

The Canyons

Planned Unit Development Amendment (LDC24-00050)

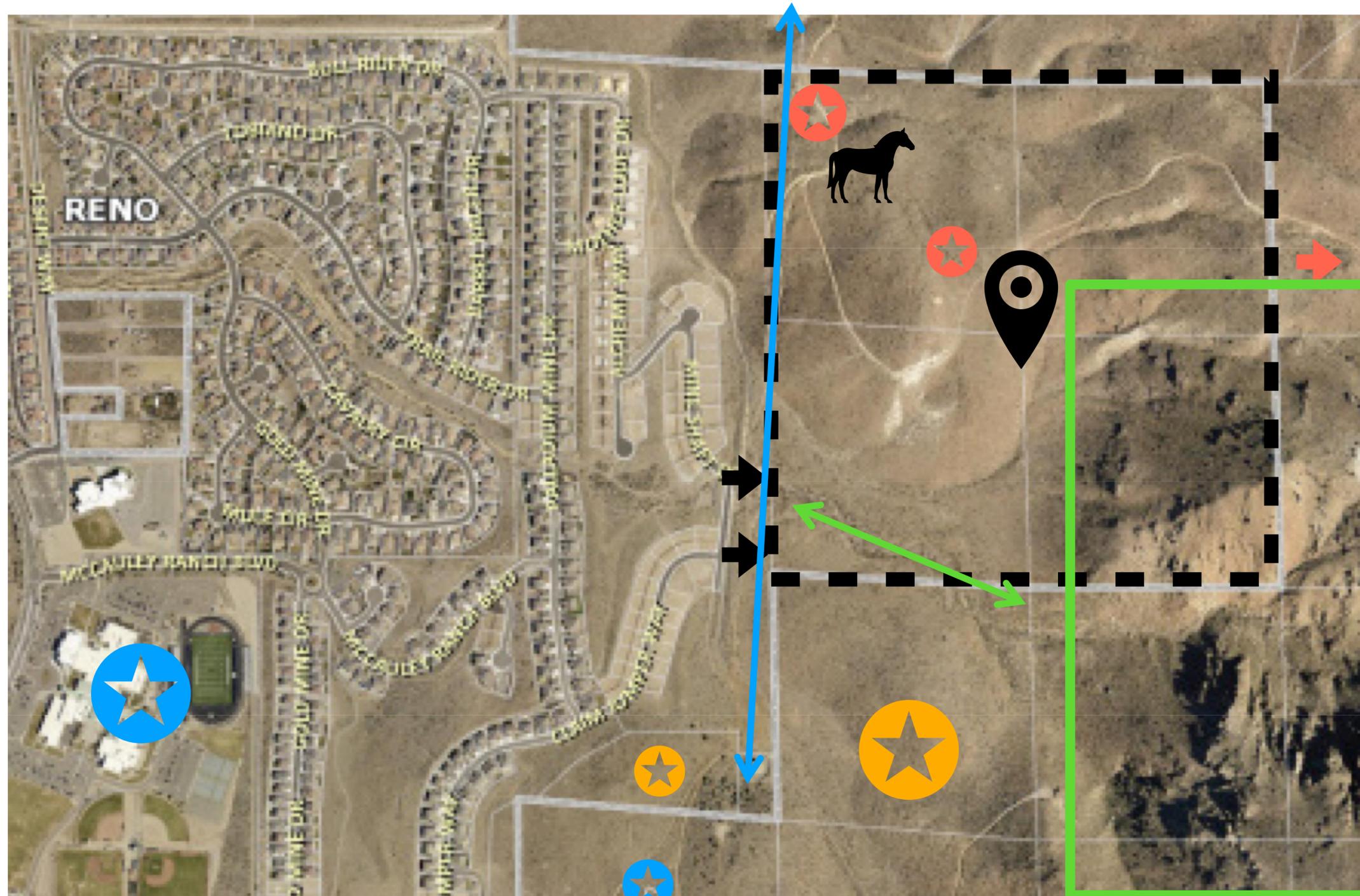
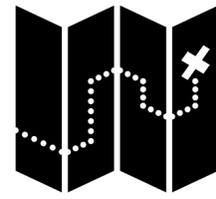
Reno City Council

August 28, 2024

Tom Dolan
Six Development
Virginia 40s



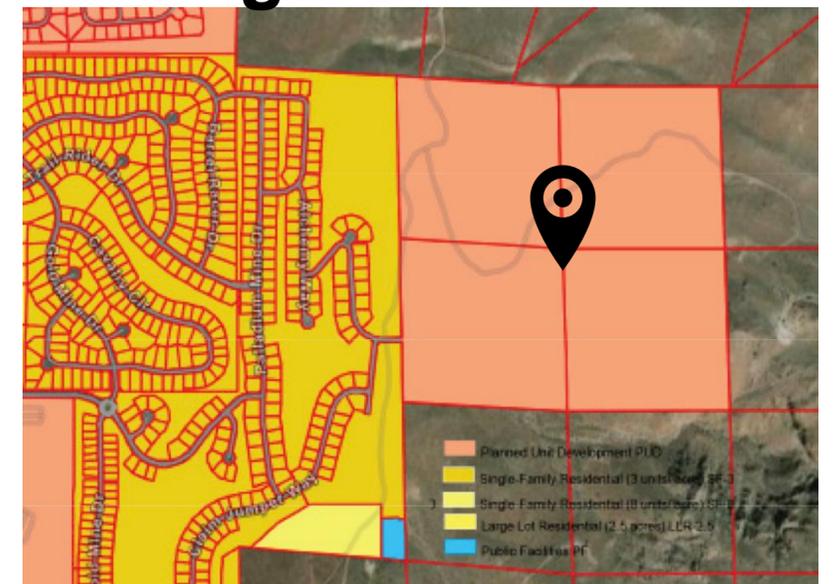
Location and Context



Master Plan



Zoning

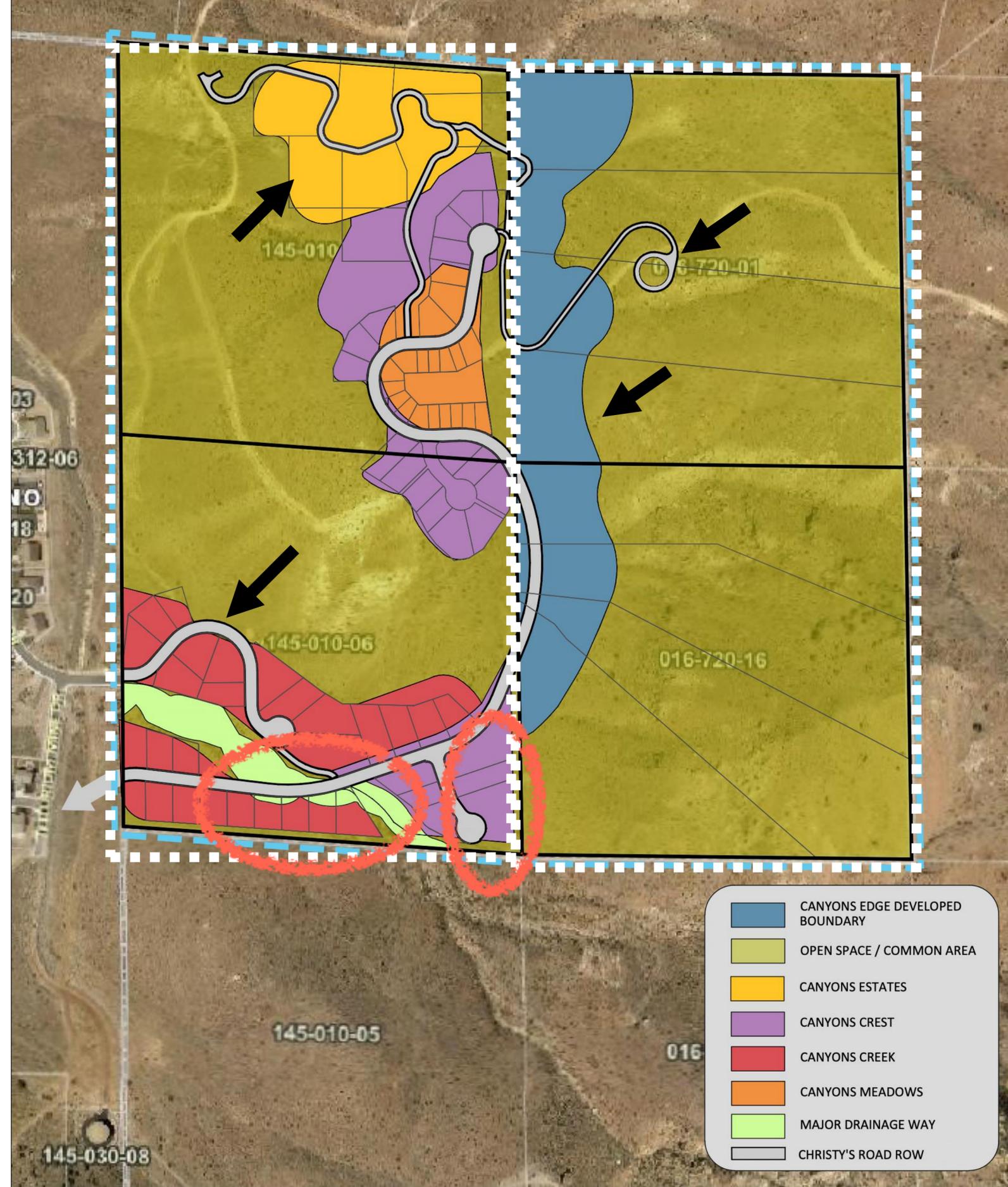
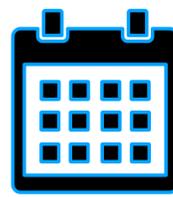
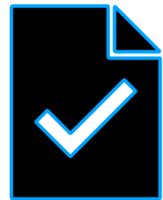


Location and Context



Current Approved PUD

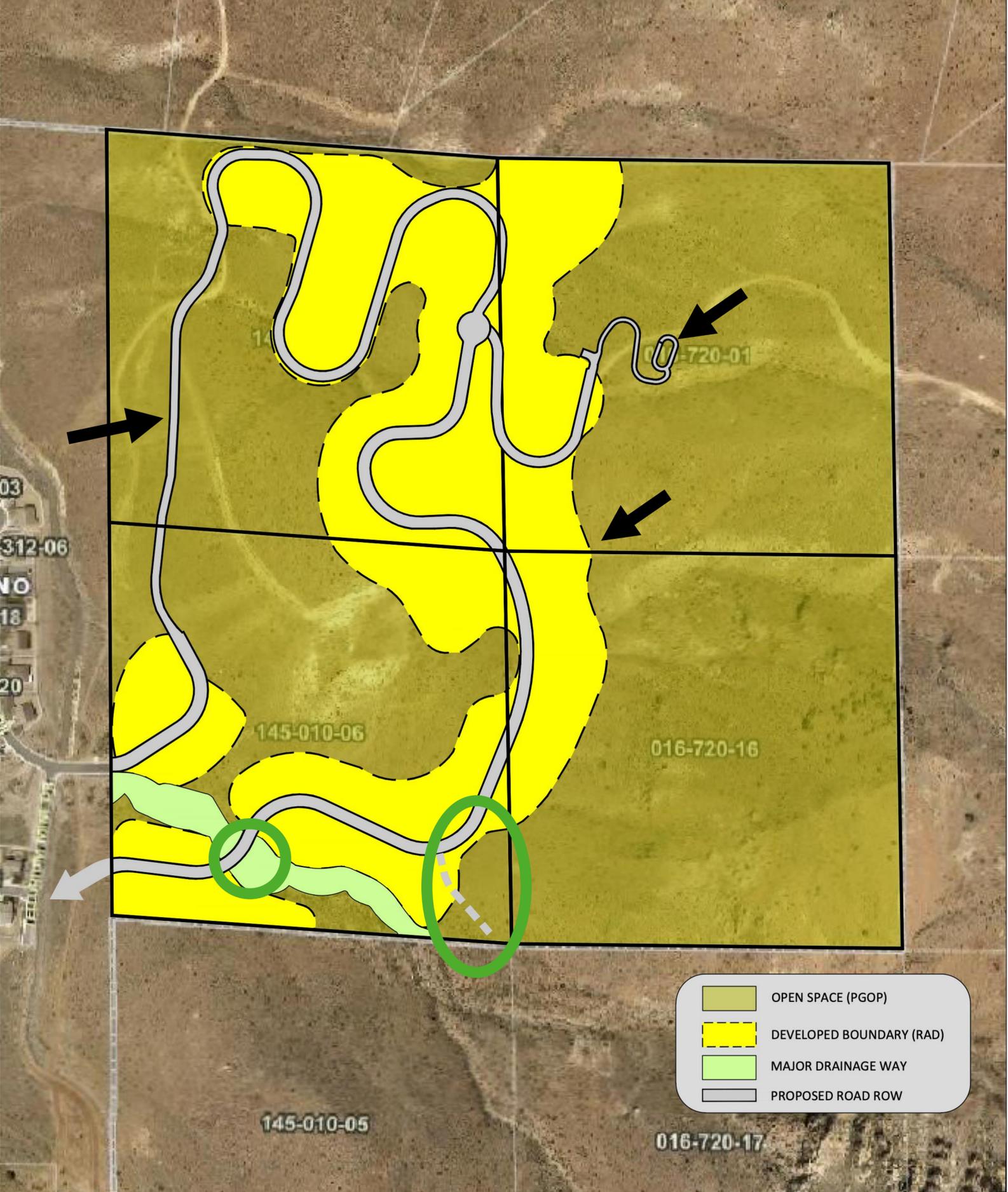
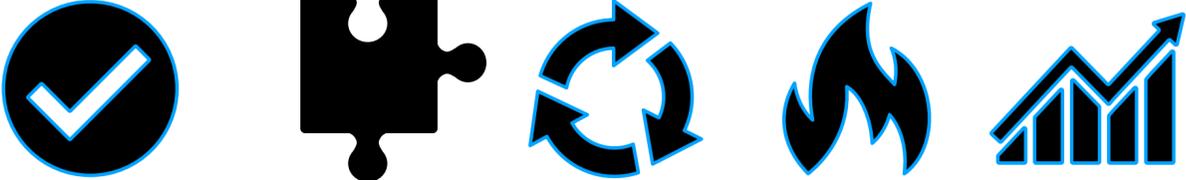
- Original Approval - April 2021
- Tentative Map
- Amendment Canyons Edge - August 2022
- Market Conditions
- Challenges of access and connectivity
- Complexity of multiple Villages
- Impact to drainage-way and open space
- Non defined amenities/ public recreation
- Inefficient use of land



	CANYONS EDGE DEVELOPED BOUNDARY
	OPEN SPACE / COMMON AREA
	CANYONS ESTATES
	CANYONS CREST
	CANYONS CREEK
	CANYONS MEADOWS
	MAJOR DRAINAGE WAY
	CHRISTY'S ROAD ROW

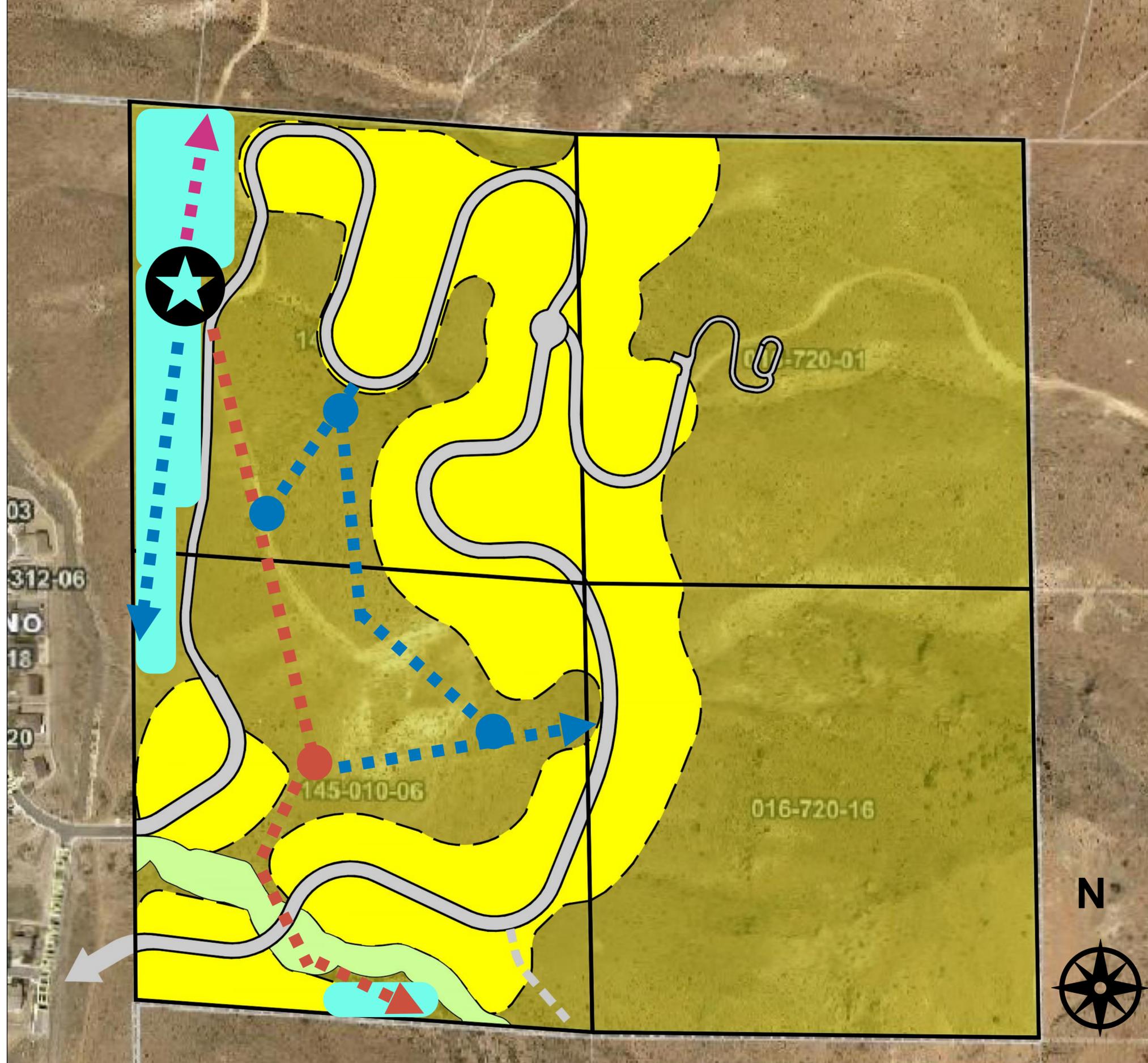
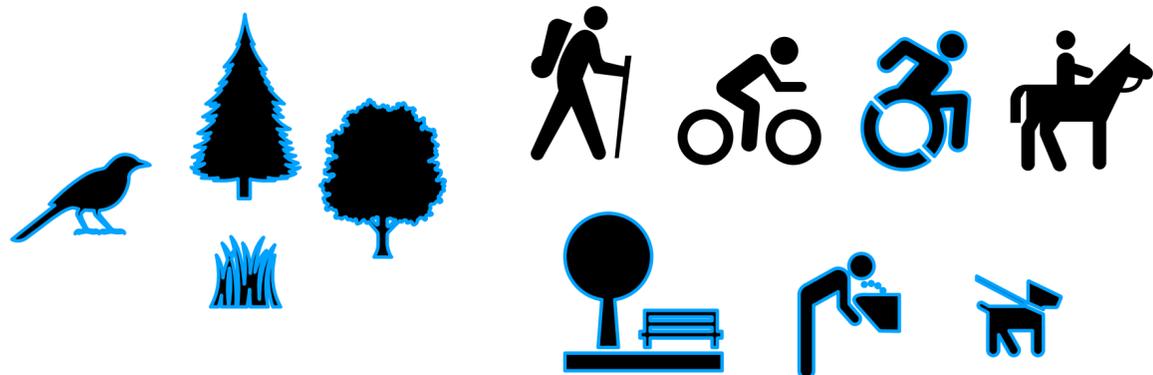
Development Concept

- Master Plan Policies
- Simplicity of standards/ land use
- Stakeholder engagement/ previous input
- Improved connectivity and safety
- Utilities and services
- Grading and site balance
- Minimize drainage-way/hillside impact
- Efficient and appropriate / fiscal impact
- Density and open space quality
- Adaptable architecture / sustainability
- Protection and enhancement of natural resources
- Public recreational opportunities



Open Space & Recreation

- Quality versus quantity
- Parks, Trailhead and Trails
- Regional Trail
- Allowed Recreational Uses
- Enhancement of Open Space
- Ecological Integrity
- TMPF/ NDOW / NDA





VENTURE
ENGINEERING & CONSULTING INC.

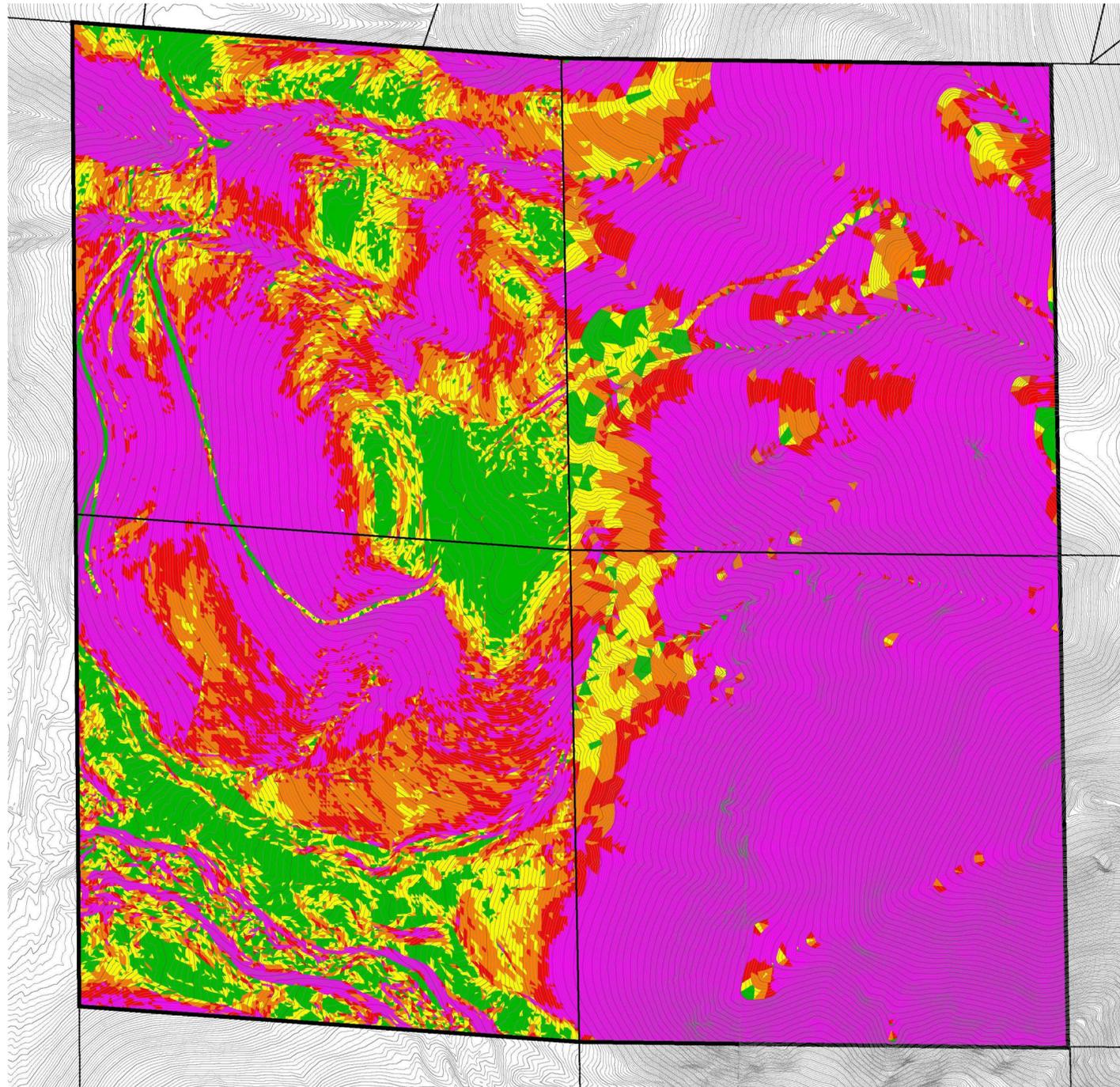
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Land Planning and Design

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Slope Map and Table



Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (acres)
1	0.00%	15.00%	Green	17.35
2	15.00%	20.00%	Yellow	14.32
3	20.00%	25.00%	Orange	18.93
4	25.00%	30.00%	Red	18.65
5	30.00%	100.00%	Magenta	91.98
TOTAL				161.23