



LDC25-00049

Talus Valley Village 22 Tentative Map

Reno City Planning Commission

June 5, 2025



C I T Y O F
RENO

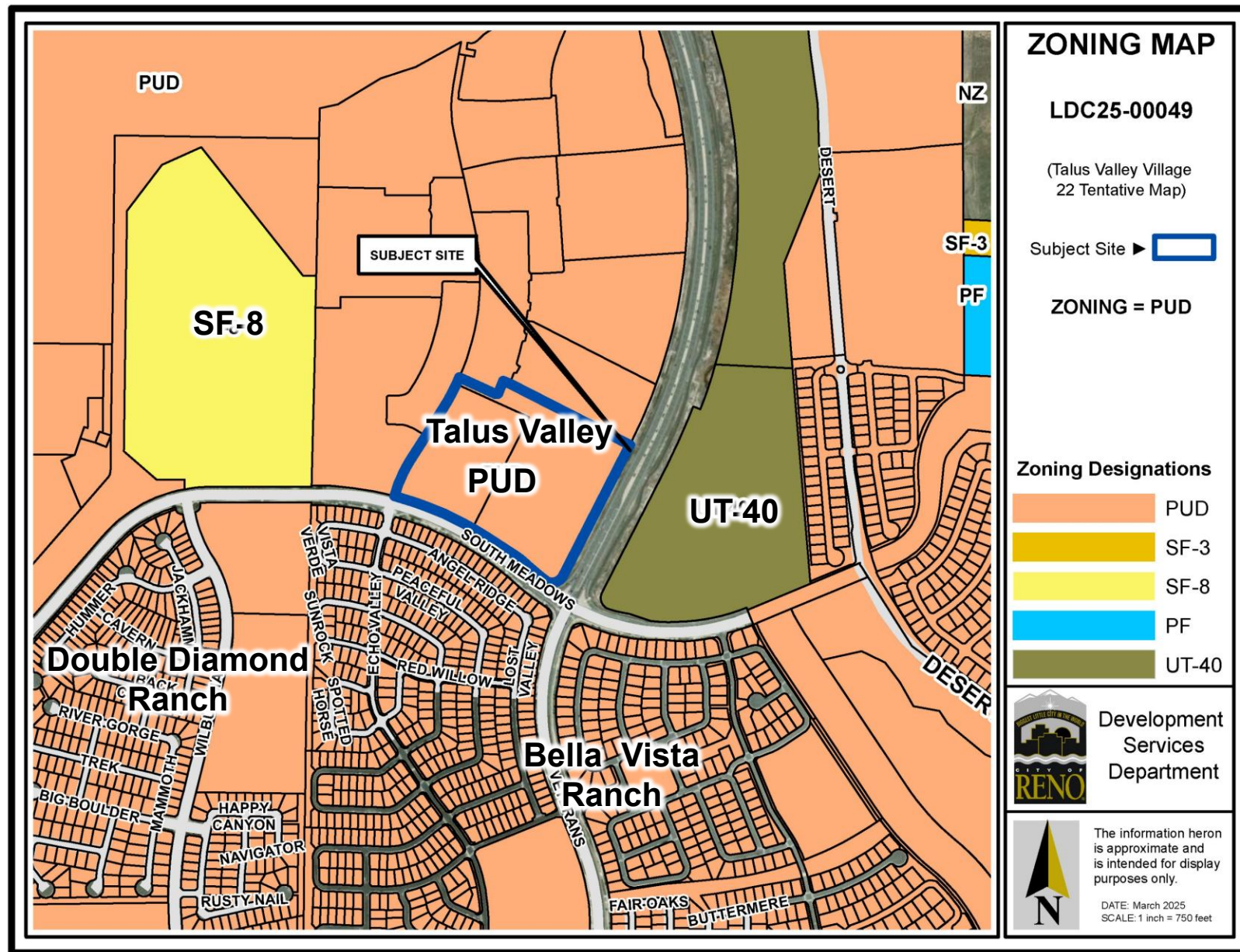
Project Information

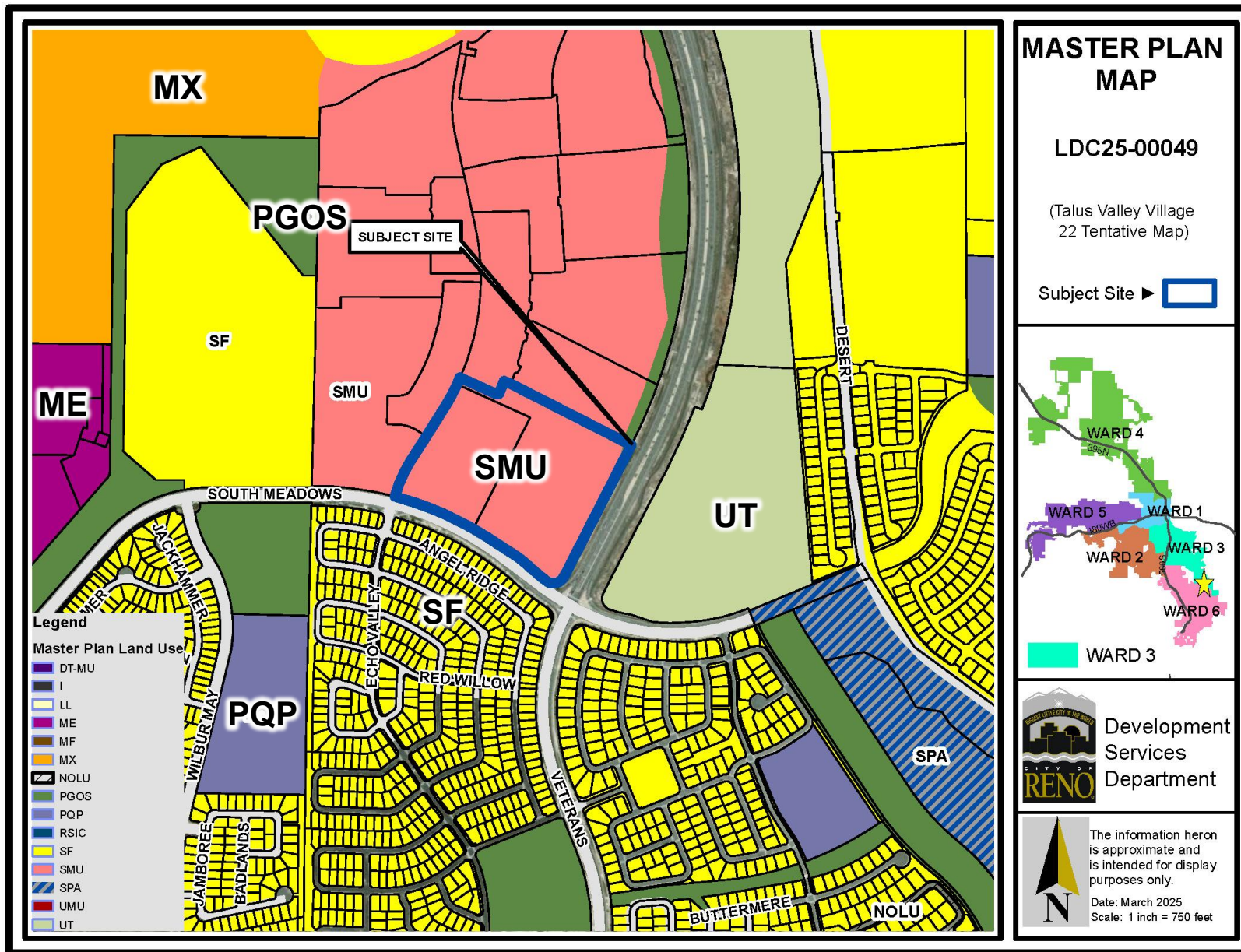


- **Site Size:**
± 20.81 acre site
- **Tentative Map**
for a 144-unit single-family detached subdivision

Zoning District

Talus Valley Planned Unit Development (PUD)

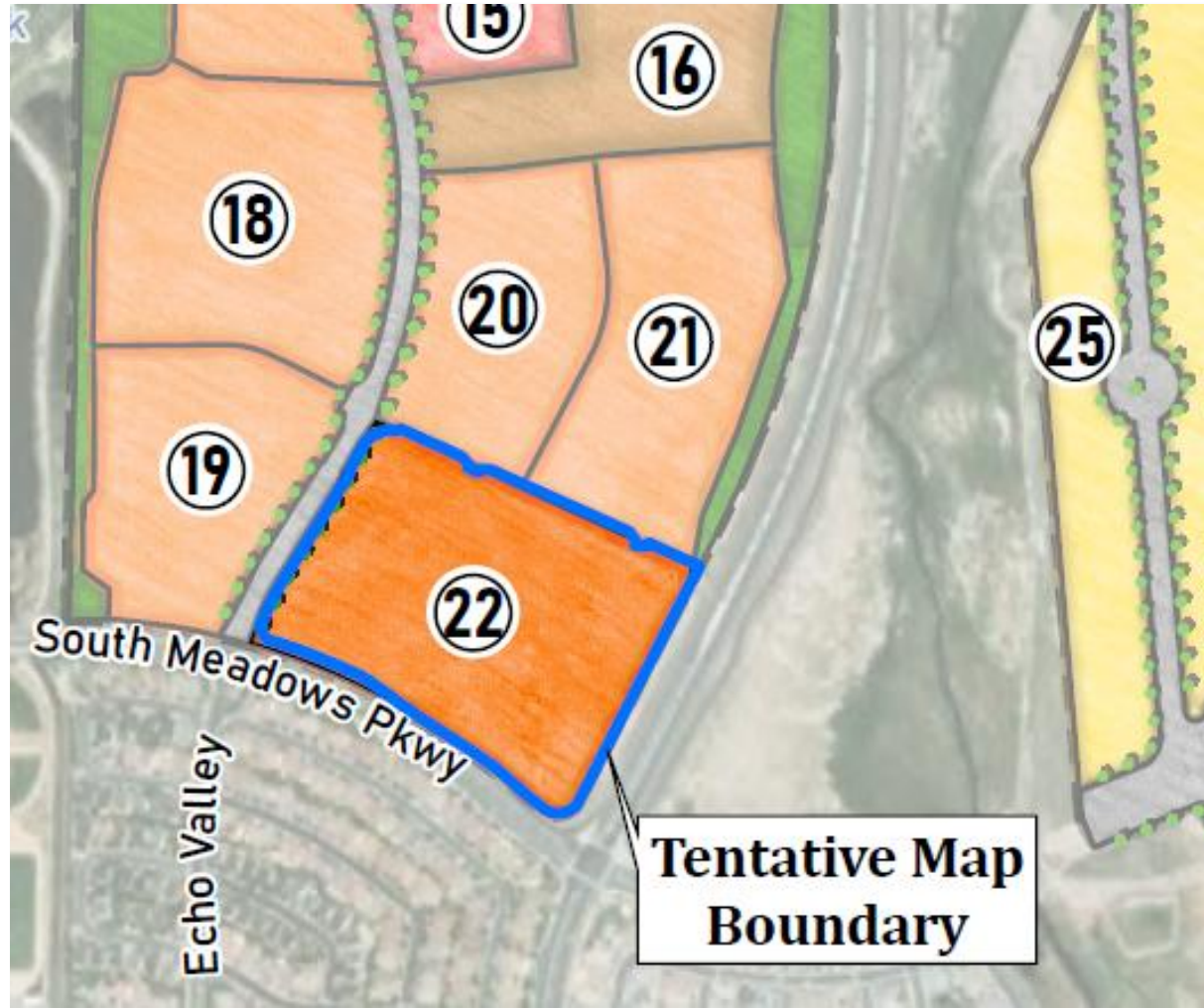




Master Plan

Suburban Mixed-Use (SMU)

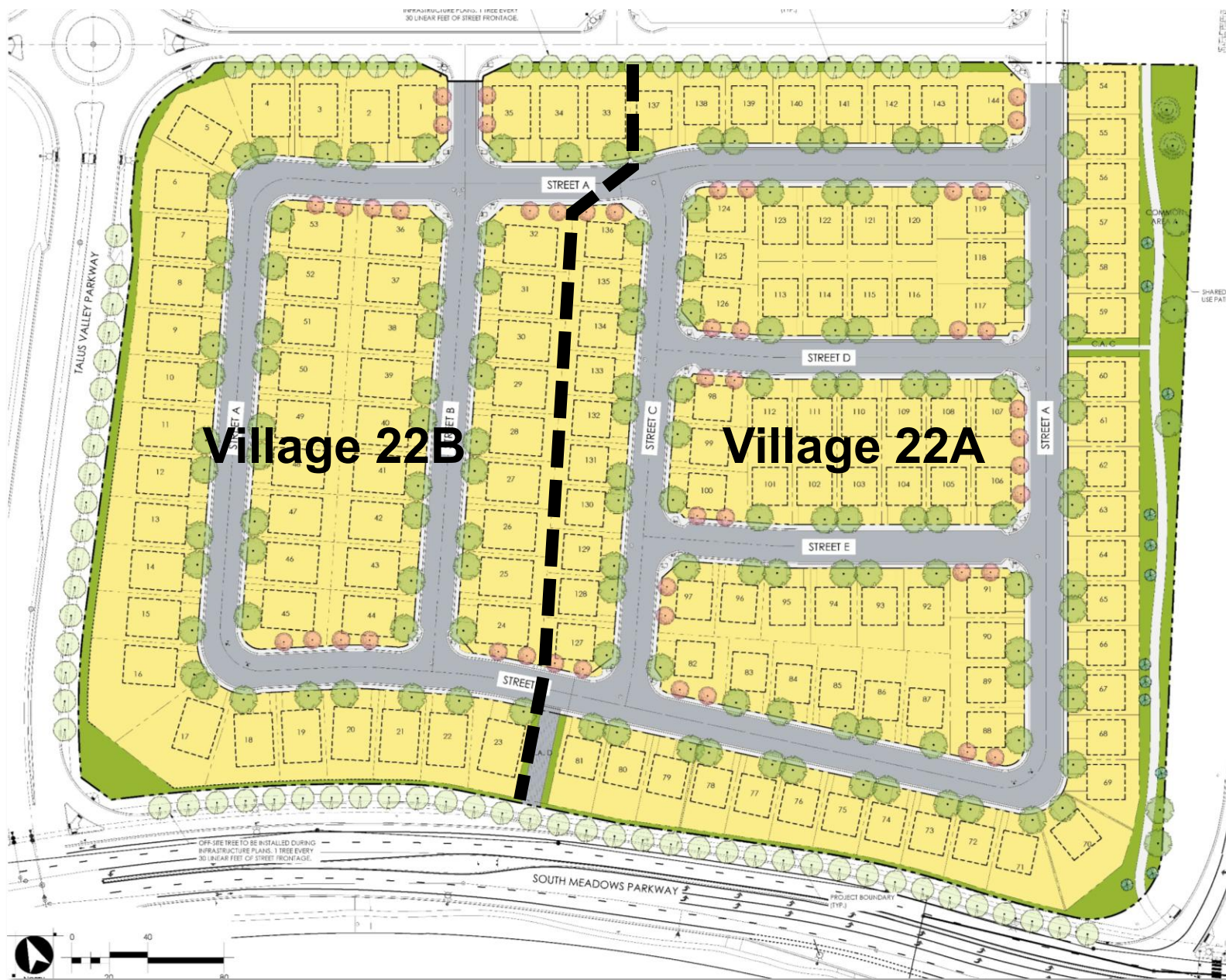
- 4.2E: Neighborhood Connections
- 4.5A: Connectivity and Access
- C-GC.3: Access to Greenway Corridors
- N-G.12: Pedestrian and Bicycle Access



Planning Area 22

Proposed Units: 144

Zoning	Acres	Units
Single-Family Residential	±363.6	1,950
Multi-Family Residential	±24.1	560
Mixed Neighborhood	±139.2	1,485
Neighborhood Commercial	±27.6	
Arterial Commercial	±13.8	
Parks, Greenways & Open Space	±354.1	
Greenways, Floodways, & Wetlands	±152.5	
Open Space	±190.4	
Community Park	±11.2	
Backbone Roadways	±56.6	
Total	±979.4	3,995 DU



Tentative Map

- **Min. Net Density:**
10.3 du/ac
- **Setbacks:**
Front – 10 ft
Side – 5 ft
Rear – 10 ft
Driveway – 20 ft

Tentative Map

Village 22A



No. of Lots	91
Average Lot Size	3,884 sq. ft.

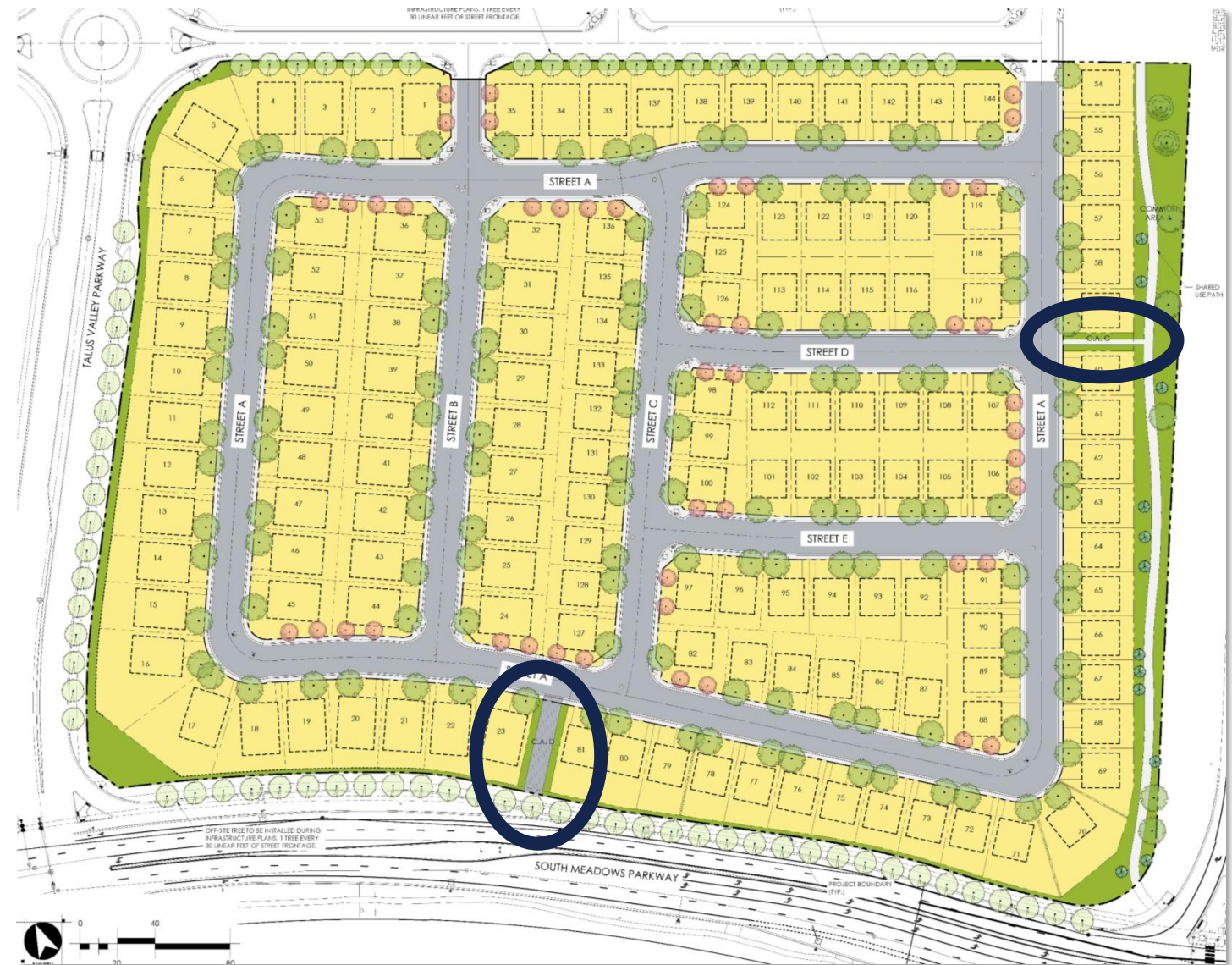
Village 22B



No. of Lots	53
Average Lot Size	5,072 sq. ft.

Pedestrian Circulation

- Depaoli Middle School located within walking distance
- New signalized intersection proposed at Talus Valley and South Meadows Parkway



Tentative Map Findings Highlights

Findings	Analysis	Staff Review
Public services and utilities are available	Available and adjacent to site	✓ Yes
Conformance with RMC and Master Plan	Conforms with Master Plan and Talus Valley PUD handbook	✓ Yes
Traffic impacts on public streets	Consistent with master traffic study	✓ Yes
Physical land characteristics related to floodplains, slope, and soil	Floodplains and other land characteristics mitigated	✓ Yes
Impacts to wildlife and habitats	No anticipated impacts	✓ Yes

Recommended Motion

In the matter of Case No. LDC25-00049, based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions listed in the staff report.