Exhibit B - Planning Commission Staff Report

PLANNING COMMISSION
STAFF REPORT

Date: **January 18, 2023**

To: **Reno City Planning Commission**

Subject: **Staff Report (For Possible Action): Case No. LDC23-00018 (Aspire at North Hills) - A request has been made for a conditional use permit to allow a 192 unit multi-family development. The ±8.64 acre subject site consists of four parcels with ±308.63 feet of frontage on North Hills Boulevard and ±179 feet of frontage on East Golden Valley Road. The subject site is located within the General Commercial (GC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).**

From: **Leah Brock, Assistant Planner**

Ward #:	4
Case No.:	LDC23-00018 (Aspire at North Hills)
Applicant:	Selective Real Estate
APN:	502-120-12, 502-120-13, 502-120-18, 502-120-20
Request:	**Conditional Use Permit:** To allow a 192 unit multi-family development.
Location:	See Case Maps **(Exhibit A)**.
Proposed Motion:	Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

Summary: The subject site consists of four vacant parcels containing ±8.64 acres of land accessed from the east via Golden Valley Road, from the south via North Hills Boulevard, and from the west via an existing shopping center anchored by Raley's supermarket. The proposed conditional use permit would allow for a 192-unit multi-family development including seven apartment buildings, a clubhouse, and associated amenities. Key project issues include: 1) site and building design; and 2) compatibility with surrounding uses. With all recommended conditions of approval, the proposal exceeds all code standards and addresses applicable findings. Staff recommends approval subject to the conditions outlined in the staff report.

Background: The subject site was annexed into the City of Reno in 2006. The site has never been developed, but was graded flat in the past; most likely during the construction of the adjacent

shopping center in 1986. A conditional use permit is required to develop more than 100 multi-family residential units in the GC zoning district.

Analysis:

Site Design and Architecture: The proposed project includes six three-story apartment buildings, one two-story apartment building, and one clubhouse with associated common areas, recreation areas, and amenities **(Exhibit B)**. The project includes 192 units in two 36-unit buildings and five 24-unit buildings. The buildings will contain a mix of 1, 2, and 3-bedroom units, and the maximum height of the tallest apartment building within the development will be 41.25 feet when measured from grade to the highest point of the roof. The height of all proposed buildings is well below the maximum height for the GC zoning district, which is 65 feet measured to the average height of the highest gable of the roof. Additionally, all buildings which exceed 35 feet in height within the project have been sited so they will not cast a shadow on residentially zoned property between the hours of 10:00 a.m. and 2:00 p.m. on December 21, as required by RMC 18.04.101 (c)(2).

Compatibility with Surrounding Uses: The northern boundary of the subject site abuts the rear yards of single-family homes on Copper Vista Court and Alice Smith Elementary School. The eastern boundary is adjacent to single-family homes across Golden Valley Road. The southern boundary includes commercial uses along North Hills Boulevard, as well as a Burger King and QuikStop on the corner of North Hills Boulevard and Golden Valley Road. The western boundary abuts a large shopping center anchored by a Raley's supermarket. Other tenants in the shopping center include the North Valleys Library, a thrift store, several restaurants, and a dentist office. A table listing all adjacent land uses is below.

Direction	Use	Zoning
North	Alice Smith Elementary School	Public Facilities (PF)
	Single-Family Homes *(Copper Vista Ct.)*	Single Family Residential (SF-3)
East	Single-Family Homes *(Across Golden Valley Rd.)*	
	Fast Food Restaurant	General Commercial (GC)
	Gas Station/Convenience Store	
South	Auto Service and Repair	
	Post Office	
	Dentist Office	
West	Raley's Shopping Center	

Per RMC 18.04.808, land use screening is required for a new multi-family development along property lines abutting PF and SF-3 zoning. To provide the adequate land use screening between the apartment complex and Alice Smith Elementary School, a landscaped solid or semi-opaque buffer will be provided along the shared property line **(Condition 5)**.

Per RMC 18.04.808, minimum land use screening required between a multi-family development and the SF-3 zoned properties on Copper Vista Court is a six-foot high solid wood fence plus a five-foot wide landscaping screen including a minimum of one evergreen tree and three shrubs planted every 30 linear feet. However, land use screening exceeding these minimum requirements is necessary based on the nature and scale of this proposed development which includes apartment buildings immediately adjacent to single-family homes and an eighteen foot grade change between the subject site and the houses on Copper Vista Court. The applicant has solicited feedback from property owners on Copper Vista Court and worked with City staff to modify their project design for increased compatibility with adjacent single-family residences.

As a result of meetings with neighboring property owners and discussions with City staff, there are additional screening measures that will be implemented as part of the site development. Additional screening will be provided on both sides of the existing emergency access road as shown in **Exhibit C**. There is an existing six-foot tall solid wood fence along the property line shared by this development and single-family homes on Copper Vista Court which will remain **(Condition 6)**. A second six-foot tall decorative fence **(Exhibit C)** will be installed by the applicant at the top of the slope between the residential neighbors on Copper Vista Court and the proposed development. Between these two fences, a dense vegetative screen comprised of evergreen trees will be planted by the applicant and maintained for the life of the project **(Condition 7)**.

To further increase compatibility with the adjacent single-family homes, the applicant has reduced the height of the apartment building nearest to Copper Vista Court from the original application materials **(Exhibit B)**. Building 8 is the nearest building to single-family residences on Copper Vista Court. To increase compatibility, the applicant has modified their project design to eliminate the third story of Building 8, reducing overall building height by ±9 feet. In addition to removal of the third story, Building 8's roof has been modified by removing a portion of the parapet roof as well as lowering the entire roof from a pitch of 4:12 to a pitch of 3:12 to minimize shadow casting to the greatest extent possible. These modifications to Building 8 have resulted in a 12-unit reduction of the overall unit count for the project (from 204 units to 192 units). Additionally, minor impacts to surrounding properties are anticipated during construction and hours of construction will be limited (**Condition 8**).

Lighting: Due to the grade change and proximity to single-family homes on Copper Vista Court, photometric plans and cut sheets or details of all exterior light fixtures proposed with this project will be required at the time of building permit review **(Condition 9)**. City staff will verify that site lighting complies with all zoning code requirements for exterior lighting (RMC Chapter 18.04 Article 13) and residential adjacency (RMC Chapter 18.04 Article 14). All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the subject property and

joining public rights of way. Lighting shall not be aimed onto adjacent properties, including residential properties to the north. Spillover lighting shall be less than 0.5 foot-candles at the north property line as required by the zoning code. As an additional requirement, mounting height for all exterior light fixtures on apartment buildings near single-family homes will be limited to 12.5 feet **(Condition 10)**.

Schools: In coordination with the Washoe County School District (WCSD), the applicant has agreed to maintain a walking connection from Golden Valley Road and Alice Smith Elementary School property immediately to the north. The existing emergency access road will also remain in its present function to allow emergency access to the school property. WCSD will review final building plans to verify the walking access connection and the emergency access road **(Condition 11)**.

Parks: No public park facilities are included with this development, which is projected to have about 500 residents. The development will include a clubhouse/office and additional private recreation amenities as shown in **Exhibit B (Condition 12)**. The development will not meet the level of service target identified in the Reno Master Plan, which is 2.5 acres per 1,000 residents for new development. Residential Construction Tax (RCT) revenue will be generated by this development. The current RCT rate is 1% of construction cost per residence or $1,000 (whichever is less), meaning that this development is projected to generate $204,000 of revenue for RCT District 1 - North Valleys. RCT money collected from this developer will be used to construct new parks, and/or improve existing parks within an RCT District 1.

Public Safety: The subject site is within existing service areas for the Reno Police Department (RPD) and Reno Fire Department (RFD). Distance from the development to the closest fire station (RFD Station #10 located at 5250 N. Virginia Street) is approximately 2.6 miles with an approximately 6 minute response time.

Public Infrastructure: Water service for the project will be provided by the Truckee Meadows Water Authority (TMWA), and sanitary sewer treatment will be provided by the City of Reno via the Truckee Meadows Water Reclamation Plant (TMWRP). The on-site sewer system will be privately maintained.

Access and Circulation: The proposed project will include vehicle access from North Hills Boulevard, Golden Valley Road and through the Raley's shopping center to the west. Vehicle access points on North Hills Boulevard and Golden Valley Road will utilize existing curb cuts, and no new driveways or street configurations are required. Additionally, there is an existing emergency access road across the site running from Golden Valley Road to Alice Smith Elementary School which will be maintained.

Traffic: The 192-unit project is expected to generate 1,229 daily trips with 73 AM peak hour trips and 93 PM trips. The intersection of Golden Valley Road and North Hills Road and the project driveways to both Golden Valley Road and North Hills Road were analyzed. All three intersections will operate at acceptable levels under all study scenarios. The project will have direct access to the existing gas station at the intersection of Golden Valley Road and North Hills Boulevard.

The Regional Transportation Plan (RTP) and the 7th Edition Regional Road Impact Fee Capital Improvement Program (RRIF CIP) identifies that North Hills Boulevard will be widened from two lanes to four lanes between Buck Drive and Golden Valley Drive in the 2026-2030 timeframe. Prior to the issuance of a building permit, the applicant shall coordinate with the Regional Transportation Commission (RTC) to provide the necessary right-of-way for the future expansion of North Hills Boulevard **(Condition 13)**. Renters will be provided with information on the Regional Transportation Commission (RTC) Smart Trips Program. This information shall be included with lease documents for tenants **(Condition No. 14)**.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU). The site includes a location identified as a Neighborhood Center and is within the Outer Neighborhoods area of the Structure Plan Framework in the Master Plan. As proposed and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- General Policy 4.3B: Infill and Redevelopment
- Area Specific Policy CNC-G.3: Housing
- Area Specific Policy CNC-G.18: Expanded Mix of Uses
- Area Specific Policy N-ON.1: Mix of Housing Types
- Area Specific Policy N-ON.3 Connectivity

Public and Stakeholder Engagement: Agency comments were received and incorporated into the analysis **(Exhibit D)**. The applicant presented this project to the Ward 4 Neighborhood Advisory Board (NAB) in October 2022 and no written comments from NAB members were received. Courtesy notices were sent out to allow for early engagement with surrounding property owners, which led to both City staff and the applicant being contacted by homeowners on Copper Vista Court. The applicant engaged homeowners on Copper Vista Court, and revised their plans to lower the height of the building nearest Copper Vista Court and include additional landscape screening.

This item was originally scheduled to be heard at the November 17, 2022 Planning Commission meeting, but was moved to the January 18, 2023 meeting at the request of the applicant. Immediately prior to the November 17, 2022 Planning Commission meeting, over twenty written public comments and four voicemails were received for this item. All written public comments received for this item are included in **Exhibit E**, and the voicemails related to this item will be replayed at the January 18, 2023 public hearing. The main concern expressed in public comments

was the impact of this development on traffic in the North Valleys. Additional concerns expressed related to schools, crime, and the need for more commercial options in the area. There was one public comment in support of the proposed development. Required project noticing will occur prior to the January 18, 2023 public hearing, and any future comments will be forwarded to the Planning Commission.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted shall prevail.

2. The owner or developer shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.

3. Prior to the issuance of any building permit associated with this project, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the approved conditions of approval.

4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The approval letter shall be posted or made readily available upon demand by City staff.

5. Prior to approval of a building permit for site improvements, the applicant shall provide plans demonstrating that landscaped screening will be installed along property lines adjacent to Public Facilities (PF) zoned properties. Screening type shall be solid or semi-opaque, and shall meet or exceed the minimum requirements specified in RMC 18.04.808(b).

6. The existing six-foot tall wooden fence located along the shared property lines with APNs 502-120-03, 502-120-04, and 502-120-05 shall not be disturbed by this project.

7. Prior to issuance of any building permit for vertical construction, a six-foot tall decorative fence and landscape screening shall be installed between the existing emergency access road and APNs 502-120-03, 502-120-04, and 502-120-05. Landscape screening shall consist of a dense row of evergreen trees planted approximately 20 feet apart, on center.

8. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator.

9. All building permits associated with this project including exterior light fixtures shall include a photometric plan and cut sheets of all proposed exterior light fixtures proposed.

10. Mounting height for exterior light fixtures on the north and east sides of Buildings 7 and 8 shall not exceed 12.5 feet.

11. Accessible pedestrian connection(s) to Golden Valley Road and Alice Smith Elementary School shall be provided, and the existing emergency access road from Golden Valley Road to Alice Smith Elementary School shall be maintained. Prior to approval of a building permit for site improvements, the applicant shall coordinate with the Washoe County School District to develop an acceptable design of proposed pedestrian connection(s) and emergency access road to the satisfaction of Development Services staff.

12. Prior to issuance of any building permit for vertical construction, plans shall be approved demonstrating a clubhouse recreation areas and private recreation amenities such as BBQ areas, dog recreation areas, children's playground, etc. consistent with **Exhibit B** of the staff report.

13. The applicant shall coordinate with the Regional Transportation Commission regarding plans for the future expansion of North Hills Boulevard. Prior to the issuance of a site improvement permit, the applicant shall provide written correspondence with RTC verifying coordination to the satisfaction of the Administrator.

14. Prior to the approval of building permit for vertical construction, the applicant shall provide staff with a copy of information provided by the Regional Transportation Commission (RTC) on the RTC's Smart Trips Program. This information shall be included with lease documents for each tenant.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
   a. Shall weigh competing plan goals, policies, and strategies; and
   b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

(1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
(2) The proposed land use and project design is compatible with surrounding development;
(3) The proposed land use and project design is consistent with applicable development standards;
(4) Public services and facilities are available to serve the project, or will be provided with development;
(5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
(6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
   a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
   b. Any hazard to persons and property.

Attachments:

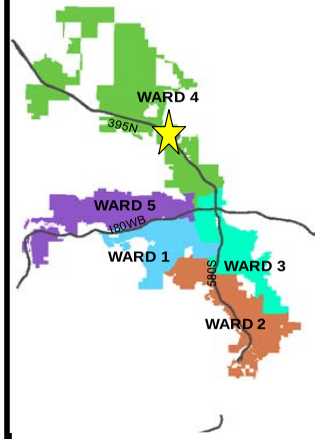
Exhibit A. Case Maps
Exhibit B. Application Materials
Exhibit C. Proposed Screening
Exhibit D. Outside Agency Comments
Exhibit E. Public Comment

AREA MAP

LDC23-00018

(Aspire at North Hills)

Subject Site ►



WARD 4

Development Services Department

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The information here is approximate an is intended for dis purposes only.

Date: October 2022
Scale: 1 inch = 650 f

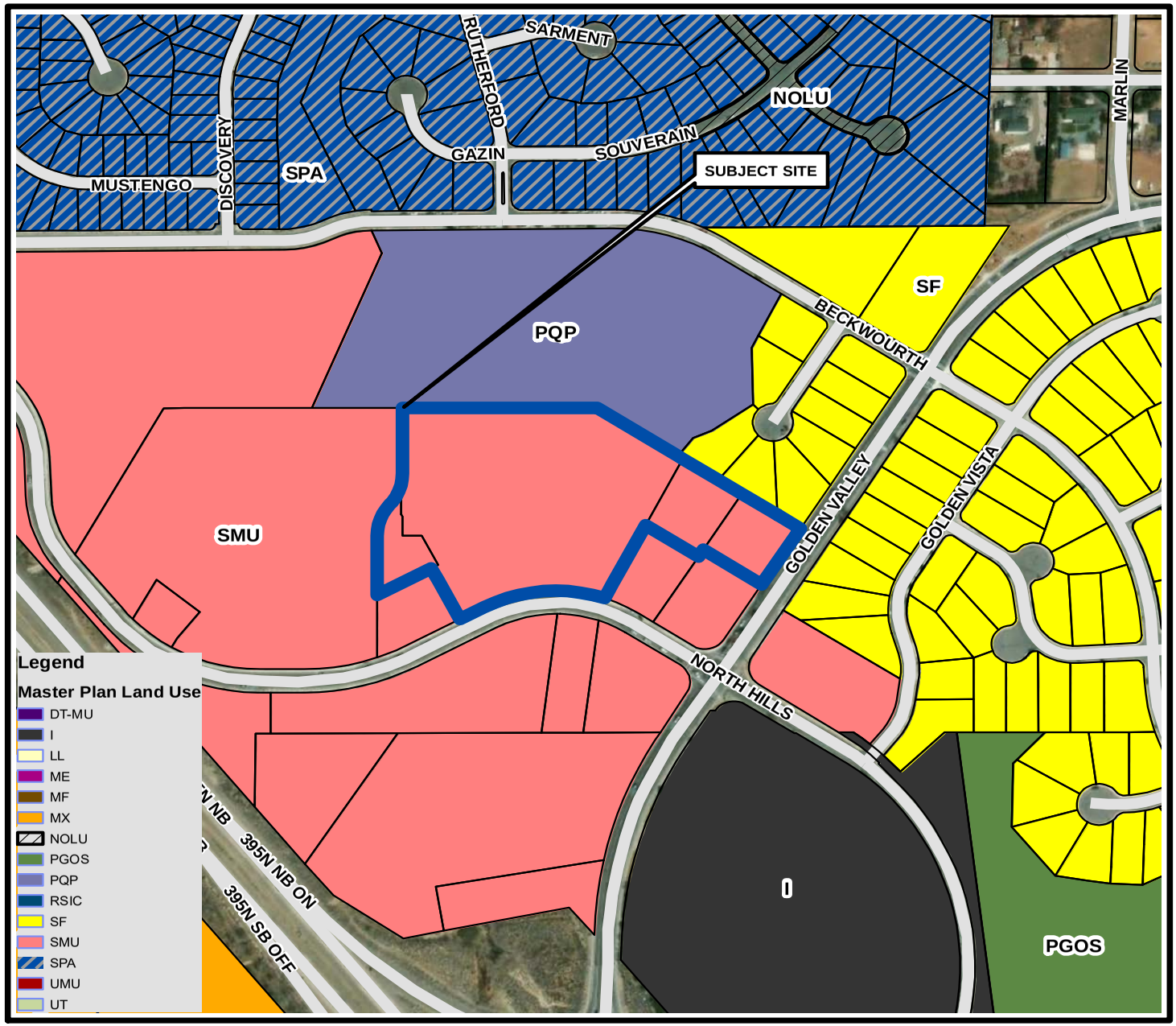
EXHIBIT A

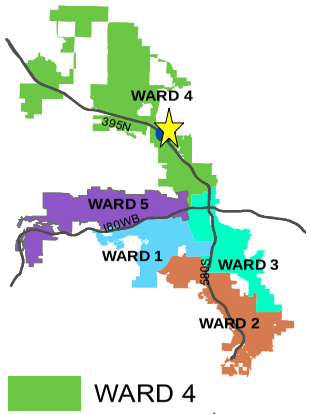
MASTER PLAN MAP

LDC23-00018

(Aspire at North Hills)

Subject Site ►





Development Services Department

The information heron is approximate and is intended for display purposes only.

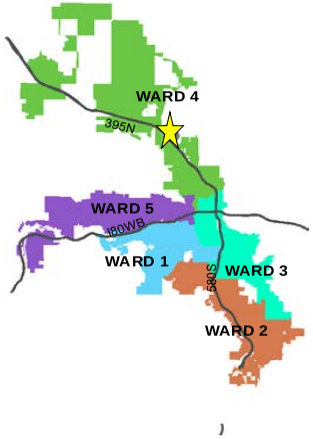
Date: October 2022
Scale: 1 inch = 350 feet

VICINITY MAP

LDC23-00018

(Aspire at North Hills)

Subject Site ►



Development Services Department

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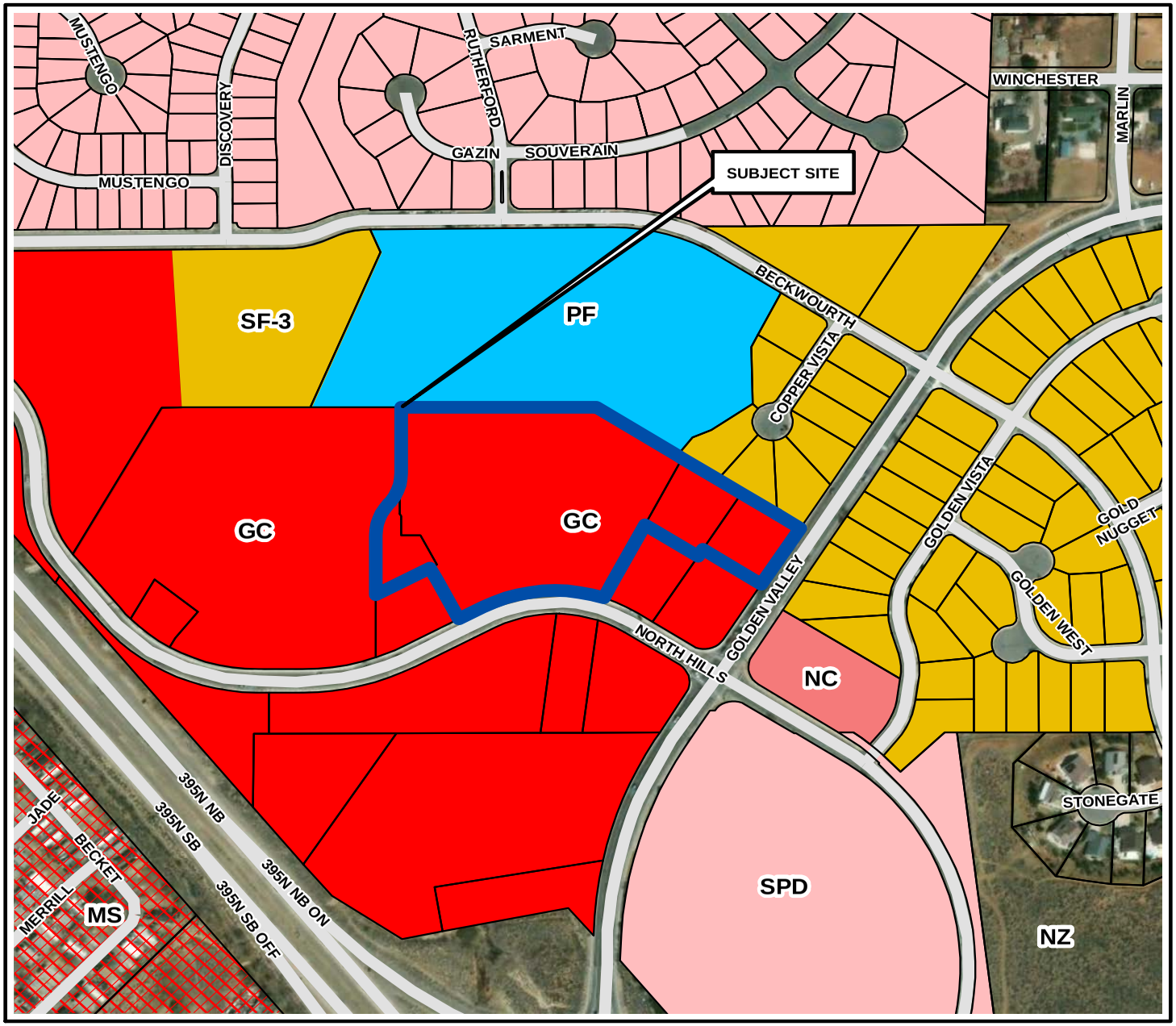
Date: October 2022

Scale: 1 inch = 350 feet



ZONING MAP

LDC23-00018

(Aspire at North Hills)

ZONING = GC

Subject Site ►

Zoning Designations

- SF-3
- MS
- NC
- GC
- PF
- SPD

Development Services Department

The information heron is approximate and is intended for display purposes only.

DATE: October 2022
SCALE: 1 inch = 350 feet

Aspire at North Hills

CITY OF RENO, NEVADA

TANAMERA CONSTRUCTION, LLC

JDA ARCHITECTURE PLANNING

CITY OF RENO, NEVADA
12.22.2022 | SUP SUBMITTAL

VICINITY MAP

SITE MAP

PROJECT TEAM

OWNER:
SELECTIVE GOLDEN NORTH, LLC
% SELECTIVE REAL ESTATE INVESTMENTS
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ENCINO, CALIFORNIA 91436
CONTACT: BRIAN FAGAN
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EMAIL : BFAGAN@SELECTIVERE.COM

BUILDER:
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5560 LONGLEY LANE, SUITE 200
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SHEET INDEX

A0 COVER SHEET

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A2.2 BUILDING A | SCHEMATIC SECOND FLOOR PLAN
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A5.1 BUILDING D | SCHEMATIC FIRST FLOOR PLAN
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A5.5 BUILDING D | SCHEMATIC ELEVATIONS |REAR

A6.1 UNITS A + B | SCHEMATIC UNIT PLANS
A6.2 UNITS C + D | SCHEMATIC UNIT PLANS
A6.3 UNITS E + F | SCHEMATIC UNIT PLANS
A6.4 UNIT G | SCHEMATIC UNIT PLANS

A7.1 CLUBHOUSE | SCHEMATIC FLOOR PLAN | 5,140 SF
A7.2 CLUBHOUSE | SCHEMATIC ELEVATIONS | FRONT + REAR
A7.3 CLUBHOUSE | SCHEMATIC ELEVATIONS | RIGHT + LEFT

A8.1 COLOR + MATERIALS SELECTIONS

NORTH VALLEYS – PROJECT DATA

	UNIT A	TOTAL UNITS	%	UNIT B	TOTAL UNITS	%	UNIT C	TOTAL UNITS	%	UNIT D	TOTAL UNITS	%	UNIT E	TOTAL UNITS	%	UNIT F	TOTAL UNITS	%	UNIT G	TOTAL UNITS	%	BUILDING TOTAL	# BUILDINGS	UNIT TOTAL
BUILDING A	6	12		6	12		6	12		0	0		12	24		0	0		6	12		36	2	72
BUILDING B	0	0		0	0		0	0		6	18		6	18		6	18		6	18		24	3	72
BUILDING C	0	0		0	0		0	0		12	12		6	6		6	6		0	0		24	1	24
BUILDING D	4	4		4	4		4	4		0	0		8	8		0	0		4	4		24	1	24
TOTAL		16			16			16			30			56			24			34				192
UNIT MIX	1 BED TOTAL	32	16.66%	2 BED TOTAL	126	65.62%	3 BED TOTAL	34	17.70%															
PARKING	REQUIRED:	226		PROVIDED:	341																			
1 BEDROOM	1.00	32	32																					
2 BEDROOM	1.00	126	126																					
3 BEDROOM	2.00	34	68																					
			226																					
RATIO			1.17		1.77																			

EXHIBIT B

LANDSCAPE DATA

APN: 502-120-18, 20, 2 & 15
SITE AREA: 374,616 SQ FT (8.6 ACRES)
JURISDICTION: RENO
ZONING: GC (ALL-GENERAL COMMERCIAL)

REQUIRED LANDSCAPE AREA = 56,192 SQ FT (15% OF TOTAL SITE AREA)

PROVIDED LANDSCAPE AREA = 56,192 SQ FT MIN.

REQUIRED TREES = 214 MIN.
INCLUDES:
- ONE TREE PER 300 SF OF REQ'D. LANDSCAPE AREA = 187
- PARKING TREES: (ONE TREE PER 10 PARKING STALLS = 33
  OR ONE TREE PER PARKING ISLAND = 35
- ONE TREE PER 30 LF O.C. OF STREET FRONTAGE:
  GOLDEN VALLEY RD. 171LF/30 = 6
  NORTH HILLS BLVD. 376LF/30 = 13

PROPOSED TREES: 214

REQUIRED SHRUBS = 1,484 MIN.
- (6 SHRUBS PER REQUIRED TREE)

GENERAL NOTES

1) ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2) TREES
- DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
- EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
- ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION.

3) FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).

4) ALL SHRUB BEDS WILL RECEIVE 4" DEPTH MULCH WITH WEED CONTROL.

5) ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH SPECIES. A REDUCED-PRESSURE-TYPE BACKFLOW PREVENTER WILL BE PROVIDED ON THE IRRIGATION SYSTEM AS REQUIRED PER CODE.

6) PLAN IS CONCEPTUAL. PLANT QUANTITIES INDICATED ARE PER CITY OF RENO CODE REQUIREMENTS. PLANT LOCATIONS, FINAL SPECIES SELECTION, AND SIZE AT PLANTING SHALL BE DETERMINED DURING DEVELOPMENT OF THE FINAL CONSTRUCTION DOCUMENTS.

PLANT LEGEND

- ORNAMENTAL TREES
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- LANDSCAPE AREA

POTENTIAL SITE AMENITIES
AMENITIES WILL BE DETERMINED DURING FINAL DESIGN BUT MAY INCLUDE ONE OR MORE OF THE FOLLOWING:
- DOG RUN/PARK
- CHILDREN'S PLAYGROUND
- OUTDOOR BBQ
- SHADE PAVILION WITH PICNIC TABLE(S)

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www.lastudionevada.com

REGISTERED LANDSCAPE ARCHITECT
RYAN HANSEN
440
12/21/2022
Expires 6/30/2023
STATE OF NEVADA

Preliminary Landscape Plan
ASPIRE AT NORTH HILLS
Tanamera Construction, LLC

Washoe Co. Nevada

Reno

No.	Revision Date

LA No.	071-566-06-22
Designed:	AR
Drawn:	AR
Checked:	RPH
Date:	12/21/2022

Sheet: L1 of 1

SUP SUBMITTAL

TANAMERA

Aspire

at North Hills

CITY OF RENO, NEVADA

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BUILDING A | SCHEMATIC RENDERING

BUILDINGS 2 + 4 PER CIVIL AND LANDSCAPE

5905 GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA, 95746 | 916.783.3700 | WWW.JDAARCH.COM

JD+A JOB NUMBER: 22010
DATE: 12.22.2022

A1.1

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CLUBHOUSE | SCHEMATIC RENDERING

BUILDING 1 PER CIVIL AND LANDSCAPE

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A1.2

PARTIAL FRONT ELEVATION

PARTIAL FRONT ELEVATION

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PRO-FIT L EDGESTONE | SHALE
STONE VENEER

6
BORAL
SAVONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

KEY PLAN

SCALE: 1" = 20'-0"

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BUILDING A | SCHEMATIC ELEVATIONS | FRONT

BUILDINGS 2 + 4 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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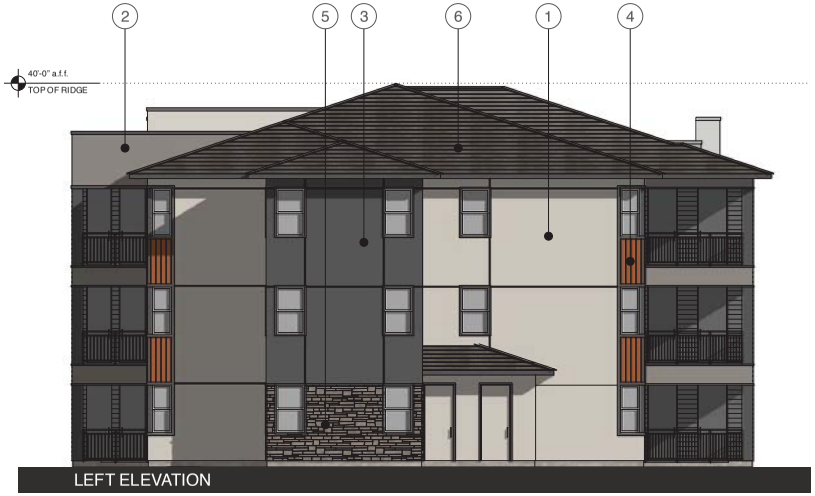
DATE: 12.22.2022

A2.4

RIGHT ELEVATION



LEFT ELEVATION

1	2	3	4	5	6
SW 7029 AGREEABLE GRAY STUCCO #1	SW 7018 DOVETAIL STUCCO #2	SW 7674 PEPPERCORN STUCCO #3, HORIZONTAL LAP SIDING + TRIM	SW 6356 COPPER MOUNTAIN STUCCO #4, VERTICAL SIDING	CULTURED STONE PROFIT LEDGESTONE	SHALE STONE VENEER	BORAL SAXONY 900 SLATE	GRAPHITE FLAT TILE ROOF

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BUILDING A | SCHEMATIC ELEVATIONS | RIGHT & LEFT

BUILDINGS 2 + 4 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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DATE: 12.22.2022

A2.5

PARTIAL REAR ELEVATION

PARTIAL REAR ELEVATION

1	2	3	4	5	6
SW 7029 AGREEABLE GRAY STUCCO #1	SW 7018 DOVETAIL STUCCO #2	SW 7674 PEPPERCORN STUCCO #3, HORIZONTAL LAP SIDING + TRIM	SW 6356 COPPER MOUNTAIN STUCCO #4, VERTICAL SIDING	CULTURED STONE PRO-FIT L EDGESTONE	BORAL SAWCNY 900 SLATE	GRAPHITE FLAT TILE ROOF

KEY PLAN

SCALE: 1" = 20'-0"

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BUILDING A | SCHEMATIC ELEVATIONS | REAR

BUILDINGS 2 + 4 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

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DATE: 12.22.2022

A2.6

REAR ELEVATION

FRONT ELEVATION

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PROFIT LEDGESTONE | SHALE
STONE VENEER

6
BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

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at North Hills

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BUILDING B | SCHEMATIC ELEVATIONS | FRONT & REAR

BUILDINGS 3, 5 + 6 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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JD+A JOB NUMBER: 22010
DATE: 12.22.2022

A3.4

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PROFIT LEDGESTONE | SHALE
STONE VENEER

6
BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

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BUILDING B | SCHEMATIC ELEVATIONS | RIGHT & LEFT

BUILDINGS 3, 5 + 6 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

590 S GRANITE LAKE DRIVE | SUITE 140 | GRANITE BAY | CALIFORNIA 95746 | 916.783.3700 | WWW.JDARCH.COM

JD+A JOB NUMBER: 22010
DATE: 12.22.2022

A3.5

REAR ELEVATION

FRONT ELEVATION

1 SW 7029 AGREEABLE GRAY STUCCO #1

2 SW 7018 DOVETAIL STUCCO #2

3 SW 7674 PEPPERCORN STUCCO #3, HORIZONTAL LAP SIDING + TRIM

4 SW 6356 COPPER MOUNTAIN STUCCO #4, VERTICAL SIDING

5 CULTURED STONE PROFIT LEDGESTONE | SHALE STONE VENEER

6 BORAL SAXONY 900 SLATE | GRAPHITE FLAT TILE ROOF

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BUILDING C | SCHEMATIC ELEVATIONS | FRONT & REAR

BUILDING 7 PER CIVIL AND LANDSCAPE

0 2 4 8

SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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A4.4

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PROFIT LEDGESTONE | SHALE
STONE VENEER

6
BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

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BUILDING C | SCHEMATIC ELEVATIONS | RIGHT & LEFT

BUILDING 7 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

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DATE: 12.22.2022

A4.5

PARTIAL FRONT ELEVATION

PARTIAL FRONT ELEVATION

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PRO-FIT L EDGESTONE | SHALE
STONE VENEER

6
BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

KEY PLAN

SCALE: 1" = 20'-0"

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Aspire
at North Hills

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BUILDING D | SCHEMATIC ELEVATIONS | FRONT

BUILDING 8 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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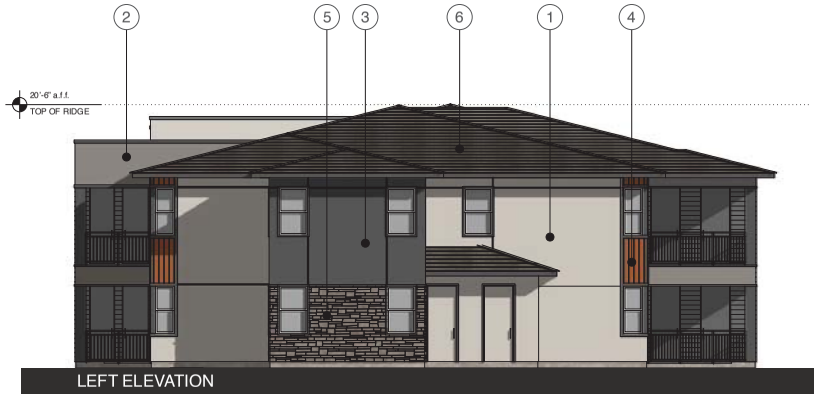
JD+A JOB NUMBER: 22010
DATE: 12.22.2022

A5.3

RIGHT ELEVATION



LEFT ELEVATION

1	2	3	4	5	6
SW 7029 AGREEABLE GRAY STUCCO #1	SW 7018 DOVETAIL STUCCO #2	SW 7674 PEPPERCORN STUCCO #3, HORIZONTAL LAP SIDING + TRIM	SW 6356 COPPER MOUNTAIN STUCCO #4, VERTICAL SIDING	CULTURED STONE PROFIT LEDGESTONE	SHALE STONE VENEER	BORAL SAXONY 900 SLATE	GRAPHITE FLAT TILE ROOF

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BUILDING D | SCHEMATIC ELEVATIONS | RIGHT & LEFT

BUILDING 8 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

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A5.4

PARTIAL REAR ELEVATION

PARTIAL REAR ELEVATION

1
SW 7029
AGREEABLE GRAY
STUCCO #1

2
SW 7018
DOVETAIL
STUCCO #2

3
SW 7674
PEPPERCORN
STUCCO #3, HORIZONTAL
LAP SIDING + TRIM

4
SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL
SIDING

5
CULTURED STONE
PRO-FIT L EDGESTONE | SHALE
STONE VENEER

6
BORAL
SAVONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

KEY PLAN

SCALE: 1" = 20'-0"

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at North Hills

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BUILDING D | SCHEMATIC ELEVATIONS | REAR

BUILDING 8 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

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DATE: 12.22.2022

A5.5

1	2	3	4	5	6
SW 7029 AGREEABLE GRAY STUCCO #1	SW 7018 DOVETAIL STUCCO #2	SW 7674 PEPPERCORN FASCIA + TRIM	SW 6208 PEWTER GREEN HORIZONTAL LAP SIDING	CULTURED STONE PROFIT LEDGESTONE	SHALE STONE VENEER	BORAL SAXONY 900 SLATE	GRAPHITE FLAT TILE ROOF

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CLUBHOUSE | SCHEMATIC ELEVATIONS | FRONT + REAR

BUILDING 1 PER CIVIL AND LANDSCAPE

0 2 4 8
SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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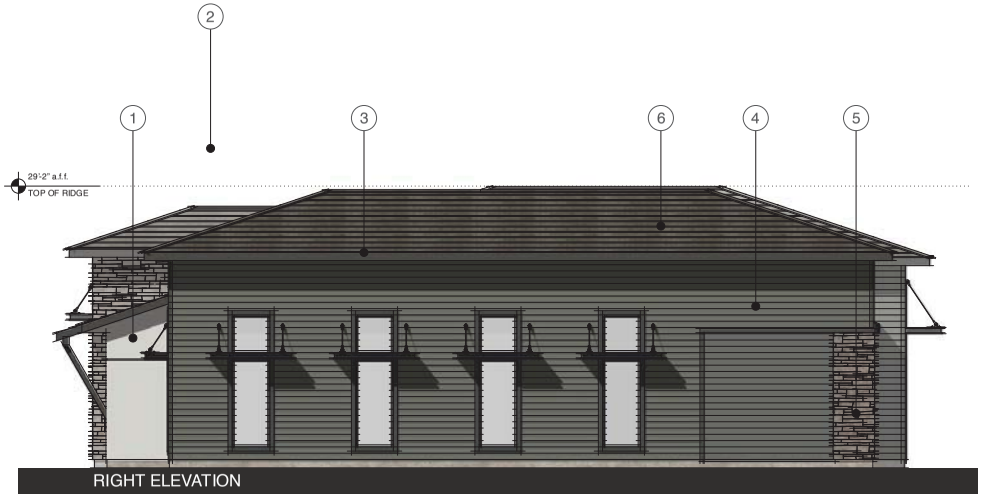
DATE: 12.22.2022

A7.2

LEFT ELEVATION



RIGHT ELEVATION

1	2	3	4	5	6
SW 7029 AGREEABLE GRAY STUCCO #1	SW 7018 DOVETAIL STUCCO #2	SW 7674 PEPPERCORN FASCIA + TRIM	SW 6208 PEWTER GREEN HORIZONTAL LAP SIDING	CULTURED STONE PROFIT LEDGESTONE	SHALE STONE VENEER	BORAL SAXONY 900 SLATE	GRAPHITE FLAT TILE ROOF

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CLUBHOUSE | SCHEMATIC ELEVATION | LEFT + RIGHT

BUILDING 1 PER CIVIL AND LANDSCAPE

0 2 4 8

SCALE: 3/16" = 1'

JD+A ARCHITECTURE PLANNING

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JD+A JOB NUMBER: 22010
DATE: 12.22.2022

A7.3

BORAL
SAXONY 900 SLATE | GRAPHITE
FLAT TILE ROOF

SW 7029
AGREEABLE GRAY
STUCCO #1

SW 7018
DOVETAIL
STUCCO #2

SW 7674
PEPPERCORN
FASCIA, STUCCO #3, HORIZONTAL LAP SIDING + TRIM

SW 6356
COPPER MOUNTAIN
STUCCO #4, VERTICAL SIDING

SW 6208
PEWTER GREEN
HORIZONTAL LAP SIDING

CULTURED STONE
PRO-FIT LEDGESTONE | SHALE
STONE VENEER

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COLOR + MATERIALS SELECTIONS

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DATE: 12.22.2022

A8.1

VIEW FROM 410 COPPER VISTA TO PROPOSED BUILDING 8

VIEW FROM 400 COPPER VISTA TO PROPOSED BUILDING 8

VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (SPRING)

VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (WINTER)

CONCEPTUAL RENDERINGS WITH PROPOSED TREES

12.15.2022 | PROGRESS SET

TANAMERA CONSTRUCTION, LLC

Aspire

at North Hills

CITY OF RENO, NEVADA

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NOTES:

- -NEIGHBORING REAR YARDS ARE SHOWN FOR FENCE LINE AND EXISTING TREE LOCATIONS ONLY FOR CLARITY
- -NEIGHBORING TREE SIZES AND SPECIES ARE APPROXIMATED BASED ON PHOTOGRAPHIC AND GOOGLE EARTH IMAGES.
- -WINTER IMAGE IS PROVIDED FOR VIEW FROM 425 COPPER VISTA TO SHOW CONDITIONS WITHOUT LEAVES ON EXISTING TREES
- -VIEWS FROM NEIGHBORING YARDS ARE FROM APPROXIMATELY 6' ABOVE THE EXISTING GRADE
- -PROPOSED EVERGREEN TREES ARE SHOWN AT APPROXIMATELY 20' HEIGHT

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JD+A ARCHITECTURE PLANNING

JD+A JOB NUMBE

DATE: 12.15.2022

EXHIBIT C

R1

VIEW FROM 410 COPPER VISTA TO PROPOSED BUILDING 8

VIEW FROM 400 COPPER VISTA TO PROPOSED BUILDING 8

VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (SPRING)

VIEW FROM 425 COPPER VISTA TO PROPOSED BUILDING 8 (WINTER)

CONCEPTUAL RENDERINGS WITHOUT PROPOSED TREES

12.15.2022 | PROGRESS SET

TANAMERA CONSTRUCTION, LLC

Aspire at North Hills

CITY OF RENO, NEVADA

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NOTES:

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- -NEIGHBORING TREE SIZES AND SPECIES ARE APPROXIMATED BASED ON PHOTOGRAPHIC AND GOOGLE EARTH IMAGES.
- -WINTER IMAGE IS PROVIDED FOR VIEW FROM 425 COPPER VISTA TO SHOW CONDITIONS WITHOUT LEAVES ON EXISTING TREES
- -VIEWS FROM NEIGHBORING YARDS ARE FROM APPROXIMATELY 6' ABOVE THE EXISTING GRADE

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DATE: 12.15.2022

R1.2

12.15.2022 | PROGRESS SET

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NOTES:

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- NEIGHBORING TREE SIZES AND SPECIES ARE APPROXIMATED BASED ON PHOTOGRAPHIC AND GOOGLE EARTH IMAGES.
- WINTER IMAGE IS PROVIDED FOR VIEW FROM 425 COPPER VISTA TO SHOW CONDITIONS WITHOUT LEAVES ON EXISTING TREES
- VIEWS FROM NEIGHBORING YARDS ARE FROM APPROXIMATELY 6' ABOVE THE EXISTING GRADE
- PROPOSED EVERGREEN TREES ARE SHOWN AT APPROXIMATELY 20' HEIGHT

PARTIAL CONCEPTUAL AERIAL RENDERING

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JD+A JOB NUMBER: 22010
DATE: 12.15.2022

R1.3

THE ASHLAND COLLECTION FEATURES RICH COLORS AND DRAMATIC TEXTURE, WHICH GIVES OUR PANELS A REALISTIC WOOD APPEARANCE

Ashland™ COLLECTION

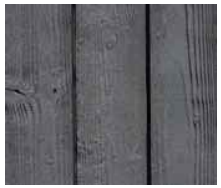
NEW PRODUCT

GIVE VALUE TO YOUR HOME WITHOUT TAKING FROM NATURE

- Ashland panels are made from a proprietary blend of polyethylene and contain up to 25% recycled material. No trees are cut down for the purpose of manufacturing our fence.
- Our panels contain UV-12 inhibitors for a lifetime of vibrant colors. Ashland polymers have been tested to withstand extreme weather conditions with little to no fading.
- Ashland panels will not warp, fade or crack and never need staining. They withstand temperatures from -40 degrees F to +140 degrees F, and are unaffected by water and salt spray. They are resistant to any negative organic processes.
- Ashland fence is literally maintenance-free. So, sit back, relax and enjoy the great outdoors.

DESIGNER WOOD-GRAIN COLORS

Walnut Brown



Nantucket Gray

Red Cedar

Gold Cedar

EXHIBIT D

Joey Winter <winterj@reno.gov>

LDC23-00018 (Aspire at North Hills)

1 message

Chisholm, Kyle W <Kyle.Chisholm@washoeschools.net> Thu, Oct 13, 2022 at 10:37 AM
To: "winterj@reno.gov" <winterj@reno.gov>
Cc: "Baxley, Randy" <RBaxley@washoeschools.net>, "Golden, Teresa" <Teresa.Golden@washoeschools.net>, "Pape, Robert" <RCPape@washoeschools.net>, "Rodela, Brett A" <Brett.Rodela@washoeschools.net>

Dear Mr. Winter,

In regards to the above referenced development review, the Washoe County School District has the following comments/concerns:

The proposed 204 unit apartment complex is located directly adjacent and south of an existing elementary school (Alice Smith) for which there appears to be an existing common driveway and connection to the School's rear property line where the school has an existing gate. This gate shall not be blocked by any proposed fencing of the development. Also, the application documents state that connections to the school will be provided (pgs. 7 & 22) but the applicant has not reached out to WCSD to discuss how these connections will be accomplished, nor have any details of such been provided in the application or plans. At minimum, the applicant shall provide pedestrian connection along the existing access road from Golden Valley Drive to the school gate entrance at the rear property line. Further, it would be ideal that the applicant work with WCSD regarding possible child pick-up/drop-off locations and circulation to the rear of the school.

In regards to school capacity, WCSD provides the following information:

Aspire at North Hills proposing a 204 unit multi-family residential development is zoned for Alice Smith Elementary, O'Brien Middle, and North Valleys High Schools. The project is calculated to generate 17, 6, and 12 at each respective school level.

The following table outlines current and future-projected student enrollment capacity percentages for each impacted school:

School	2022/23	2027/28	2032/33
Alice Smith ES	70%	89%	93%
O'Brien MS	84%	100%	100%
North Valleys HS	107%	111%	126%

Per increasing enrollments at O'Brien Middle School, the school district is constantly monitoring residential growth throughout region and considering options and engaging with stakeholders for as to where and when a new middle school in the North Valleys may become necessary to relieve O'Brien as a result of said residential growth.

Within the attached 20 Year Facilities Plan the school district has identified the probable need for the construction of a new high school sometime in the time frame between 2024 and 2028, favoring the later if not beyond. This high school will directly relieve enrollments at North Valleys High school and is dependent upon regional residential growth and development along with the coordination of all moving approvals necessary.

For further information as to the school district's 20 year facilities plans, please feel free to refer to the attached facilities plan that has been approved for conformance with the 2020 Truckee Meadows Regional Planning Agency's 20 Year Plan.

Please contact me should you have any questions.

Kyle Chisholm

School Property Planning Manager

Washoe County School District, Capital Projects

Office: (775) 789-3810

Email: Kyle.Chisholm@WashoeSchools.Net

Washoe County School District Facilities Plan 2020-2039.pdf
5251K

Joey Winter <winterj@reno.gov>

RE: RTC agency review of Planning applications

1 message

Xuan Wang <XWang@rtcwashoe.com> Wed, Oct 26, 2022 at 10:49 AM
To: Joey Winter <winterj@reno.gov>
Cc: Daniel Doenges <DDoenges@rtcwashoe.com>, Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>

Joey,

Please see the RTC's comments below and let me know if you have any questions. Thanks!

Please let me know if you have any questions. Thank you!

Xuan Wang, PHD, PE, PTP, RSP2

RTC Planning

775-332-9521 Office

775-287-6360 Cell

The Regional Transportation Plan (RTP) identifies North Hills Rd and Golden Valley Dr. as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards should be maintained.

Access Manage-ment Class	Posted Speeds	Signals Per Mile and Spacing[1]	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways	Driveway Spacing[2]
High Access Control	45-55 mph	2 or less Minimum spacing 2380	Raised w/ channelized turn pockets	Yes 750 ft. minimum	Only at signalized locations	Yes[4]	250 ft./500 ft.
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/ turn pockets	Yes 500 ft. minimum	No, on 6- or 8- lane roadways w/o signal	Yes[4]	200 ft./300 ft.
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way, left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.
Ultra-Low Access Control	30-35 mph	8 or less Minimum spacing 560 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft. 100 ft./100 ft.[5]

The policy Level of Service (LOS) standard for Golden Valley Rd and North Hills Rd. is LOS D. Policy LOS for intersections should be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2050 RTP and the 7th Ed Regional Road Impact Fee Capital Improvement Plan (RRIF CIP) identifies North Hills Rd. from Buck Dr. to Golden Valley Dr. to widened from 2 lanes to 4-lanes in the 2026-2030 timeframe. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. Dedication of right of way for RRIF CIP improvements and dedication of right of way or setbacks adequate to complete RTP improvements should be required as a condition of approval. See the attached typical 98' right of way section for a 4-lane facility. Additional right of way may be required for dedicated turn lanes at intersections.

The applicant may be eligible for RRIF Waivers for right-of-way and/or construction for of improvements to North Hills Rd. through a RRIF Offset Agreement. To be eligible for RRIF Waivers against the RRIF Program, capital improvements must be included in the RRIF CIP. A letter requesting to enter into a RRIF Offset Agreement must be submitted prior to the initiation of work with a fully executed agreement in place before completion of work on the improvements. Questions regarding RRIF credits should be directed to Jeff Wilbrecht, RTC Engineering Manager (335-1827).

The RTC concurs with the traffic impact study included with this application, and that the applicant follow the recommendations in the study as a condition of approval. No further comments.

From: Joey Winter <winterj@reno.gov>
Sent: Wednesday, October 26, 2022 10:19 AM
To: Xuan Wang <XWang@rtcwashoe.com>
Subject: Fwd: RTC agency review of Planning applications

Joey Winter <winterj@reno.gov>

LDC23-00018

1 message

COOPER, CLIFFORD E <cc2132@att.com> Mon, Oct 3, 2022 at 8:13 AM
To: "winterj@reno.gov" <winterj@reno.gov>
Cc: "GORDON, BRYSON" <BG1853@att.com>

AT&T does not have any adverse comments on this project.

Thanks!

Cliff Cooper
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA
ROW Office: 775-683-5282

E-mail: cc2132@att.com

TEXTING and DRIVING... It Can Wait.

WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

October 12, 2022

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Aspire at North Hills; 502-120-12, 13,18 & 20
Conditional Use Permit; LDC23-00018

Dear City of Reno Staff:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project.

1. The proposed project is on a parcel which will be served by community water and sewerage systems.

2. The WCHD has no concerns or comments for this project as the application is submitted. The project will go through normal plan review processes at WCHD.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,

James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District

EXHIBIT E

Which Category Describes You	Citizen
Case Number	LDC23-00018
Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	Yes

Citizen General Public Comment Form

Full Name	Michael D Burke
Contact Email	mburke094@gmail.com
Contact Phone Number	7759710171
Position	In Opposition
Leave comments on this case here.	My wife and I live on Copper Vista Ct. which is adjacent to the proposed project. We purchased our home in 1999 and moved in January 2000. While I see the need for development in the North Valleys, apartment complexes such as this one have no place next to single family residential areas. Trying to shoehorn 200+ units on this 8 1/2 acre site makes little sense. Original planning for the area did not include apartment complexes like this one. We have already been inundated by more traffic than one could have imagined just 5 years ago. Continuing General Commercial zoning for the area makes more sense. With the influx of new people to the area we would all be better served by by more places to work and shop. Alice Smith elementary school is also adjacent to the project. The school has been negatively impacted by the increase in students and traffic over the last few years. This project adds no benefit to the neighborhood and will strain an already overtaxed infrastructure.

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These messages are not added in the premium version.

Joey Winter <winterj@reno.gov>

Re: ASPIRE AT NORTH HILLS

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 4:17 PM
To: Lorene Barker <lorenebarker@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 4:14 PM 'Lorene Barker' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

> I am writing to oppose the apartment complex contemplated by the planning commission. This area of North Valleys is already too congested with the 350+ Lennar homes they built in the same area. There is still a lot of undeveloped areas that aren't as congested, and I hope you reconsider this.
>
> Lorene Barker
> 7130 Souverain Lane
> Reno, NV 89506

Joey Winter <winterj@reno.gov>

Re: 204 Unit Apartment complex

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 2:20 PM
To: kristina bartlett <krisifit@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:06 PM 'kristina bartlett' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

> Regarding the possible planning of the 204 Unit Apartment Complex at North Hills Blvd and East Golden Valley Rd,
>
> There is way too many units being built in this valley and there is not enough roads to support this. Golden Valley Rd is already congested enough with people taking their children to NVHS and Alice Smith ES. 395 Southbound in the morning commute is terrible.
>
> Until the city can build more lanes to support all this traffic, this project should remain on hold. If a terrible emergency were to happen and all the North Valleys had to evacuate, we would be screwed! There is no alternate way out of the North Valleys.
>
> When is the building going to end?

Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 2:20 PM
To: Gail Bush <gail.bush@comcast.net>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:17 PM Gail Bush <gail.bush@comcast.net> wrote:

> Hello,
> We are writing in reference to a proposal to build a 204 unit building adjacent to Golden Valley Rd and North Hills Blvd. We are absolutely against this at this point in time.
>
> We are homeowners in the Cabernet Highlands subdivision of Golden Valley. We have lived here for over 4 years and with all the continued growth in this area the roads are an absolute gridlock. What this area needs to grow and thrive are businesses ie: restaurants,shops and medical offices/facilities to accommodate the local residents so we aren't forced to use the roads to venture further into Reno.
>
> We appreciate your consideration of our concerns.
>
> Sincerely,
> Gail Bush
>
> 7326 Overture Dr
> Reno, NV 89506
>
> Sent from my iPad

Joey Winter <winterj@reno.gov>

Re: Proposed apartments in Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:19 PM
To: Ronnie Colvin <ronnie.colvin@outlook.com>, Joey Winter <winterj@reno.gov>
Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:54 PM Ronnie Colvin <ronnie.colvin@outlook.com> wrote:

> Dear Planning Commission:
>
> As a resident of Cabernet Highlands, I firmly oppose adding 204 apartments to the vacant lot next to the Burger King on North Hills.
>
> The North Valleys area has added thousands of new residential units over the last 2 years yet new retail to support that population has not appeared. We lack healthcare/medical options, entertainment (movie theater anyone?), and restaurants (one Panda Express doesn't cut it and it's not even complete yet). There's talk of a Home Depot to go in next to Walmart but that's years away from reality.
>
> I am NOT opposed to new housing at all but housing development in the North Valleys has been accelerating at breakneck speed while retail and professional services available in the area have not kept up with that growth. We need a plan for more services here in the North Valleys so that we do not have to drive down 395 to the valley or take back roads over to Sparks for our needs.
>
> Regards,
> Ronald Colvin
> Cabernet Highlands

Joey Winter <winterj@reno.gov>

Aspire at north hills apartments

1 message

Debbie Compton <dcinnv35@gmail.com> Fri, Nov 4, 2022 at 10:12 AM
To: Winterj@reno.gov

I am writing in dismay at adding 204 apartments.
The traffic congestion is awful As it is.
The city of Reno and it's complete lack of ability to build any meaningful infrastructure for the north valleys is an appalling display of greed and mismanagement.
Try following the master plan. There's a boondoggle.
The city of Reno has zero business adding anything else until we have 6 lanes through to Stead and 8 lanes to Lemon Valley.
We are at gridlock and the city of Reno has destroyed the north valleys. No more until our roads are fixed
Debbie Compton
3940 Boundary Peak Ct
Reno. 89508

--
Ciao Bella, Debbie

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Joey Winter <winterj@reno.gov>

Re: 204 Unit Apartment Permit

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 4:39 PM
To: Matthew Cope <matthewmcope@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: RenoPlanningCommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 4:33 PM Matthew Cope <matthewmcope@gmail.com> wrote:

> Hello esteemed members,
>
> I would like to voice my concern on the proposed building of a 204 unit apartment complex in lemon Valley. As a member of the North valleys community, traffic in the north has become incredibly congested because of the new building that is occurring in the area. Adding more apartments will only continue the trend of an increase in population, with a lack of infrastructure, and the lack of affordability for homes to the ordinary family. I ask, humbly, that you deny this request and pursue options to add more single-family homes that are affordable too ordinary citizens of Reno.
>
> Sincerely,
> Matthew Cope

Joey Winter <winterj@reno.gov>

Re: Proposed 204 apartments in Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 5:03 PM
To: Amber N Crews <craftyrailchick@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:55 PM 'Amber N Crews' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

> Please, DON'T! this area is already inundated with too many cars and not enough Lanes on the freeway. We don't have the infrastructure, the schools, or the water supply to handle 204 more residences.
>
> Morning and evening commutes are already a nightmare. It's a safety issue at this point with the amount of accidents on a daily basis. Increasing the amount of vehicles on the freeway will continue to be a hazard for the residents of this valley.
>
> Until the freeway, water supply and schools can handle the amount of people/vehicles, please vote no.
>
> Thank you
> Amber N Crews
> Golden Valley resident.

Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 1:59 PM
To: Tammy Crouch <tamara_crouch@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:56 PM 'Tammy Crouch' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

> Hello,
> We are writing in reference to a proposal to build a 204 unit building adjacent to Golden Valley Rd and North Hills Blvd. We are absolutely against this at this point in time.
>
> We are homeowners in the Cabernet Highlands subdivision of Golden Valley. We have lived here for over 4 years and with all the continued growth in this area the roads are an absolute gridlock. What this area needs to grow and thrive are businesses ie: restaurants,shops and medical offices/facilities to accommodate the local residents so we aren't forced to use the roads to venture further into Reno.
>
> We appreciate your consideration of our concerns.
>
> Kindly,
> Robert and Tamara Crouch
> 7334 Overture Dr.

Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:21 PM
To: Vic DeNigris <vicd98@hotmail.com>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:12 PM Vic DeNigris <vicd98@hotmail.com> wrote:

> Hello,
>
> This is in regards to the notice of the 204 unit apartment complex that is proposed for Golden Valley, Aspire at North Hills. From what I have experienced living in the Golden Valley area for the past 5 years, any new development prior to having the freeway system expanded is a horrible idea!
>
> Traffic in this area has been very heavy and continually getting worse year after year. It is at an unsafe level at this point as in the case there is an accident the freeway, southbound gridlocks with no alternate routes to avoid use of the freeway at some point to head south.
>
> On an added note, with the new stoplight at Beckwourth Dr and E Golden Valley Rd, it takes about 20 min to get from the high school to the freeway when school lets out around 2:30pm. Golden Valley Rd is just not designed to handle these levels of cars and traffic lights are not helping that situation.
>
> Please consider these comments in your review of this proposed project. Thank you!
>
> Regards,
>
> Vic DeNigris

Joey Winter <winterj@reno.gov>

Fwd: Opinion on possible apartment building on North Hills BLVD.

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 2:24 PM
To: Joey Winter <winterj@reno.gov>

I forgot to include you in this email.

---------- Forwarded message ---------
From: **Michelle Fournier** <fournierm@reno.gov>
Date: Thu, Nov 17, 2022 at 2:24 PM
Subject: Re: Opinion on possible apartment building on North Hills BLVD.
To: Jennifer Dunkley <JenniferDunkley@hotmail.com>
Cc: RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:23 PM Jennifer Dunkley <JenniferDunkley@hotmail.com> wrote:

> In think that a 204-unit apartment complex being built next to Burger King in Golden Valley is a bad idea. That area was zoned commercial for a reason. So many warehouses have already been approved in the North Valleys there's hardly any spots left for other services such as sit-down restaurants and other retail stores like Target. Compared to other places in Reno the North Valleys don't have many services at all and what we do have is quickly becoming not enough to serve the community. Our schools are overflowing and traffic is horrendous. North hills boulevard is already bumper to bumper traffic during rush hour. Roads need to be added and widened before more housing is approved out here. If anything were to ever happen where a lot of the North Valleys had to evacuate, I truly fear the outcome.
>
> Thank you for your time,
>
> Jennifer Dunkley
>
> Washoe county resident since I was born in 1980. I have lived in the North Valleys since 1988.

Joey Winter <winterj@reno.gov>

Re: LDC23-00018 I am in favor

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 1:56 PM
To: Robbie Frank <robfrank26@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:53 PM 'Robbie Frank' via RenoPlanningCommission@reno.gov <RenoPlanningCommission@reno.gov> wrote:

> To whom it may concern. I believe the area needs more affordable housing. This would also have minimal traffic impacts in the area. I currently live about a mile away from here and would like the see this happen.
>
> Robbie Frank

Joey Winter <winterj@reno.gov>

Re: PC Public Comment Form - 11/17/2022, LDC23-00018, Lanette Gonzalez

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:54 PM
To: Lanette Gonzalez <lgonzalez52782@yahoo.com>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:45 PM PC Public Comment <wilseyc@reno.gov> wrote:

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

Email Address	lgonzalez52782@yahoo.com
Your Name (First and Last)	Lanette Gonzalez
Address	7128 Rutherford Dr, Reno, NV 89506
Phone Number	775-247-4341
Planning Commission Meeting Date	11/17/2022
Agenda Item or Case Number	LDC23-00018
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	Building more living parcels in the North Valley's will create even more congestion than we are already dealing with. During bad weather and peak hours both morning and night the traffic is ridiculous. We do not have the space for more homes or apartments without the completion of 395 renovation both southbound and northbound. The additional apartments can also lead to additional crime within our community.
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	Yes

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

Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:21 PM
To: Heidi Hedgcorth <hsoukup48@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:15 PM Heidi Hedgcorth <hsoukup48@gmail.com> wrote:

> As a resident of the Lennar homes on the other side of where these apartments are being planned I am beyond against building. The schools are already extremely over crowded. The surrounding areas are unsafe and the new homes that were built within the last 6 years were to “class the area up”. The new traffic lights don’t do much as far as traffic and with even more families/vehicles in the area the children that attend Alice Smith are even more at risk. New homes are already being built by the North Valley High, that’s enough building. Apartment renters are transient and it proposes so much more risk to our children in this already extremely crowded area and school.
>
> Sent from my iPhone

Joey Winter <winterj@reno.gov>

Re: NO to more buildings in the North Valleys!!!

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 2:19 PM
To: Kerstina Hemmerling <fireballmini@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: RenoPlanningCommission@reno.gov

Thank you for your comments. If these comments are for the Aspire at North Hills project, I thought I would reach out to let you know that this item was pulled from the agenda and will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 2:00 PM Kerstina Hemmerling <fireballmini@gmail.com> wrote:

> There has got to be a point where somebody listens to the residents of the North Valleys! Fix our infrastructure FIRST before packing us in like sardines and putting up new buildings everywhere there is an open space!!! The well being of the existing residents should matter above all. We NEED a wider freeway NOW, we need our roads to be fixed NOW, we need more essential shopping NOW, we NEED SO MANY THINGS but more housing/warehouses is not it! I know this won't go anywhere, because money talks more than anything but maybe one of you will actually care.

Joey Winter <winterj@reno.gov>

Re: Aspire at North Hills

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:20 PM
To: Robin Lovelace <raginrocketsgarden@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:12 PM Robin Lovelace <raginrocketsgarden@gmail.com> wrote:

> Dear Folks,
> I am writing to you concerning the multi- family residential development Aspire at North Hills. North Hills Blvd. is already a nightmare. Try pulling a left hand turn out of any business and it is difficult at best. Also the 3 way stop at North Hills and Buck Dr backs up to Beckworth during rush hour. The light at Golden Valley takes a couple cycles to take a left during rush hour. When North Valley High School gets out it creates a traffic jam that takes 30 minutes to arrive at North Hills Blvd. The High School is less than a mile from North Hills Blvd.
>
> North Hills Blvd is a 2 lane road with a center turn lane. It cannot handle the extra traffic of a 204 unit complex. North Hills Blvd. just had a makeover a few years ago adding sidewalks. There is not enough setback to add any more lanes.
>
> Please do not approve this project. This will bring even more congestion to an already overcrowded road. I urge the council to come observe for themselves.
>
> Sincerely,
> Robin Lovelace

Joey Winter <winterj@reno.gov>

Re: LDC23-00018 - North Hills. East Golden Valley Road Intersection - Objection

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 1:52 PM
To: Niamh Muir <niamh.muir@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:32 PM Niamh Muir <niamh.muir@gmail.com> wrote:

> Hello,
>
> As a homeowner (7231 Rutherford Dr) in the vicinity of this planned development I am writing to state my objection to the planned development. It will cause major traffic congestion as proposal is for a mutli-family use development. Simply put there is not adequate infrastructure to support this development. Please do not approve this application. Thank you.
>
> Niamh Muir

Joey Winter <winterj@reno.gov>

Re: 204 Unit Project at N Hills Blvd and East Golden Valley Road

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 3:30 PM
To: D Pierce <dpierce.or@gmail.com>, Joey Winter <winterj@reno.gov>
Cc: RenoPlanningCommission@reno.gov

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 3:27 PM D Pierce <dpierce.or@gmail.com> wrote:

> Good Day,
>
> Regarding the 204+ unit project on 8+ acres planned for the intersection of North Hills Boulevard and East Golden Valley Road.
>
> I submit that you do not approve of this project. These compacted style low income apartment units are easy to loot and the high concentration of families in a small space make holding anyone accountable for crimes near impossible. We already have a crime problem in the valleys. We do not need more low income high crime areas. We also cannot afford even more compacted apartment buildings bringing thousands of more people to our already overtaxed roadways.
>
> If you do approve of any more housing developments, please be of high quality, traditional structures such as residential housing that will increase property values not destroy them.
>
> Thank you,
>
> D Pierce (North Valleys Resident)

Joey Winter <winterj@reno.gov>

Re: Possible 204 Unit Apartment Complex

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 5:04 PM
To: Myah Soto <msoto@nevada.unr.edu>, Joey Winter <winterj@reno.gov>
Cc: renoplanningcommission@reno.gov

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 5:01 PM Myah Soto <msoto@nevada.unr.edu> wrote:

> Good evening,
>
> As a resident who lives in Golden Valley, please not not build more apartments. Bring businesses instead not more places to live there is no room.
>
> **Thank you,**
>
> **Myah Soto, B.S.**
>
> Graduate Clinician
>
> Department of Speech Pathology and Audiology
>
> Phone: (775)303-3649
>
> Pronouns: She, Her
>
> https://med.unr.edu/
>
> --
> Myah C. Soto
> Speech Pathology and Audiology Student
> University of Nevada, Reno
> Phone: (775)303- 3648
> Email: msoto@nevada.unr.edu

Joey Winter <winterj@reno.gov>

Re: Apartments on W. Golden Valley

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 1:55 PM
To: VERONICA TALLARITI <flannelpjay@comcast.net>, Joey Winter <winterj@reno.gov>
Cc: "Renoplanningcommission@reno.gov" <Renoplanningcommission@reno.gov>

Good afternoon.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

Have a nice day.

On Thu, Nov 17, 2022 at 1:36 PM VERONICA TALLARITI <flannelpjay@comcast.net> wrote:

> I am writing to express my displeasure in the possibility of a 204 unit apartment complex in this area. The infrastructure cannot possibly support another 200 cars in the area. The traffic is horrendous as is. This is not a wise decision with the congestion and the new homes going up on Golden Valley Rd. Please take some time to go up there when the high school kids get out and the elementary kids get out. It's accidents waiting to happen, people cutting each other off to get in another lane, cars running red lights. It's a nice idea, but it's in the wrong place.
>
> Veronica Tallariti
> 7302 Overture Dr
> Reno. 88506

Joey Winter <winterj@reno.gov>

Re: Opposition To LDC23-00018

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 5:02 PM
To: Nate Tanner <nate@essentialcares.com>, Joey Winter <winterj@reno.gov>
Cc: "renoplanningcommission@reno.gov" <renoplanningcommission@reno.gov>

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:53 PM Nate Tanner <nate@essentialcares.com> wrote:

> Get Outlook for iOS
>
> ---
>
> **From:** Nate Tanner <nate@essentialcares.com>
> **Sent:** Thursday, November 17, 2022 4:50 PM
> **To:** renoplanningcommision@reno.gov <renoplanningcommision@reno.gov>
> **Subject:** RE: Opposition To LDC23-00018
>
> I am writing to you to express my opposition to LDC23-00018 (Aspire @ North Hills) for a 204 unit multi-family residential complex.
>
> The reasons to my opposition include, but are not limited to:
>
> 1. Current traffic flow issues are extreme. North Hills boulevard and Golden Valley Road are already extremely congested and no alternative routes exist to Lemmon Valley. This development would add exponentially to the problem.
> 2. North Valleys High School is the largest in the county now, extremely overcrowded, and this is causing issues, as well. Truancy and delinquency issues as well as additional traffic issues.
>
> Existing roads must be updated and expanded or new alternate routes must be built before even considering building more housing. Just 1/8 down the road there is a large development in process. Who is approving all of these developments without addressing traffic - or addresses but a decade after the housing goes in. Absolutely opposed to this development and the dire repercussions that will result.
>
> Nate Tanner
> Golden Valley Resident
> 775-338-0682
>
> Get Outlook for iOS

Joey Winter <winterj@reno.gov>

Re: Aspire @ North Hills | Objection

1 message

Michelle Fournier <fournierm@reno.gov> Thu, Nov 17, 2022 at 1:08 PM
To: Hailey Troyan <haileytroyan@gmail.com>
Cc: renoplanningcommission@reno.gov, Joey Winter <winterj@reno.gov>

Hailey,

Thank you for your comments. I just wanted to reach out and let you know this item was pulled from the Agenda. So it will not be heard tonight. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 12:57 PM Hailey Troyan <haileytroyan@gmail.com> wrote:

> To whom it may concern:
> My name is Hailey Troyan, I am a born and raised Reno, Nevada native. I would like to share my objection to the 204 unit multi-family complex that is possibly being built at the intersection of North Hills Blvd and Golden Valley.
>
> I was the first graduating class of North Valleys High School in 2003 and I love the valleys so much I purchased a home in Golden Valley in 2018. The roads and supporting infrastructure in Golden Valley have changed very little since that time; and we do not have the means to support this apartment complex, or all the other apartment complexes that are being shoved into the North Valleys. North Hills Blvd is a two lane road, and traffic getting in and out of Raley's is already a mess morning, noon, and night. To add 204 apartments (possibly 408 cars) to that mix does not seem logical to a person who drives on these roads every day.
>
> Our schools are packed, our stores are packed, our roads are packed and we just keep getting more apartments (which add to the schools, stores, and roads being packed) and warehouses (which add to the roads being packed). There are no new parks or community centers being built... Just apartments and warehouses.
>
> I feel like the powers that be see the North Valleys as the lower class, black sheep of our area. If you look at Spanish Springs they have TONS of stores, shopping, sit down restaurants, etc. Please reference Eagle Landing Plaza, Spanish Springs Town Centre, Spanish Springs Center, Sparks Galleria Shopping Center. North Valleys could have all the same luxuries of Spanish Springs IF someone would take a stand for the people who already live here and give us some businesses and infrastructure that would make our lives easier. Not more apartments to add more cars to our already packed roads and freeways.
>
> The North Valleys are a place I have grown up in and love very much. I beg the officials who are in charge to please put more stores, restaurants, parks, wider roads and freeways in place before we keep adding apartment complex after apartment complex.
>
> Thank you for your time and consideration,
> Hailey Troyan
> 775.830.2985
> haileytroyan@gmail.com

Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757625462)

1 message

Public Comment 10 <publiccomment10@reno.gov> Thu, Nov 17, 2022 at 4:11 PM
To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

---------- Forwarded message ---------
From: <publiccomment10@reno.gov>
Date: Thu, Nov 17, 2022 at 3:48 PM
Subject: Voice Message From: Cisco Unity Connection Messaging System (917757625462)
To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917757625462
Click to Call 917757625462

Hello, my name is Louise, Mike Deanda. I'm in the Golden Valley, I'm in Valley area, you guys are trying to build apartments by Burger King. I believe in the Golden Valley. We're already congested. We already have enough traffic. Just please stop building. More Apartments. It's getting congested about accents. Just we stopped building more apartment buildings in the Golden Valley. Lemon Valley area. Thank you. Bye.
(Transcription with medium confidence)

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VoiceMessage.wav
361K

Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757413895)

1 message

Public Comment 10 <publiccomment10@reno.gov> Thu, Nov 17, 2022 at 4:42 PM
To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

---------- Forwarded message ---------
From: <publiccomment10@reno.gov>
Date: Thu, Nov 17, 2022 at 4:33 PM
Subject: Voice Message From: Cisco Unity Connection Messaging System (917757413895)
To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917757413895
Click to Call 917757413895

Hello, I am Susan, Holt and I believe the project number is L. Dee C, 23 Dash, 000. 18 Aspire at North Hills. Please please do not build the tour and 4 unit apartment, complex, or homes in that area. We are too crowded out here in the North Please, please. Don't build it. Thank you for your time.
(Transcription with medium 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.

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230K

Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (915309331444)

1 message

Public Comment 10 <publiccomment10@reno.gov> Thu, Nov 17, 2022 at 5:15 PM
To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

---------- Forwarded message ---------
From: <publiccomment10@reno.gov>
Date: Thu, Nov 17, 2022 at 5:09 PM
Subject: Voice Message From: Cisco Unity Connection Messaging System (915309331444)
To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 915309331444
Click to Call 915309331444

Hi. My name is Richard Williams? I live in the North Valley and I'm calling to Request that you folks do not approve the 204 unit apartment complex on North Hills and East Golden Valley Road. There is absolutely no way on the face of this planet that this area can handle that much more traffic on 395 North and it's, there's no way there's no way. Okay, that's my public opinion. Thank you.
(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
280K

Joey Winter <winterj@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917754092956)

1 message

Public Comment 10 <publiccomment10@reno.gov> Thu, Nov 17, 2022 at 5:23 PM
To: RenoPlanningCommission@reno.gov, Joey Winter <winterj@reno.gov>

for LDC23-00018

---------- Forwarded message ---------
From: <publiccomment10@reno.gov>
Date: Thu, Nov 17, 2022 at 5:14 PM
Subject: Voice Message From: Cisco Unity Connection Messaging System (917754092956)
To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917754092956
Click to Call 917754092956

Hi, my name is Veronica Rivera and I'm calling in regards to project LBC to 300-0118. That's fire at North Hills and it's a 204 unit multi family residential development that I am opposing 2 because we have a lot of traffic here in Golden Valley already. And our elementary school is over populated so I completely opposed to these apartments being built in this neighborhood. If you have any questions, please reach me at 775-409-2956. Thank you.
(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
350K

Joey Winter <winterj@reno.gov>

RE: 204 Unit Apt Complex in Golden Valley, next to the Burger King

1 message

Debbie Young <nvdebs@charter.net> Thu, Nov 17, 2022 at 5:17 PM
To: Michelle Fournier <fournierm@reno.gov>, Joey Winter <winterj@reno.gov>
Cc: "RenoPlanningCommission@reno.gov" <RenoPlanningCommission@reno.gov>

Thank you!

Sent from Mail for Windows

From: Michelle Fournier
Sent: Thursday, November 17, 2022 5:05 PM
To: Debbie Young; Joey Winter
Cc: RenoPlanningCommission@reno.gov
Subject: Re: 204 Unit Apt Complex in Golden Valley, next to the Burger King

Good evening.

Thank you for your comments. I just wanted to reach out to let you know this item was pulled from the agenda. It will be renoticed for a later date. Your comments have been logged and are part of the public record.

On Thu, Nov 17, 2022 at 4:59 PM Debbie Young <nvdebs@charter.net> wrote:

> Hello,
>
> I have lived in the North Valleys for 25 years now, and this uncontrolled housing needs to be stopped. I believe a moratorium should be in effect until the proper infrastructure is in place! Hwy 395 needs to widen a lane in both directions to at least Stead. At the minimum.
>
> This has to stop!!
>
> Thank you,
>
> Debbie Young
>
> Golden Valley