

# LDC23-00031

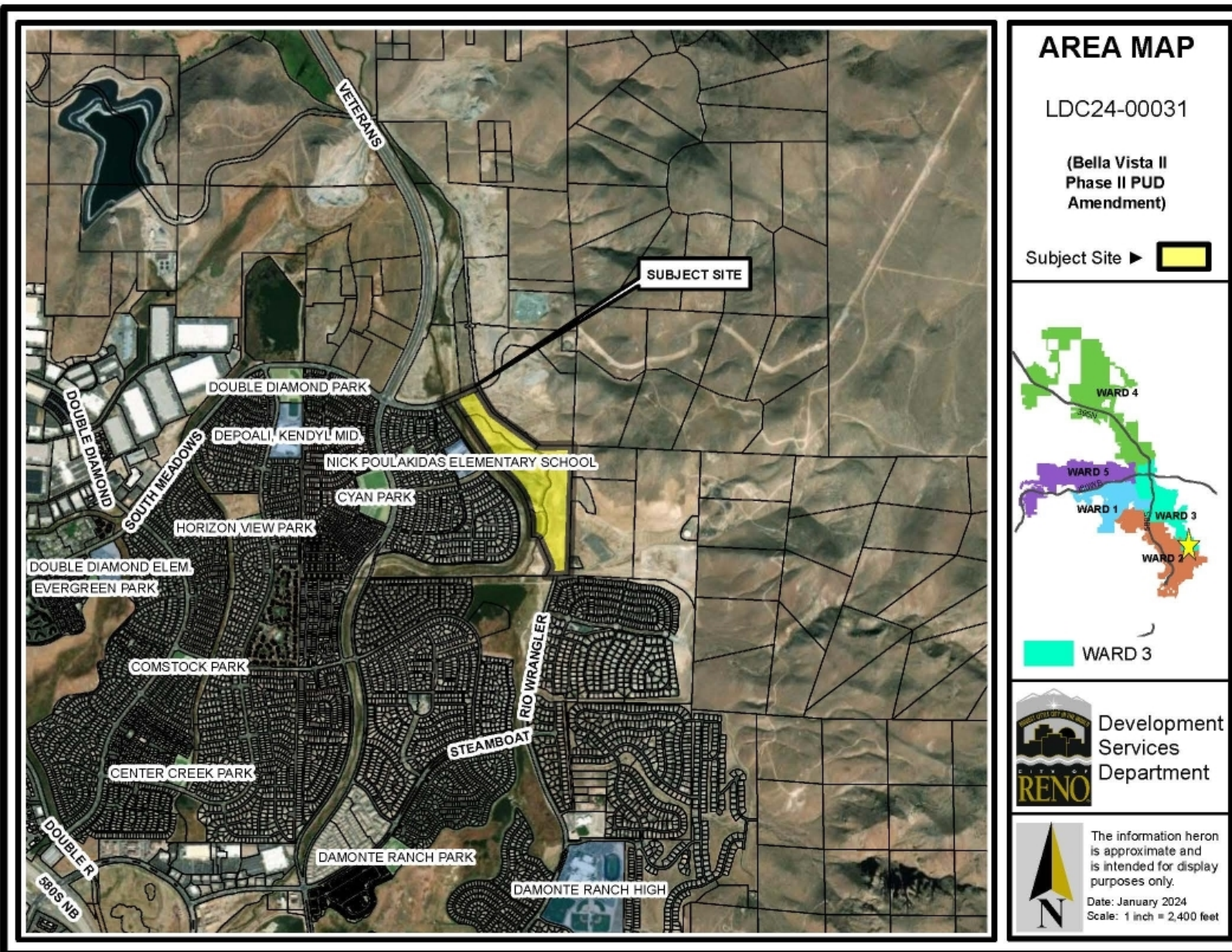
## (Bella Vista Ranch Phase II PUD Amendment)

*Reno City Council  
November 13, 2024*



C I T Y O F  
**RENO**





## Site:

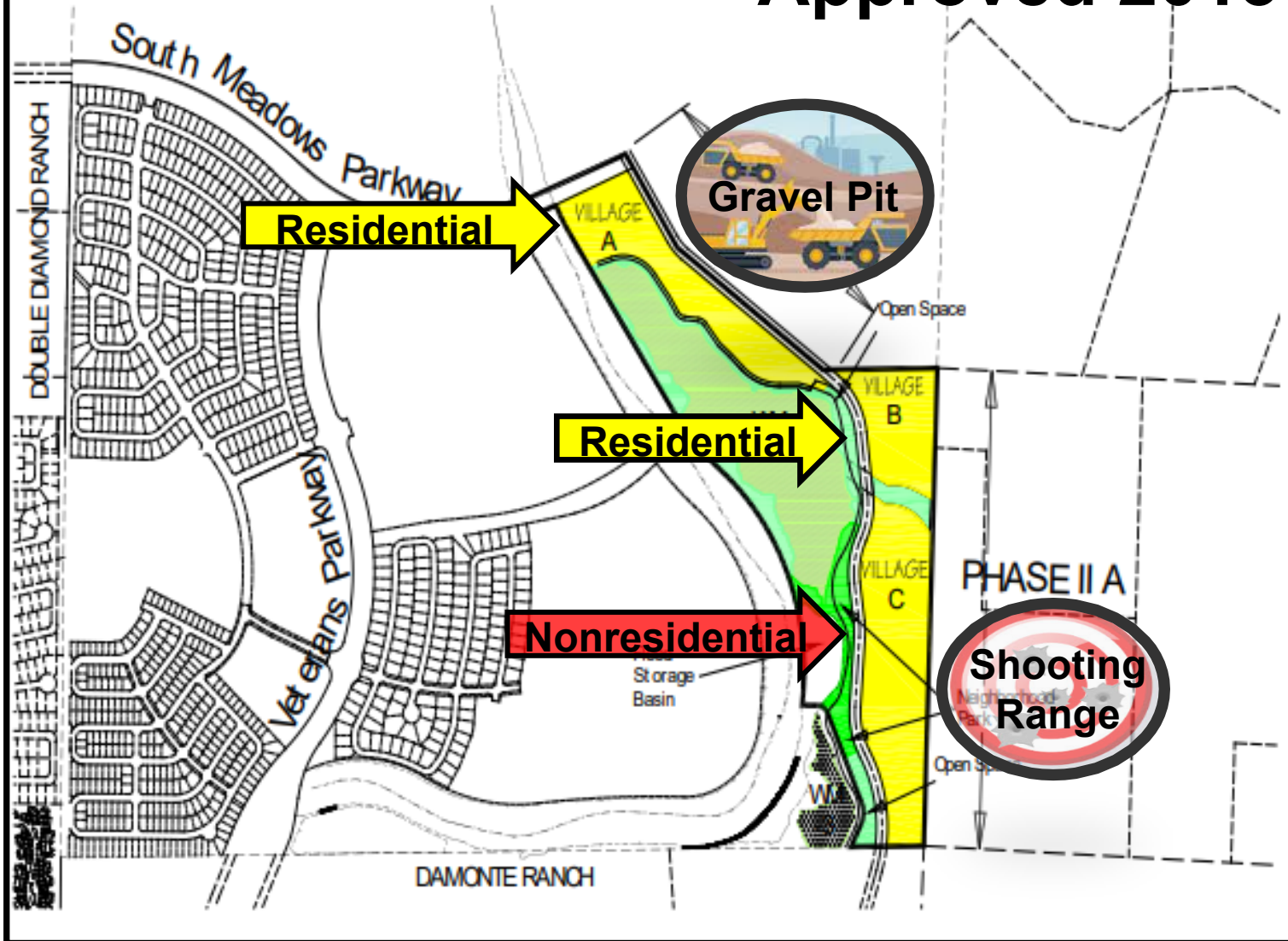
- $\pm 77.37$  acre site

## Request:

- reduce the amount of nonresidential from  $\pm 178,600$  sq. ft. to  $\pm 117,612$  square feet;
- increase the maximum dwelling units from  $\pm 575$  units to  $\pm 609$  units; and
- modify the allowed land uses, design standards, development standards, and street design standards



# Approved 2013



## Commercial & Residential Compatibility

### 2013 Approval allows:

- $\pm 178,600$  sq. ft. of nonresidential
- $\pm 575$  dwelling units

### 2013 Adjacency:

Residential = Gravel Pit

Commercial = Shooting Range

# Commercial & Residential Compatibility

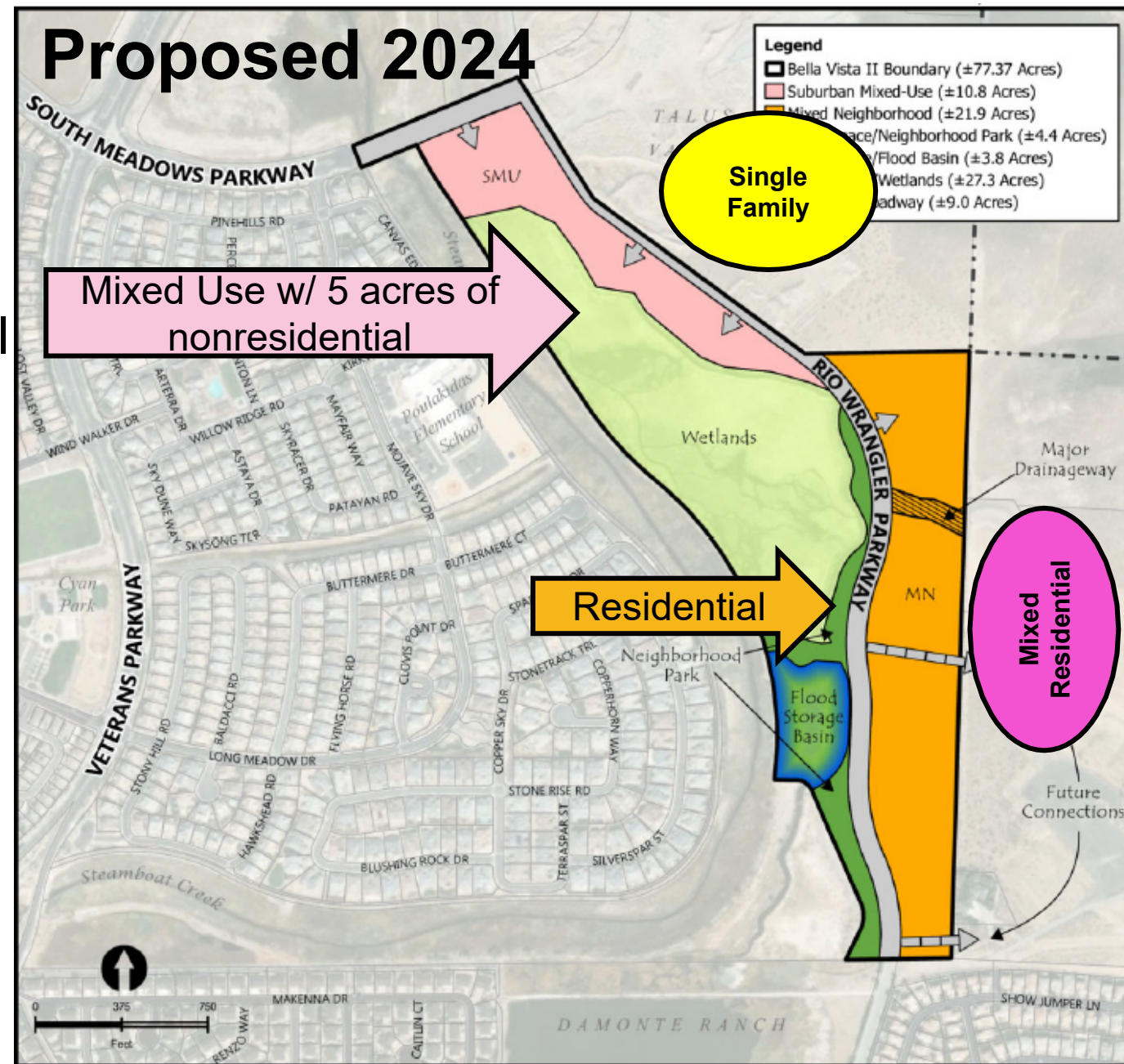
## 2024 Proposal allows:

- $\pm 117,612$  sq. ft. of nonresidential
- $\pm 609$  dwelling units

## 2024 Adjacency:

Residential = Mixed Residential

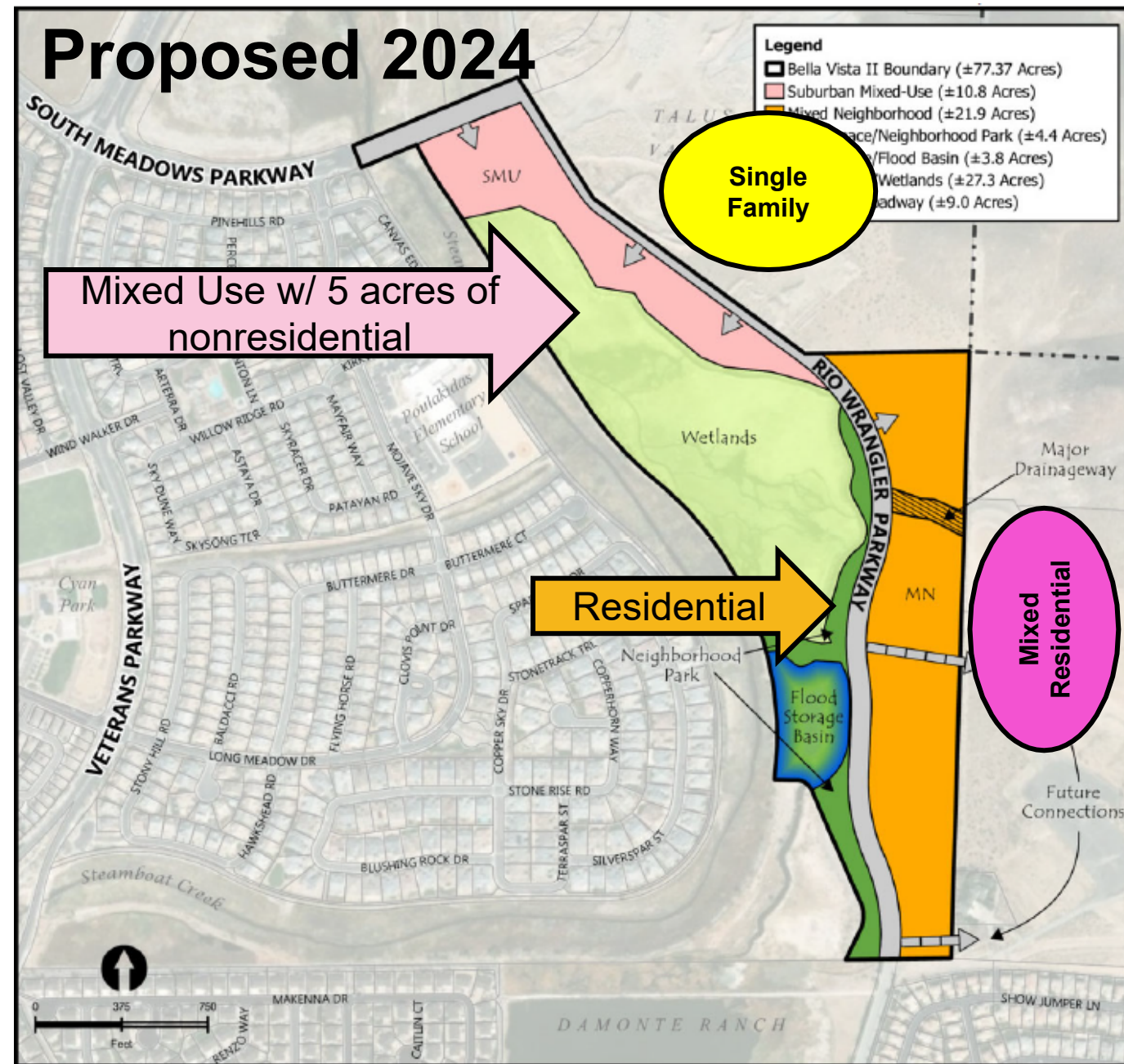
Mixed Use = Single Family





# Commercial & Residential Compatibility

- Reduce the amount of nonresidential from  $\pm 178,600$  sq. ft. to  $\pm 117,612$  square feet – **34% reduction**
- Increase the maximum dwelling units from  $\pm 575$  units to  $\pm 609$  units – **5.91% increase**





# Updates to Development Standards

Standard	Existing	Proposed
Height	45 feet	35 feet
Front Setback	20 feet	3 feet or 20 feet
Minimum Lot Size (nonresidential)	30 feet	None
FAR (nonresidential)	0.50	None
Feral Horse Protection Plan		Compliance with NRS & RMC 18.04.108
Landscaping, Signage, Architectural		Removed – default to RMC



Master Plan Policy	Staff Analysis
<p><b>7.1D: Environmentally-Sensitive Areas</b> Promote the protection and conservation of significant wildlife habitats, slopes, stream and drainageway environments...for purposes of wildlife survival</p>	<ul style="list-style-type: none"> <li>• 46% (35.6 acres) open space, wetlands, trails</li> <li>• Protected 404 Wetlands = wildlife habitat, used for migration, movement, &amp; reproduction</li> <li>• Major drainageway will provide a wildlife corridor</li> <li>• NDOW reviewed and provided comments - raptors</li> </ul>
<p><b>7.1F: Major Drainageways</b> All major drainageways should be retained, protected, restored, and managed to: maintain or improve habitat for flora and fauna &amp; facilitate wildlife movement</p>	
<p><b>7.2C: Open Space Criteria</b> Identify, prioritize, and protect as open space land...Areas that provide wildlife habitat, including primary plant communities found in the area and corridors connecting large open space areas, especially those used for migration</p>	
<p><b>F-FN7: Wildlife Corridors</b> Wildlife corridors should be identified and incorporated into the overall design of the site or neighborhood.</p>	
<p><b>SD.3: Wildlife</b> To the extent possible, new development should protect and conserve areas of significant wildlife habitats and other environmentally significant lands necessary for wildlife habitat, movement, or reproduction</p>	
<p><b>IMP-7.1f.</b> Refer development applications that may impact threatened or endangered species and/or wildlife migration corridors to the appropriate agency for review and comment.</p>	
<p><b>IMP-7.1g.</b> Explore opportunities to maintain or increase healthy wildlife habitats on private property that support sensitive species through the State's Private Lands for Wildlife program.</p>	



Planned Unit Development Review Recommended Findings	Analysis	Staff Review
Consistent with <b>objectives</b> of a PUD	The amendment is consistent with the original objectives.	✓ Yes
Changes are in the <b>public interest</b>	Expanding housing options, consistent with surrounding uses	✓ Yes
<b>Compatible</b> ratio of <b>residential</b> to <b>non-residential</b>	Onsite commercial and the adjacent PUD will provide a balance.	✓ Yes
Provides appropriate <b>open space</b>	No change	✓ Yes
Provides <b>public services, control over vehicular traffic, light &amp; air amenities, recreation, and visual enjoyment</b>	No change	✓ Yes
<b>Compatible</b> with surrounding neighborhood	The amendment improves the compatibility.	✓ Yes
Addresses a <b>unique situation, provides a benefit, innovative design, layout, or configuration</b>	The amendment addresses the changes over the past 10+ years	✓ Yes
Compatible with the <b>Master Plan</b>	Improves compatibility	✓ Yes
Provides a <b>public benefit</b>	Provides additional housing	✓ Yes

## **Recommended Motion**

**Based upon compliance with the applicable findings, I move to adopt Ordinance No. \_\_\_\_.**