



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

September 12, 2024

Jeff Foster
City of Reno
Development Services Department
1 East First Street
Reno, NV 89501

RE: In-N-Out Burger – Conditional Use Permit – LDC25-00006 – RTC Comment Letter

Dear Mr. Foster,

RTC appreciates the opportunity to comment on the proposed In-N-Out Burger project located at 880 East Plumb Lane in Reno. RTC is committed to working with City staff, developers, and other stakeholders across Washoe County on transit-supportive developments that grow ridership, reduce driving, and promote walkable neighborhoods.

The purpose of this letter is to make comments ensuring that the Project is in compliance with approved RTC plans, programs, and initiatives, and to provide recommendations based on the project's proximity to any RTC existing or upcoming roadway improvements and/or transit services.

2050 Regional Transportation Plan (RTP)

This project impacts two regional roads, Kietzke Lane and Plumb Lane, which are both identified as collectors with a moderate access control as identified in Appendix D – Access Management in the [2050 RTP](#).

The Policy level of service (LOS) standard for Kietzke Lane and Plumb Lane is LOS D.

Traffic Impact Study

Due to the proximity of the project to the already congested Plumb / Kietzke intersection, RTC recommends that the applicant perform a traffic impact study to determine the impacts of the project on the adjacent roadway network. See considerations below:

- RTC recommends that the applicant review the mid-day / lunch time peak hour instead of the AM peak due to the restaurant being closed.
- RTC recommends that the applicant analyze expected queuing in the Plumb Ln westbound to Margrave Ln southbound left turn lane.
- Based on data from other restaurants (preferably in the Reno area), how long is the peak drive thru queue expected to be and how would that fit on the site?

Please share a copy of the revised traffic study upon completion.

Active Transportation & Transit Orientation

RTC supports the goals and principles outlined in the [RTC Active Transportation Plan](#) and the Reno Master Plan, which emphasize mixed-use, transit-oriented development and community revitalization projects that encourage

walking, bicycling, and easy access to transit. In order to enhance walkability, bikeability, and transit use, the City should consider requiring installation of wide sidewalks, pedestrian lighting, ADA-compliant curb ramps, and easily accessible bike racks as a condition of project approval.

Additionally, RTC encourages the incorporation of pedestrian-oriented building design strategies such as placing of building facades along the sidewalk, locating surface-level parking behind the building and away from walkways, and strategically including entrances and windows facing the street for convenient pedestrian access.

RTC looks forward to reviewing any further documents related to this project. If you have any questions regarding this response, please contact Marquis Williams by phone at 775-332-0174, by email at MWilliams@rtcwashoe.com, or by mail at the following address:

RTC Development Review
1105 Terminal Way, Suite 211
Reno, NV 89502

Sincerely,

A handwritten signature in black ink, appearing to read "Marquis Williams". The signature is fluid and cursive, with the first name being more prominent.

Marquis Williams
Senior Technical Planner

From: [Todd Landry](#)
To: [Peter Kulmaticki](#)
Cc: [Jeff Foster](#); [Jim Lockington](#); [Michael Mischel](#)
Subject: FW: LDC25-00006 (In-N-Out Burger): staff-app meeting
Date: Thursday, September 12, 2024 12:13:01 PM
Attachments: [image002.png](#)
[2014-10-21-Right-Turn-Slip-Lanes-White-Paper.pdf](#)

Hi Peter,

I just received this comment email from NDOT.

Todd

From: Graham, Jeffrey <jeffrey.graham@dot.nv.gov>
Sent: Thursday, September 12, 2024 11:59 AM
To: Todd Landry <LandryT@reno.gov>
Subject: RE: LDC25-00006 (In-N-Out Burger): staff-app meeting

Hi Todd,

Thanks for sending this over, and my apologies for not getting back to you sooner. NDOT is in general agreement with the scope of the traffic study described in the letter. For improvements in NDOT right-of-way the applicant will need to submit the traffic study per NDOT standards for acceptance prior to submitting for permit. Regarding the right turn from EB Plumb to SB Kietzke, conversion to a slip lane style right turn is something NDOT would support. There are many safety benefits it would provide at this location.

If a meeting would be beneficial for this project, please let me know some times and we would be happy to meet.

Thank you,



Jeff Graham, PE
Traffic Engineer
District II

Nevada Department of Transportation
O 775.834.8382 M 775.443.7462
e jeffrey.graham@dot.nv.gov | w dot.nv.gov



Joe Lombardo
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

310 Galletti Way
Sparks, Nevada 89431

Tracy Larkin-Thomason, P.E., Director

December 24, 2024

Kimley-Horn and Associates, Inc.
7900 Rancharra Pkwy Suite 100
Reno, NV 89511
Attention: David Giacomini, P.E.

SENT VIA ELECTRONIC EMAIL

RE: In-N-Out Burger Kietzke and Plumb– Traffic Impact Study (12/11/24)

Dear Mr. Giacomini,

The Nevada Department of Transportation (NDOT) has reviewed the traffic impact study prepared by Kimley-Horn and Associates, dated 12/11/24, for the above referenced project. Upon review, NDOT has the following comments and/or revision requests:

1. Please include an analysis per NDOT's Access Management System and Standards for intersections in NDOT Right-of-Way.
2. Please evaluate the ability to improve the eastbound Plumb Lane to southbound Kietzke Lane channelized right-turn into a right-turn slip lane per NDOT's Strategic Highway Safety Plan (see attached) to reduce speed through the movement, increase access spacing, improve pedestrian safety, and improve visibility issues identified in the study. NDOT does not support the installation of a STOP sign (R1-1) for this movement as it has the potential to create additional safety issues.
3. Please address the impact of the recommendation to provide KEEP CLEAR signs/stripping for project Access A will have on the queue extending back on Plumb Lane and limiting access for the Plumb and Orange Lane intersection (Intersection 1).

NDOT reserves the right to incorporate further changes and/or comments as the project implementation progresses. If you have any questions, please feel free to contact Jeff Graham at (775) 834-8382.

Sincerely,

Signed by:

Kelly Stein

0B63A74DA2BE4A8...
Kelly Stein, PE

Engineering Services Manager
NDOT District II

KS:jg

Enclosure: In-N-Out Burger Kietzke and Plumb– Traffic Impact Study (12/11/24)

Right Turn Slip Lane – NDOT Strategic Highway Safety Plan

Cc: Jeff Wilbrecht – RTC
Todd Landry – City of Reno
City of Reno Planning
Bhupinder Sandhu – District Engineer
Kevin Verre – Chief NDOT Planning
Alma Piceno-Ramirez – Assistant District Engineer
Juan Hernandez – Assistant Chief Traffic Operations
Jeff Bickett – NDOT Traffic Operations
NDOT District II Traffic Engineering
NDOT District II Permits Office
File

October 1, 2024

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: In-N-Out Burger; Multiple APNs
Conditional Use Permit; LDC25-00006

Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application and has no concerns for its approval as submitted.
2. The proposed development and subsequent parcel shall be served by community water and sewerage systems.
3. If the application is approved all subject civil improvement or building plans must be routed to EHS for review and approval.
4. The proposed food facility if approved must maintain and meet all requirements for a childcare center/preschool as outlined by WCHD regulations.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@nnph.org regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Environmental Control

MEMORANDUM

Date: September 3, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **August 30, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated August 16, 2024. We offer the following comments or conditions:

Grand Sierra Resort Arena and Casino Expansion- LDC25-00008

All gravity interceptors associated with the project must be sized and installed in accordance with Reno Municipal Code 12.16.555. Environmental Control Permit(s) will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

In-N-Out Burger- LDC25-00006

All gravity interceptors associated with the project must be sized and installed in accordance with Reno Municipal Code 12.16.555. Environmental Control Permit will be required when the facility begins operating. Environmental Control will contact the applicant when the business applies for a business license. Applicants can call 775-334-4230 for more information about required permitting.

Need 2 Speed- LDC25-00009

Need 2 Speed has contacted EC and obtained a variance pertaining to the sizing of their gravity interceptor. An EC permit will be issued prior to business opening.

From: [COOPER, CLIFFORD E](#)
To: [Jeff Foster](#)
Subject: LDC25-00006 In-N-Out Burger
Date: Thursday, September 12, 2024 11:28:33 AM

AT&T does not have any adverse comments regarding this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait