

STAFF REPORT

Date: July 24, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7271 LDC23-00021 (Valley View Estates) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled “Zoning,” rezoning an ±81.81 acre site consisting of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank, 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; together with other matters properly relating thereto.

From: Jeff Foster, Associate Planner

Department: Development Services - Planning

Summary:

The attached ordinance is 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. Modifications requested by Council regarding the horse fencing plan have been incorporated into the PUD. The request is associated with an approved Master Plan amendment (LDC23-00021), which is subject to a Regional Plan conformance review by the Truckee Meadows Regional Planning Commission. Staff recommends adoption of the attached ordinance.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

June 12, 2024 - Council approved the first ordinance reading by a vote of 6-1:

Ayes: Ebert, Duerr, Martinez, Reese, Schieve, and Taylor

Nays: Brekhus

As requested by Council, the Horse Fencing Plan (Figure 2-6, page 38) has been updated in the PUD Handbook to reflect the relocated horse fence in the northeast corner from the east property line inward to meander adjacent to the development area. As a result, the two sets of gates previously shown at the Canyons PUD interface were consolidated into one set of gates where the fence converges with the secondary access road and trail connection (with the fence moved inward, there is no need for a second set of gates connecting to the Canyons PUD).

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.

Recommendation:

Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion:

I move to adopt Ordinance No. _____.

Attachments:

Ordinance & PUD Handbook