

## STAFF REPORT

---

**Date:** November 13, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Ordinance Adoption – Bill No. 7278 (For Possible Action): Case No. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment) - Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," to change the text in the planned unit development (PUD) handbook to: a) reduce the amount of nonresidential from ±178,600 sq. ft. to ±117,612 square feet; b) increase the maximum dwelling units from ±575 units to ±609 units; and c) modify the allowed land uses, design standards, development standards, and street design standards; together with matters which pertain to or are necessarily connected therewith.

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

---

### **Summary:**

The request is to update the Bella Vista Ranch Phase II PUD Handbook. Updates include allowing residential uses in the previously designated commercial area, decreasing the maximum square footage of allowed nonresidential, increasing the number of allowed residential by 34 units, and eliminating outdated code standards and development standards that are no longer consistent with Reno Municipal Code (RMC). Key issues related to the request are: 1) compatibility of the proposed zoning and development standards with surrounding land uses; 2) conformance with current code; and 3) protection of natural resources. The Planning Commission could make all of the findings and recommends approval of the amendment.

### **Alignment with Strategic Plan:**

Economic and Community Development

### **Previous Council Action:**

October 23, 2024 - Council approved the first ordinance reading:

Ayes: Schieve, Reese, Taylor, Martinez

Nays: Brekhus, Duerr, Ebert

Absent: None

**Financial Implications:**

None at this time.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_

**Attachments:**

Ordinance & PUD Handbook