



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

December 20, 2022

Franklin Peralta, P.E.
Associate Civil Engineer
Community Development Department
City of Reno
1 E. First St., Reno, NV 89505

RE: LDC23-00015/LDC23-00016/LDC23-00017 -TCA Mae Anne Multi-Family, TCA Leroy Street, and TCA Townhomes

Franklin Peralta,

The RTC has reviewed the application regarding the TCA Mae Anne Multi-Family, TCA Leroy Street, and TCA Townhomes located near the Robb Drive interchange on the south side of Interstate 80 (I-80).

The Regional Transportation Plan (RTP) identifies Robb Dr. as an arterial with moderate access control. To maintain arterial capacity, the RTP access management standards should be maintained. The policy Level of Service (LOS) standard for Robb Dr. 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. The project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards. The 2050 RTP identifies a project to extend Robb Dr. from I-80 to E. 4th St. in the 2031-2050 timeframe. Any roadway improvements associated with the proposed development should be implemented in a manner as to accommodate, or not impede, a future road alignment. The RTC concurs with the Traffic Impact Study included with this application. The applicant should follow the recommendations set forth in the traffic impact study as a condition of approval. The traffic study requires signalization of the Eastbound and Westbound ramps of I-80. The development should be conditioned to install conduit under the new road at the Eastbound on/off ramp sufficient to facilitate such future signalization.

The TCA developments near the I-80 / Robb Dr. intersection would be served by an expanded Somersett-Verdi FlexRIDE zone. There is an existing fixed route service nearby at Robb and Sharlands. If there are any questions pertaining to transit, please contact Jim Gee, RTC Service Planning and Innovation Manager, at 775-335-0020, or jgee@rtcwashoe.com.

The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, advise that new development and re-development should be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications, if not required by local code or ordinances.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775- 335-1901 or email me at ddoenges@rtcwashoe.com if you have any questions or comments.

Sincerely,

Daniel Doenges, PTP, RSP
Director of Planning
Regional Transportation Commission of Washoe County
1105 Terminal Way
Reno, NV 89502



Brooklyn Oswald <oswaldb@reno.gov>

Development Review LDC23-00016 (TCA Leroy Street)

1 message

Rodela, Brett A <Brett.Rodela@washoeschools.net>

Wed, Oct 12, 2022 at 11:59 AM

To: Brooklyn Oswald <oswaldb@reno.gov>

Cc: "Chisholm, Kyle W" <Kyle.Chisholm@washoeschools.net>, "Baxley, Randy" <RBaxley@washoeschools.net>, "Golden, Teresa" <Teresa.Golden@washoeschools.net>

Hello Mr. Oswald,

TCA Leroy Street proposing a 16 single family unit subdivision is zoned for Verdi Elementary, Billingshurst Middle, and McQueen High Schools. The project is calculated to generate 2, 1 and 1 students at each respective school level.

The following table outlines current and future-projected student enrollment capacity percentages for each school:

School	2022/23	2027/28	2032/33
Verdi ES	70%	85%	91%
Billingshurst MS	86%	83%	88%
McQueen HS	94%	86%	83%

The school district anticipates no conflicts with the abilities to accommodate students possibly generated by this project.

For further context and information as to the school district's facilities plans, please feel free to reference the attached facilities plan that is approved for conformance with the Truckee Meadows Regional Planning Agency's 20 Year Plan.

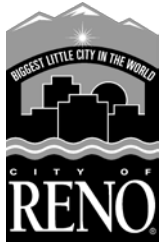
Thank you for the opportunity to comment. Please reply with any further questions and/or requests pertaining to **LDC23-00016 (TCA Leroy Street)**.

Brett A. Rodela

GIS Analyst

Washoe County School District, Capital Projects

Office: (775) 325-8303 | Cell: (775) 250-7762



Environmental Control

MEMORANDUM

Date: October 1st, 2022
To: Chris Pingree – Director of Development Services
Jason Garcia-Loblue – Planning Manager
From: Michael Ufford, Environmental Control Officer
Subject: **September 26th Current Development Application Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated September 26th, 2022. We offer the following comments or conditions:

Security Circle Development

SPR23-00007

EC has no comment on the site plan, however, they would like to note that businesses which eventually occupy this space may require additional permitting for outdoor storage depending on the industry and materials to be stored.

TCA Mae Anne Multi-Family

LDC23-00015

EC has no comment on the conditional use permit for this proposed multi-family residential development and related grading changes.

TCA Leroy Street

LDC23-00016

EC has no comment on the tentative map for this proposed single-family residential development and site plan.

TCA Townhomes

LDC23-00017

EC has no comment on the tentative map for this proposed townhome complex or related conditional use permit to develop inside a Commercial zoning district.