



Michelle Fournier <fournierm@reno.gov>

Fwd: Question on Public Comment received

1 message

Carter Williams <williamsca@reno.gov>
To: RenoPlanningCommission@reno.gov
Cc: Heather Manzo <manzoh@reno.gov>

Thu, Apr 15, 2021 at 2:14 PM

Good afternoon,

See the public comment below regarding LDC21-00045 (Mae Anne - Avenida De Landa Infill Site).

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

From: **Barbara Aufiero** <aufierob@reno.gov>
Date: Thu, Apr 15, 2021 at 2:10 PM
Subject: Question on Public Comment received
To: Carter Williams <williamsca@reno.gov>, Perry Schaffner <schaffnerp@reno.gov>

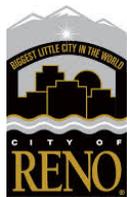
Hello,

The following Public Comment was received in our office. Could you please let me know which case # the comment is referring too.

PLEASE do not build homes on this land. We need to keep open spaces - that WAS the beauty of Reno decades ago. Space, clean air, and quality of life. It is short-term thinking to fill every piece of land and every gully with structures. The result of this decision if it passes is to ruin the wonderful aspects of life in Reno. Another important reason not to move forward with either of these developments is that this area does NOT have the infrastructure necessary to provide the necessary services for current residents, so forget 59 MORE homes - Our schools are overcrowded - McQueen already has 10 or more MOBILE units and we don't have enough parks and open spaces for the people who already live here. Additionally, traffic congestion is already unacceptable and new homes will exacerbate that problem. We won't always have the necessary water supply either for the amount of growth happening in the basin - The unchecked building must stop. Bigger isn't better.

Barbara Aufiero
Management Assistant
City Clerk's Office
(775) 334-2030
[1 East First Street, Reno, NV 89501](mailto:aufierob@reno.gov)
aufierob@reno.gov

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Carter D Williams - Planning Technician

Community Development Department

e. williamsca@reno.gov w. www.reno.gov
a. One East First Street, Reno NV 89501
o. 775.348.6905 | c. 775.741.3168



Michelle Fournier <fournierm@reno.gov>

PC Public Comment Form - 04/21/2021, LDC21-00045 Mae Anne-Avenida De Landa Infill, Fred Frampton

1 message

PC Public Comment <wilseyc@reno.gov>

Mon, Apr 19, 2021 at 4:09 PM

Reply-To: fournierm@reno.gov

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

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

Email Address	fpframpton@gmail.com
Your Name (First and Last)	Fred Frampton
Address	6720 Sandia Dr. Reno. 89523
Phone Number	775-303-8538
If you are representing someone other than yourself, please indicate who you are representing.	Self
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-00045 Mae Anne-Avenida De Landa Infill
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	No Position Stated - Concerned or Neutral
Your Comment	<p>1. Since there are known noxious weed in the area, particularly white top and tamarisk, the developer should have, at least, a 5 year weed abatement plan. 2. The large high wall should be designated, as to type of block, to the planning commission, so as to be empathetic to walls in the area; eg. avoid plain gray blocks. 3. Vegetation plan should be presented to city planning commission, so as no plants that are now considered undesirable, would be planted, eg. Scotch Broom, as a bad plant for allergies. Plants should be planted that thrive in this area. 4. In this part of town, a few years after planting vegetation, the water systems fail, and plants die. Is there a means to require the developer to ensure plants are watered? 5. With so much traffic at the Mae Anne, Avenida de Landa intersection, and being a school cross walk, should there be a stoplight, as has been put in at Mae Anne Avenue and Sharlands?</p>
By checking the "Yes" option below, you agree that all the information above is true and accurate. For additional information,	Yes

4/19/2021

City of Reno Mail - PC Public Comment Form - 04/21/2021, LDC21-00045 Mae Anne-Avenida De Landa Infill, Fred Frampton

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

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PC Public Comment - 04/21/2021, LDC21-00045 Mae Anne-Avenida De Landa Infill, Fred Frampton.pdf
44K



Michelle Fournier <fournierm@reno.gov>

PC Public Comment Form - 04/21/2021, LDC21-00045, Shaemus McCrory

1 message

PC Public Comment <wilseyc@reno.gov>

Mon, Apr 19, 2021 at 4:53 PM

Reply-To: fournierm@reno.gov

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

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

Email Address	shaemcc@microsoft.com
Your Name (First and Last)	Shaemus McCrory
Address	1551 Havencrest Drive Reno NV 89523
Phone Number	7758158815
If you are representing someone other than yourself, please indicate who you are representing.	Myself
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-00045
Please state if you are in favor of or in opposition of the agenda item in which you are commenting:	No Position Stated - Concerned or Neutral
Your Comment	<p>Hello,</p> <p>I would like to make a public comment about LDC21-00045 (Mae Anne- Avenida De Landa Infill) project. Overall, I think it is a good development. However, I would like to request that the plans follow the current development code for Single-Family Adjacency Standards (18.04.903.) by increasing the buffer zone; it will also help protect the cuts that they are planning on making directly on the property line that could affect the root systems of neighboring trees. Also, I would like to ensure that there is not an issue with the slope stability as the existing properties have sunk backyards creating an apex at the top of the property line.</p> <p>The proposed plans have a 22 ft buffer zone between my property on Havencrest Drive and the fence line of the new property. I would like to see them increase the size of the buffer zone to ½ of the average minimum lot depth of the adjoining developed property or at least 30 ft. My property is 125 ft. I've listed the code below for you as follows: (see email for diagrams)</p> <p>1. Parcel Size Matching The minimum lot sizes identified in the land use designation of the immediately adjacent property shall be maintained at the edge of the proposed subdivision as depicted in Figure 4-16; or</p>

2. Buffering A "buffer zone" shall be established. When the buffer remains natural vegetation, the buffer zone shall be equivalent to 100 feet or 1/2 of the average minimum lot depth of the adjoining developed property, whichever is greater (see Figure 4-17). The buffer zone may be common open space for the proposed subdivision and may include paths, trails, or other subdivision amenities. The buffer zone shall be a minimum of 30 feet wide when fully landscaped and maintained. An equivalent combination of natural and landscaped buffer area may be approved by the Administrator; or

3. Yard Matching The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 4-18.

Thanks for the opportunity to provide feedback through this process.
Shaemus & Jodi McCrory

By checking the "Yes" option 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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PC Public Comment - 04/21/2021, LDC21-00045, Shaemus McCrory.pdf

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Michelle Fournier <fournierm@reno.gov>

Public Comment - LDC21-100045 (Mae Anne-Avenida De Landa Infill)

1 message

'Shaemus McCrory' via RenoPlanningCommission@reno.gov

Mon, Apr 19, 2021 at 4:50 PM

<RenoPlanningCommission@reno.gov>

Reply-To: Shaemus McCrory <shaemcc@microsoft.com>

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

Cc: Jodi mccrory <jodimcc@outlook.com>, Shaemus McCrory <spmccrory@hotmail.com>

Hello,

I would like to make a public comment about LDC21-00045 (Mae Anne- Avenida De Landa Infill) project. Overall, I think it is a good development. However, I would like to request that the plans follow the current development code for Single-Family Adjacency Standards (18.04.903.) by increasing the buffer zone; it will also help protect the cuts that they are planning on making directly on the property line that could affect the root systems of neighboring trees. Also, I would like to ensure that there is not an issue with the slope stability as the existing properties have sunk backyards creating an apex at the top of the property line.

The proposed plans have a 22 ft buffer zone between my property on Havencrest Drive and the fence line of the new property. I would like to see them increase the size of the buffer zone to $\frac{1}{2}$ of the average minimum lot depth of the adjoining developed property or at least 30 ft. My property is 125 ft. I've listed the code below for you as follows:

1. Parcel Size Matching The minimum lot sizes identified in the land use designation of the immediately adjacent property shall be maintained at the edge of the proposed subdivision as depicted in Figure 4-16; or



Figure 4-16: Parcel Size Matching

2. Buffering A "buffer zone" shall be established. When the buffer remains natural vegetation, the buffer zone shall be equivalent to 100 feet or $\frac{1}{2}$ of the average minimum lot depth of the adjoining developed property, whichever is greater (see Figure 4-17). The buffer zone may be common open space for the proposed subdivision and may include paths, trails, or other subdivision amenities. The buffer zone shall be a minimum of 30 feet wide when fully landscaped and maintained. An equivalent combination of natural and landscaped buffer area may be approved by the Administrator; or



Figure 4-17: Natural Vegetation Buffer Zone

3. Yard Matching The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 4-18.



Figure 4-18: Yard Matching

Thanks for the opportunity to provide feedback through this process.

Shaemus & Jodi McCrory

Fwd: PC Public Comment Form - 04/21/2021, LDC21-00045, Lisa Beck

1 message

Carter Williams <williamsca@reno.gov>
To: Heather Manzo <manzoh@reno.gov>

Tue, Apr 13, 2021 at 9:21 AM

Received by PC.

----- Forwarded message -----
From: **PC Public Comment** <wilseyc@reno.gov>
Date: Mon, Apr 12, 2021 at 1:50 PM
Subject: PC Public Comment Form - 04/21/2021, LDC21-00045, Lisa Beck
To: <fournierm@reno.gov>, <renoplanningcommission@reno.gov>

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

Email Address	smile4lisa@sbcglobal.net
Your Name (First and Last)	Lisa Beck
Address	1640 Hanover Drive
Phone Number	7752339336
Planning Commission Meeting Date	04/21/2021
Agenda Item or Case Number	LDC21-00045
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 think this is a bad idea for the traffic that is quickly accumulating in the area, making disruptions to a major drainageway, which is also used for wildlife and may cause flooding or drainage issues down the road. Taking away more open space for wildlife, making the area way too congested. Do not allow this to go through. There are tons of projects and apts being built in very close proximity, we do not need more here.
By checking the "Yes" option 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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Community Development Department

e. williamsca@reno.gov w. www.reno.gov
a. One East First Street, Reno NV 89501
o. 775.348.6905 | c. 775.741.3168

 **PC Public Comment - 04/21/2021, LDC21-00045, Lisa Beck.pdf**
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Fwd: New form response notification

1 message

Carter Williams <williamsca@reno.gov>
To: Heather Manzo <manzoh@reno.gov>

Thu, Apr 15, 2021 at 3:57 PM

Here is the previously forwarded comment with contact info.

----- Forwarded message -----
From: **Public Comment** <publiccomment@reno.gov>
Date: Thu, Apr 15, 2021 at 3:19 PM
Subject: Fwd: New form response notification
To: Carter Williams <williamsca@reno.gov>

----- Forwarded message -----
From: **Reno City Council Online Public Comment Received** <cityclerk@reno.gov>
Date: Thu, Apr 15, 2021 at 1:24 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)	Kerri Garcia
Email Address	kmgarcia@unr.edu
Address	6400 Stone Valley Drive
Phone Number	7757470206
Which City of Reno Ward do you reside?	Ward 5
Council Meeting Date	Apr 21, 2021
Agenda Item	The addition of 59 homes on MaeAnne & Avenida de Landa & Development on Garson Road
Please state if you are in favor or in opposition of the agenda item in which you are commenting:	In opposition
Your Comment	PLEASE do not build homes on this land. We need to keep open spaces - that WAS the beauty of Reno decades ago. Space, clean air, and quality of life. It is short-term thinking to fill every piece of land and every gully with structures. The result of this decision if it passes is to ruin the wonderful aspects of life in Reno. Another important reason not to move forward with either of these developments is that this area does NOT have the infrastructure necessary to provide the necessary services for current residents, so forget 59 MORE homes - Our schools are overcrowded - McQueen already has 10 or more MOBILE units and we don't have enough parks and open spaces for the people who already live here. Additionally, traffic congestion is already unacceptable and new homes will exacerbate that problem. We won't always have the necessary water supply either for the amount of growth happening in the basin - The unchecked building must stop. Bigger isn't better.
Do you wish to sign-up for Reno Connect e-	Yes

newsletters?

By checking the "Yes" option 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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Carter D Williams - Planning Technician

Community Development Department

e. williamsca@reno.gov **w.** www.reno.gov
a. [One East First Street, Reno NV 89501](#)
o. [775.348.6905](tel:775.348.6905) | **c.** [775.741.3168](tel:775.741.3168)

 **City of Reno Public Comment Form 4692.pdf**
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