

INITIAL REVIEW MEMORANDUM

TO: Grace Whited, City of Reno

FROM: Nate Kusha, TMRPA

DATE: October 27, 2022

SUBJECT: **TMRPA initial review of the City of Reno case LDC23-00020 (White Lake Parkway)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC23-00020), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for: 1) a **Master Plan amendment from ±155.03 acres of Single-Family Neighborhood (SF), ±29.55 acres of Suburban Mixed-Use (SMU), and ±24.99 acres of Parks, Greenways, and Open Space (PGOS) to ±24.99 acres of PGOS, and ±184.58 acres of Industrial (I),** and; 2) a zoning map amendment from ±124.32 acres of Single-Family Residential – 3 units per acre (SF- 3), ±29.55 acres of Neighborhood Commercial (NC), ±24.99 acres of PGOS, and ±30.71 acres of Industrial Commercial (IC) to ±24.99 acres of PGOS, and ±184.58 acres of IC. The ±209.57 acre site consists of three parcels, and is located on the southwest side of White Lake Parkway northeast of White Lake.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

As part of the City of Reno review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at

the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

Regional Plan policies for consideration in the analysis

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): DCA Playa on the southernmost parcel (APN:087-010-41)

Request for comment from other local government and/or affected entities

TMRPA staff asks that the Western Regional Water Commission be conferred with regarding the appropriateness/risks of industrial vs. residential type uses near water bodies (i.e. White Lake)

Other information for review

None at this time

TMRPA Staff Notes

TMRPA supports the creation of more commercial services to support residents of the North Valleys. TMRPA encourages the applicant to consider retention of the existing Neighborhood Commercial (NC) land use designation and only request the Single Family to Industrial change. The reasoning for this is that, while the Industrial land use with underlying Industrial Commercial zoning does allow for commercial development, it also allows for industrial uses while the Neighborhood Commercial ensures commercial development. The retention of the NC land use ensures some amount of commercial development on the subject properties.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

White Lake Specific Plan

Michael Mischel <MischelM@reno.gov>

Tue 2/20/2024 1:47 PM

To: Grace Mackedon <MackedonG@reno.gov>

Hi Grace

You asked me to take another look at the White Lake Specific Plan the other day. Here are my thoughts:

- The handbook is silent as to drainage or sanitary sewer; therefore, RMC will control.
- Perhaps a dimensioned cross section of White Lake Parkway that includes right of way, landscape areas, public use easements is in order.
- The following are more a question than anything else:
 - Who maintains the trail along the playa?
 - Will there be parking/trailhead for the trail and who will maintain this?

Let me know if we need to discuss. Thanks.



Grace Mackedon <mackedong@reno.gov>

LDC23-00020

1 message

Michael Mischel <mischelm@reno.gov>
To: Grace Mackedon <whitedg@reno.gov>

Mon, Nov 21, 2022 at 12:51 PM

Hi Grace

I see the staff report is due on this soon. I don't have any narrative to add other than infrastructure and drainage requirements will be evaluated when a specific development application is submitted. Thanks.

--

**Michael J. Mischel, P.E.**

Engineering Manager

Development Services

775-326-6607 (o) or 775-276-2745 (c)

mischelm@reno.gov

1 E. First St., Reno, NV 89501

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LDC23-00020

Menu

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Task

Fire Review

Due Date

10/27/2022

Assigned Date

10/13/2022

Assigned to Department

Fire

Assigned to

John Beck

Status *

Completed

Action by Department * [Current Department](#)

Fire

Action By * [Current User](#)

John Beck

Status Date *

10/14/2022

Comments [Standard Comment](#)

Nothing in the International Fire Code as amended and adopted by the City of Reno would preclude this project as presented. All future development shall comply with the requirements as set forth in the edition of the International Fire Code, as amended and adopted by the City of Reno, in force at the time of development. Such compliance shall include, but shall not be limited to, fire department access, fire sprinkler systems, fire alarm systems, emergency responder radio coverage system and fire hydrant placement. During construction, temporary fire apparatus access roads shall be provided. Temporary access roads shall be constructed following all the provisions of permanent fire department access roads, except that the surface is required to be an engineered compacted base material, which may or may not include paving. The road base shall support fire trucks, be resistant to wear from travel and weather, and shall be maintained as a drivable surface. During and throughout the construction process, work on a construction project may be prohibited by the Fire Department for failure to service and maintain fire apparatus access roads.

[check spelling](#)

Estimated Hours

0.0

Task Specific Information

Phone Number

(Text)

RE: LDC23-00020 (White Lake Parkway)

John Beck <BeckJ@reno.gov>

Thu 2/15/2024 2:26 PM

To: Grace Mackedon <MackedonG@reno.gov>

Hi Grace,

Auto aid applies for structure fires only, which means that Truckee Meadows Fire Protection will automatically dispatch into areas where the agreement applies.

Medical calls fall under 'mutual aid,' which means that Reno Fire will always dispatch to the address, regardless of distance from the location, even if Truckee Meadows Fire is much closer. Truckee Meadows would only be called to a medical if Reno Fire specifically called them, and I've been told that we traditionally do not call Truckee Meadows Fire for medical calls, regardless of our response time.

Distance to the general E. White Lake area:

RFD Station 9 (nearest Reno Fire station): 13 minute response

RFD Station 10 (next nearest Reno Fire station): 14 minute response time

*Please note that ALL single family residences (SFR) must be fire sprinklered, regardless of square footage, based on the response time from nearest Reno fire station exceeding 6 minute response time.

Please let me know if you need anything further and I will do my best.

Respectfully,

John Beck

Captain, Reno Fire Dept.

From: Grace Mackedon <MackedonG@reno.gov>

Sent: Tuesday, February 13, 2024 12:57 PM

To: John Beck <BeckJ@reno.gov>

Subject: LDC23-00020 (White Lake Parkway)

Hi John,

The above referenced case has been on hold for awhile, but it is finally coming back forward. This project is in Cold Springs next to white lake, and the closest fire station is Truckee Meadows listed as mutual aid. I wanted to get some more information on this and see if the distance from a Reno fire station is a concern, and who would serve this site. Any information you can provide is appreciated!



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328-6133

November 4, 2022

To: Grace Mackedon, Associate Planner, City of Reno

From: Kelly Mullin, AICP, Planning and Building Division Director *KM*
kmullin@washoecounty.gov, 775-328-3619

Subject: LDC23-00020, White Lake Parkway Master Plan and Zoning Map Amendments

Dear Ms. Mackedon,

Washoe County has reviewed the application materials for Case No. LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments) and recommends that buffering and improved compatibility be provided between existing and proposed uses along White Lake Parkway. This could potentially be accomplished with the addition of a 50-foot-wide strip of Parks, Greenways, and Open Space (PGOS) zoning along the west side of White Lake Parkway.

The proposed changes are adjacent to large areas of single-family dwellings. There is also one small area of historic industrial zoning and two isolated areas of commercial zoning. The Washoe County Master Plan, Land Use and Transportation Element (LUTE, Table 3, page 56) shows that there is a "Low" compatibility rating between the proposed Industrial zoning in the City and the existing Medium Density Suburban (MDS) zoning in the County. MDS zoning allows for three dwellings to the acre and is essentially identical to the existing City zoning throughout the majority of the subject site. The majority of the existing City zoning has a "High" compatibility rating with the adjacent, previously developed, areas within the County.

A change to industrial zoning represents a substantially higher potential for impacts from intensive development inconsistent with the adjacent residentially developed areas. The LUTE calls for "significant screening and buffering" as necessary for compatibility. The provision of a 50-foot-wide strip of PGOS zoning along the west side of White Lake Parkway would help to ensure such screening and buffering is provided when development occurs.

Additionally, Washoe County Engineering has requested to be contacted regarding any future development proposals on this site; Senior Engineer Walt West can be reached at wwest@washoecounty.gov. He can assist with questions regarding the ownership, capacity and construction of White Lake Parkway to serve future development.

Thank you for providing Washoe County with the opportunity to comment on this application.



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Grace Mackedon <mackedong@reno.gov>

LDC23-00020 (White Lake Parkway Master Plan and Zoning Map Amendments)

Xuan Wang <XWang@rtcwashoe.com>

Thu, Nov 3, 2022 at 2:06 PM

To: Grace Whited <whitedg@reno.gov>

Cc: Daniel Doenges <DDoenges@rtcwashoe.com>, Andrew Jayankura <ajayankura@rtcwashoe.com>, Jeffrey Wilbrecht <jwilbrecht@rtcwashoe.com>

Grace,

Please see the comments below. Thanks!

Xuan

LDC23-00020 – White Lake Parkway Master Plan Amendment/Zoning Map Amendment – Request for Master Plan amendment of Single-Family Neighborhood to Suburban Mixed-Use

Affected APNs: 087-010-41, 087-382-02, & 087-382-04



The [Regional Transportation Plan \(RTP\)](#) identifies [White Lake Pkwy.](#) as an [arterial with moderate-access control](#). To maintain arterial capacity, the following RTP access management standards should be maintained.

Access Management Class	Posted Speeds	Signals Per Mile and Spacing ¹	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways	Driveway Spacing ²
High Access Control	45-55 mph	2 or less Minimum spacing 2350	Raised w/ channelized turn pockets	Yes 750 ft. minimum	Only at signalized locations	Yes ³	250 ft./500 ft.
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/ turn pockets	Yes 500 ft. minimum	No, on 6- or 8- lane roadways w/o signal	Yes ³	200 ft./300 ft.
Low Access Control	35-40 mph	5 or less Minimum spacing 900 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft.
Ultra-Low Access Control	30-35 mph	8 or less Minimum spacing 560 feet	Raised or painted w/turn pockets or undivided w/painted turn pockets or two-way left-turn lane	Yes 350 ft. minimum	Yes	No	150 ft./200 ft. 100 ft./100 ft. ⁴

The policy Level of Service (LOS) standard for [White Lake Pkwy](#) is [LOS D](#). Policy LOS for intersections should be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

The 2050 RTP identifies [White Lake Pkwy](#) from [Stonegate Entrance](#) to [Village Blvd](#) to be widened in the 2030 to 2050 timeframe. I don't have any other comments. The comments I provided should be used for their information only.

[Quoted text hidden]

INITIAL REVIEW MEMORANDUM

TO: Grace Whited, City of Reno

FROM: Nate Kusha, TMRPA

DATE: March 12, 2024

SUBJECT: **REVISED TMRPA initial review of the City of Reno case LDC23-00020 (White Lake Parkway)**

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (LDC23-00020), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through the City of Reno, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by the City of Reno, is the following:

A request has been made for: 1) **a Master Plan amendment from ±154.95 acres of Single-Family Neighborhood (SF), ±38.74 acres of Suburban Mixed-Use (SMU), and ±24.99 acres of Parks, Greenways, and Open Space (PGOS) to ±218.69 acres of Mixed Employment (ME).** The ±218.69 acre site consists of four parcels, and is located on the southwest side of White Lake Parkway northeast of White Lake.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time.

As part of the City of Reno review process, please address the 2019 Truckee Meadows Regional Plan Policy *PF 1 – List of Facilities and Service Standards*. Documentation of how the denoted public facilities and services (water, wastewater, flood control and stormwater, transportation and school) are provided at the adequate service standard indicated in Table 3.2 is required for master plan amendments and projects of regional significance.

Regional Plan policies for consideration in the analysis

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RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 2

Development Constraint Areas (DCA): DCA Playa as well as FEMA AE Floodway

Request for comment from other local government and/or affected entities

TMRPA staff asks that the Western Regional Water Commission be conferred with regarding the appropriateness/risks of industrial vs. residential type uses near water bodies (i.e. White Lake)

Other information for review

None at this time

TMRPA Staff Notes

TMRPA generally supports the creation of more commercial services to support residents of the North Valleys.

Significant DCA for FEMA AE Floodway exists across the subject site and flooding is a concern in the area.

Additionally, TMRPA recognizes the loss of the Open Space Land Use designation on the southernmost parcel and though the underlying zoning of the proposal may include open space, retention of the Master Plan Land Use should be considered.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.