



# WOOD RODGERS

## Mt. Rose Commerce Park Neighborhood Meeting

### Question and Answer Summary

#### **Meeting Details**

On March 29, 2021, a neighborhood meeting was held virtually via Zoom to discuss a proposed project located on the southwest corner of South Virginia Street and Mount Rose Highway involving a request for a Conditional Use Permit for hours of operation and Major Site Plan Review for disturbance of a drainageway and grading. Prior to the meeting, invitations were sent to property owners within a 1250' radius of the project boundary. Thirteen individuals participated in the virtual meeting. Below provides a summary of questions by meeting attendees and responses.

#### **Project Questions**

***Regarding the endangered Buckwheat; the original application indicated that some of the buckwheat would be removed but presentation indicated all buckwheat to be preserved. Did the plan change since the original submittal?***

**Response:** Additional discussions with Nevada Department of Forestry (NDF) after submittal have resulted in a redesign of the project to avoid and preserve all of the existing Steamboat Buckwheat habitat identified on the property.

***Will a fitness center be allowed with this project?***

**Response:** The developer has not defined specific uses for this project; however, according to Reno Development Code, fitness center uses fall under the definition of "Amusement or Recreation, Inside" which is a permitted use in the Mixed Suburban zoning designation and therefore could be developed if someone desired that use.

***What date is this project scheduled for Planning Commission?***

**Response:** The project is currently scheduled to be heard before the Reno Planning Commission on Wednesday, April 21<sup>st</sup> with the meeting beginning at 6pm. The agenda for that meeting will be posted on the City's website on Friday, April 16, 2021. *(Please note, at the neighborhood meeting, it was reported that this case would be heard at the April 7<sup>th</sup> Planning Commission hearing. Due to a noticing error, the case was moved to the April 21<sup>st</sup> hearing.)*

***Please clarify where the 24 hour uses are proposed on the site?***

Response: As presented during the meeting, the request to allow 24-hour uses are anticipated for the areas developed with business park and supporting commercial uses. Given the existing 24-hour geothermal uses adjacent to the south and proximity to I-580 to the west, we believe this is appropriate. To further buffer the 24 hours uses from the existing surrounding residential, a multifamily site has been identified on the northeast quadrant to serve as a buffer.

***Regarding signage, there are two billboards on site; 1) will they be removed and 2) does the developer plan to bank the billboard for future use elsewhere?***

Response: Yes, the developer plans to remove the billboard signs that are currently on the site. In terms of banking the signs, the Developer has no intention of banking the signs; however, since the signs are actually owned by a sign company with a lease to use the property, the topic of banking for use elsewhere should not be tied to this project.

***Regarding on-site signage, will the signage be similar to Redfield/Summit Mall? Concerns regarding digital billboards and/or tall freestanding signs along the scenic corridor.***

Response: While a specific signage program has not been established yet, the Developer plans to provide signage similar to the adjacent Summit Mall.

***There is an existing building located near the northeast corner of the site that appears to have historic elements. Have you coordinated with SHPO regarding the status of the building? Have you considered memorializing or incorporating some element of the building into the project?***

Response: A cultural resources inventory was conducted for the project site. A Nevada Architectural Resource Assessment was prepared for the existing stone structure and associated ruins. It was determined that the structure lacks integrity and is not considered eligible to the National Register of Historic Places and the proposed development will have no effect on Historic Properties.

***Has a cultural resources study been prepared? Has there been any coordination with the Reno Sparks Indian Colony regarding potential Native American sites or artifacts on the project site?***

Response: A cultural resources inventory was conducted for the project site. Consultation with Tribal representatives will occur during the ordinary course of NEPA permitting through the Army Corps of Engineers for the project.

***Will Gaming or Marijuana uses be allowed in this development?***

Response: Regarding gaming, while gaming is allowed per the Gaming Overlay designation, the developer does not intend to have gaming establishments as part of future development.

As noted during the meeting, per the Developer, marijuana establishments will not be permitted within the business park.

***Regarding proposed drainageway improvements, will the project redirect the ditch and have an impact on the current Steamboat ditch alignment? Also, may want to consider providing stormwater mitigation above code requirement, similar to what was provided at the multifamily project to the east across Virginia Street.***

Response: Steamboat Ditch is located to the south and west of the project site, upstream of the proposed development. Therefore, no impacts to the ditch will be realized. Regarding storm water mitigation, as presented during the meeting, with the realignment of the drainageway, there are a number of benefits downstream. As the drainageway is a tributary to Steamboat Creek, the plan to add lineal footage to the drainageway, coupled with water quality improvements will aid in providing a better water quality outflow than what is currently experienced. This coupled with Code required storm water detention requirements will have a positive impact on downstream properties, including Steamboat Creek.

***Was a wildlife survey conducted and have you coordinated with NDOW regarding wildflowers, plants, and animals that may use this property as a migration route?***

Response: The Nevada Natural Heritage Program, Nevada Department of Wildlife (NDOW), and U.S. Fish and Wildlife Service (USFWS) were all consulted for potential plant and/or animal species that may be present in the area as part of the Major Drainageway Analysis. Aside from the Steamboat Buckwheat, no critical habitat for sensitive species has been designated within the project area.

***Regarding traffic, will there be a protected left turn lane (northbound) to Virginia Street at the second driveway? If not, how do you plan to address people making right turns (southbound) and needing to make a u-turn at some point to go north?***

Response: As presented during the meeting, the southern driveway on South Virginia Street could accommodate for a left-out onto northbound South Virginia Street if there were a road diet by NDOT or if a traffic signal were installed. It should be noted, however, that the traffic engineer for the project does not anticipate that many project trips will utilize this intersection, as the majority of traffic will utilize the existing signalize intersection at Herz Drive/Mt. Rose Highway, which provides direct access to I-580.

***Also, regarding traffic, did this project consider shared access for the waste management site and the other businesses currently using Power Plant Road? How will the project perpetuate access for existing businesses?***

Response: Yes, shared access to the properties to the south was contemplated, as existing access must be perpetuated. The existing Power Plant Drive intersection with Mt. Rose Highway will be eliminated, in lieu of providing access to the newly proposed southern extension of Herz Drive. This will provide for safer ingress/egress for the properties to the south of the project site.