

Which Category Describes You NAB Member

Case Number LDC23-00036

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

NAB Member Comment Form

Ward Number Ward Five (Neoma Jardon)

Full Name Gary Cecil

Contact Email garycecil621@msn.com

Contact Phone Number 9166079556

Compatibility of proposal with surrounding area. The activities of the First Congregational Church have been on-going since its establishment in the 1950s. Our ward 5 NAB previously responded positively to their earlier application to start a Kindergarten through grade three Montessori School. This current application is to change the zoning to PF so that a pre-school/day care can be added. The same concerns our NAB expressed earlier are added to by this current application and relate mostly to traffic and related public safety issues.

Traffic impacts & pedestrian safety. While no educated estimate of additional traffic related to dropping off/picking up children was presented, it is clear that the Pre-school through grade 3 school will significantly add to cars in and out of the property. It would be helpful to have a traffic study to quantify and evaluate the impacts on the surrounding residential neighborhoods. Also, as there may be children walking to and from school, some evaluation of the adequacy of the sidewalks and other safety control elements (like: stop signs, sidewalks, road width, etc.) are recommended.

Environmental impacts. High density auto emissions during drop off and pick up of children. Also, an increase in noise for adjacent residences during school hours.

Leave other comments on this case here. In general, as I was with the prior CUP application, I am in support of this zoning change request. I understand why it is necessary to allow pre-school/day care activities in the Church's buildings. Our NAB heard some public comments from nearby residents. While they get along well with the Church and respect the work it does, they are also nervous about a school starting. They also expressed concerns whether the zoning change from

SF8 to Public Facilities might open up a pandora's box in that other, non-residential activities might then be allowed. One resident specifically asked whether the Church Pastor expected the new school to be within the current buildings, or whether there might be new buildings added in the future. While nobody can answer that with certainty, I would respectfully recommend that the eventual CUP have conditions that will set expectations that the applicant will control traffic, ensure all elements of public safety, mitigate noise, and ensure adequate public notice is given should further building be planned.

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FEB. 20, 2023

CITY OF RENO-PLANNING DIVISION

ATTN: JASON GARCIA-LOBUE

P.O. Box 1900

RENO, NV 89505

RECEIVED

FEB 28 2023

CITY OF RENO
Community Development Dept.

DEAR MR. LOBUE:

I TOTALLY OBJECT TO "FIRST CONGREGATION CHURCH" ZONING
AMENDMENT-LDC23-0036.

THE NEIGHBORHOOD NEEDS TO STAY AS IS. WE HAVE ENOUGH
RIFF-RAFF MOVING IN AND OUT AND RUNNING DOWN THE NEIGHBORHOOD.
BECAUSE OWNERS HAVE HOMES+RENTALS.

Sincerely

Sandra Espinalde

PARCEL: 006-061-03



Leah Brock <brockl@reno.gov>

Fwd: External - Ldc23-00036

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 9:12 AM

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

From: **brett barry** <troutbarry@gmail.com>
Date: Wed, Mar 1, 2023 at 9:10 AM
Subject: External - Ldc23-00036
To: <renoplanningcommission@reno.gov>

We live at 560 Sunnyside. We are in opposition to this change in zoning. We moved to this neighborhood for it's residential character. This zoning change could change the essence of our neighborhood. We support the community and supported the new Montessori school at the church. However changing the zoning for 120 more cars a day is not in the best interest of the area. To get out already is a challenge with Keystone. The left turn i to the area is already precarious. Keystone and Novelty do not have the infrastructure to support more traffic making these turns. School children already walk to the elementary school on ovelly and middle school clayton without sidewalks. This change would add to the danger. Please do not make the zoning change.

Brett Barry

--

**Jim Umbach**[\(He/Him/His\)](#)*Planning Technician*

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

775-334-2309 (o)

775-741-3279 (c)

umbachj@reno.gov

1 E. First St., 2nd Floor, Reno, NV 89505

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Email Address	stosicbills@gmail.com
Your Name (First and Last)	Kelly Bruskotter and Kris Stosic
Address	590 Sunnyside Dr, Reno 89503
Phone Number	775-636-2600
Planning Commission Meeting Date	03/01/2023
Agenda Item or Case Number	LDC23-00036
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	<p>We are opposed to this proposed zoning change.</p> <ul style="list-style-type: none"> - Increased traffic to an already busy street. There are many families and dog walkers that could be put at risk. We do not currently have sidewalks on both sides of the street, and we do not have any sidewalks on the adjacent portion of Novelly. Increased traffic can mean increased accidents and harm to pedestrians. - Increased traffic also means reduced homeowner parking. - Increased traffic also causes increased difficulties exiting on to Keystone, which is already difficult at times of high traffic.
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	Yes

**subsequently
exempted from public
inspection.**

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

Yes

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Email Address genecasci@gmail.com

Your Name (First and Last) Gene Casci

Address 470 Sunnyside Dr

Planning Commission Meeting Date 03/01/2023

Agenda Item or Case Number LDC23-00036

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

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

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

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Email Address jcavilia7@gmail.com

Your Name (First and Last) Jeanne Cavilia

Address 1031 Novelty Dr

Phone Number 7758482153

Planning Commission Meeting Date 03/01/2023

Agenda Item or Case Number LDC23-00036

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

Your Comment This size of the school proposed would cause too much traffic congestion on small residential streets on a daily basis.

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 Yes

**additional information,
please refer to the
agenda for today's
meeting.**

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Leah Brock <brockl@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917757474208)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Wed, Mar 1, 2023 at 5:05 PM

To: RenoPlanningCommission@reno.gov, Leah Brock <brockl@reno.gov>

This voicemail is for LDC23-00036.

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

From: <publiccomment10@reno.gov>

Date: Wed, Mar 1, 2023 at 11:58 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917757474208)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917757474208

Click to Call 917757474208

My name is Bob Cooper. I live it, 455 Sunnyside Drive Reno, Nevada. I'm calling concerning the map Amendment on LDC. 23 Dash 00036 First. Congregational Church zoning map amended I am calling to express our opposition to this amendment change. Thank you very much, bye.

(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.

**VoiceMessage.wav**

281K

Which Category Describes You	Citizen
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Case Number	LDC23-00036
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Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	Yes
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Citizen General Public Comment Form

Full Name	Chris Feist
------------------	-------------

Contact Email	Scoutleg357@gmail.com
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Contact Phone Number	7758302533
-----------------------------	------------

Position	In Opposition
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Leave comments on this case here.	I really hope this doesn't get approved.
--	--

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These messages are not added in the [premium version](#).

Email Address rodhalecky@gmail.com

Your Name (First and Last) Roderic Halecky

Address 310 Sunnyside Dr

Planning Commission Meeting Date 03/01/2023

Agenda Item or Case Number LDC23-00036

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

Your Comment

To: Reno Planning Commission Members
Fr: Rod and Stacey Halecky
Dear Planning Commission Members,
We are long-time homeowners living at 310 Sunnyside Drive and will be directly impacted, negatively, by the rezoning of the church property from SF-8 to Public Facilities use. The proposed change represents a significant departure from the single family-oriented nature of the neighborhood. This change will also set a precedent for future re-zonings to be approved in our area.
Having ourselves been local parents and now grandparents, we understand and appreciate the need for preschool services in our growing community. The Sunnyside church has, commendably, facilitated various children's education and care services over the years. However, these have been of limited, appropriate size with minimal impact to our neighborhood. Such is the case presently and it is acceptable and feasible. However, what is being proposed now is a potential more than quadrupling of the numbers.
Consequently, of greatest concern is the negative impact the project will have upon the traffic on our street. Sunnyside Drive serves as the main arterial from the church to Keystone Avenue. It is also the arterial for most of the Royal Heights development to Keystone. Since the City's reduction of Keystone to one lane in both directions we are already experiencing cars "backed up" our street at peak traffic times attempting to access Keystone. A possible 100 more cars twice each day at those peak times will only exacerbate the problem for the existing residents and be a source of frustration for the new users.
Please vote to maintain the quality and functionality of our SF-8 neighborhood for our residents by opposing this zoning map amendment.
Thank you.

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

Yes

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

Yes

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Leah Brock <brockl@reno.gov>

Fwd: External - NO on LDC23-00036 Zoning Map Amendment

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 11:18 AM

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

From: **Rod Halecky** <rodhalecky@gmail.com>
Date: Wed, Mar 1, 2023 at 10:42 AM
Subject: External - NO on LDC23-00036 Zoning Map Amendment
To: <RenoPlanningCommission@reno.gov>

To: Reno Planning Commission Members
Fr: Rod and Stacey Halecky

Dear Planning Commission Members,

We are long-time homeowners living at 310 Sunnyside Drive and will be directly impacted, negatively, by the rezoning of the church property from SF-8 to Public Facilities use.

The proposed change represents a significant departure from the single family-oriented nature of the neighborhood. This change will also set a precedent for future rezonings to be approved in our area.

Having ourselves been local parents and now grandparents, we understand and appreciate the need for preschool services in our growing community. The Sunnyside church has, laudably, facilitated various children's education and care services over the years. However, these have been of limited, appropriate size with minimal impact to our neighborhood. Such is the case presently and it is acceptable and feasible. However, what is being proposed now is a potential more than quadrupling of the numbers.

Consequently, of greatest concern is the negative impact the project will have upon the traffic on our street. Sunnyside Drive serves as the main arterial from the church to Keystone Avenue. It is also the arterial for most of the Royal Heights development to Keystone. Since the City's reduction of Keystone to one lane in both directions we are already experiencing cars "backed up" our street at peak traffic times attempting to access Keystone. A possible 100 more cars twice each day at those peak times will only exacerbate the problem for the existing residents and be a source of frustration for the new users.

Please vote to maintain the quality and functionality of our SF-8 neighborhood for our residents by voting NO on this zoning map amendment.

Thank you,

Rod and Stacey Halecky
310 Sunnyside Drive
Reno, NV. 89503

--



Jim Umbach

[\(He/Him/His\)](#)

Planning Technician

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

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Leah Brock <brockl@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (917758434188)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Wed, Mar 1, 2023 at 5:08 PM

To: RenoPlanningCommission@reno.gov, Leah Brock <brockl@reno.gov>

This voicemail is for LDC23-00036.

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

From: <publiccomment10@reno.gov>

Date: Wed, Mar 1, 2023 at 4:41 PM

Subject: Voice Message From: Cisco Unity Connection Messaging System (917758434188)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 917758434188

Click to Call 917758434188

Hello, I'm calling in reference to case number. L, d c. 23 Dash 00036 First, Congregational Church zoning map Amendment. My name is Susan Hastings and I own and live at The Residence at 10170 Valley Drive. It's just down from the intersection of know, Valley and sunny side and at the intersection of Mallard place and no Valley Drive. Historically, the FCC says that it was located here in 1959 and the neighborhood group around it, that's not true. Many of the houses in this neighborhood, we're built before World War Two and a house, right? Across your name was built in 1957. I have lived here for 4/30 years and I'm not aware of that. They say that they're a neighborhood church, I'm not aware of them ever, reaching out to the neighborhood. And I've had No contact with them, except to complain about their parishioner speeding up and down the Valley Drive to no avail. I might add they want to establish a school there, but they have had a school there in the past and we got it shut down because they're excess sewage was leaking into the storm drains to my knowledge. They have not been able to correct that Let's talk about the the traffic, it's no Valley. Drive is a short Street between University Terrace in Sunnyside. It is not a straight Street. You do not have clear sight distance for more than about 30 or 4 yards. There are virtually no sidewalks and no parking lines and you will find cars parked on both sides of the street frequently aware. When meeting oncoming traffic one has to pull over into an empty space to all traffic the past. And yet people seem to think Noe Valley Drive and and now and sunny side of the Reno Grand Prix. The speed limit is 25 miles per hour. Much of the traffic is going either to church or Elm Crest School. Parents racing to drop off the kids racing to get home and so on so forth. In the past, I have tried to get speed bumps put in to. No avail. I've tried to get a speed limit, reduce didn't work. I've had our PD out here, instead next to them or cars. We're going by 30 miles per hour to go get them and they said, no, we have to give them 5. Seriously. In addition the in there right up to the church stress the fact that they said they would not impact traffic. They said 20 cars, they come in 20 cars in. Well, you know what happens after they're in there, just Good after 20 cars in a 20 cars out, that's twice a day. That's 40 cards, but between Sunnyside, that's 40 cars for no Valium. 40 cars 1st Sunnyside. Please do not approve this change.

(Transcription with high confidence)

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**VoiceMessage.wav**

1405K



Leah Brock <brockl@reno.gov>

Fwd: ONENV feedback from Susan C Hastings

1 message

Reno Direct <renodirect@reno.gov>

Tue, Feb 14, 2023 at 8:05 AM

To: Leah Brock <brockl@reno.gov>

Hello,

We received this email and wanted to forward it for awareness.

Thank you.

Thank you for contacting Reno Direct!

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

Reno DIRECT is available 24 hours a day on our website at reno.gov. Find information and submit service requests any time!

PUBLIC RECORDS NOTICE: In accordance with NRS Chapter 239, this email, responses, and all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction.

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

From: <sustings@gmail.com>

Date: Mon, Feb 13, 2023 at 10:25 PM

Subject: ONENV feedback from Susan C Hastings

To: <renodirect@reno.gov>

This church seems determined to ruin this neighborhood. They already cause traffic problems which will be worse once they get the school going that they got approved. Now they want to change the zoning to public? WHY? Just who do they think they are? And if this change happens what will happen next? Some developer will come in and start demolishing houses to do what? Build some resort or condos, or a casino? THEY DO NOT OWN THIS NEIGHBORHOOD WHICH HAS EXISTED FOR PROBABLY 75 YEARS SO THEY CAN RUIN IT FOR THEIR OWN SELF SERVING AND RUINOUS ENDS. PLEASE DO NOT LET THEM DO THIS!!!! I have called and left a message for Leah Brock asking her to call me and she has not.

Phone: 7757460233 From: sustings@gmail.com Requested: February 13, 2023 at 10:25PM Yes, wants to be contacted
RenoMozilla/5.0 (Windows NT 10.0; Win64; x64) AppleWebKit/537.36 (KHTML, like Gecko) Chrome/109.0.0.0 Safari/537.36

Email Address kfmathisen@yahoo.com

Your Name (First and Last) Kimberly Mathisen

Address 530 Sunnyside Dr

Planning Commission Meeting Date 03/01/2023

Agenda Item or Case Number LDC23-00036

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 strongly oppose the rezoning of the First Congregational Church on Sunnyside Dr. I am a resident on Sunnyside Drive. As an elementary school educator, I understand the need for quality daycare in Reno, but this street cannot accommodate the large numbers that are being proposed. It is difficult, especially during the morning commute, turn onto Keystone from Sunnyside and Novelly Drive due to increased traffic from the recent lane changes made to Keystone. Adding over 100 more cars to this congestion is untenable. In addition, my neighbors and I have spoken to the church several times over the years about cars that continually speed down Sunnyside to the church. We have expressed our concerns about this to the City as well. More cars will only add to this problem. I understand that a small school will be opening in the near future at the church. This seems like a reasonable compromise for this neighborhood, but re-zoning for facilities with over 100 students is not a good plan for this area. Again, I strongly oppose this proposal. Thank you for your time. Kimberly Mathisen

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, Yes

**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"
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meeting.**

Yes

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Leah Brock <brockl@reno.gov>

Fwd: New form response notification

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 1:03 PM

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

From: **Public Comment** <publiccomment@reno.gov>
Date: Wed, Mar 1, 2023 at 12:46 PM
Subject: Fwd: New form response notification
To: <RenoPlanningCommission@reno.gov>

For tonight's meeting.

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

From: **Reno City Council Online Public Comment Received** <cityclerk@reno.gov>
Date: Wed, Mar 1, 2023 at 12:16 PM
Subject: New form response notification
To: <publiccomment@reno.gov>

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

Your Name (First and Last)	Cecelia M Pearce
Email Address	bob.pearce@att.net
Address	511 Sunnyside Dr
Phone Number	7757470808
Which City of Reno Ward do you reside?	Ward 5
Council Meeting Date	Mar 01, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	Rezoning of First Congregational Church Zoning Map Amendment
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Your Comment	This is a residential neighborhood with enough traffic now without additional cars and people. Sunnyside Dr. is used as a pass-through street from Elmcrest to

Royal Dr. area. We have lots of walkers with dogs that use the limited sidewalks and the street.

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



Jim Umbach

[\(He/Him/His\)](#)

Planning Technician

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

775-334-2309 (o)

775-741-3279 (c)

umbachj@reno.gov

1 E. First St., 2nd Floor, Reno, NV 89505

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Leah Brock <brockl@reno.gov>

Fwd: New form response notification

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 1:03 PM

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

From: **Public Comment** <publiccomment@reno.gov>
Date: Wed, Mar 1, 2023 at 12:44 PM
Subject: Fwd: New form response notification
To: <RenoPlanningCommission@reno.gov>

For tonight's meeting.

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

From: **Reno City Council Online Public Comment Received** <cityclerk@reno.gov>
Date: Wed, Mar 1, 2023 at 12:03 PM
Subject: New form response notification
To: <publiccomment@reno.gov>

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

Your Name (First and Last)	Anne Pinkerton
Email Address	annavedo@yahoo.co
Address	50 Irving Park Cir
Phone Number	7752259462
Which City of Reno Ward do you reside?	Ward 5
Council Meeting Date	Mar 01, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	Planning commission
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Your Comment	Much due diligence must be taken to ensure the residents are not negatively impacted by zoning changes. Traffic volume in small residential areas cannot help

but impact our quality of life. Zoning changes can be interpreted broadly and can be a hazard to our way of life. We chose to live here for a reason!

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

No

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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



Jim Umbach

[\(He/Him/His\)](#)

Planning Technician

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

775-334-2309 (o)

775-741-3279 (c)

umbachj@reno.gov

1 E. First St., 2nd Floor, Reno, NV 89505

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Email Address	scissors27@charter.net
Your Name (First and Last)	Tawnya Renwick
Address	90 Irving Park Circle
Phone Number	775-722-1170
Planning Commission Meeting Date	03/01/1923
Agenda Item or Case Number	School planned for sunnyside drive
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
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	Yes

**agenda for today's
meeting.**

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Email Address	jetreno77@gmail.com
Your Name (First and Last)	Jim Walker
Address	30 Irving Park Circle
Phone Number	7756915133
If you are representing someone other than yourself, please indicate who you are representing.	Self
Planning Commission Meeting Date	03/01/2023
Agenda Item or Case Number	LDC23-00036
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Opposition
Your Comment	Why not grant a special use permit to allow pre-school children rather than change the entire zoning which allows a multitude of other non-related uses.
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	Yes

exempted from public inspection.

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

Yes

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Leah Brock <brockl@reno.gov>

Fwd: New form response notification

1 message

Jim Umbach <umbachj@reno.gov>
To: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 1:03 PM

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

From: **Public Comment** <publiccomment@reno.gov>
Date: Wed, Mar 1, 2023 at 12:45 PM
Subject: Fwd: New form response notification
To: <RenoPlanningCommission@reno.gov>

For tonight's meeting.

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

From: **Reno City Council Online Public Comment Received** <cityclerk@reno.gov>
Date: Wed, Mar 1, 2023 at 12:14 PM
Subject: New form response notification
To: <publiccomment@reno.gov>

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

Your Name (First and Last)	ROBIN WALKER
Email Address	robinwalker2009@gmail.com
Address	30 IRVING PARK CIR
Phone Number	7756915132
Which City of Reno Ward do you reside?	Ward 5
Council Meeting Date	Mar 01, 2023
Do you wish to speak in person at the meeting?	No (Digital comment only)
Agenda Item	Planning Commission
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Your Comment	We oppose the zoning map amendment from Single Family Residential at Sunnyside Drive and Novelty Drive. After Keystone Avenue was reduced to one lane it is incredibly difficult in the morning already with the current traffic to get out of our neighborhood. Increasing traffic with this new project will make it absolutely

impossible to navigate. In addition, we are unsure rezoning in a residential neighborhood is prudent as it opens the door to more industry that is not suitable for a neighborhood.

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



Jim Umbach

([He/Him/His](#))

Planning Technician

Development Services Department

Working Hours: Mon/Wed/Thu/Fri 7:00 a.m. to 5:30 p.m.

775-334-2309 (o)

775-741-3279 (c)

umbachj@reno.gov

1 E. First St., 2nd Floor, Reno, NV 89505

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Leah Brock <brockl@reno.gov>

Fwd: External - Proposed zoning change for First Congregational Church of Reno 627 Sunnyside Dr Reno, NV

3 messages

Melanie Jackson-Couch <jacksoncouchm@reno.gov>

Wed, Mar 1, 2023 at 1:49 PM

To: Leah Brock <brockl@reno.gov>, Michelle Fournier <fournierm@reno.gov>

Good afternoon Leah and Michelle,

Looks like this is a comment letter for First Congregational Church.

Thanks,



Melanie Jackson
 Assistant Planner
 Planning Department
 775-657-4783 (o) or 775-741-3575 (c)
jacksoncouchm@Reno.Gov
 1 E. First St., Reno, NV 89501

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

Please be advised that my working hours are as follows:

Mon-Fri - 8:00 am to 4:30 pm

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

From: **Pamela Young** <rottlover@me.com>

Date: Tue, Feb 28, 2023 at 1:52 PM

Subject: External - Proposed zoning change for First Congregational Church of Reno [627 Sunnyside Dr Reno, NV](#)To: jacksoncouchm@reno.gov <jacksoncouchm@reno.gov>

Hi Melanie,

My husband and I live at [1079 Novelly Dr, Reno, NV](#). We have lived here since 1987. The application states the church opened in 1959. "The COB was established several years before the neighborhood was built around it." I am not sure exactly what this means but our house was built in 1957 as were the two other brick houses built by Mr Novelly that are on our corner. The application makes it sound like the church was here first and for some reason that gives them an edge. I don't think this is true.

I also have a copy of the CCNR's for this Clearview Height Subdivision from 1946. Is the church property actually a part of the Clearview Height Subdivision? It looks like it to me. There are several families who signed this CCNR that are still living here: Rose, Aramini, Cavilia, and Capurro. I don't know if these CCNRs mean now do you? It is interesting that the CCNRs specifically state no churches or schools!

My issues with this zone change are:

1. It was just in August 2022 they requested a CUP for 24 school aged children to learn at the facility which passed. Now in February 2023 they are asking to essentially expand. When does this stop?

2. Traffic is a big concern. The application states only 20 more vehicles in one day. My math figures at least 80 more cars driving by per day in addition to the traffic we already have. (Morning drop off and leaving, afternoon pickup and leaving).
3. Novelly Dr and Mallard Place do not have sidewalks. A lot of people walk in this neighborhood and it is dangerous with no sidewalks.
4. People also drive fast especially coming down the hill on Novelly Dr. We need speed bumps on Novelly Dr and Sunnyside Dr now. Additional traffic will only make walking more dangerous.

I am concerned about these zoning changes as I have experience with eminent domain in the 1980s. My grandparents had a nice brick home on 12th and C Street in Sparks which is now under the Sparks Movie Theater. It was an eminent domain situation and it was awful for my family and that neighborhood. Do they really think that rat nest of apartments there now is better than a quiet older neighborhood?

If you have any suggestions for us, please let me know. Thank you for listening.

William and Pamela Young

[1079 Novelly Dr](#)

Reno, NV 89503

775-747-6151

rottlover@me.com

Michelle Fournier <fournierm@reno.gov>

To: Melanie Jackson-Couch <jacksoncouchm@reno.gov>

Cc: Leah Brock <brockl@reno.gov>

Wed, Mar 1, 2023 at 1:53 PM

Thank you. I forwarded this to the Planning Commission.

[Quoted text hidden]

--

Michelle Fournier

Administrative Secretary

Community Development Department

(775) 334-2042

[1 East First Street, 2nd Floor](#)

Reno, NV 89501

Leah Brock <brockl@reno.gov>

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

Wed, Mar 1, 2023 at 2:15 PM

[Quoted text hidden]

--



Leah Brock

(She/Her/Hers)

Associate Planner

Development Services

775-334-2178 (o) 775-870-5531 (c)

Brockl@Reno.Gov

1 E. First St., Reno, NV 89505

[Quoted text hidden]

Which Category Describes You	Citizen
-------------------------------------	---------

Case Number	Ma
--------------------	----

Do you wish to opt-in to receive Reno Connect Development Project email newsletters?	No
---	----

Citizen General Public Comment Form

Full Name	Alicia Fick
------------------	-------------

Contact Email	Sawfick@gmail.com
----------------------	-------------------

Contact Phone Number	206-462-2947
-----------------------------	--------------

Position	In Support
-----------------	------------

Leave comments on this case here.	We are very excited about Desert Peach Montessori school and the need for broader education options is great.
--	---

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Leah Brock <brockl@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (913196105245)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Wed, Mar 1, 2023 at 5:04 PM

To: RenoPlanningCommission@reno.gov, Leah Brock <brockl@reno.gov>

This voicemail is for LDC23-00036.

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

From: <publiccomment10@reno.gov>

Date: Wed, Mar 1, 2023 at 9:47 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (913196105245)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 913196105245

Click to Call 913196105245

Yes, good morning. I left a very brief message earlier. Didn't come close to my 3 minute. My name is Scott Hudson. I own the house at 620 Sunnyside Drive. Next door to the church next door to the First Congregational Church with their zoning map Amendment. It's a l d, c 230-0036, you know, we are very supportive of the church there. Like I said before, they're excellent neighbors. I'm calling from Cedar Falls Iowa right now where we live part time and we live part time in our Reno house. The church is an excellent neighbor. We're fully supportive of the project, my wife had only one concern and and that would be, if there was going to be sidewalk, you know, cutting into the Landscaping, on our side of the street. And, and so that, that's our only concern, the church has a lot of community service with the Alcoholics Anonymous, and there's already, you know, some some smaller scale childcare going on there. There there there a wonderful church and and we fully support them in. So anyhow, that's it. Thank you very much. Bye bye.

(Transcription with high confidence)

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**VoiceMessage.wav**

547K



Leah Brock <brockl@reno.gov>

Fwd: Voice Message From: Cisco Unity Connection Messaging System (913196105245)

1 message

Public Comment 10 <publiccomment10@reno.gov>

Wed, Mar 1, 2023 at 5:03 PM

To: RenoPlanningCommission@reno.gov, Leah Brock <brockl@reno.gov>

Good evening,

This voicemail is for LDC23-00036.

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

From: <publiccomment10@reno.gov>

Date: Wed, Mar 1, 2023 at 8:51 AM

Subject: Voice Message From: Cisco Unity Connection Messaging System (913196105245)

To: <publiccomment10@reno.gov>

Voice Message delivered by Donoma Unify

From: 913196105245

Click to Call 913196105245

Yes, good morning. My name is Scott Hudson and I own the the last house before the First Congressional Church on Sunset Drive at 620 Sunnyside Drive. I'm calling in regards to the, to the, the zoning map Amendment LDC to 3 /. 00036 the First Congressional Church zoning map Amendment, my wife, and I had talked about last night, we we both regard the church as as an excellent neighbor, they're friends of ours. We do the pastor Kate, lamberson and and they are they've been just a fantastic neighbor. And so we have no opposition. We fully support the all of the community service at the church. Does there a wonderful church? And so that that's our opinion from 620 Sunnyside. Thank you, bye.

(Transcription with medium confidence)

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**VoiceMessage.wav**

420K

Email Address	revkatelambertson@gmail.com
Your Name (First and Last)	Katherine Lambertson
Address	1570 Southview Dr., Sparks, NV 88436
Phone Number	8128903895
If you are representing someone other than yourself, please indicate who you are representing.	First Congregational Church of Reno
Planning Commission Meeting Date	03/01/2023
Agenda Item or Case Number	LDC2300036
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	In Favor
Your Comment	I am very much in favor of rezoning First Congregational Church of Reno so that Desert Peach Montessori School would have the ability to offer preschool for the surrounding area. Quality Preschools in Reno are few and far between and their creation must be a priority for Reno/Sparks. There is no viable reason that this rezoning not to granted. This rezoning would benefit the children and families of Reno!
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	Yes

not be maintained in a confidential manner, or subsequently exempted from public inspection.

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Email Address kelsterle@gmail.com

Your Name (First and Last) Kelley Sterle

Address 1130 Bon Rea Way 89503

Phone Number 7752295993

Planning Commission Meeting Date 03/01/2023

Agenda Item or Case Number LDC23-00036

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

In Favor

Your Comment

I am writing to the City of Reno to let you know that Desert Peach Montessori could be one of the best things to come to the neighborhood. We are so thrilled the courageous owners have embarked on the journey to bring more education options and instill the traditions of Montessori. We are planning to support the school from that start and intend to send our daughter in Fall 2023. Please consider the rezoning as necessary to make this dream come true for parents and children in the 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 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

Yes

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