

## STAFF REPORT

---

**Date:** June 12, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Request for 1) a Master Plan amendment from ±81.81 acres of Unincorporated Transition (UT) to ±18.72 acres of Single-Family Neighborhood (SF) and ±63.09 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from ±71.19 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.62 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±81.81 acres of Planned Unit Development (PUD) Valley View Estates. The ±81.81 acre project site is located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank.

**From:** Jeff Foster, Associate Planner

**Department:** Development Services - Planning

---

### Summary:

The request is to amend the Master Plan land use designation and zoning districts on ±81.81 acres, approximately 350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, from a Master Plan designation of ±81.81 acres of Unincorporated Transition (UT) to ±18.72 acres of Single-Family Neighborhood (SF) and ±63.09 acres of Parks, Greenways, and Open Space (PGOS), and to amend the zoning from ±71.19 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.62 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±81.81 acres of Planned Unit Development (PUD) Valley View Estates. Staff and the Planning Commission could make all applicable findings and recommend approval subject to a Regional Plan conformance review by the Truckee Meadows Regional Planning Commission for the Master Plan amendment. This request is associated with an annexation request for Valley View Estates (ANX23-00002).

### Recommended Conditions of Approval:

1. Approval of the PUD Handbook is subject to the revisions contained in **Attachment 1** of the staff report and any modifications made by Council during the public hearing. All

revisions shall be incorporated into the PUD Handbook and submitted in electronic format to staff prior to the adoption of the ordinance.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

Council reviewed this request and related items on October 25, 2023 (minutes attached). Council identified items below to be addressed further and the applicant agreed to continue the item to a future hearing. The applicant submitted an updated PUD Handbook for Council's consideration (**Attachment 1**). Proposed modifications are noted in red.

**Background:**

The Planning Commission staff report analyzed compatibility with the surrounding land uses and conformity with the Master Plan. The requested amendments are comparable and compatible with the surrounding area development, provide a transition between existing and future uses, and designate open space areas. Public infrastructure and services are available in the area.

The case was heard by the Planning Commission on September 6, 2023 (minutes attached). The Planning Commission discussed residential density, traffic impacts and traffic network connections, financial analysis, appropriateness of the PUD, allowance of accessory dwelling units (ADUs), and feral horses/wildlife. The amendment requests were recommended for approval with a vote of six in favor, one opposed, and none absent.

On October 25, 2023, Council discussed several topics including the timing of the associated annexation (see ANX23-00002), comparisons to the Canyons project, the wildland urban interface (WUI), traffic, the need for the proposed type of homes, feral horses, how the suitable development islands are accessed, wildlife habitat, fault lines, trail and road network connectivity, and the drainage crossing to connect with the Canyons for secondary access. Specifically:

- Earthquakes: will be addressed with geotechnical studies and permitting requirements with tentative maps and building permits.
- WUI: this is addressed in the updated PUD Handbook (page 38); per the Fire Marshal, the proposed secondary access is good, and the subject site is not within the six-minute response time so homes will need to be sprinklered.
- Traffic: a trip generation letter recently prepared for the project shows no significant impacts on the roadway network and no mitigation measures are required; most of the traffic will use the McCauley Ranch Road/Rio Wrangler Pkwy intersection where the Regional Transportation Commission (RTC) is planning on constructing a roundabout.

- Feral horses: feedback from American Wild Horse Conservation has been incorporated in the updated PUD Handbook (pages 39 to 41), which conforms with Title 18.
- Steep slopes/road network: the slope analysis in the updated PUD Handbook shows where development is appropriate (pages 13 and 16); the connecting roads will need to be properly designed with tentative maps and building permits and any proposed grading with cuts greater than 20 feet and fills greater than 10 feet will be reviewed by the Planning Commission.
- Road network connectivity: as shown on the updated PUD Handbook roadway plan (page 28), the proposed secondary access connection to Canyons was re-routed to address the drainage crossing issue in the northeast corner; there is an alternative secondary access.

**Financial Implications:**

A fiscal impact analysis demonstrates the proposed project would not be a fiscal burden and shows a positive fiscal impact on the City over 20 years.

**Legal Implications:**

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

**General Review Criteria:** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

1. Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  1. Shall weigh competing plan goals, policies, and strategies; and
  2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
2. Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
3. Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the RTC.
4. Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
5. Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project and shall not depend on subsequent phases for those improvements.

**Master Plan Amendment:** To adopt an amendment to the Master Plan Land Use Map, Council shall find that:

- a) The amendment is in substantial conformance with Master Plan priorities and policies;
- b) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

**Zoning Map Amendment (Rezoning):** All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes or does not conflict with the provisions of Nevada Revised Statutes (NRS) 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the Master Plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials that maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides, and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly, and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;

- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems that use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

***Rezoning to Planned Unit Development (PUD):*** In addition to meeting the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications* and the findings for approval of zoning map amendments in Section 18.08.503(d), *Findings*, the Planning Commission and Council shall find that the Tentative PUD Plan:

1. Is consistent with the statement of objectives of a PUD;
2. Ensures that any departures from standard zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk, and use, are in the public interest;
3. Has a ratio of residential to nonresidential use that is appropriate for the area and compatible with nearby land uses;
4. Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development;
5. Includes an adequate provision for public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment;
6. Is compatible with the neighborhood in which it is proposed to be established;
7. For PUD Plans that propose phased development over a period of years, sufficient terms and conditions are included to protect the interests of the public, residents, and owners of the PUD in the integrity of the plan. Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what would typically be accomplished through strict application of a base zoning district or other standards of this Title;
8. Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
9. Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
  - a. Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;

- b. Additional public use facilities, such as but not limited to pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
- c. Preservation or enhancement of natural and cultural assets, such as historic landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
- d. Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
- e. A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

**Recommendation:**

The Planning Commission recommends Council approve the Master Plan and zoning map amendments.

**Proposed Motions:**

I move to uphold the recommendations of the Planning Commission subject to compliance with Condition 1, which includes changes to the PUD Handbook.

**Master Plan Amendment:** I move to adopt Resolution No. \_\_\_\_\_.

**Zoning Map Amendment:** I move to refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Case Maps

Attachment 1 - Valley View Estates PUD Handbook (Revised April 2024)

City Council Minutes

Planning Commission Staff Report

Planning Commission Minutes

Valley View Estates Legal Notice