

# Bella Vista Ranch Phase II

PUD Handbook Amendment (LDC24-00031)

CITY OF RENO

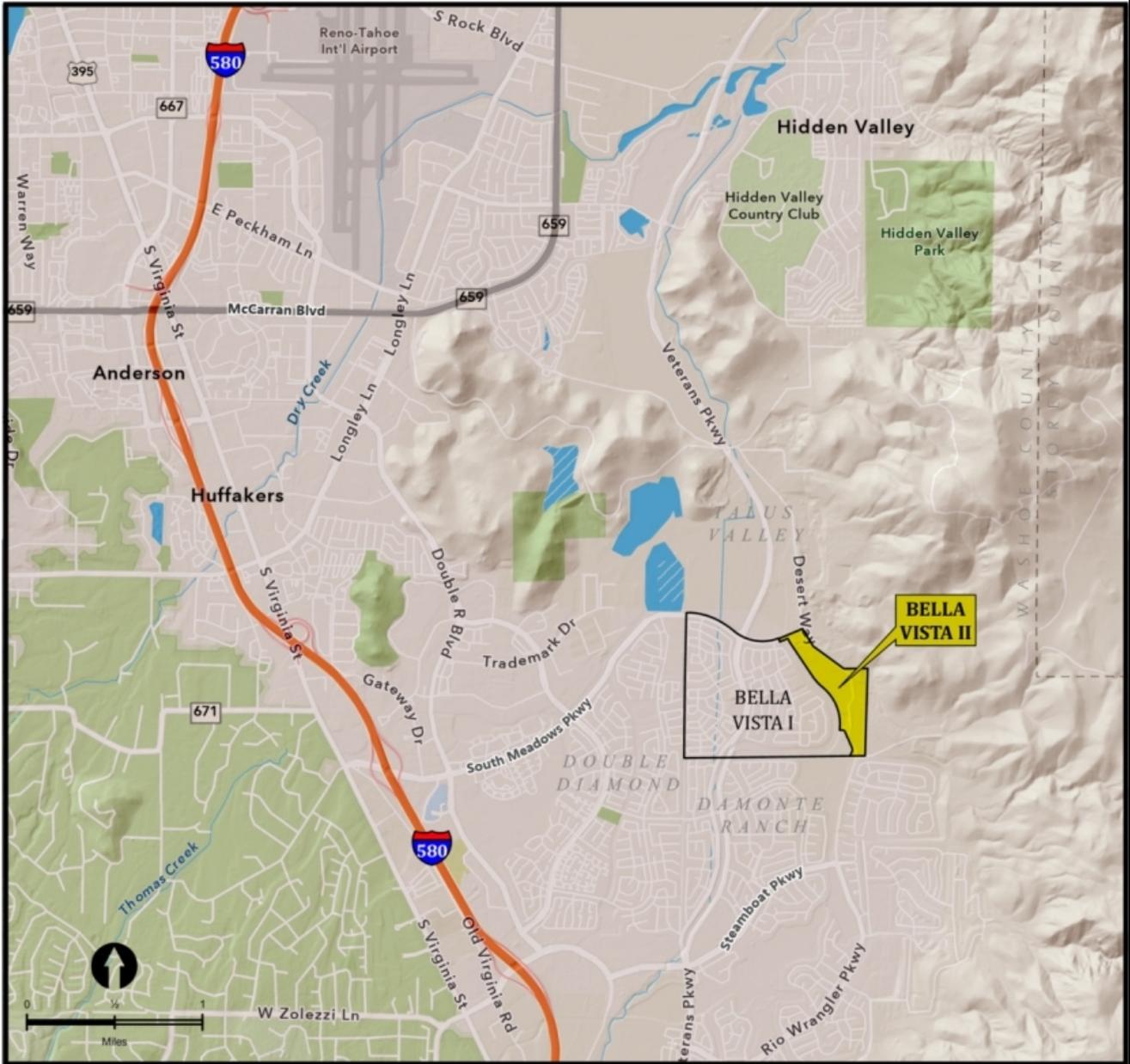
CITY COUNCIL

OCTOBER 23, 2024



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

# Project Location



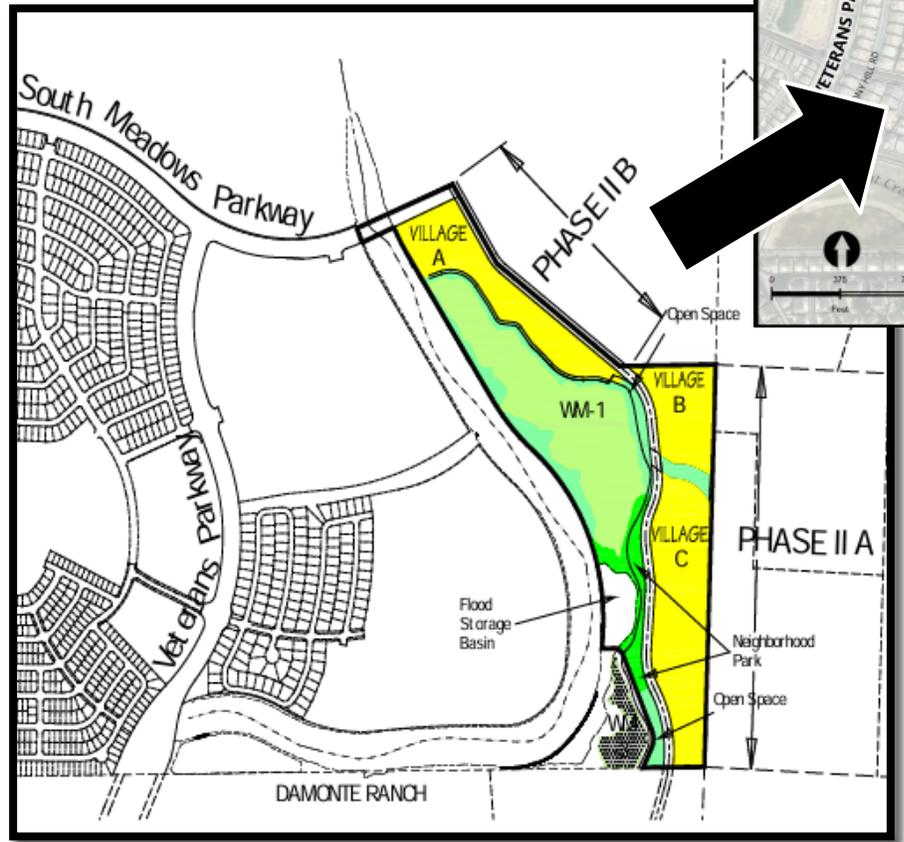
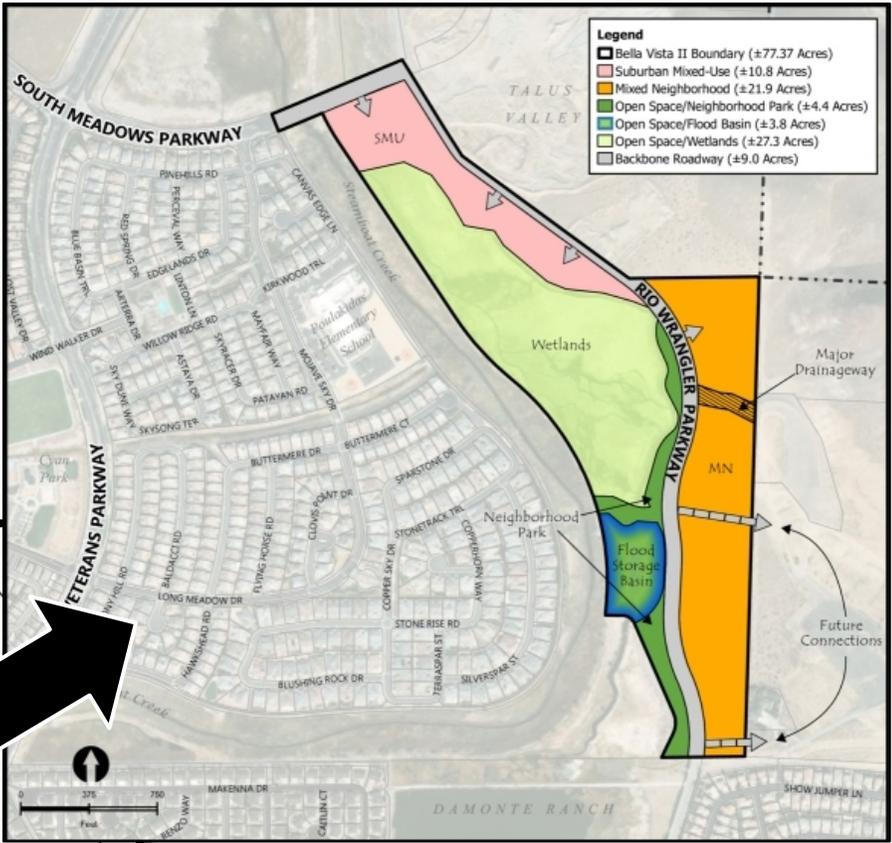
- Existing PUD (±77.37 Acres)
- North of Terminus of Rio Wrangler Parkway
- South of Talus Valley East
- East of Bella Vista Ranch I

# Project Background

- ✓ Veterans Parkway (RTC)
- ✓ Talus Valley (east final map)
  - ✓ Includes extension of South Meadows Parkway & half Rio Wrangler Pkwy
- ✓ Bella Vista Ranch I:
  - ✓ Steamboat Creek Restoration
  - ✓ Wetland Protection/Restoration
  - ✓ Flood Storage Basin
- ✓ Closure of Sage Hill Gun Club



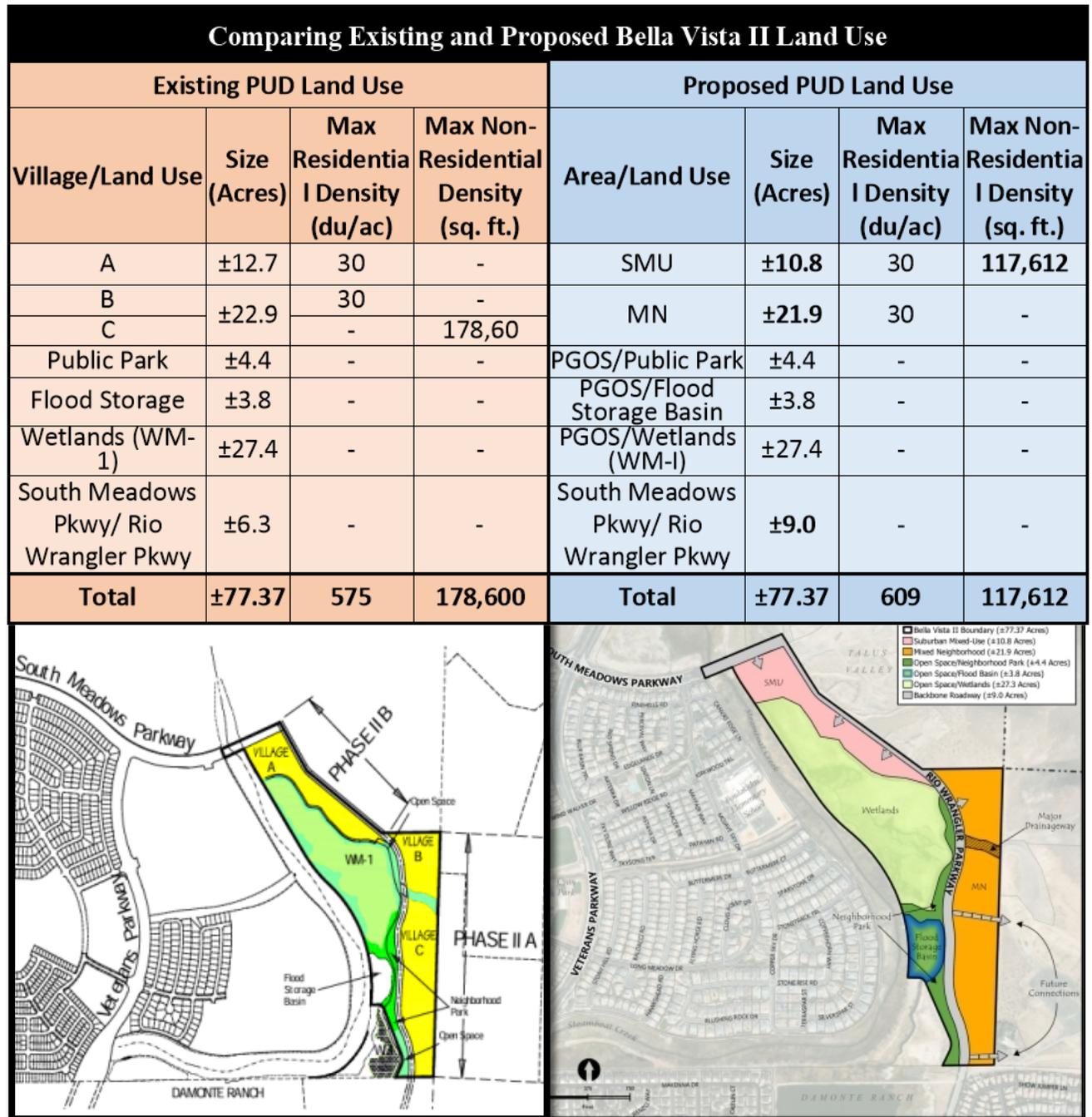
# Project Request



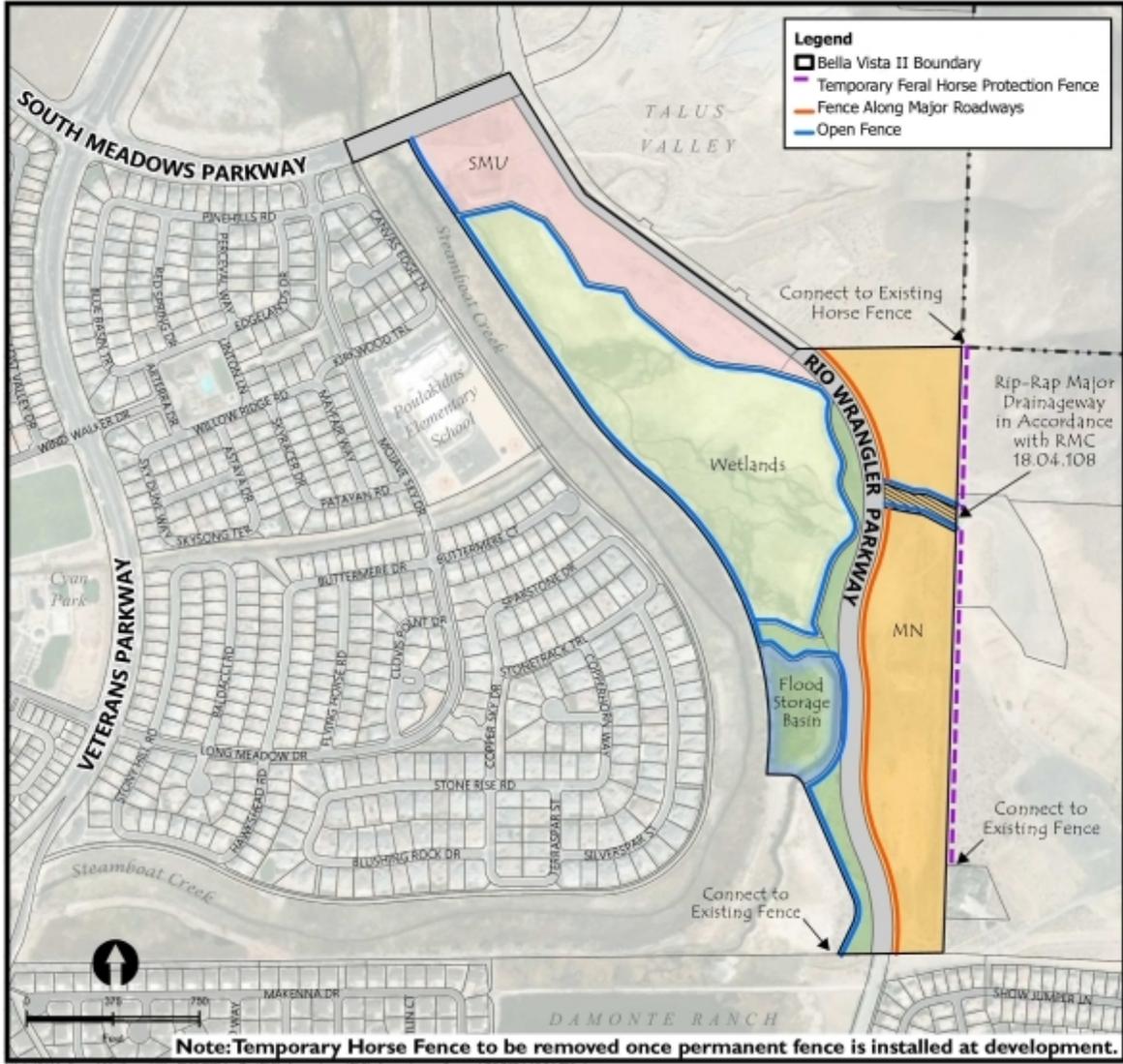
- Reduce Maximum Nonresidential/Commercial Allowed ( $\pm 61,000 \text{ ft}^2$ )
- Increase Maximum Residential Units Allowed (34 units)
- Modify:
  - Allowed Land Uses
  - Design Standards
  - Development Standards
  - Street Design Standards

# Project Request

- No Change to Wetlands & Flood Storage
- Update Design Standards to Meet Current Code
  - Landscape Uses
  - Street Standards
  - Feral Horse Protection
  - Police/Fire Fees
- New Traffic Report Submitted with Request



# Feral Horse Mitigation



- In accordance with RMC 18.04.108
- Fenced prior to construction
- Maintain permanent fence along eastern boundary
- 404 Permit requires permanent fencing to avoid access by “large mammals”

# Feral Horse Mitigation



- City of Reno fencing project intended to be completed Summer 2024
- Rio Wrangler cattle guard not required with BVR II fencing
- Provides permanent access to Steamboat Creek

**JUB**  
JUB ENGINEERS, INC.  
5190 Neil Road  
Suite 200  
Reno, NV 89502  
Phone: 775.852.1440  
www.jub.com

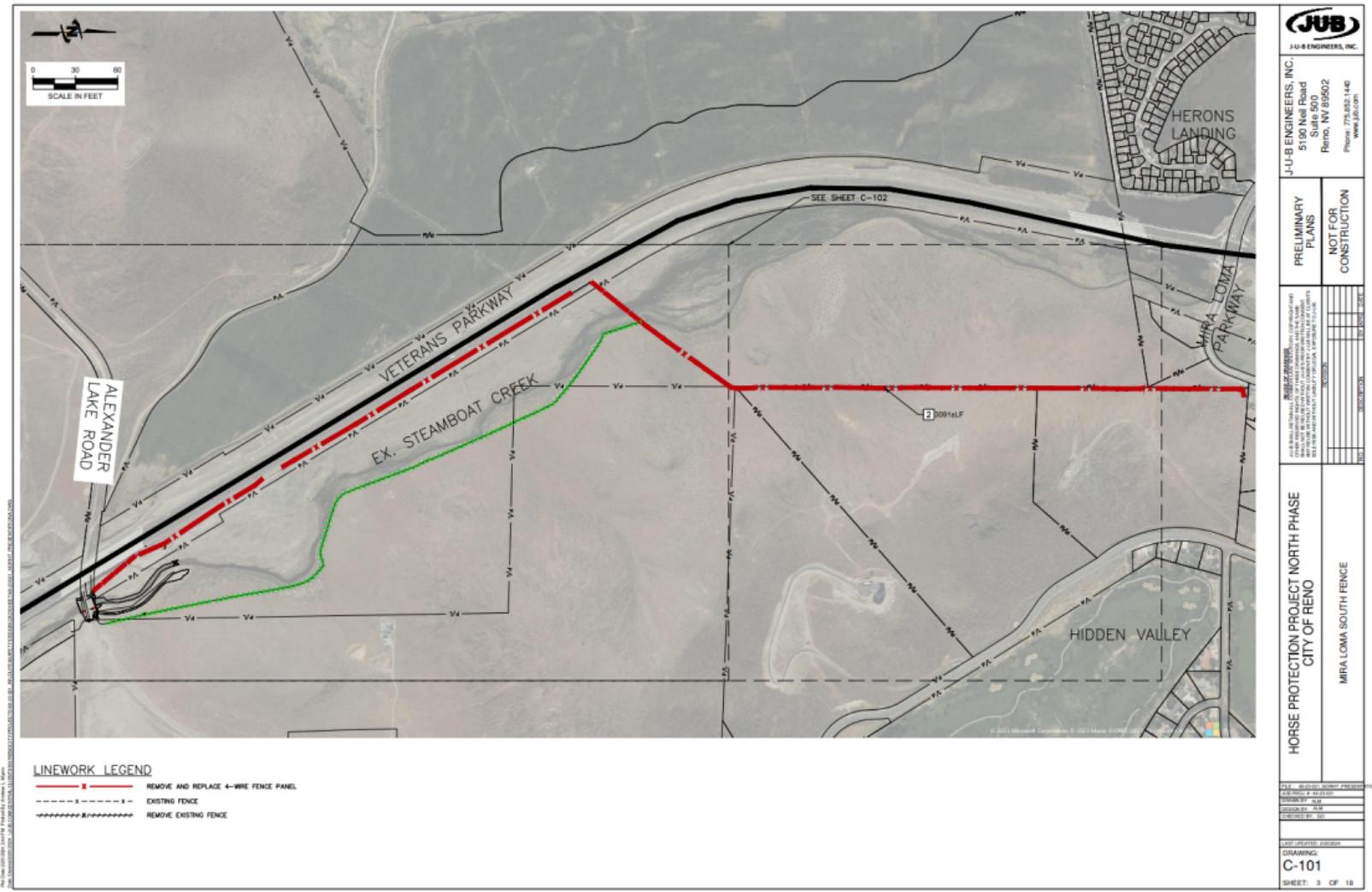
PRELIMINARY PLANS  
NOT FOR CONSTRUCTION

HORSE PROTECTION PROJECT NORTH PHASE  
CITY OF RENO

NORTH-OVERVIEW

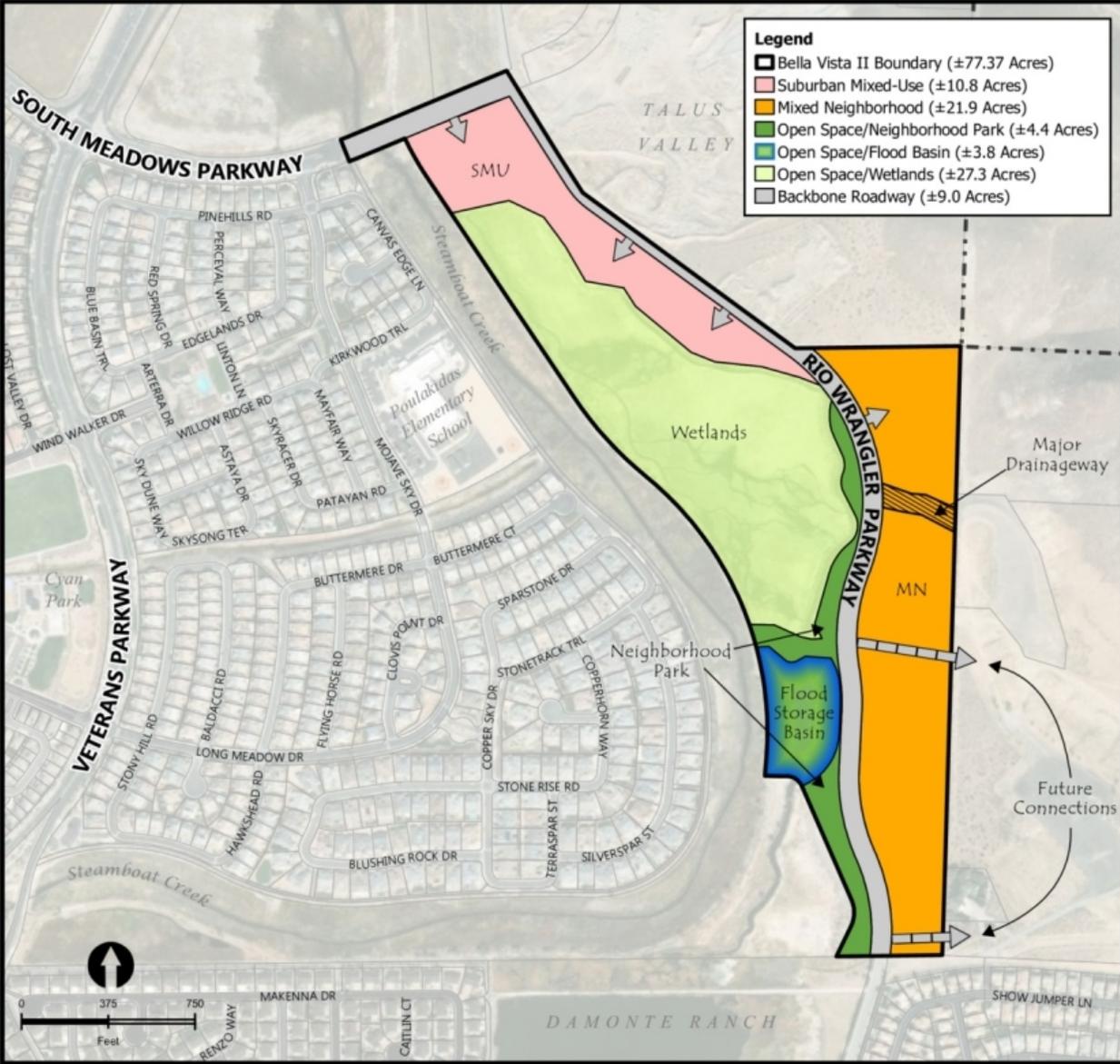
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DATE: 03/15/2018  
DRAWN BY: JUB  
CHECKED BY: JUB  
SCALE: AS SHOWN  
DATE PLOTTED: 03/15/2018  
DRAWING: C-100  
SHEET: 7 OF 18

# Feral Horse Mitigation



- City of Reno fencing project intended to be completed Summer 2024
- Provides permanent access to Steamboat Creek
- Rio Wrangler cattle guard not required

# Project Review



- Reduce Max. Nonresidential (178,600 to 117,612 sf)
- Increase Max. Residential Units (575 to 609 units)
- Modify:
  - Allowed Land Uses
  - Design Standards
  - Development Standards
  - Street Standards