

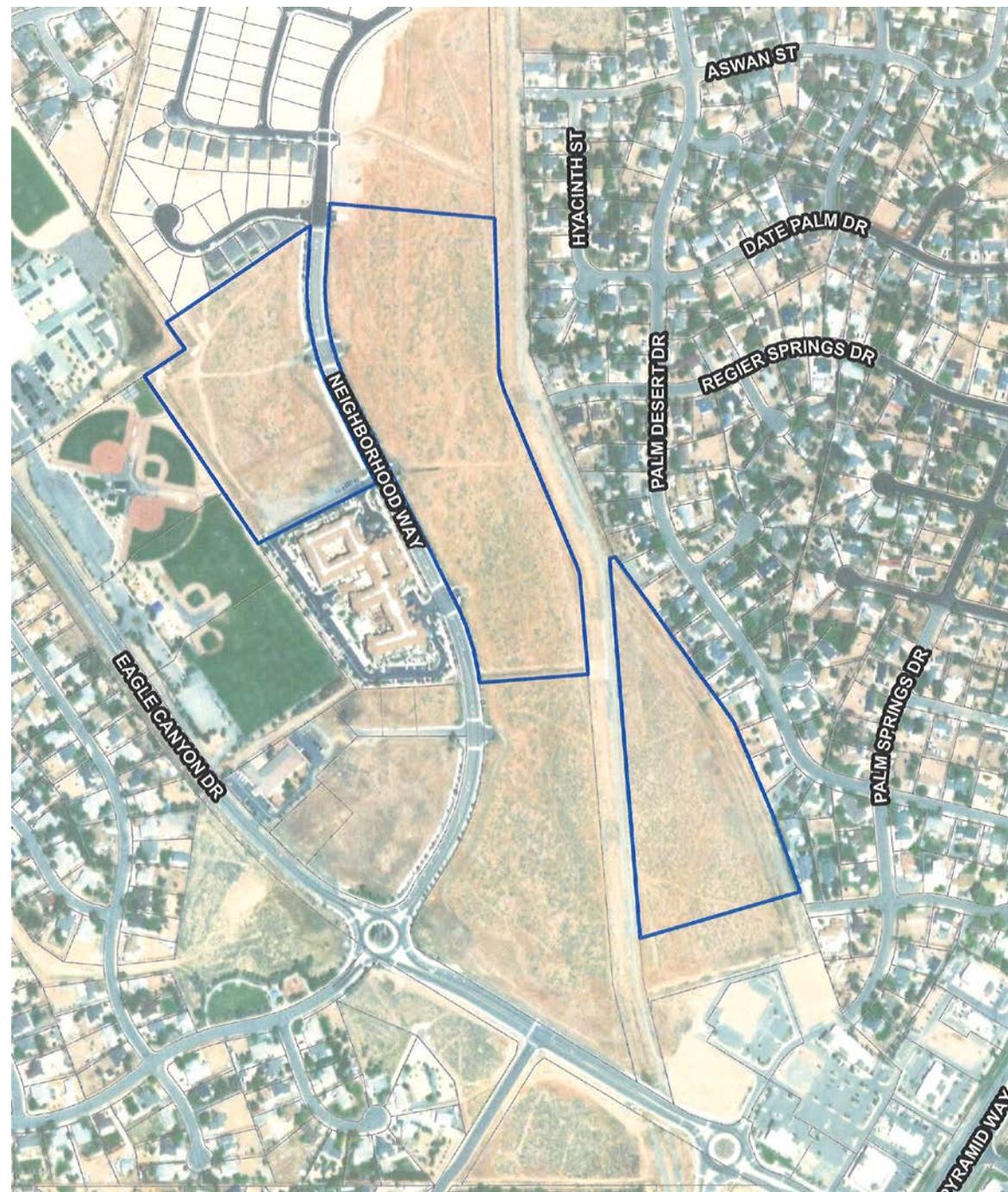
UPLAND ESTATES MASTER PLAN AMENDMENT AND ZONE CHANGE

PLANNING COMMISSION | FEBRUARY 5, 2019



WOOD RODGERS

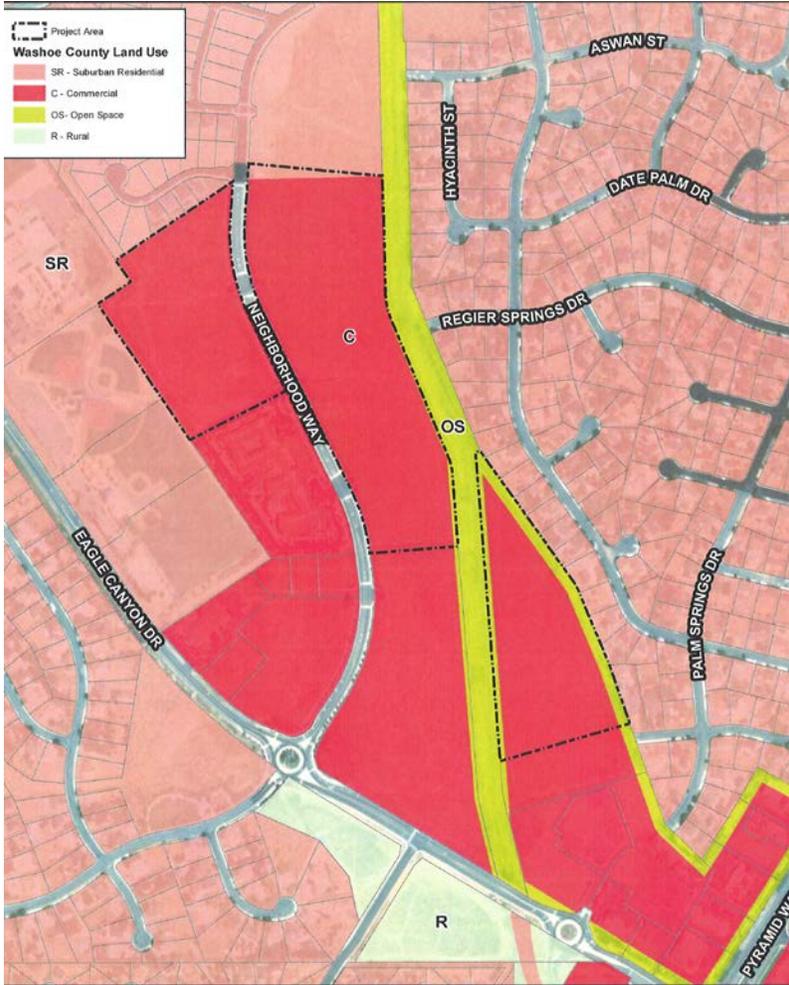
- ❖ Three parcels totaling 43.04 acres
- ❖ Currently undeveloped
- ❖ Surrounded primarily by single family residential



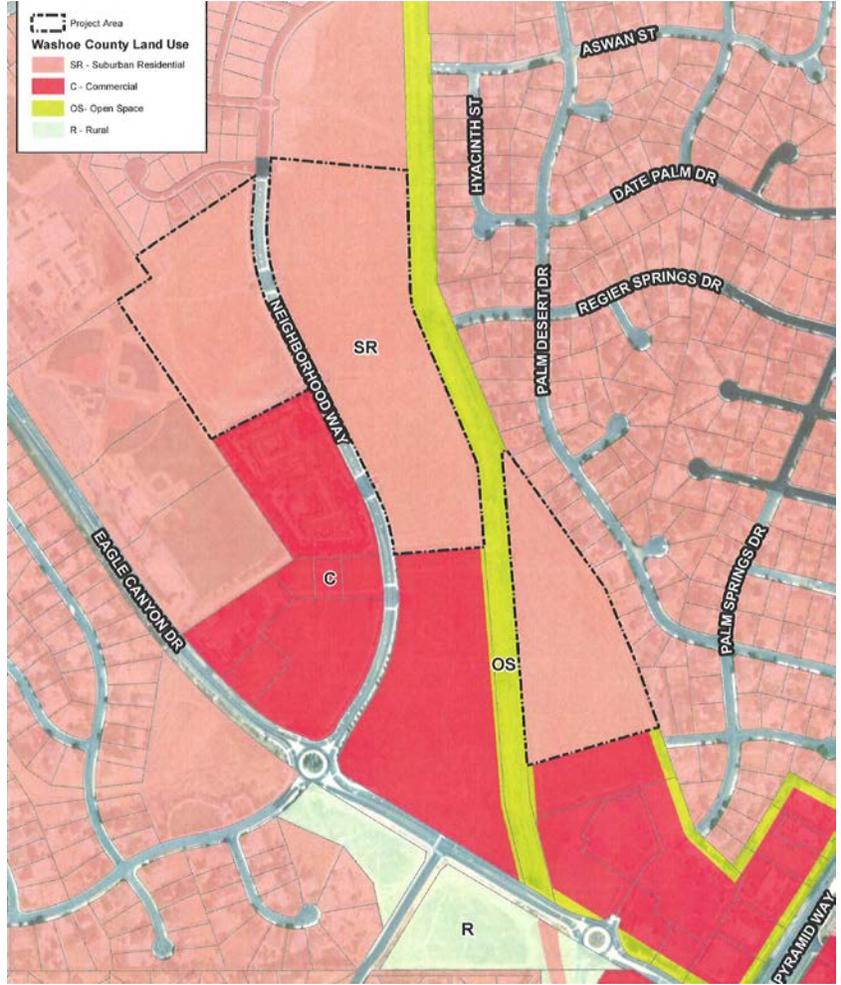
Site Information

- ❖ 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



EXISTING



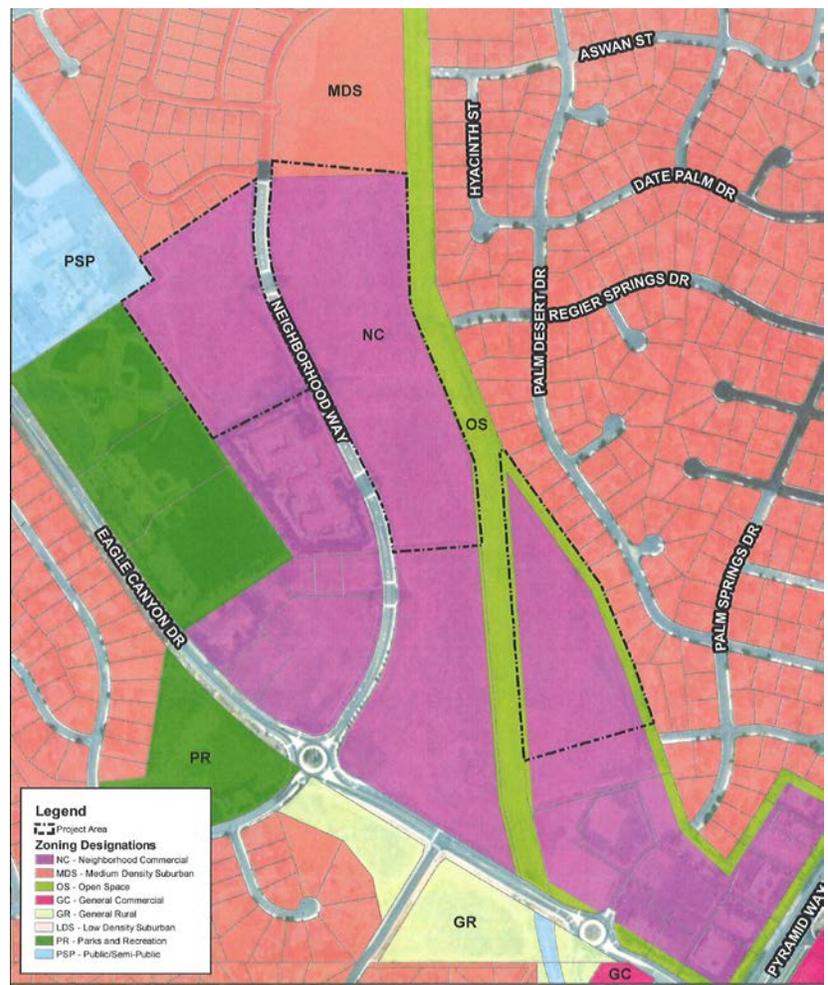
PROPOSED

❖ Neighborhood Commercial

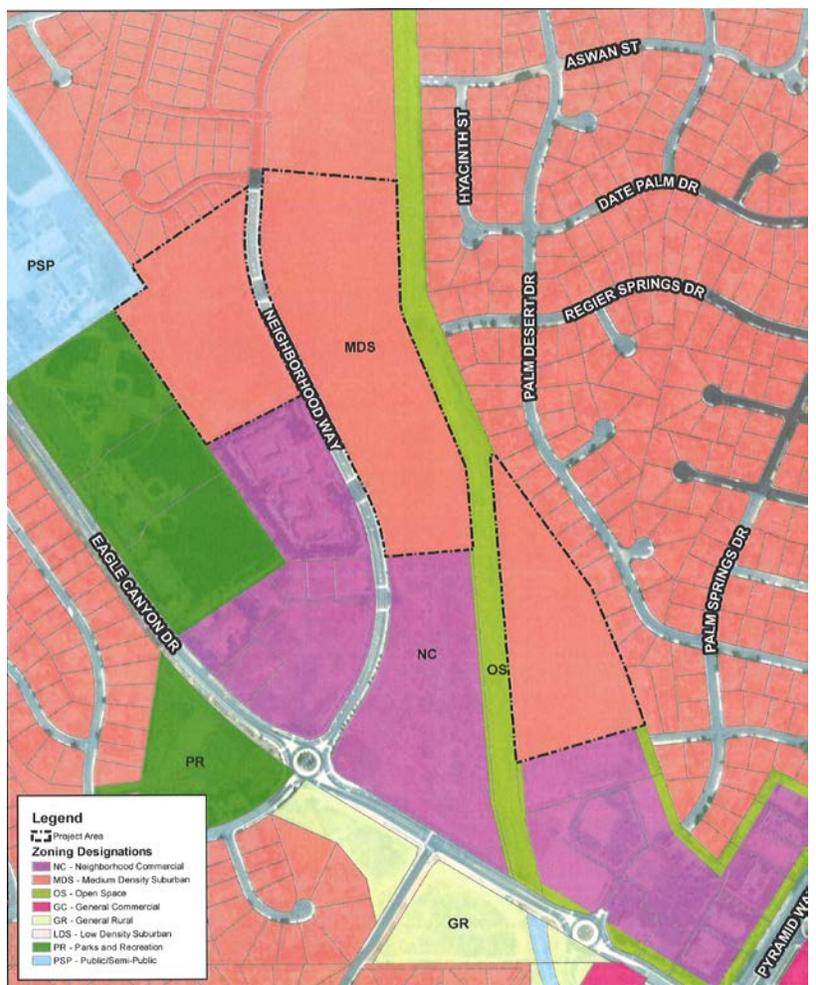
- ✓ Transitional designation
- ✓ Allows multi-family and commercial uses
- ✓ Minimum lot size is 10,000sqft

❖ 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



EXISTING



PROPOSED

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

Traffic

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:

ZONING DESIGNATION	USE	AVERAGE DAILY TRIPS (ADT)	AVERAGE PEAK HOUR RATE	UNIT	ESTIMATED PM PEAK TRIPS GENERATED
Proposed: MDS	Single Family Detached (129 DU)	1,218	0.99	Per Dwelling Unit	128
	General Office (122,120 SF)	1,189	1.14	Per 1,000 Sq. Ft.	140
Existing: NC	Medical-Dental Clinic (220,544 SF)	7,675	3.45	Per 1,000 Sq. Ft.	763
	Shopping Center (123,057 SF)	4,646	3.80	Per 1,000 Sq. Ft.	469
	Total	13,510			1,372
Comparison (Prop v. Apr'd)		- 12,292			- 1,244

❖ 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.

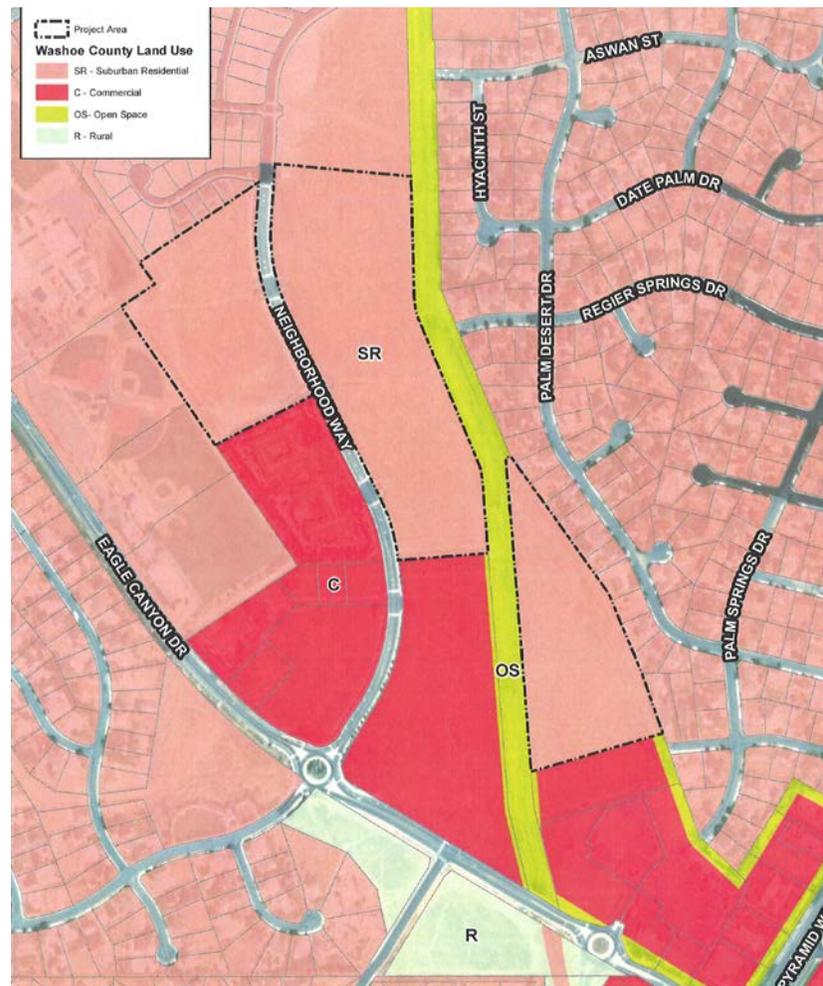
TABLE 1 – Neighborhood Commercial Sanitary Sewer Generation

APN	Area (acres)	GPD/Acre	Total Estimated Sewer Generation (GPD)
531-031-16	11.2	2,536	28,403
532-032-05	20.8	2,536	52,749
Portion 532-032-03	11.1	2,536	28,150
Total	43.1	2,536	109,301

TABLE 2 – Single Family Detached Residential Sanitary Sewer Generation

APN	Units	GPD/Unit	Total Estimated Sewer Generation (GPD)
531-031-16	34	270	9,180
532-032-05	62	270	16,740
Portion 532-032-03	33	270	8,910
Total	129	270	34,830

- ❖ 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.



Proposed Master Plan



Proposed Zoning