CONFORMANCE REVIEW
CITY OF RENO MASTER PLAN AMENDMENT (CR19-012) AND PROJECT OF REGIONAL SIGNIFICANCE (CR19-013), DAYBREAK

Agenda Item 6.E
<table>
<thead>
<tr>
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<th>Threshold</th>
<th>Proposed</th>
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<tbody>
<tr>
<td>Housing (Units)</td>
<td>625</td>
<td>3,995</td>
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<tr>
<td>Sewage (Gallons per day)</td>
<td>187,500</td>
<td>699,625*</td>
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<tr>
<td>Water (Acre ft. per year)</td>
<td>625</td>
<td>1,338*</td>
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<tr>
<td>Traffic (Avg. daily trips)</td>
<td>6,250</td>
<td>32,900</td>
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<tr>
<td>Student Population (Students)</td>
<td>325</td>
<td>1,280</td>
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*Note: The proposed values are marked with an asterisk (*) to indicate an increase from the threshold values.
Master Plan
Land Use

- Mixed Neighborhood = 219.9 acres
- Multi-Family Neighborhood = 20.7 acres
- Single-Family Neighborhood = 307.3 acres
- Suburban Mixed-Use = 175.5 acres
- Parks, Greenways and Open Space = 256 acres
Zoning (PUD)

- Single Family Residential
- Multi Family Residential
- Mixed Neighborhood
- Neighborhood and Arterial Commercial = 45.8 acres
- Parks, Greenways and Open Space (zoning level) = 355.4 acres
Review criteria

- Policy 4.1.3 of the 2012 Truckee Meadows Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan or a project of regional significance:
  1. Regional form and pattern,
  2. Development constraints,
  3. Infill, housing and jobs/housing balance,
  4. Public services and infrastructure,
  5. Military installations, and
  6. Cumulative and indirect effects.
Regional Form

- Located in the TMSA
- Adjacent to existing residential development (to the north and south)
- Currently entitled for residential development
Development Constraints

- Development Constraints Area (DCA)
- Parks, Greenways and Open Space identified for DCA and other natural features
Infill, Housing, Jobs/Housing

- Suburban infill
- South Meadows area is a satellite job center for our region
- Additional commercial services in the area
Public Services and Infrastructure

- Sewer to TMWRF and STMWRF
- Water served by TMWA
- Flood management, and 125% flood mitigation in Critical Flood Zone 1
- Existing roads have capacity
- Targeted traffic circulation improvements identified in the South Meadows Multimodal Transportation Study
- Elementary school site identified in the Daybreak PUD, plus charter school and land for a high school
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Cumulative Effects

- Oversupply of entitled dwelling units within TMSA
  - Over 12,000 potential units of future residential capacity approved in South Reno and southeastern Washoe County = over 1/4 of CF 20 year projected need
  - Roughly 90,000 potential units inside TMSA = app. 200% of CF projected need
  - Entitled units have varying degrees of near term viability
Conclusion

- TMRPA staff analysis examined potential impacts from the proposed development and evaluated to what degree our Region has planned to deal with those impacts.

- Recommendation of approval based on the criteria of the 2012 Truckee Meadows Regional Plan.
I move to find the Daybreak amendment to the City of Reno Master Plan in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in the staff report.
I move to find the Daybreak project of regional significance in conformance with the 2012 Truckee Meadows Regional Plan, based on the finding listed in the staff report.