

Cecilia Rice

From: tifabnor <tifabnor@att.net>
Sent: Friday, January 20, 2023 2:34 PM
To: Planning Department
Subject: Public Comment foqr Public Hearing on Januar

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Regarding: MPA-2023-0007
ZA-2023-0008

Good Morning;

My husband and I became concerned after receiving notification that The Growth Management Commission and Planning Commission will be presented with a plan to consider a designation change to Assessor's Parcel Number (APN) 010-061-76 from Medium Density Residential (MDR) to Mixed-Used Commercial (MUC). Also under consideration for this parcel is changing the zoning from Limited Industrial (LI) and Single-Family 6,000 (SF6) to General Commercial (GC). APN 010-061-76 is the parcel of land where Parc de Maison is located.

Parc de Maison, a 55 plus residential manufactured home park was established in the late 80's where over 160 homes are located. Parc de Maison is not a Recreational Vehicle (RV) or trailer park; it is a permanent residential community. Many of the residents have lived in their homes for many years and are elderly. One major concern about this change would be if the owner decided to establish a business on the land. This would force residents to either move their homes or sell and try to find another place to live.

It is unclear why the three separate parcels of land under consideration have to all be designated/zoned the same. If a parcel is designated MPR, and zoned LI/SF6, does this ensure no businesses could be built on that land in the future? During a prior meeting regarding this matter, a Planning Commissioner mentioned it would be nice to have a gas station off the Fairview exit, which is concerning. It was also mentioned during this meeting that a manufactured home community cannot be "labeled" or zoned as residential, which is unclear and appears to be an antiquated rule.

If you must rezone and/or re-designate these parcels, please consider only changing the other two parcels and leave APN 010-061-76 as it is.

Thank you,

Barbara and Dennis Taylor
2202 Bordeaux St
Carson City NV 89701
775 881 8319 was

Cecilia Rice

From: Kristy Danner <krisdanner@gmail.com>
Sent: Tuesday, January 24, 2023 12:01 AM
To: Planning Department
Subject: Objection to proposed parcel Colorado/Saliman...

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Dear Members of the Carson City Planning Commission and The Board Of Supervisors,

My name is Kristy Danner and I am currently a homeowner on the corner of Colorado and Fieldcrest. We purchased our home in this neighborhood because our children attended Seeliger Elementary from K-5th grade and I currently work there. This neighborhood is a tight knit, family oriented community.

We have tons of middle and high schoolers that walk to and from the corner of Colorado and Saliman, the proposed parcel you would like to change from Light Industrial (north half) & Single Family 6,000 (south half) to General Commercial, to catch the bus to and from school. By changing the zoning to General Commercial you're allowing an already unsafe strip of the neighborhood to become even more dangerous. Too many people do not stop for the bus, nor pedestrians. People are always speeding on Saliman and Colorado.

The residents that live in the gated community on Colorado utilize Colorado for parking. If this becomes industrial, parking for residents and family members will become scarce. Any type of industrial allowed business can cause unwanted traffic and harm to our neighborhood.

My point is, this is a neighborhood that families utilize for walks, bike rides, exercise, walking pets, etc. If you were to sit on my porch for one afternoon, I guarantee you could count at least 20 people walking by on a daily basis. If our neighborhood turns into an industrial zone with increased traffic and people constantly coming and going, our neighborhood could become unsafe. I'm sure most of us who live within this vicinity would agree that they never would have purchased a home here if there were plans for a possible auto repair shop, nightclub, tire shop, pool hall, etc. on the corner of a well established neighborhood.

Carson City Planning Commission, I strongly ask that you Deny MPA-2023-007 and ZA-2023-0008.

Board of Supervisors, I strongly ask that you Deny Resolution Number 2023-PC-R-1 and Deny ZA-2023-0008.

Thank you for your time,

Kristy Danner

8 year resident in this neighborhood

Cecilia Rice

From: toni ccsihvac.com <toni@ccsihvac.com>
Sent: Tuesday, January 24, 2023 12:46 PM
To: Heather Ferris
Cc: TONI THOMAS; Ron Foreman; Planning Department
Subject: ZA-2023-0008

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Good Afternoon Heather,

I am writing in reference to ZA-2023-008 the matter of rezoning the parcels on Saliman between Fairview and Colorado to General Commercial. We live on the corner of Jodi and Saliman, directly across the street from this parcel. We are requesting that you please reconsider this change. Our street is already too dangerous with the traffic that flows now. If business's that can operate at all hours of the day are directly across the street from us the traffic will be much worse and way more dangerous. Not to mention the noise factor. Unless the City is going to close off the entrance to Jodi Lane from Saliman and put up a sound barrier wall all the way down this will be beyond tolerable. Please we request that all factors are considered before making this decision.

Thank you,

Ron & Toni Foreman
2010 Jodi Lane
Carson City NV 89701