- Three parcels totaling 43.04 acres
- Currently undeveloped
- Surrounded primarily by single family residential
- Commercial was adopted in 2005
  - Originally planned to provide commercial & medical services
  - Need for commercial centers in this area has declined over years

- Suburban Residential consistent with surrounding area
  - Supports walkable communities with strong sense of place
  - Compatible zoning designations include LDS, MDS, and HDS
  - Response to the changing circumstances of the region
  - No impact/change to Regional Drainage Channel
  - Encourages less intense uses
**Neighborhood Commercial**
- Transitional designation
- Allows multi-family and commercial uses
- Minimum lot size is 10,000sqft

**Medium Density Suburban**
- Permitted within the Suburban Character Management Area
- Consistent with surrounding area
- Supports Single Family, detached at 3 du/ac
- Helps meet the housing needs of region
- Provides transition between commercial core & existing residential to north

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**Zoning**
Table compares proposed land use to existing land use

Assumes ~466,000 sqft of commercial building (25% of site) and mix of commercial uses

- ADT generated = 13,510
- Peak trips generated = 1,372

Based on proposed changed to residential at max density (129 lots)

- ADT generated = 1,218
- Peak trips generated = 128

Overall reduction of ~12,000 Daily Trips and ~1,200 Peak trips to existing street network

Based on rates provided in the *ITE Trip Generation Manual, 10th Edition (2018)* the table below compares the average peak hour rate per use between the MDS and NC zoning designations:

<table>
<thead>
<tr>
<th>ZONING DESIGNATION</th>
<th>USE</th>
<th>AVERAGE DAILY TRIPS (ADT)</th>
<th>AVERAGE PEAK HOUR RATE</th>
<th>UNIT</th>
<th>ESTIMATED PM PEAK TRIPS GENERATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed: MDS</td>
<td>Single Family Detached (129 DU)</td>
<td>1,218</td>
<td>0.99</td>
<td>Per Dwelling Unit</td>
<td>128</td>
</tr>
<tr>
<td>Existing: NC</td>
<td>General Office (122,120 SF)</td>
<td>1,189</td>
<td>1.14</td>
<td>Per 1,000 Sq. Ft.</td>
<td>140</td>
</tr>
<tr>
<td></td>
<td>Medical-Dental Clinic (220,544 SF)</td>
<td>7,675</td>
<td>3.45</td>
<td>Per 1,000 Sq. Ft.</td>
<td>763</td>
</tr>
<tr>
<td></td>
<td>Shopping Center (123,057 SF)</td>
<td>4,646</td>
<td>3.80</td>
<td>Per 1,000 Sq. Ft.</td>
<td>469</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>13,510</td>
<td></td>
<td></td>
<td>1,372</td>
</tr>
<tr>
<td>Comparison (Prop v. Apr’d)</td>
<td></td>
<td>- 12,292</td>
<td></td>
<td></td>
<td>- 1,244</td>
</tr>
</tbody>
</table>
Washoe County Gravity Sewer Collection Design Standards (March, 2016)

- Provided criteria for individual land uses
- Per criteria residential generates average 270 GPD per unit
- Per criteria NC generates 2,536 GPD/acre (when fixture counts are unavailable)

Proposed change to allow residential results in reduced sanitary sewer flow generation.

### TABLE 1 – Neighborhood Commercial Sanitary Sewer Generation

<table>
<thead>
<tr>
<th>APN</th>
<th>Area (acres)</th>
<th>GPD/Acre</th>
<th>Total Estimated Sewer Generation (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>531-031-16</td>
<td>11.2</td>
<td>2,536</td>
<td>28,403</td>
</tr>
<tr>
<td>532-032-05</td>
<td>20.8</td>
<td>2,536</td>
<td>52,749</td>
</tr>
<tr>
<td>Portion 532-032-03</td>
<td>11.1</td>
<td>2,536</td>
<td>28,150</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>43.1</strong></td>
<td><strong>2,536</strong></td>
<td><strong>109,301</strong></td>
</tr>
</tbody>
</table>

### TABLE 2 – Single Family Detached Residential Sanitary Sewer Generation

<table>
<thead>
<tr>
<th>APN</th>
<th>Units</th>
<th>GPD/Unit</th>
<th>Total Estimated Sewer Generation (GPD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>531-031-16</td>
<td>34</td>
<td>270</td>
<td>9,180</td>
</tr>
<tr>
<td>532-032-05</td>
<td>62</td>
<td>270</td>
<td>16,740</td>
</tr>
<tr>
<td>Portion 532-032-03</td>
<td>33</td>
<td>270</td>
<td>8,910</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>129</strong></td>
<td><strong>270</strong></td>
<td><strong>34,830</strong></td>
</tr>
</tbody>
</table>
Proposed change is compatible with surrounding area and existing development pattern

- Facilitates future development to address housing shortage

Based on Solaegui Engineers traffic analysis, proposed change results in reduced peak hour traffic

Based on Washoe County Gravity Sewer Collection Design Standards, proposed change results in reduced sanitary sewer flow generation

- Washoe County Engineering staff confirmed with memo in staff report

Reviewing Agencies did not recommend denial of proposed request.

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Closing

Proposed Master Plan

Proposed Zoning