

3-22-2023 - Reno City Council Meeting - Item #C.2 LDC23-00036 (First Congregational Church ZMA)

[illegible]

2 March 2023

To: Reno Planning Division  
Attn: Jason Garcia - LoBue  
P.O. Box 1900  
Reno, NV 89505

Dear Mr. Garcia - LoBue,

the announcement of the March 1, 2023  
public hearing re LDC 23-00036 (First Congregational  
Church Zoning Plan Amendment) reached me too  
late for me to respond in time!

If it is an ongoing, undecided situation, please  
consider my vote to deny an increase of density  
for this site. My brother, who lives in our University  
Terrace property and my sister, a Nevada resident  
and I wish for no increase in housing units  
on the above mentioned property.

Thank you for your  
consideration!

Anna T. Siig  
695 So. H St.  
Livermore, CA 94550  
925-518-1755



## New form response notification

1 message

**Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Sat, Mar 18, 2023 at 6:24 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Denise Rubinfeld
<b>Email Address</b>	<a href="mailto:Deniserubinfeld@gmail.com">Deniserubinfeld@gmail.com</a>
<b>Address</b>	<a href="#">1705 Elmcrest Drive</a>
<b>Phone Number</b>	4159404661
<b>Which City of Reno Ward do you reside?</b>	Ward 5
<b>Council Meeting Date</b>	Mar 22, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	Case No. LDC23-00036 First Congregational Church Zoning Map Amendment
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In favor
<b>Your Comment</b>	<p>I have lived in my home within 750 feet of this proposed amendment for eight years. I am invested in this neighborhood and hope to send my son to the school at this church when it is operational. Therefore, I fully support this zoning change.</p> <p>I want to briefly explain why this change will improve this neighborhood and the lives of many of its residents. I live with my husband and three year old son. We currently drive 30 minutes round trip to a preschool in central Reno. We do this because it is a high quality program and closer ones have a several year waitlist. The commute to our current school means that we have made sacrifices in our professional lives (shorter working hours) and spent a LOT on gas.</p> <p>I dream of having my son attend a high quality school within walking distance, and with kids in this neighborhood. Convenient, affordable childcare allows me to my work of providing healthcare to Reno's residents, pursue my professional goals, and help support my family. Available high quality childcare makes a neighborhood more desirable. It also supports the parents of young children who struggle with a 33% deficit in early childhood</p>

education locally. Our options are few, and we need more. I completely understand many residents' concern about the zoning change. They worry that the church will be sold and used for commercial purposes. They also worry that this will set a precedent and bring forth more zoning changes to our quiet neighborhood. I recognize these are possibilities, but they are not imminent. I don't imagine the church is selling anytime soon, and I doubt anyone really wants to put their business at the end of a quiet residential street. Meanwhile, there is an immediate need for high quality preschool and elementary school options in this neighborhood. Using my family as an example- before this school began to take shape, we were seriously considering moving out of the neighborhood and into a house closer to our current preschool and in a better school district. We would have rented out our current home. This change allows us to stay in this neighborhood. It allows us to maintain the community ties we have created here in early parenthood. Additionally, it means that we are not renting out our house and moving. I know this pleases those homeowners around us who have been here for a long time and want the homes in the area to be cared for in the way that homeowners care for properties. To maintain healthy and well maintained neighborhoods, we need to support families. Childcare is an integral part of this process. In closing, I support whatever zoning change needs to happen to allow Desert Peach Montessori to open. I believe that no decision is perfect— all carry risk of change. However, in my view, the immediate need for safe, local childcare outweighs theoretical concerns about issues resulting from this zoning change in the future. Thank you for reading, and feel free to contact me with any questions or concerns.

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

Yes

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

Yes

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

Yes





Public Comment <publiccomment@reno.gov>

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## External - Childcare Center Case No. LCD23-00036 First Congressional Church Zoning Map

1 message

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**Elise Richey** <elisesprite@gmail.com>

Thu, Mar 16, 2023 at 9:01  
AM

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

Hello, this is my public comment on this case:

**Per Case LCD23-00036 zoning map changes for the church:**

I strongly disagree with adding a childcare center or changing the zoning for my neighborhood.

I do not want a childcare center or my single-family neighborhood to change. We don't want to traffic or zoning changes. I vote No! A future childcare facility is prohibited in the SF-8 zone and should remain so.

Regards,  
Elise Richey  
Home owner within 750 feet



## New form response notification

1 message

**Reno City Council Online Public Comment Received** <cityclerk@reno.gov>

Sun, Mar 19, 2023 at 3:50 PM

Reply-To: cityclerk@reno.gov

To: publiccomment@reno.gov

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

<b>Your Name (First and Last)</b>	Karren Smith
<b>Email Address</b>	<a href="mailto:karrisma@sbcglobal.net">karrisma@sbcglobal.net</a>
<b>Address</b>	<a href="#">430 Sunnyside Dr</a> Reno, Nv 89503
<b>Phone Number</b>	7757463285
<b>Which City of Reno Ward do you reside?</b>	Ward 5
<b>Council Meeting Date</b>	Mar 22, 2023
<b>Do you wish to speak in person at the meeting?</b>	No (Digital comment only)
<b>Agenda Item</b>	LDC23-00036 First Congregational Church Zoning
<b>Please state if you are in favor or in opposition of the agenda item in which you are commenting:</b>	In opposition
<b>Your Comment</b>	<p>I would ask the Council to postpone any decision on this matter until the Church &amp; the neighborhood can pursue alternative solutions to the zoning change, enabling the Church to have a small day care center without opening the door to future development that a zoning change might allow. Perhaps a conditional permit for the center would be appropriate at this time. I am certain there are provisions in the planning process that allow for such situations. PLEASE do not grant the zoning change at this time.</p>
<b>Do you wish to sign-up for Reno Connect e-newsletters?</b>	Yes
<b>By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into</b>	Yes

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

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

Yes





Public Comment <publiccomment@reno.gov>

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## External - Comment re: March 22 meeting case no. Ldc23-00036

1 message

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**Tracy Moore** <zenboy27@hotmail.com>

Tue, Mar 14, 2023 at  
4:13 PM

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

As a nearby neighbor to the First Congregational Church on sunnyside drive, i must join my neighbors in voicing my opposition to the zoning map amendment. It's too drastic a solution to the relatively small problem of allowing three to six year olds to participate in Montessori school functions planned on church grounds. Surely some sort of permission can be granted for the school without opening the gates to potential large changes to the residential character of one of Reno's oldest and best neighborhoods. Please do not change the church area to a public facilities district.

Sent from my iPhone



Public Comment &lt;publiccomment@reno.gov&gt;

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**Voice Message From: Cisco Unity Connection Messaging System (917757470808)**

1 message

**publiccomment@reno.gov** <publiccomment@reno.gov>

Mon, Mar 20, 2023 at 1:22 PM

Reply-To: DonomaUnity@reno.gov

To: publiccomment@reno.gov

Voice Message delivered by Donoma Unify

From: 917757470808

Click to Call 917757470808

**Good afternoon. This is Cecilia Pierce. I live at 511 Sunnyside Drive and I'm one of the property owners within 750 feet of the First Congregational Church, which is asking for a zoning Amendment. So they can start a daycare facility in there. Adjunct building, many of this on Sunnyside, Drive are opposed to this zoning change. It opens us up to all kinds of problems with, in our neighborhood. I cannot attend the council meeting on Wednesday. So, I'm sending a voicemail to indicate that along with others on Sunnyside Drive and Irving Circle. That I am opposed to to this zoning change. There has to be a better way for the preschool to have a facility at the church. Adjunct Building without a public zoning change, which causes all sorts of. Well it opens up a can of worms as what it does. Okay? Hopefully this will get to you. It is Monday. The 20th about 1:20 in the afternoon. Thank you. Very much, bye.**

(Transcription with high confidence)

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**VoiceMessage.wav**

740K



Public Comment <publiccomment@reno.gov>

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

1 message

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

Tue, Mar 7, 2023  
at 2:07 PM

Voice Message delivered by Donoma Unify

From: 917758434188  
Click to Call 917758434188

**Good evening. My name is Susan Hastings and I live at 1070 Noe Valley Drive in Reno. I own my home and have lived there for over 30 years. I am calling in opposition to the proposed zoning change for the First Congregational Church of Reno on Sunnyside drive so they can establish a Montessori School. The number one problem with this is increased traffic. The church says it will only involved 20 cars but 36 students, Max. So that would be 36 cars and it's only one way. So you have to multiply that times 4. So it's 36 in 36 out twice a day that's between 80 and 144 cars. Then there's a problem, the speakers for years, I have tried to get something done about the speakers on novellas Sunnyside. No Valium, Mallard place, which seem to be everyone's shortcut everywhere. But mainly it is traffic to and from that Church and Elm Crest Elementary School. I said lower the speed limit from 25 to 20. I was told no can do I had our PD out there and stood right next to the officer as people we're willing by at 30 miles per hour and was told I got to give them 5 seriously. Now is the only house on no Valley Drive with sidewalks. I told that the Do require to me on the handful of days. It applies that I must clear snow from my sidewalk or I could be fine, but Speeders can Wiz by at 30 miles per hour on Sunnyside. No Valium now or**

place 24, 7 365. No problem. You might say the irony but that is not irony. It's absurd early. I'm opposed to the installation of this school, but regardless of what you decide about the church, something needs to be done about the traffic and the speakers I have spoken extensively with Council woman door about this and one possible solution that she suggested is to put a speed bump on mallard Place between Raymond and no valley, that could help a lot. Thank you for your time. Good evening.  
(Transcription with high confidence)

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**VoiceMessage.wav**  
1132K