



August 24, 2022

Chris Bronczyk
Washoe County Community Development
1001 E. Ninth Street, Building A
Reno, NV 89512

Re: Larson Family Trust - Zoning Map and Master Plan Amendment Feasibility Analysis

Dear Chris,

The purpose of this feasibility analysis is to fulfill the requirements of the Washoe County North Valleys Area Plan Policy (NV.20.3), for the Larson Family Trust Zoning Map and Master Plan Amendment requests. Specifically, this feasibility study has been conducted relative to municipal water, sewer, and storm water that clearly identifies the improvements needed to support the requested land use changes. Those improvements are in substantial compliance with all applicable existing facilities and resource plans for North Valleys.

PROJECT LOCATION

The site is intended for commercial development and located about 400' northeast corner of Lemmon Drive and Buck Drive. The 2.76-acre site is currently zoned Medium Density Suburban (MDS) and is next to a commercial cluster on the east side of Lemmon Drive, in the North Valleys Area Plan. The parcel is currently occupied with one single-family house.

PROJECT DESCRIPTION

A zoning map and master plan amendment submitted to Washoe County is requesting a change to the land use from Suburban Residential (SR) to Commercial. The proposed Neighborhood Commercial (NC) zoning allows for a variety of potential use types, primarily characterized by businesses that provide a mix of retail goods and services and serve a community market. Primary uses may include commercial and retail stores, shopping centers, specialty shops, personal services, and automobile services. Other uses include offices, restaurants, and similar compatible activities.

Adjacent properties to the south and west are zoned General Commercial, and those to the north and east are zoned MDS and LDS.

DOMESTIC WATER

The existing home is served by a domestic well. Future development of the site with commercial uses will require annexation into Truckee Meadows Water Authority's (TMWA) retail service area. Water service is currently available on the adjacent commercial development by a 10-inch water main. Future development of the subject site would tie into the adjacent water line.

The 2.76 acre site is currently zoned MDS, which allows for eight residential lots to be developed. TMWA would require 0.30 AFY of water per single family lot, or 2.4 AFY total. A future commercial use on the site would accommodate roughly an 18,000 square foot building (in addition to meeting all other development

code requirements), resulting in a water demand of 3.2 AFY of water. All water rights could be purchased through TMWA.

TMWA Water Demand for Existing MDS Zoning:

8 lots x 0.30-acre feet = 2.4 AFY of water

TMWA Water Demand for Proposed NC Zoning Assume 15% building coverage, 18,000 SF commercial building: 18,000 SF x 0.0004-acre feet = 7.2 AFY of water

SANITARY SEWER

The site is adjacent to a manhole (14.4' in depth for gravity flow) at the southwest corner of the site that is part of the system that ties into the 15-inch sanitary sewer line located in Buck Drive. The sewer line was part of the Buck Drive Sanitary Sewer Rehab project that was constructed a few years ago. The project installed approximately 1,300 linear feet of 15-inch diameter SDR 35 sanitary sewer main, associated manholes, connections, abandonments and surface restoration for the purpose of collecting additional flows to the Buck Drive Lift Station. Sanitary sewer treatment will be through the Truckee Meadows Water Reclamation Facility (TMWRF).

The existing sanitary sewer generation for eight residential units is similar but higher than that generated for 2.76 acres of commercial development.

Sanitary Sewer Generation for Existing Zoning

Existing MDS Zoning: 8 lots x 325 gpd/dwelling unit = 2,600 gpd

Sanitary Sewer Generation for Proposed Zoning

2.76 acres of commercial development: 2.76-acre x 780 gpd per acre = 2,150 gpd

DRY UTILITIES

The parcel is currently serviced by a 4-inch NV Energy gas main and overhead electric lines. A NV Energy discovery will consider capacity analysis and if further facilities are needed to serve the site. However, it is anticipated that existing gas and electric facilities will be sufficient to service future uses on the subject property.

FEMA FLOOD ZONE MITIGATION/STORM DRAINAGE

The subject property is within the FEMA Zone X (Area of Minimal Flood Hazard) and does not require mitigation.

Storm Drainage

The adjacent commercial development to the south was designed with a 72-inch storm drain system that runs along the south side of the subject parcel. This property would tie into a manhole located in the parking lot of the adjacent development. The proposed site may need to be designed to include connection to the underground chamber that flows into that storm drainage system (used for the design of the adjacent Jimboy's Tacos) or add a similar chamber.

CONCLUSION

In conclusion, the findings included in this feasibility analysis support the requirements of the North Valleys Area Plan with respect to a land use and zoning change from residential to commercial. Development of the site will tie into existing utilities and infrastructure on the adjacent commercial development to the west. Water rights can be purchased through TMWA and connect to existing infrastructure on the adjacent parcel. Sanitary sewer demand will be similar with commercial development when compared to eight residential units. Future sanitary sewer treatment will thru the TMWRF facility, having no negative impact on the

Lemmon Wastewater Treatment Facility. Additionally, future development of the parcel will have no impact on Swan Lake.

If you have any questions, please do not hesitate to contact me at 775.857-7710.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Krmpotic', with a stylized, cursive script.

John Krmpotic, AICP
Principal