

12-14-2022- Reno City Council Meeting - Item # C.9 LDC22-00050 (Sierra Senior Care PUD)

[illegible]





Public Comment <publiccomment@reno.gov>

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## Fwd: Concerns Regarding LDC22-00050 PUD Amendment

1 message

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**Mikki Huntsman** <huntsmanm@reno.gov> Wed, Nov 16, 2022 at 3:13 PM  
To: Public Comment <publiccomment@reno.gov>

Please log for 12/7

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

From: **Mikki Huntsman** <[huntsmanm@reno.gov](mailto:huntsmanm@reno.gov)>  
Date: Wed, Nov 16, 2022 at 5:13 PM  
Subject: Re: Concerns Regarding LDC22-00050 PUD Amendment  
To: Devon Reese <[reesed@reno.gov](mailto:reesed@reno.gov)>

Received, thank you.

On Wed, Nov 16, 2022 at 10:41 AM Devon Reese <[reesed@reno.gov](mailto:reesed@reno.gov)> wrote:

Sent from my iPhone

Begin forwarded message:

**From:** Alicia Powers <[bigalpowers@gmail.com](mailto:bigalpowers@gmail.com)>  
**Date:** November 16, 2022 at 10:22:21 AM CST  
**To:** Jenny Brekhus <[brekhusj@reno.gov](mailto:brekhusj@reno.gov)>, [reesed@reno.gov](mailto:reesed@reno.gov), Naomi Duerr Reno Council <[duerrn@reno.gov](mailto:duerrn@reno.gov)>, [weberb@reno.gov](mailto:weberb@reno.gov), [taylorl@reno.gov](mailto:taylorl@reno.gov), [mayor@reno.gov](mailto:mayor@reno.gov)  
**Cc:** Alicia Powers <[bigalpowers@gmail.com](mailto:bigalpowers@gmail.com)>

**Subject: Concerns Regarding LDC22-00050 PUD  
Amendment**

Dear Mayor Schieve and Council Members Brekhus,  
Duerr, Reese, Weber and Taylor,

I am writing to express my concerns regarding the proposed amendment to the approved Sierra Senior Care PUD to construct a 96 unit multi-family apartment complex on 3.26 acres within the Virginia Lake Park complex neighborhood. The amended use request by OCHOA for a project on Mountain View Dr. includes a request to change an approved senior care facility to build a 96 unit apartment building.

My home sits on the corner of Mountain View and Sunrise Drive. Traffic on Mountain View Drive affects the safety, noise level, and the ingress/egress of my home. Traffic generated from an approved amended use affects the safety and access of adjacent communities 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 lane that has a steep hill with a blind rise marked for 15 mph. Mountain View Dr. is a very narrow street that is heavily used by dog walkers and local families walking from multi-family homes on Plumas St. and the Country Club neighborhoods. This street is not adequate for heavy 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. 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. Vehicle traffic to the dog park is heavy from 0700-0900 and in the evening from 1700-1800.

Objection 3 - The neighborhood adjacent to Virginia Lake Park has the highest multi-family density in Reno. Our neighborhood 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 and Audubon 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 endangers families and pets. Please refer to attachment 4: Traffic.

- Mountain View Dr - as many as 647 daily vehicle trips will travel on a narrow lane 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; folks speed on residential streets within their neighborhood if they are late to work or in a hurry.
- Lakeview (south of park) - this area is already congested with vehicle and pedestrian traffic, including seniors walking from senior care facilities on Lakeside

In sum, the proposed changes endanger families enjoying the park, pedestrians, people walking their dogs to the dog park, people using Mountain View, Lakeview and Audubon as a walkway to and from the Virginia Lake park, and adversely affects the ability of the greater Reno community to access the Virginia Lake Park Complex that includes the dog park and playground.

I reviewed the meeting packet for the 11/17/2022 agenda; the included Traffic Report is outdated and insufficient. The street use data is taken from one date in February of 2008 for adjacent streets that include Watt, Lakeside, Audubon and Sunrise. The population of Reno has increased 39% since then. Also, February is a month that the streets have the least use. Obviously, the Virginia Lake Park Complex attracts many more vehicle trips in spring, summer and fall than the depth of winter. Mountain View, which would funnel the development's vehicle traffic to other streets, is a Small Local Street and sufficient for 1,000 or fewer vehicle trips per day. By adding the PUD estimated use of 646 trips plus an

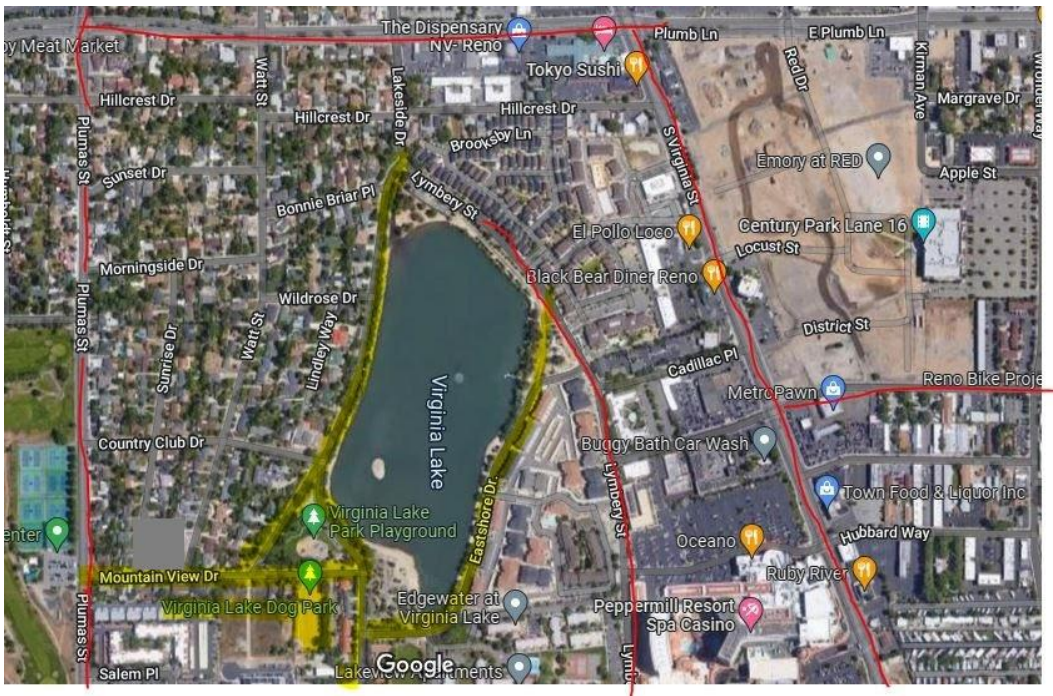
estimated spring, summer and fall daily use of 593 trips (474 x 25%increase = 593) you have a total of 1,238 trips per day. This is a conservative estimate and exceeds the allowed parameter for a local street. Also, due to inherent dangers with the increased vehicle traffic next to a park and neighborhood, please refer to Traffic Analysis, Attachment 5.

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

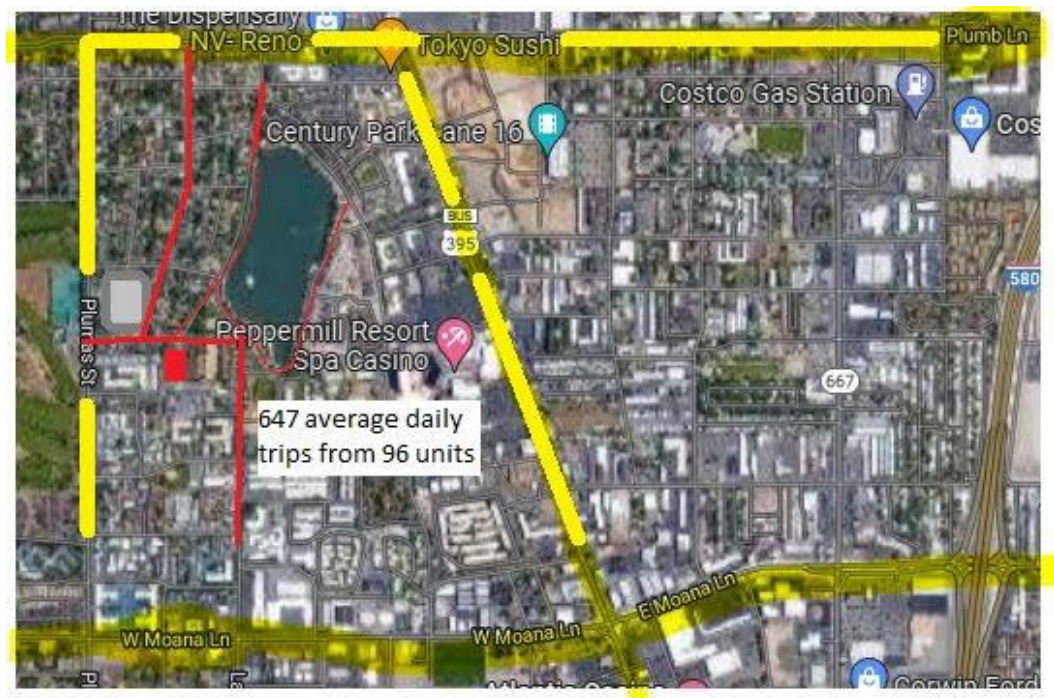
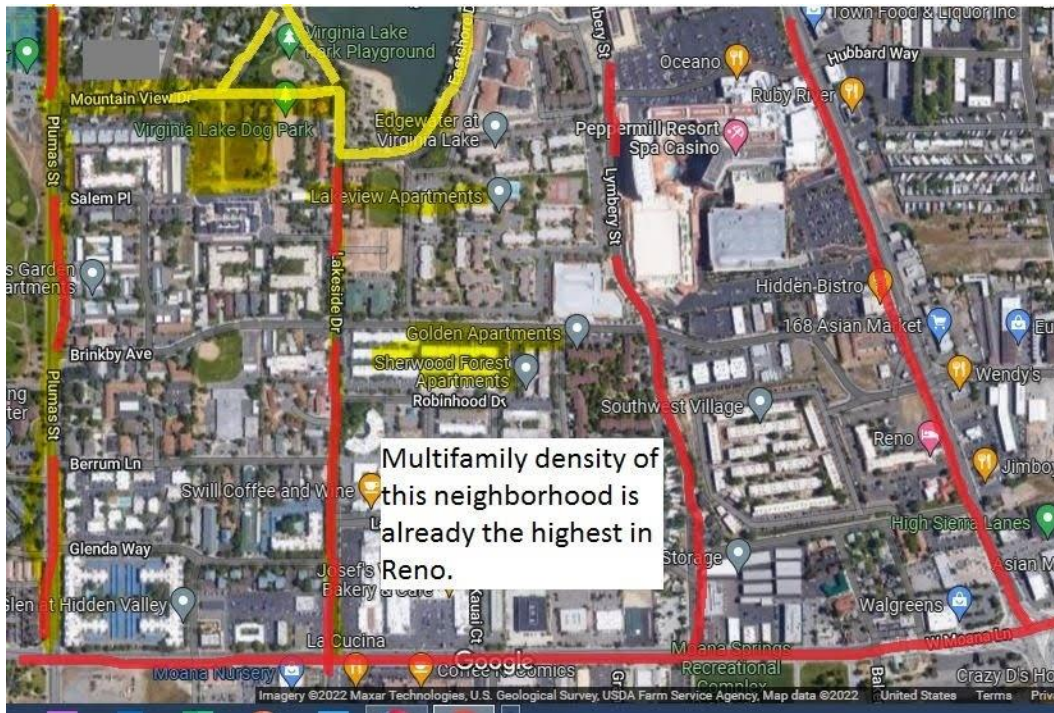
Thank you very much for your time and thoughtful consideration of this matter.

Respectfully,

Alicia Powers  
2392 Sunrise Dr.  
775-354-5005







**ARTICLE IX: - VEHICLE ACCESS/CIRCULATION AND TRAFFIC ANALYSIS**

**Section 18.12.903. - Traffic Impact Analysis Requirements.**

**(a) General.**

**(1) Projects That May Require a Traffic Report.**

- a. Applications for master plan amendment calculated generating 200 or more peak-hour trips or that proposes a change to roadways in the Regional Transportation Plan (RTP) for Washoe County or the Regional Road Impact Fee (RRIF) Network.
- b. Projects defined as "projects of regional significance" in Section 18.06.402.
- c. Projects that will be phased over a period of time exceeding ten years.
- d. Projects that may impact planned roadway projects, e.g., a proposal may require revised access or be located near an arterial intersection.
- e. Projects deemed to have impacts related to intersection capacity, safety, neighborhood, or other concerns as identified by the City of Reno or the State of Nevada Department of Transportation (NDOT).

**(2) When a Traffic Impact Analysis (TIA) May Be Required.**

- a. A traffic impact analysis shall be submitted concurrently with the submission of an application for zoning map amendment, a special use permit, a building permit, a site plan review, a general plan amendment or a tentative map, if the site meets the criteria in (a)(1) above.
- b. If a TIA has been previously submitted for a particular site, a new study shall not be required. However, the administrator may require an update of the study if the study is more than one year old or if conditions on the site or in the general area of the site have changed substantially.
- c. In addition, the administrator may require a TIA of any proposed development if there is cause and concern that the development will conflict with existing traffic flows, may impact the traffic operation at intersections, may not provide adequate site access or will likely adversely impact neighborhoods.



Public Comment <publiccomment@reno.gov>

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## New form response notification

1 message

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**Reno City Council Online Public Comment Received** Mon, Dec 12, 2022  
<cityclerk@reno.gov> at 6:11 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Austin Liska
<b>Email Address</b>	<a href="mailto:wizofauzz@gmail.com">wizofauzz@gmail.com</a>
<b>Address</b>	<a href="#">9210 Red Baron blvd</a>
<b>Phone Number</b>	7756774458
<b>Which City of Reno Ward do you reside?</b>	Ward 4
<b>Council Meeting Date</b>	Dec 14, 2022
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Sierra senior care PUD Ammendment

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

In opposition

**Your Comment**

I don't believe we should be bulldozing a dog park to make room for more apartments. We are building at an unprecedented rate and removing numerous public properties each year that are used by everyone to make developers and landlords more passive income while the working man continues to get robbed.

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

Yes

**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



Public Comment <publiccomment@reno.gov>

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## Virginia dog park

1 message

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**Ava Antognini** <axa5088@gmail.com>

Mon, Dec 12, 2022 at 6:32  
PM

To: publiccomment@reno.gov

Please keep this great neighborhood dog park. My husband is a resident doctor at UNR and we love spending free time with our two Bernese mountain dogs. This is our neighborhood and we love to keep it and keep the lake a fun place for our little family.

More housing will just make this area less charming and that's why we chose it. The park is ESSENTIAL and needs to be protected.

Thank you very much.  
The Politos

Sent from my iPhone





Public Comment <publiccomment@reno.gov>

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## Re: Public Comment at City Council Meeting

1 message

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**Reno City Clerk's Office** <cityclerk@reno.gov>

Tue, Dec 13, 2022 at 4:19 PM

To: Carmen Gage <carmen.gage@gmail.com>, Public Comment  
<publiccomment@reno.gov>

Cc: CityClerk <cityclerk@reno.gov>

Hello Carmen,

Thank you for your comments. They will be sent to the Reno City Council for review and will be part of the official record.

\*Please note, for consistency in record keeping please email all future comments to [Publiccomment@reno.gov](mailto:Publiccomment@reno.gov).

Regards,

On Tue, Dec 13, 2022 at 4:14 PM Carmen Gage  
<carmen.gage@gmail.com> wrote:

LDC22-00050 Sierra Senior Care PUD Amendment

Members of the City Council,

My Name is Carmen Gage. I, along with a number of my neighbors, attended the Planning Commission Meeting in reference to the Sierra Senior Care PUD Amendment. I was dismayed and disgusted by comments made by some of the Planning Commissioners. They said that they heard our concerns but because the Development met the Infill requirements, they would approve it. I

am concerned that the members of this City Council may be of the same mind.

The primary entrance/exit to this 96 unit proposed development is directly across from the children's park, a park that is used by families in the adjacent neighborhood as well as young families from the many apartments to the south of Virginia Lake. Does the infill issue take priority over the safety of our children, grandchildren, and other users of the Park?

Please consider how you would feel if these were your children, grandchildren, elderly parents and other members of your family. The safety of all concerned are in your hands.

Respectfully submitted,  
Carmen Gage  
2255 Sunrise Drive  
Reno, Nevada 89509

On Tue, Dec 13, 2022 at 3:58 PM Reno City Clerk's Office  
<cityclerk@reno.gov> wrote:

Hi Carmen,

I have not received a public comment as of yet. Per our conversation please reply to this email and I will log your comment under the Item C.9 for tomorrow's meeting.

Regards,

Barbara

On Tue, Dec 13, 2022 at 1:29 PM Lisa Mann <mannl@reno.gov> wrote:

Hi Carmen! Hope you're doing well!  
I'm copying the Clerk's office so they can confirm receiving your public comment.  
Thanks!





## Lisa Mann

*Senior Management Analyst*

City Manager's Office

775-334-2025 (o) or 775-399-0580

(c)

mannl@Reno.Gov

1 E. First St., Reno, NV 89505

**Reno.Gov | Connect with us:**  



On Tue, Dec 13, 2022 at 1:09 PM Carmen Gage  
<carmen.gage@gmail.com> wrote:

Dear Lisa,

I followed the directions for submitting a Public Comment to tomorrow's City Council Meeting regarding the Sierra Senior Care PUD Amendment (item C-9).

Since I may not be available to attend due to previous appointments, I would like to make certain my comments were received. Please let me know if it was received.

Thank you,

Carmen Gage  
775-826-7184

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.



Public Comment <publiccomment@reno.gov>

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## New form response notification

1 message

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**Reno City Council Online Public Comment Received** Tue, Dec 13, 2022  
<cityclerk@reno.gov> at 8:34 AM

Reply-To: cityclerk@reno.gov  
To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Carolynn Fedarko
<b>Which City of Reno Ward do you reside?</b>	Unsure/Other
<b>Council Meeting Date</b>	Dec 14, 2022
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Sierra Senior Care PUD Amendment
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In opposition

## **Your Comment**

The area you are attempting to destroy is home to a gorgeous dog park and lake. I take my dog around that area on walks almost every day and it would be devastating to see that view and beauty taken away

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

No

**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





Public Comment <publiccomment@reno.gov>

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## New form response notification

1 message

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**Reno City Council Online Public Comment Received** Mon, Dec 12, 2022  
<cityclerk@reno.gov> at 2:46 PM

Reply-To: cityclerk@reno.gov  
To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Jackie McKinney
<b>Email Address</b>	<a href="mailto:msjamckinney@gmail.com">msjamckinney@gmail.com</a>
<b>Address</b>	<a href="#">3114 May Rose Cir</a>
<b>Phone Number</b>	7753784823
<b>Which City of Reno Ward do you reside?</b>	Ward 3
<b>Council Meeting Date</b>	Dec 14, 2022
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	LDC22-00050

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

In favor

**Your Comment**

I'm in favor of the "amendment to the Sierra Senior Care Planned Unit Development (PUD) zoning district design standards handbook to allow for 96 multi-family dwelling units" because it will provide more affordable housing options. I disagree with opposition concerns with parking issues, as the plan appears to still provide enough parking as well as pedestrian safety features. I hope the Reno City Council moves forward with this affordable housing project and continues to pursue others.

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

No

**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**

Yes

**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





Public Comment <publiccomment@reno.gov>

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## Agenda 12/14/2022 C.9 Case No LDC22-00050

1 message

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**Joy** <jsowle@prodigy.net>

Tue, Dec 13, 2022 at 2:48 PM

To: Publiccomment@reno.gov

I write this to express concern regarding agenda item C.9. I've lived in the Countryclub estates area for over 20 years. In recent years, I'm pleased to say a number of young families have moved into the neighborhood, which is wonderful! Seeing them play in the neighborhood and Virginia Lake park is a joy! However, building a 96 unit family dwelling is a dangerous act! Built directly across from the park, next to the dog park on a street that is narrow to begin is treacherous. The area is already overpopulated and traffic to and from the complex overwhelming!

The Senior Center was acceptable in that it was set back from the street and wouldn't have caused as much traffic. I appeal to you all to consider what an incredible mistake it would be to build another huge complex in this beautiful neighborhood and cause more congestion!

Sent from my iPhone

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## LDC22-00050 (Sierra Senior Case PUD Amendment)

1 message

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**Kara Van Valkenburg** <venita3d@hotmail.com>

Tue, Dec 13, 2022 at 9:44 AM

To: "publiccomment@reno.gov" <publiccomment@reno.gov>

Kara Van Valkenburg

2375 Sunrise Drive

Ward 1

I am writing to express my concerns about case LDC22-00050 – Sierra Senior Care PUD Amendment. It does not meet the

The proposed PUD amendment is a 96-unit apartment complex on a 3.25 acre site which is essentially a MF-30 project. The size and density of this project is not appropriate for the location of this site which has frontage in a single family neighborhood and it backs up to MF properties. Putting a dense apartment complex that is one of the largest in the surrounding area is not compatible with the neighboring SF properties and goes against several Master Plan and PUD objectives, outlined below. The increase in traffic, which is about 325 ADT to each Mountain View Drive and Beck Street, both local streets is significant. As local streets have a maximum of 1000 ADT per City of Reno Municipal Code, this is about 33% of its capacity. Mountain View Drive, especially between Audubon Way and Plumas, is very narrow and has a steep hill with sidewalk only on one side, which already decreases the safety of the street, and does not need a major increase in traffic to further decrease the safety.

### Zoning Considerations

This site is more appropriate to be a transitional zone rather than the MF-30 the project will be.

1. Properties adjacent to the main entrance of the project, to the east, west and north are single family residences. Surrounding properties are zoned MF-30, but several of the properties, especially the ones that access Lakeside, a minor collector street, are actually duplexes and single family houses, which are less dense than MF-30, see attached zoning map.
2. The map clearly shows that this site borders both SF and MF zoning designations. Per the zoning definition, this site should most appropriately be designated MF-14, which per 18.02.209 of the Zoning Code Renovation, "[MF-14] is appropriate adjacent to single-family zoning to serve as a transition to higher-intensity multifamily districts."
3. Prior to the PUD, this lot was designated SF-9 and SF-15. (See page D-12). Although these zoning designations are obsolete per new standards, and zoning can change over the years, it can be seen, that it was intended to be a transitional area.
4. The PUD had the objective of this parcel to be a transitional area. PUD states in its intents and purposes, "This PUD will sharply delineate, from an architectural as well as site design aspect, the

transition from the Country Club Acres residential are located to the north and the high density developments to the south, west and east of the project site. This project will establish a desirable transition in building size, building height and landscape when traveling between Country Club Acres and the adjoining apartments and condominiums.”

5. Per Reno master plan, abrupt changes in zoning are discouraged. – (Master Plan N-G.21)

## **Traffic Considerations**

The main entry for this proposed project is off Mountain View Drive. This is a local street. Local streets provide more than a vehicle access. It provides a sense of community and belonging. Per Appleyard’s “Livable Streets”, it is theorized when traffic volumes increase beyond what is considered normal by local residents, social street activities are greatly reduced and the feeling of well-being the affected neighborhood is threatened. This is a street that is highly utilized by families, dogwalkers and other recreational pedestrians. An increase of 325 ADT (1/2 of the expected ADT of the project) is 33% of the maximum ADT of a local road, per City of Reno Municipal Code. This significant increase in traffic volumes will impact the quality, comfort and safety of pedestrians along Mountain View Drive.

Furthermore, Mountain View Drive has a section that is at the limit of several parameters current City of Reno Standards.

1. From the entry of the project at Audubon Way to Plumas, the street is very narrow. It is 20 ft wide, which is the minimum width for fire truck requirements. There is no width for on street parking.
2. The section of road from the entry of the project at Audubon way to Watt is very steep. From crude calculations the slope is 12-13.5%, which is the max or slightly exceeds the maximum allowed slope. This slope is also about 200 ft which is the maximum allowed length of a slope greater than 10%.

The steepness and narrowness of the road further compromise the safety for pedestrians and bicyclists. This road is also already used as an access route to the Virginia Lake Park sites from Plumas. It is also used as a cut-through to get from Plumas to Lakeside. There have already been measures taken to make this local road safer. The speed has been reduced to 15 MPH and speed humps were installed to control speed and discourage vehicles to use the road as a throughfare. The new sidewalk (one side only) also help, but there is still no buffer between traffic and pedestrians. Increasing the volume of traffic with the addition of 325 ADT, is counterintuitive to the measures already taken.

There are issues with the traffic study. The traffic study type was a Traffic access and Entry study which looks at the Delay Times of an intersection. For a local street which is supposed to have a maximum ADT of 1000, it would be near impossible to have a LOS D, which is an average delay of 25-35 seconds. Furthermore, delay at an intersection not the concern for Mountain View Drive. The concern is the impact of the increased traffic on the safety of pedestrian. Note, the added lighted pedestrian access points would be good for the area and the parks, but does not alleviate the safety concerns of the section between Audubon Way and Plumas.

## **Unmet Criteria Items**

The developer will emphasize that this project meets several needs and wants of the City of Reno – mainly the need for housing and a project that infills undeveloped property. Although this proposed amendment does, we must ask. Is the project appropriate for the site? Is the infill appropriate for the surrounding neighborhood?

Criteria Item	Reason it does not meet
<b>General Review Criteria</b>	
<p>1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:</p> <p>a. Shall weigh competing plan goals, policies, and strategies; and</p> <p>b. May approve and application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.</p>	<p>High Density large Project is not compatible with the SF residences along the frontage of the site. As part of the PUD, project should be held to higher standard and public benefit of additional market priced housing does not outweigh the impacts to the neighborhood</p>
<p>4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.</p>	<p>Increased Traffic on Mountain View Drive will decrease the safety along that street, particularly in the area between Audubon Way and Plumas.</p>
<b>Zoning Map Amendment</b>	
<p>(1)c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;</p>	<p>Although height was decreased on buildings near dog park and neighboring residences, the increase from 2 stories of the existing options to 3 stories will block mountain views that can currently be seen from the Virginia Lake Park</p>
<p>(1)m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;</p>	<p>The traffic impacts on Mountain view drive will impact the safety, particularly between Audubon Way and Plumas.</p>
<b>Rezoning to Planned Unit Development (PUD)</b>	
<p>(1) Is consistent with the statement of objectives of a PUD;</p>	<p>Does not meet the transitional objectives stated in the purpose and intents.</p> <p>Intent of the PUD was to have multi-family and Senior Care. Having this option could eliminate the Senior Care portion that the PUD was initially created for.</p>

<p>(6) Is compatible with the neighborhood in which it is proposed to be established;</p>	<p>High Density large Project is not compatible with the SF residences along the frontage of the site. More appropriate use would be lesser dense MF.</p> <p>Increased the allowable building height, which was originally established to be compatible with neighborhood, which is SF.</p>
<p><b>Master Plan Conformance</b> *some of the criteria for Central Neighborhoods are cited as this project is directly adjacent to a central neighborhood and it is an infill project which CN has policies for.</p>	
<p>N-G.21: TRANSITIONS</p> <p>Abrupt changes in residential densities should be avoided unless they are part of an integrated plan, adequate buffers are provided, or building massing and placement provides an adequately smooth transition.</p>	<p>Single Family Residences surround the frontage portion of the project. Inserting a highly dense project with large tall buildings is an abrupt change.</p>
<p>N-CN.7: BUILDING BULK/MASS/HEIGHT</p> <p>To the extent feasible, infill development should be designed to fit in with surrounding buildings, incorporating similar heights, lot coverages, and widths in its design. Blocky and blank multi-story building forms devoid of articulation or architectural features should be avoided, especially along adjacent property lines.</p>	<p>This apartment complex does not fit into surrounding SF buildings. They are blocky and 3 story compared to the 1 story houses to the east. (The house to the west is 2 story, but still small in comparison to the size/massiveness of apartment buildings)</p>
<p>N-CN.8: TRANSITIONS</p> <p>Where infill development is of a different scale or height than surrounding buildings, transitions should be provided to limit impacts on adjacent properties. Transition techniques may include: stepping down building heights and massing along shared property lines to meet the height of adjacent buildings; increasing sideyard setbacks to incorporate a landscape buffer; providing variation in the side building wall or roof form; using dormers and sloping roofs to accommodate upper stories; and/or orienting windows, porches, balconies, and other outdoor living spaces away from shared property lines; among others.</p>	<p>Buildings do step down by adjacent properties, but they are still quite a bit taller. Setbacks are minimal. Balconies do overlook shared property lines.</p>
<p>N-CN.9: MULTI-FAMILY BUILDINGS</p> <p>Multi-family buildings or units developed through infill or redevelopment should be designed to appear as separate homes from the street, using techniques such as stepping</p>	<p>Do not appear as separate homes. Appearance is very blocky and look like massive buildings, especially considering surrounding properties.</p>

back the

front façade at intervals that correspond to traditional lot widths (or in the sideyard setback if built on combined lots); variations in exterior materials or colors; variations in massing and height of the building form; provision of clearly articulated individual dwelling entrances (which provide access to the street); and/or variations in rooflines or styles; among others.

The Sierra Senior CarePUD stated “it is the intent and purpose of this PUD to provide a project which will be developed to a higher standard than would occur under standard zoning and development standards.” Thank you for considering the issues discussed above and please hold this amendment to the high standards intended.

Sent from [Mail](#) for Windows



Public Comment <publiccomment@reno.gov>

## New form response notification

1 message

**Reno City Council Online Public Comment Received** Tue, Dec 13, 2022 at  
<cityclerk@reno.gov> 12:09 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

**Your Name (First and Last)**

kenneth kraebel

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

self

**Email Address**

[astro@syix.com](mailto:astro@syix.com)

**Address**

[2757 Beck street unit 207 Reno  
NV 89509](#)

**Which City of Reno Ward do  
you reside?**

Ward 1

**Council Meeting Date**

Dec 14, 2022

**Do you wish to speak in  
person at the meeting?**

No (Digital comment only)

**Agenda Item**

C.9

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

In opposition

**Your Comment**

I am asking the City Council to reject/disapprove agenda item C.9. We do not have to squeeze/force huge project on the last small vacant pitch of land that is next to kid's park/lake/dog park. Doing so would move the needle in the area from relatively dense area to high density area having overall negative effect on nature and local residents. Please note, we have alternative sites downtown that would be a better fit for this project. Older generation built a great area, why be the city council that messes it up? This would be a tipping point to urban sprawl. Thank you for your time.

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

No

**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**

Yes



**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



Public Comment <publiccomment@reno.gov>

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## Virginia Lake Dog Park

1 message

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**Nadine Clark** <nadinejuggles@gmail.com>

Mon, Dec 12, 2022 at  
11:42 AM

To: publiccomment@reno.gov

Hello,

I am emailing in support of keeping Virginia lake dog park. That area does not have many places to walk your dog off leash and this is a very utilized park.

Please help us that live central to keep our dogs healthy.

Nadine Clark  
978-790-2500



Public Comment <publiccomment@reno.gov>

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## Fwd: PC Public Comment Form - 12/14/2022, LDC22-00050, Richard Brown

2 messages

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**Michelle Fournier** <fournierm@reno.gov> Thu, Dec 8, 2022 at 9:56 AM  
To: Public Comment <publiccomment@reno.gov>, Grace Whited  
<whitedg@reno.gov>

Hi there. This is for the December 14th City Council meeting.

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

From: **PC Public Comment** <wilseyc@reno.gov>

Date: Thu, Dec 8, 2022 at 9:51 AM

Subject: PC Public Comment Form - 12/14/2022, LDC22-00050, Richard Brown

To: <fournierm@reno.gov>, <renoplanningcommission@reno.gov>

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

<b>Email Address</b>	<a href="mailto:richardbrwn44@gmail.com">richardbrwn44@gmail.com</a>
<b>Your Name (First and Last)</b>	Richard Brown
<b>Address</b>	<a href="#">6815 Caminito Mundo</a> 18
<b>Phone Number</b>	16193849081
<b>Planning Commission</b>	12/14/2022

## Meeting Date

**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 had no issue with the Senior Care Facility but now the developer is trying a last minute addition of 96 multi family units that will create a lot more traffic in the area which is already congested.

**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

Sent via [Google Form Notifications](#)



**PC Public Comment - 12/14/2022, LDC22-00050, Richard Brown.pdf**  
44K

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**Heather Taylor** <taylorh@reno.gov> Thu, Dec 8, 2022 at 10:37 AM  
To: Public Comment <publiccomment@reno.gov>, Grace Mackedon  
<mackedong@reno.gov>

Good morning,

Please see the below comment for LDC22-00050 on the 12/14 Council agenda.

Thank you,  
Heather



CITY OF  
**RENO**

## Heather Taylor

*Planning Technician*

Development Services

775-334-2668 (o) or 775-741-2981 (c)

[TaylorH@Reno.Gov](mailto:TaylorH@Reno.Gov)

[1 E. First St., Reno, NV 89505](#)

[Reno.Gov](#) | Connect with us: [f](#) [t](#) [i](#) [in](#)



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**PC Public Comment - 12/14/2022, LDC22-00050, Richard Brown.pdf**

44K



Public Comment <publiccomment@reno.gov>

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## Proposed entryway via Hillside Meadows to property being built next door.

1 message

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**Samuel Margolies** <samuelmargolies@gmail.com>

Tue, Dec 13, 2022  
at 8:20 AM

To: publiccomment@reno.gov

I have been a tenant at Hillside Meadows for about 4 years. The new proposal by the city to grant an entryway using the driveway at Hillside Meadows is replete with negative possibilities. We are already congested enough without having more traffic going through our property. The city had a plan - which I believe is far too big for the area - and now to add on the additional burden of allowing tenants of the proposed property next door to us which they are now building is outlandish and not well-thought out. We already have the NNCH vehicles parked on our property with their accompanying personal vehicles to get to work. We just do not have the room to support this.

We have veterans who are feeble and need assistance getting around at Hillside Meadows and to have them have to contend with traffic coming through Hillside Meadows increasing their vulnerability is wrong. Those of us who live here oppose this change in the original planning. It is wrong for many reasons, but primarily because it subjects veterans - some on their last legs - to vehicular traffic. Think, please.

Thank you.



Public Comment <publiccomment@reno.gov>

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## New form response notification

1 message

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**Reno City Council Online Public Comment Received** Tue, Dec 13, 2022  
<cityclerk@reno.gov> at 2:11 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Todd lacey
<b>Which City of Reno Ward do you reside?</b>	Ward 1
<b>Council Meeting Date</b>	Dec 14, 2022
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Sierra senior care PUD amendment
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In opposition



## **Your Comment**

Please do not allow this project to proceed any further. This project negatively affects Virginia Lake and the environment. This project overpopulates a very sensitive area. The traffic has not been honestly evaluated by the planning commission. It will only be a matter of time before a child is run over near the children's park. The children's park was never designed for 96 units being built across the street. This development follows the lowest building standards for one of Reno's most important outdoor parks.

This project will cause the dog park to have limited parking, in an area already with limited parking. This will make the dog park unusable for most dog owners. It is a terrible idea for the future of Reno.

The area is too small for 97 families on 3.26 acres. You wouldn't put 97 cows on 3.26 acres, why would you allow 97 families?

Ninety nine percent of the Reno citizens disagreed with this project at the planning commission. It is a project that people don't want in the neighborhood because tens of thousands of people use Virginia Lake Park and this development is very unsafe for the people that use the park.

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

No

**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



Public Comment <publiccomment@reno.gov>

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## Fwd: PC Public Comment Form - 12/14/2022, Virginia Lake dog park, Tyson Triege

1 message

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**Heather Taylor** <taylorh@reno.gov>

Mon, Dec 12, 2022 at 1:57 PM

To: Public Comment <publiccomment@reno.gov>, Grace Mackedon  
<mackedong@reno.gov>

Good afternoon,

Please see the below public comment for LDC22-00050 being heard at  
the 12/14 Council meeting.



**Heather Taylor**

*Planning Technician*

Development Services

775-334-2668 (o) or 775-741-2981 (c)

[TaylorH@Reno.Gov](mailto:TaylorH@Reno.Gov)

[1 E. First St., Reno, NV 89505](#)

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

From: **PC Public Comment** <[wilseyc@reno.gov](mailto:wilseyc@reno.gov)>

Date: Mon, Dec 12, 2022 at 1:36 PM

Subject: PC Public Comment Form - 12/14/2022, Virginia Lake dog park,

Tyson Trieger

To: <[fournierm@reno.gov](mailto:fournierm@reno.gov)>, <[renoplanningcommission@reno.gov](mailto:renoplanningcommission@reno.gov)>

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

<b>Email Address</b>	<a href="mailto:triggaman33@yahoo.com">triggaman33@yahoo.com</a>
<b>Your Name (First and Last)</b>	Tyson Trieger
<b>Address</b>	<a href="#">736 Yori Ave</a>
<b>Phone Number</b>	8052520444
<b>Planning Commission Meeting Date</b>	12/14/2022
<b>Agenda Item or Case Number</b>	Virginia Lake dog park
<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>	I understand the need for housing but this park is really the only dog friendly area in this zone. Please do not put housing on this land.
<b>By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be</b>	Yes

**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.**

**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

Sent via [Google Form Notifications](#)



**PC Public Comment - 12/14/2022, Virginia Lake dog park,  
Tyson Triegeer.pdf**  
43K



Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917757226942)

1 message

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**publiccomment@reno.gov**  
<publiccomment@reno.gov>  
Reply-To: DonomaUnity@reno.gov  
To: publiccomment@reno.gov

Tue, Dec 13, 2022  
at 8:34 AM

Voice Message delivered by Donoma Unify

From: 917757226942  
Click to Call 917757226942

**Hi, I'm calling about Virginia Lake. I don't think that we need a 90/6 Welling structure there. We do. Need more affordable, housing in the Reno area, but not right there. Leave the dog park alone. I am totally against building, more apartments in that beautiful area. Please do not. Thank you. Bye bye.**  
(Transcription with high confidence)

The information contained in this e-mail and any attachments is privileged and confidential information intended only for the use of the individual or entity named above. If you have received this communication in error, please notify the sender immediately by telephone or e-mail, and then please destroy all content contained within this communication from your files. Thank you.



**VoiceMessage.wav**  
225K



Public Comment <publiccomment@reno.gov>

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## **Fwd: Voice Message From: Cisco Unity Connection Messaging System (917758262202)**

1 message

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

Tue, Dec 6, 2022  
at 5:14 PM

To: Grace Mackedon <whitedg@reno.gov>, Public Comment  
<publiccomment@reno.gov>

This item is scheduled for the December 14th City Council meeting

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

From: <[publiccomment10@reno.gov](mailto:publiccomment10@reno.gov)>

Date: Mon, Dec 5, 2022 at 1:18 PM

Subject: Voice Message From: Cisco Unity Connection Messaging  
System (917758262202)

To: <[publiccomment10@reno.gov](mailto:publiccomment10@reno.gov)>

Voice Message delivered by Donoma Unify

From: 917758262202

Click to Call 917758262202

**Catherine and Riata. I'm in the bed, buildings. and, The apartments, you you allowed to go in next to our building. You said there would be no problem with parking and my family has to walk 2 blocks. To get to my condo because there's no parking the building that you allowed to go up. Is now, you know, taking up all the parking spaces and you live as you probably were lying about LDC. 22 Dash 0005 p, our senior care PUD Amendment I know it's past November 17th but November is been a hard month for me. And I just wanted to comment that even on Mountain View, where people will be able to park where they're parking between that This proposed spot and**

**our spot on Beck Street. You've made it so that it's horrible for residents to be able to park. You said that other be plenty of parking in the In the ice, I can't remember what the name of it is next door, but there is it. And my family is not happy with having to walk with a lot of things in there and two blocks to get to my home. Yeah. Right. Okay. So I won't hear anything back. I want to hear something back. My number is 826-2202 775 area code. I want to hear something back from this department. Since you seem to be lying about most everything you're putting out there.**

(Transcription with high confidence)

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**VoiceMessage.wav**

1121K





Public Comment <publiccomment@reno.gov>

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## Voice Message From: Cisco Unity Connection Messaging System (917757461566)

1 message

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publiccomment@reno.gov  
<publiccomment@reno.gov>  
Reply-To: DonomaUnity@reno.gov  
To: publiccomment@reno.gov

Mon, Dec 12, 2022  
at 6:23 PM

Voice Message delivered by Donoma Unify

From: 917757461566  
Click to Call 917757461566

**Yes, my name is Tricia. My last name is Marie. I am calling about the dog park case number I d, c. 202-0005, please leave a dog park alone. We've got so much building now, it will be nice to just to have a dog park so the dogs can run and play. Would you please leave the dog park alone for this area again, my phone number, my name is Patricia. My last name is Marie, my phone number is 775-746-1566 and this is for case number L as in Lima d, as in delta c, as in Charlie 22 Dash, 00, 1500. Thank you. We just need a dog park. We don't need any more building. Thank you. Bye, bye.**  
(Transcription with medium confidence)

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**VoiceMessage.wav**

448K