942

Click to Call 917758434942

**Yes, my name is William. Scott kenison, I live at 201 Mountain View, Dr. I wish to speak during the September 17th meeting at 6 o'clock. We're all city council about the LCD. 22050 Amendment. Please leave an email me so I can just be joining preserve and be scheduled to talk. Thank you very much for your time and hope you have a great day. Bye, bye.**

(Transcription with high confidence)

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Grace Mackedon &lt;mackedong@reno.gov&gt;

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**Fwd: Voice Message From: Cisco Unity Connection Messaging System (917753545005)**

1 message

**Public Comment 10** <publiccomment10@reno.gov>

Wed, Nov 16, 2022 at 4:26 PM

To: RenoPlanningCommission@reno.gov, Grace Mackedon &lt;whitedg@reno.gov&gt;

for LDC22-00050

----- Forwarded message -----

From: &lt;publiccomment10@reno.gov&gt;

Date: Wed, Nov 16, 2022 at 10:14 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917753545005)

To: &lt;publiccomment10@reno.gov&gt;

Voice Message delivered by Donoma Unify

From: 917753545005

Click to Call 917753545005

**Hello, my name is Alesia Powers. Alic IA poww. ERS, the project is I d c. 22 Dash 00050. Also referred to as the Sierra Senior Care. PUD Amendment. My common is the timing of this public hearing dising franchise is important, stakeholders, including families and children, pedestrian stew, and from Virginia Lake and folks using the dog park as well as the children Park. Who live in adjacent multi family homes, the public notice bulletins posted on Mountain View. Dr. Is in accessible to viewing due to the construction project on Watt Avenue that's being staged off of. Mount View Drive at the PD site. Thank you.**

(Transcription with medium confidence)

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 **VoiceMessage.wav**  
521K

**Email Address** astro@syix.com

**Your Name (First and Last)** Kenneth Kraebel

**Address** 2757 Beck Street Unit #207 Reno Nevada

**Phone Number** 530-673-1738

**If you are representing someone other than yourself, please indicate who you are representing.** N/A

**Planning Commission Meeting Date** 11/17/2022

**Agenda Item or Case Number** 4.4

**Please state if you are in favor of or in opposition of the agenda item in which you are commenting:** In Opposition

**Your Comment** We have variety of multiple construction projects in the Virginia Lake area recently. Just because we have one small open space left we do not have to force a commercial building into it. If the project is approved it will increase urban sprawl and increase traffic congestion in the Virginia Lake area and nearby park. Lets keep the area, as it is today a good neighborhood, instead of moving needle towards a overcrowded, overdeveloped, and urban sprawl Virginia Lake area. Thank you.

**By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or** Yes

**inadvertently  
submitted by you will  
not be maintained in a  
confidential manner, or  
subsequently  
exempted from public  
inspection.**

**By checking the "Yes"  
below, you agree that  
all the information  
above is true and  
accurate. For  
additional information,  
please refer to the  
agenda for today's  
meeting.**

Yes

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<b>Email Address</b>	bigalpowers@gmail.com
<b>Your Name (First and Last)</b>	Alicia Powers
<b>Address</b>	2392 SUNRISE DR
<b>Phone Number</b>	775-354-5005
<b>Planning Commission Meeting Date</b>	11/17/2022
<b>Agenda Item or Case Number</b>	LDC22-00050 (SIERRA SENIOR CARE PUD AMENDMENT)
<b>Please state if you are in favor of or in opposition of the agenda item in which you are commenting:</b>	In Opposition
<b>Your Comment</b>	<p>I am writing to express my concerns regarding the proposed development of a 96 unit multi-family apartment complex in my neighborhood. The amended use request by MOUNTAIN VIEW HEALTHCARE LLC for a project on Mountain View Dr. includes a request to change an approved senior care facility to build a 96 unit apartment building and to change design standards from craftsman style architecture to an "updated" architectural design.</p> <p>My home sits on the corner of Mountain View and Sunrise Drive. Traffic on Mountain View Drive affects the safety, noise level, the ingress/egress and the value of my home. Traffic from the amended use request affects the safety and access of our neighborhood to the Virginia Lake Park complex.</p> <p>Objection 1 - The proposed amendment request includes providing primary access of 647 average daily trips from the main entrance of the development to Mountain View Dr., a narrow two lane road that has a steep hill with a blind rise marked for 15 mph. Mountain View Dr. is heavily used by the community, dog walkers and local families to access the Virginia Lake Park complex. This street is not adequate for high volume vehicle traffic use. Please refer to attachment 1: Photo of Mountain View Drive.</p> <p>Objection 2 - The Virginia Lake Park complex is composed of three parts - the lake, the playground and the dog park. The access to and the use of the park is made dangerous for members of our community by the amended use request proposal. Introducing high volume vehicle use adjacent to a popular children's playground harms our community and endangers our children. Please refer to attachment 2: Map of Virginia Lake Park.</p> <p>The lake gets heavy use by our community from dawn to approximately 10 pm, weather permitting. Typical access to the</p>

park is both by car and by foot. Little children learn how to ride their bike along the paths. Multi-generational families walk to the park typically either from Mountain View or Lakeside.

The playground gets heavy use by families; use includes folks picnicking and for birthday parties. It is typical to see families playing soccer and little children playing catch on the large lawn area on the west side of the playground.

The dog park is a community favorite and gets used from dawn to 10 pm, weather permitting. Folks walk to the park from multi-family homes south of the park and from Mountain View if they live off Plumas.

Objection 3 - The neighborhood adjacent to Virginia Lake Park has the highest multi-family density in Reno. Our neighborhood already has achieved the goal of a high density neighborhood (residential and multi-family) within walking distance to a park. The proposed use change harms our neighborhood by adding vehicle use to an already congested area. Please refer to attachment 3: Multi-family density.

Apartment developments include Edgewater, Lakeview, Golden, Sherwood Forest, Country Club Villas, Plumas Garden and multiple condo complexes

Objection 4 - Mountain View Dr., Watt Dr., Lakeview, Audubon and Country Club Dr. are heavily used by families walking to visit the park. Dogs and children are frequently in the road, playing, chasing an errant ball and loading and unloading picnic supplies. The proposed change of use increases risks of pedestrian deaths and endangers families and pets. Please refer to attachment 4: Traffic.

Mountain View Dr - as many as 647 daily vehicle trips will travel up a narrow two lane road with a blind rise through a residential neighborhood to get to Plumas

Watt Dr. - in order to avoid the 15 mph of the park, drivers will use Watt as a quicker alternative to getting to Plumb

Audubon - posted 15 mph speed limit is intended to help keep families safe; many drivers are likely to speed on this street

Lakeview (south of park) - this area is already heavily congested with vehicle and pedestrian traffic

Country Club Dr. - drivers may use Country Club to speed from Lakeside to Plumas

In sum, the proposed changes endanger families enjoying the park, pedestrians, people walking their dogs to the dog park, people using Mountain View, Country Club, Lakeview and Audubon as a walkway to and from the Virginia Lake park, and adversely affects the quiet and peace of the residents who live on Mountain View.

It is for these reasons that I respectfully request you to disapprove the proposed development changes.

**By checking the "Yes" below, you understand, acknowledge, and expressly agree that:  
(1) all information submitted by you will be entered into the public record, made**

Yes

available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

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