

Appeal of actions by City of Reno Planning Commission

Case/ Citation no: 6000 Plumas Redevelopment Case # LDC21-00036

Nicole Larson

April 28th, 2021

Topics

Personally aggrieved

Health and Safety

Project Site Density Safety Issues

Profit over People: Responsible growth

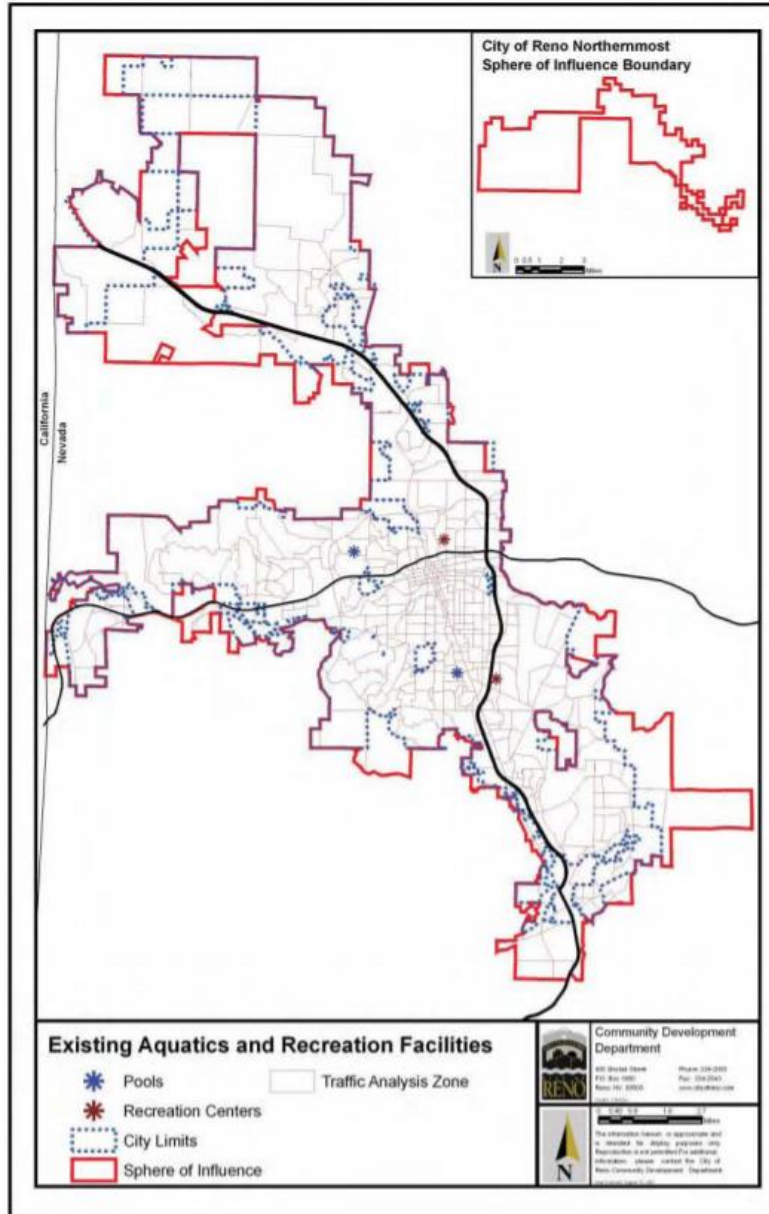
No State Tax = No New Amenities

- **Developer “we are taking away one amenity and replacing it with another”.**
- **Unfortunately, Nevada is state income tax-free... when a facility is taken away, it is not replaced.**
- **The community lost Reno’s only indoor tennis courts – the ability to train year round.**
- **The community lost Reno’s only high diving facility- 1 indoor and 1 outdoor pool open to the public.**

2007

Reno
Pop.
214,648

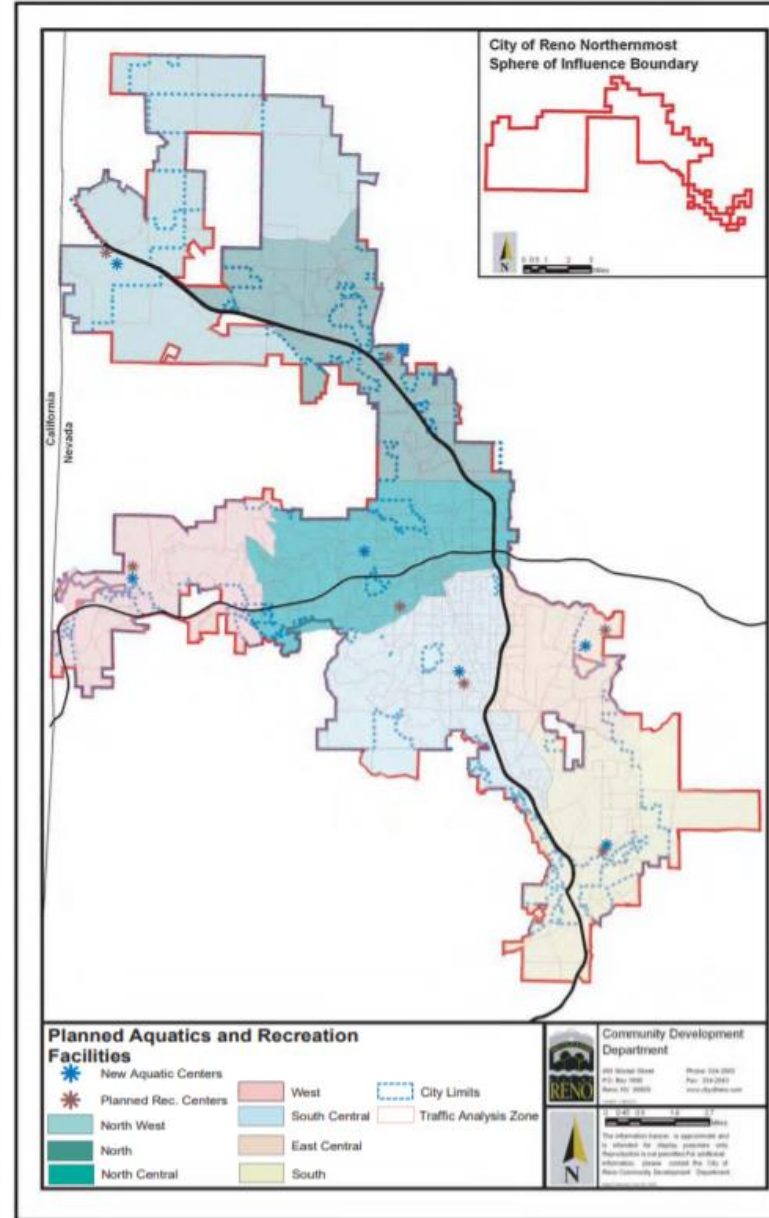
CDD
Plans to
build 7
new
facilities



2021

Reno
Pop.
514,000

Still no new
Aquatic OR
Recreation
Facilities



Health and Safety

- **Drowning**

- + Every day, about ten people die from unintentional drowning. Of these, two are children aged 14 or younger. Drowning ranks fifth among the leading causes of unintentional injury death in the United States. (cdc.gov).

- **Obesity**

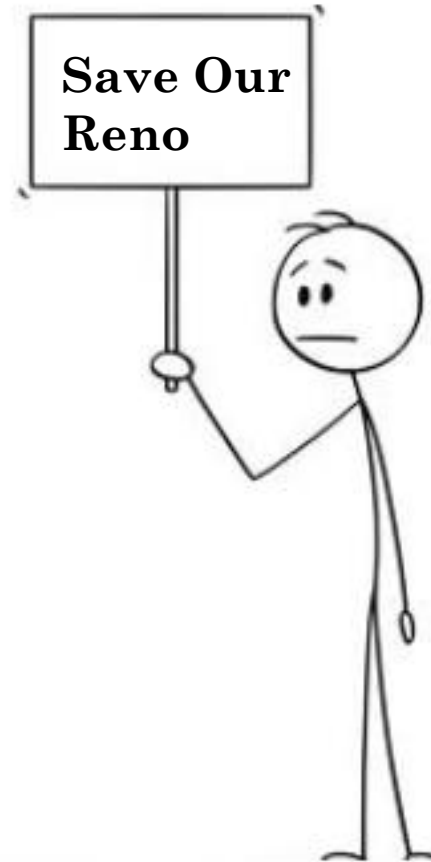
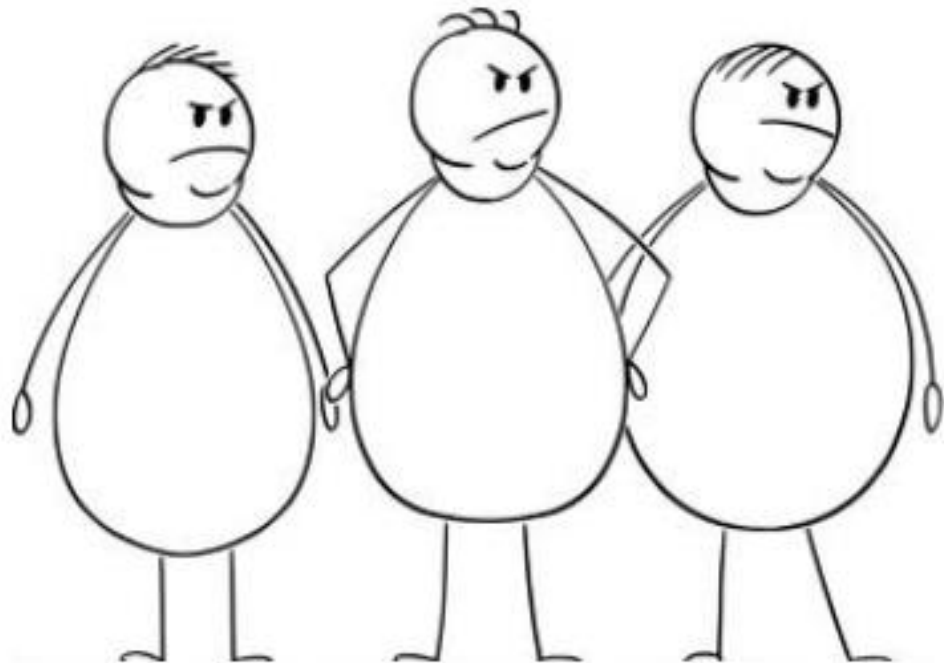
- + **Adult obesity-** From 1999-2000 through 2017-2018, the prevalence of obesity increased from 30.5% to 42.4%, and the prevalence of severe obesity increased from 4.7% to 9.2%. (cdc.gov)
 - **Childhood obesity (ages 2-19)-** The prevalence of obesity was 18.5% and affected about 13.7 million children and adolescents. (cdc.gov)

- **Juvenile Crime**

- + Numerous studies have shown that when kids have access to after school recreation crime and incarceration decrease (Council for a Strong America).

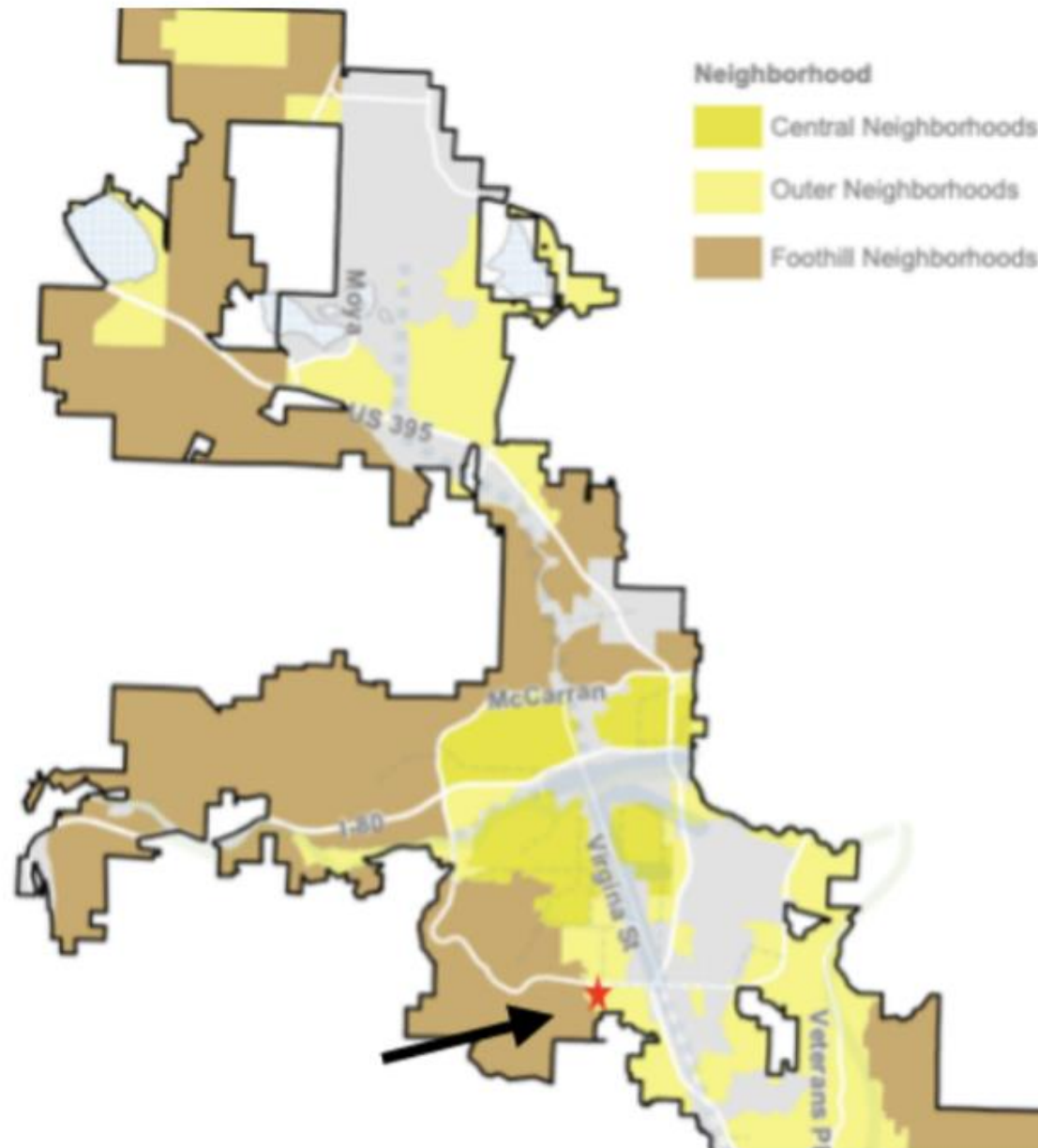
No Need for Commercial Zoning

- Original plan presented by and Developer was to keep athletic facility and infill 150 apartments to give the club an “economic shot in the arm”- developer.
- Community is worried for physical health and wellness, pedestrian & bicycle safety



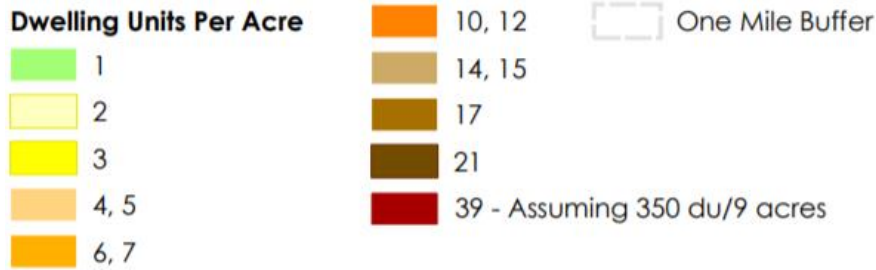
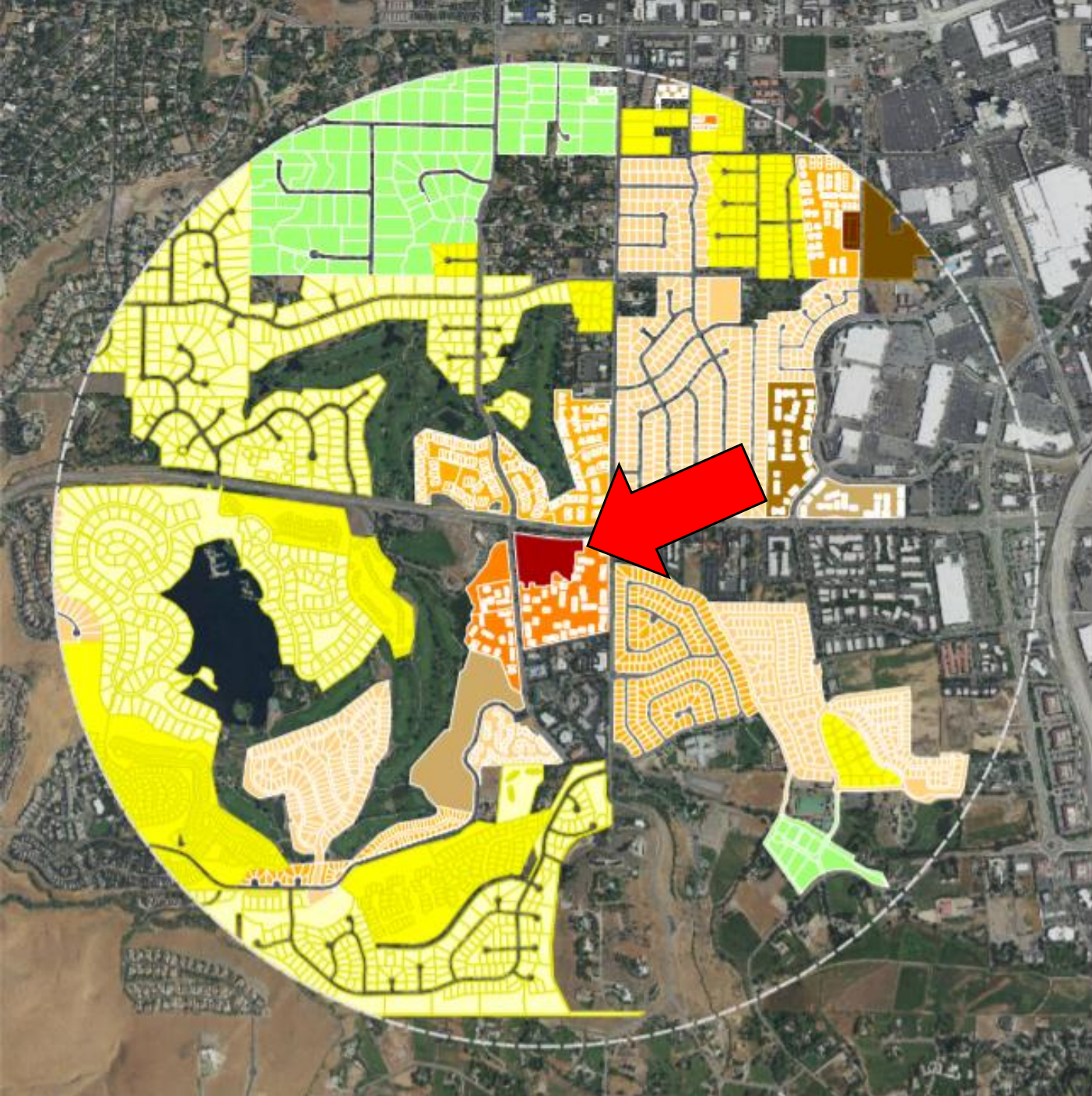
Project Location

**Site is in an
"Outer Neighborhood"
Close to
Foothill Neighborhood**



Residential Density

NOT COMPATIBLE!!!!!!



Source: Washoe County Assessor (2019)

Note: Dwelling units per acre calculated by dividing total units by total acreage of each Homeowners Association.

- **COMPATIBILITY** is the essential quality that helps to **ensure that new development will not damage or destroy the character of the places we love.**



Long Range Planning – Parks and Recreation Facilities by Specific Planning Areas Using population estimates, land use designations, and application of Level of Service objectives...

Parks and recreation facility needs should be reevaluated as land use and zoning designations are changed or assigned as described in the Concurrency Management section of this plan.

Developer 1st Site Plan Did NOT meet RMC

Citizens won appeal

based upon a time frame that is both skewed and incorrect. Add to this the future and inevitable growth of the nearby Rancharrah Community as that 141 acre parcel is filled in density, a lingering but very important question remains of how that will impact the surrounding area. These issues need to be fully addressed.

Based upon the above, I REVERSE finding #5 by the CDD.

Conclusion:

I want to thank all parties who participated in this process. I appreciate how everyone conducted themselves with a high degree of integrity, ethics, patience and consideration for each other. I believe that together we created a solid record via the video hearing and the submissions and presentations entered into evidence. I would encourage anyone interested in this matter to review the recorded video hearing closely.

As a reminder to all parties and interested persons:

Reno Municipal Code 18.06.208(b)(1) states in pertinent part that "All decisions made by the...hearing examiner may be appealed by any person or entity aggrieved by the decision...by completing an appeal form...and filing it with the city clerk within ten days after the date of the filing of notice of the final action, decision or order with the clerk..." (emphasis added).

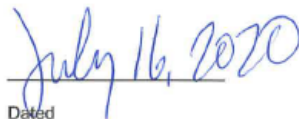
Reno Municipal Code 18.06.208(b)(2) designates that the Appeal is set before the Reno City Council.

Reno Municipal Code 18.06.208(b)(4) states that the City Council will hold a public hearing and "shall review de novo the decision of the...hearing examiner" (emphasis added).

Respectfully,



Henry Sotelo, Esq.



Dated

RECEIVED
JUL 16 2020
CITY CLERK

6

Developer withdrew plan

Lewis Roca
ROTHGERBER CHRISTIE

Lewis Roca Rothgerber Christie LLP
One East Liberty Street
Suite 300
Reno, NV 89501-2128

775.823.2900 main
775.823.2929 fax
lrc.com

Garrett D. Gordon
Partner
Admitted in Nevada
775.321.3420 direct
775.321.5599 fax
ggordon@lrc.com

August 26, 2020

DELIVERED VIA EMAIL (FUSSA@RENO.GOV)

Angela Fuss, AICP
Acting Community Development Director
Community Development Department
P.O. Box 1900
Reno, Nevada 89505

RE: Lakeridge Active Adult Multi-Family Project; Case No. SPR20-000012

This letter is written on behalf of the applicant for the Lakeridge Active Adult Multi-Family Project; Case No. SPR20-000012 (the "Application"). We are withdrawing the Application prior to final action by the Reno City Council, but fully intend to re-submit an updated Application in the coming months. We look forward to continuing working with you and appreciate all of the time and effort you and your staff spent to process the Application.

Please contact me with any questions. Thank you.

Sincerely,

Garrett Gordon

Garrett D. Gordon, Esq.

cc: Mayor and Reno City Council
Ashley Turney, City Clerk
Karl Hall, City Attorney

Legislature concerned about preservation of neighborhoods

Nevada Statute

- NRS 278.0274 Contents of regional plan. The comprehensive regional plan must include goals, policies, maps and other documents relating to:
 - Population, Conservation, preservation of neighborhoods, Land use and transportation

Legislature concerned about preservation of neighborhoods

Truckee Meadows Regional Planning Agency

- TMRPA NRS 278.0271 re comprehensive regional plan must include goals & policies relating to:... Subsection 3 The imitation of the premature expansion of development into underdeveloped areas, preservation of neighborhoods and revitalization of urban areas, including, without limitation, policies that relate to the interspersion of new housing and businesses in established neighborhoods...
- The new building is to be compatible with the old neighborhood and not just provide infill housing

People over Profit

- **Removal of our precious community resources hurts the community.**
- **Reno City Community Development Department is the only advocate for the people vs. developers.**

Family & Community Health First

- **Thank you Reno City Council for making the best possible decision for our community and your constituents.**

