

Talus Valley

Villages 17, 18, & 19 Tentative Map (LDC25-00049)

City of Reno

Planning Commission Meeting

June 5, 2025

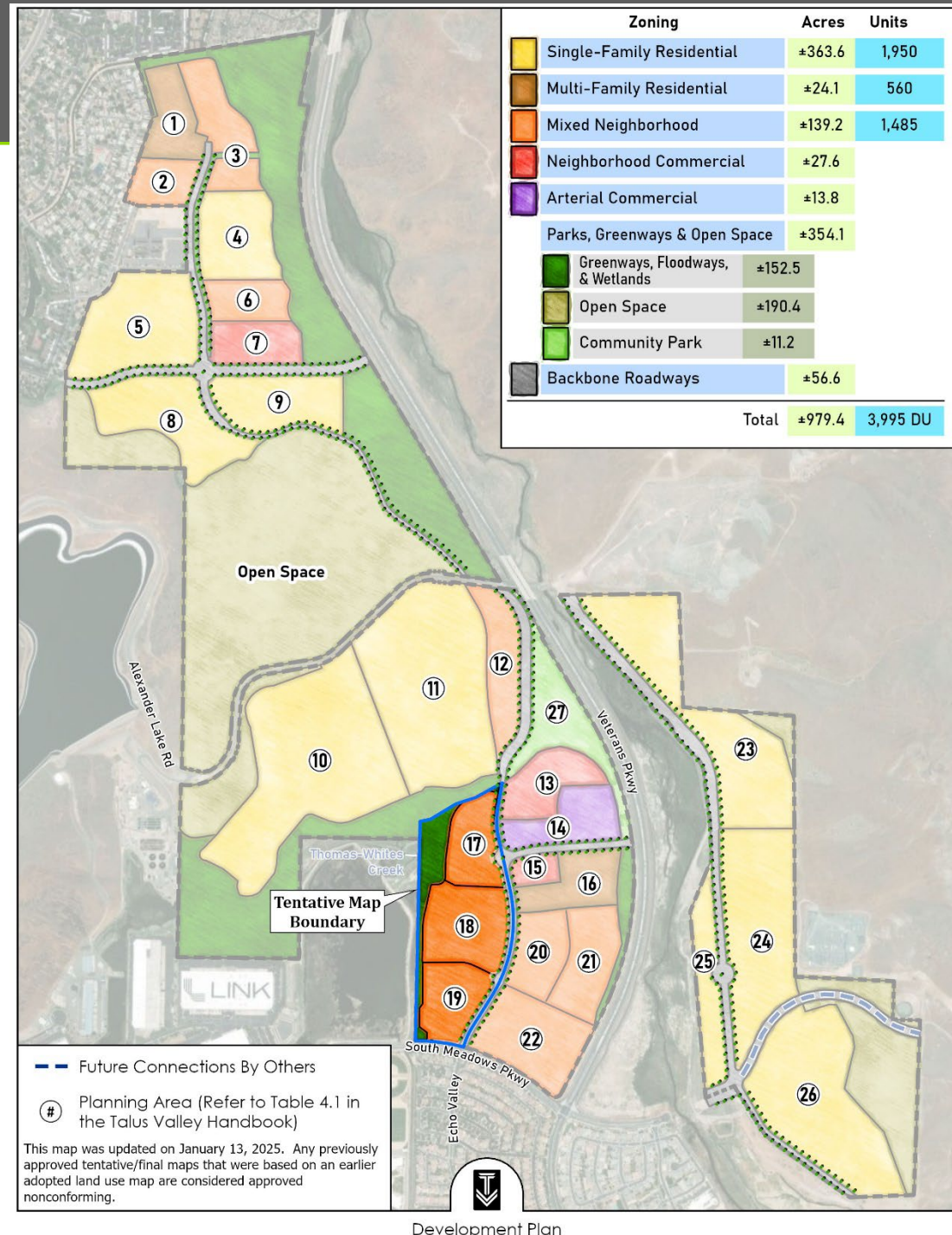


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

Location

City of Reno

- » Talus Valley Planned Unit Development
 - Planning Areas 17, 18, & 19
- » Northwest of the intersection of South Meadows Parkway & Echo Valley Parkway (Future Talus Valley Parkway)
- » APN's 165-322-01, 02, 03, 04, & 05
- » ±49.7-acres
- » Mixed Neighborhood (Talus Valley PUD)



Talus Valley Villages 17-19 Tentative Map

247 lots (Villages 17, 18, & 19)

- Previously approved TMs (2021) 326 lots

Village 17:

- » 82 lots
- » Min. lot size: 4,400 sf

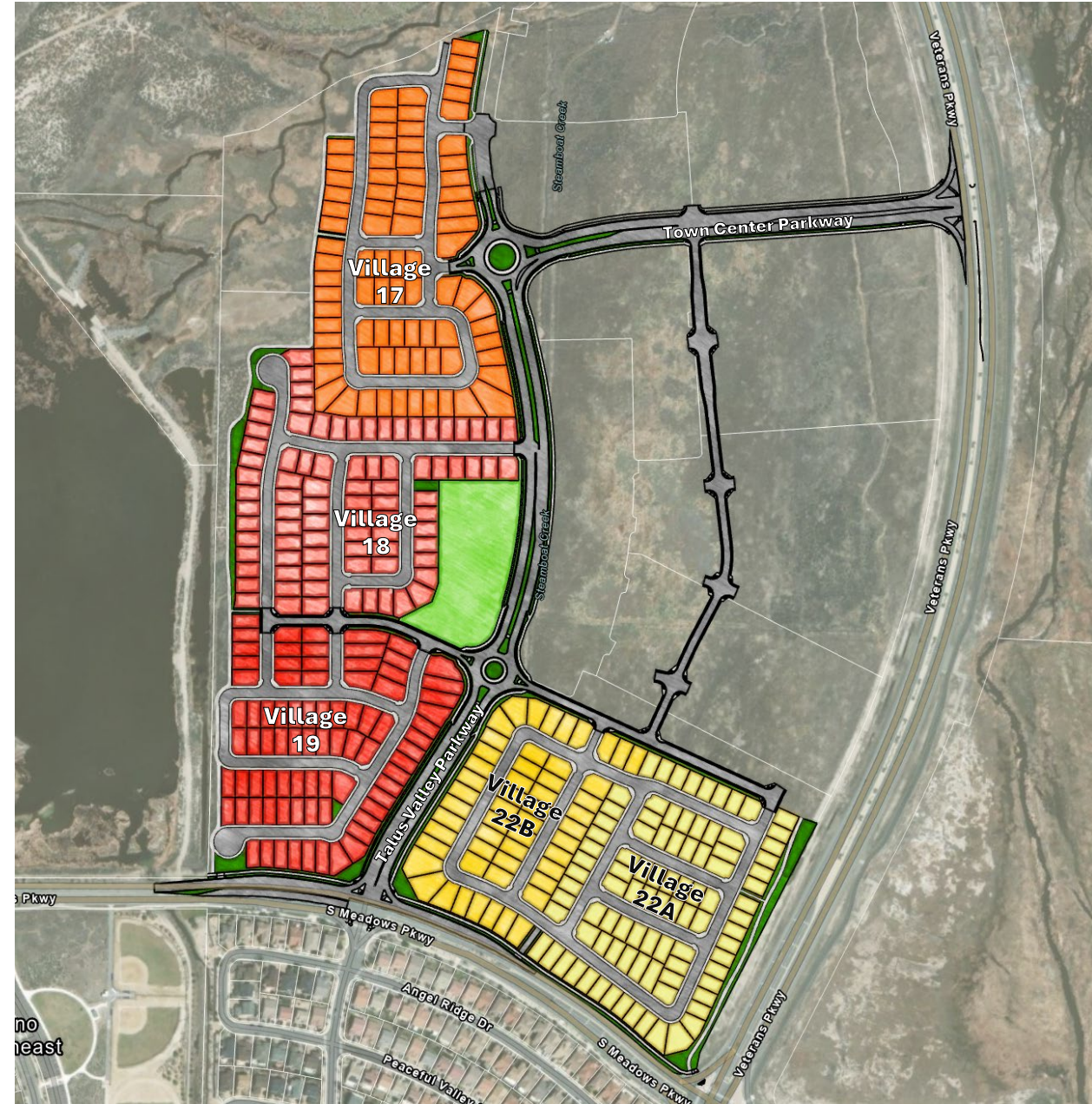
Village 18:

- » 84 lots
- » Min. lot size: 3,900 sf
- » Park

Village 19:

- » 81 lots
- » Min. lot size: 4,000 sf

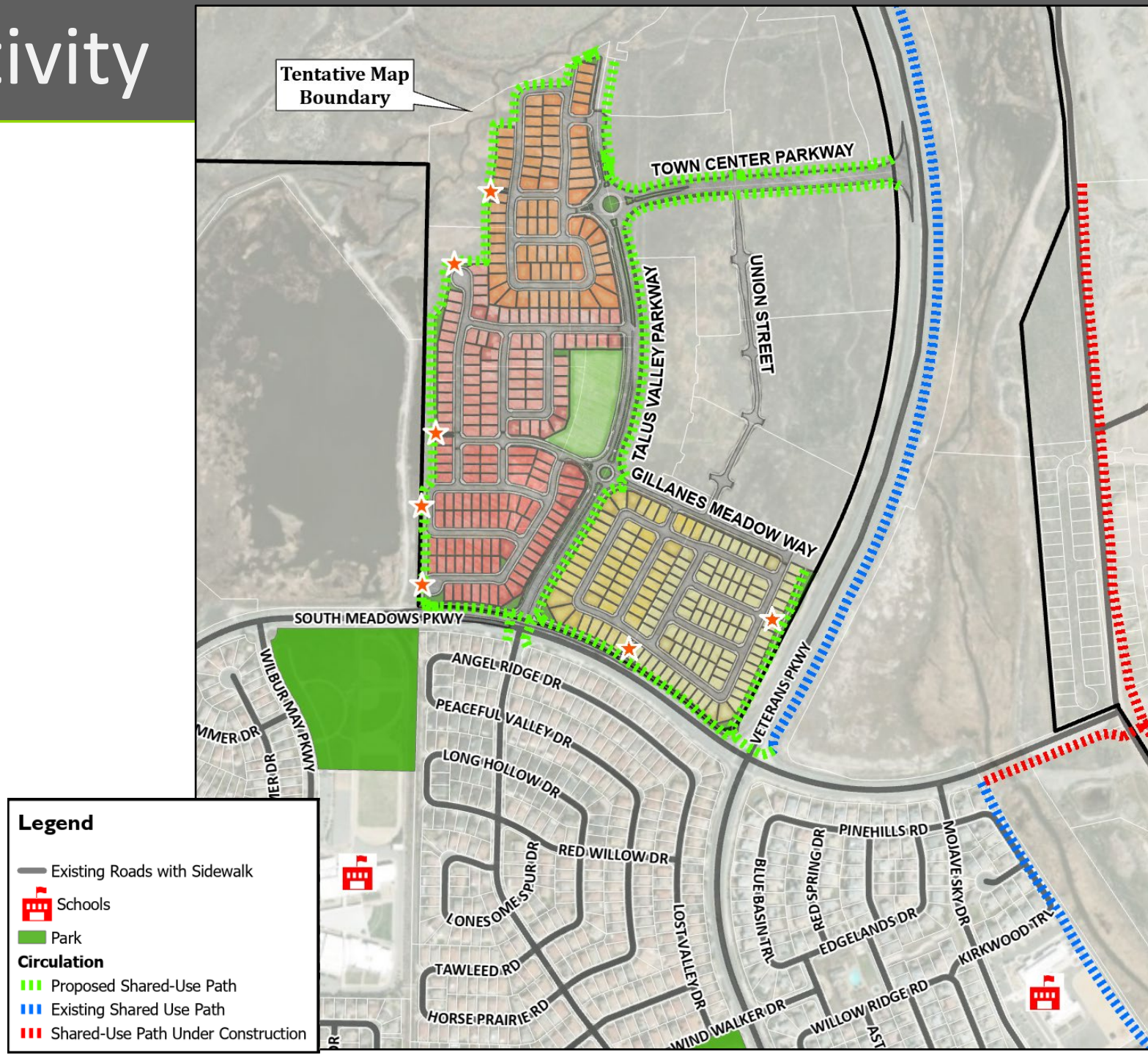
“Missing Middle” Lots



Pedestrian Connectivity

TV Villages 17, 18, & 19:

- » 10 ft wide multiuse path (west)
- » Connects to existing paths
 - Veteran's Pkwy
 - Bella Vista PUD
- » Safe routes to schools
 - Depoali Middle School
 - Poulakidas Elementary School
- » Signalized intersections at South Meadows Pkwy and Veteran's Parkway/ Talus Valley Parkway



Site Access and Circulation

Village 17:

- » Talus Valley Parkway ★

Village 18:

- » Talus Valley Pkwy to Gilanes Meadows Way ★

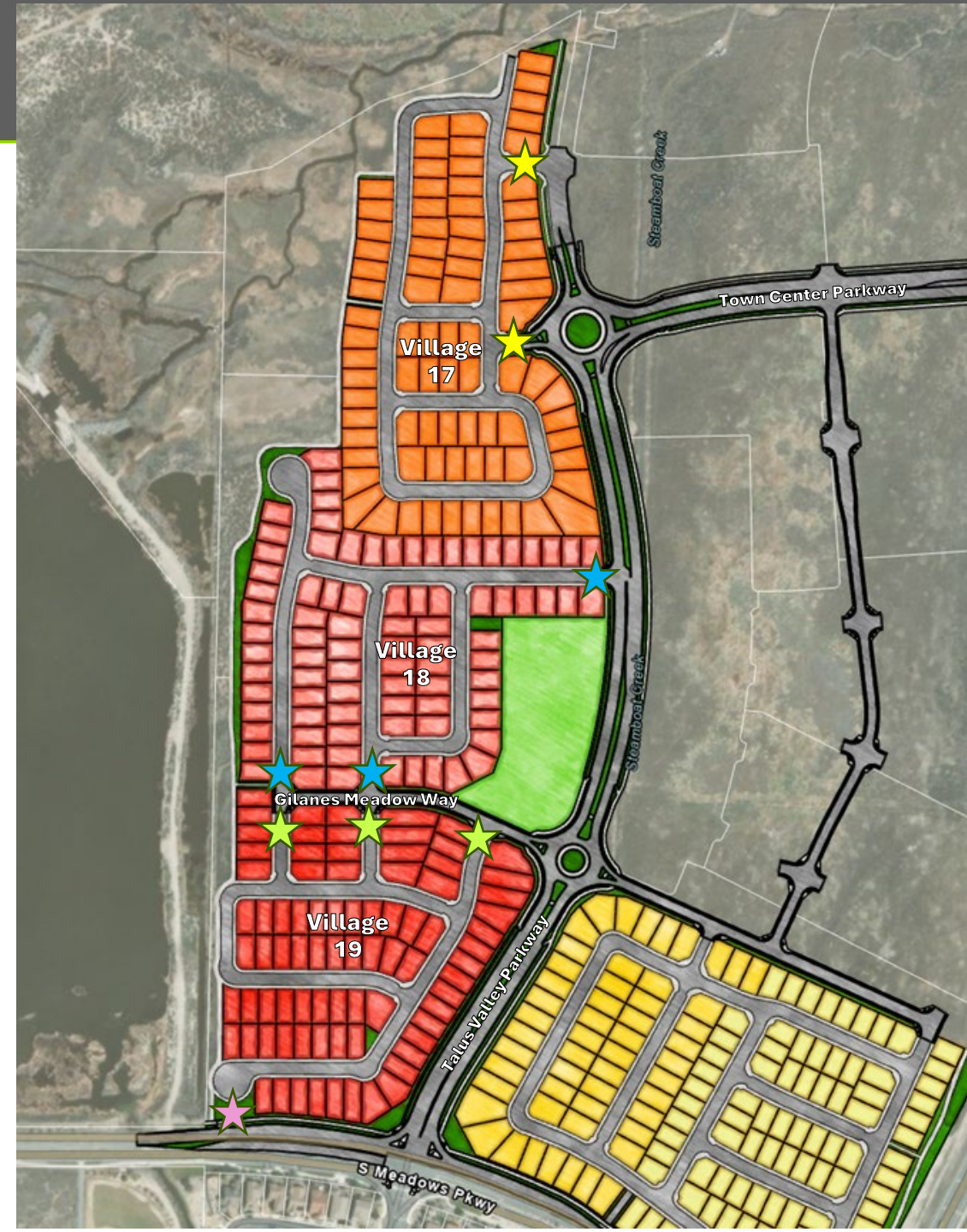
Village 19:

- » Gilanes Meadows Way ★
- » Gated Emergency Access to South Meadows Parkway ★

Parking along all streets

Total Trips:

- » 101 AM Peak Hour Trips
- » 135 PM Peak Hour Trips



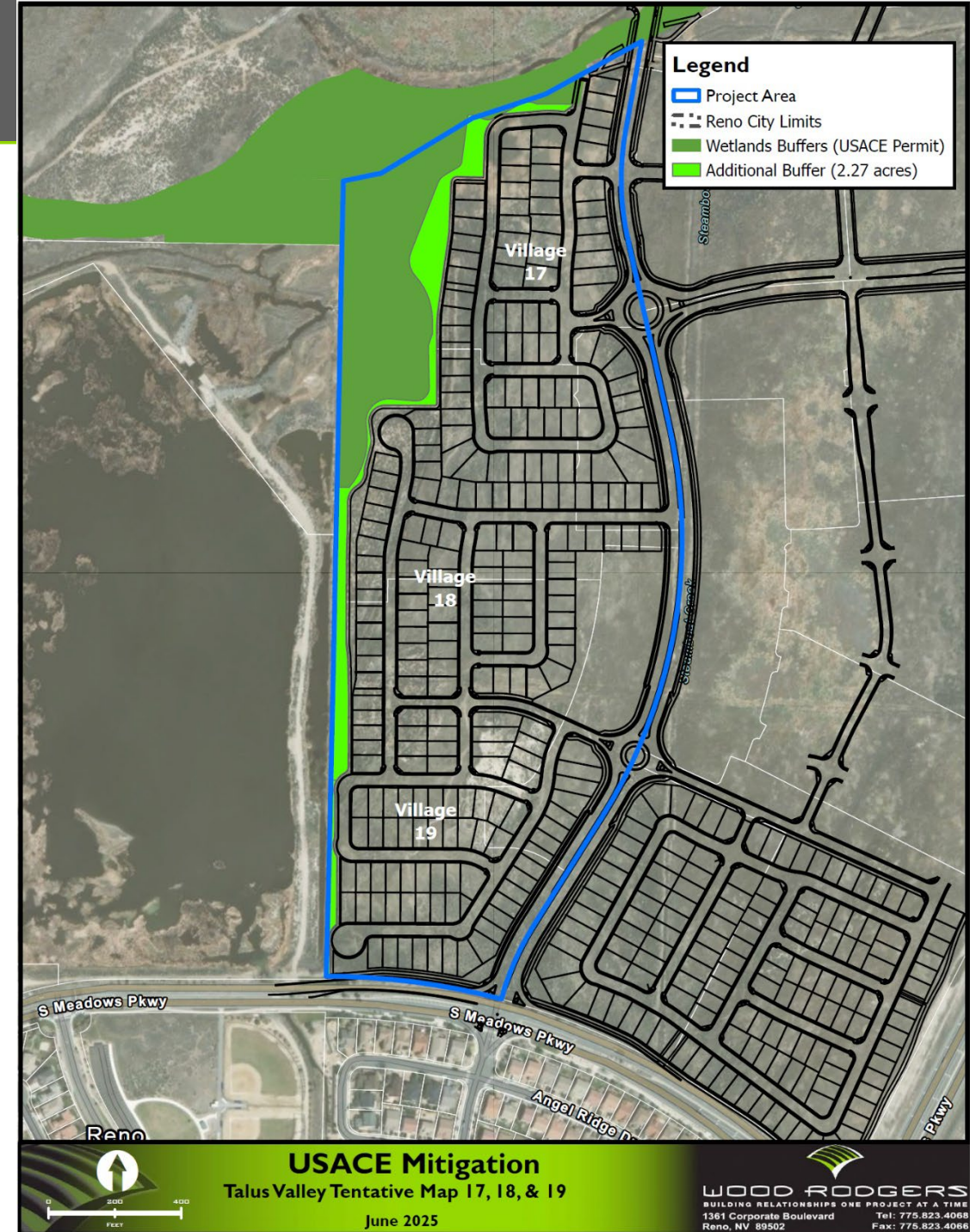
Wetland Mitigation Area

USACE Permit:

- » Approved wetland mitigation areas adjacent to Village 17 and 18
- » Approved by the City of Reno
- » Minimum 54-acres
- » Flexibility in boundaries
- » As built plans required as a condition of permit once construction is complete

Additional Wetland Buffer:

- » Up to approximately 2.27 acres of additional wetland buffer to be provided with TM



Setbacks & Lot Standards

<i>Required and Proposed Dimensional Standards (Table 4.4 Talus Valley PUD)</i>		
	PUD Standards	Proposed
Min. Net Density	8 du/ac	±9.2 du/ac
Min. Lot Size	None	3,900 sf
Min. Lot Width (ft.)	None	45
Min. Front Yard (ft.)	10	10
Min. Garage Setback (face of garage)	3 or 20	20
Min. Side Yard (ft.)	0 or 5	5
Min. Rear Yard (ft.)	10	10
Max. Stories	3	3
Max. Building Height (ft.)	45	45
Min. Building Separation (ft.)	10	10

Talus Valley Villages 17-19 Tentative Map

- ✓ Confirms with the PUD Handbook
- ✓ City staff report recommends approval
- ✓ Meets all required findings

