

Bella Vista Ranch Phase II

PUD Handbook Amendment (LDC24-00031)

CITY OF RENO

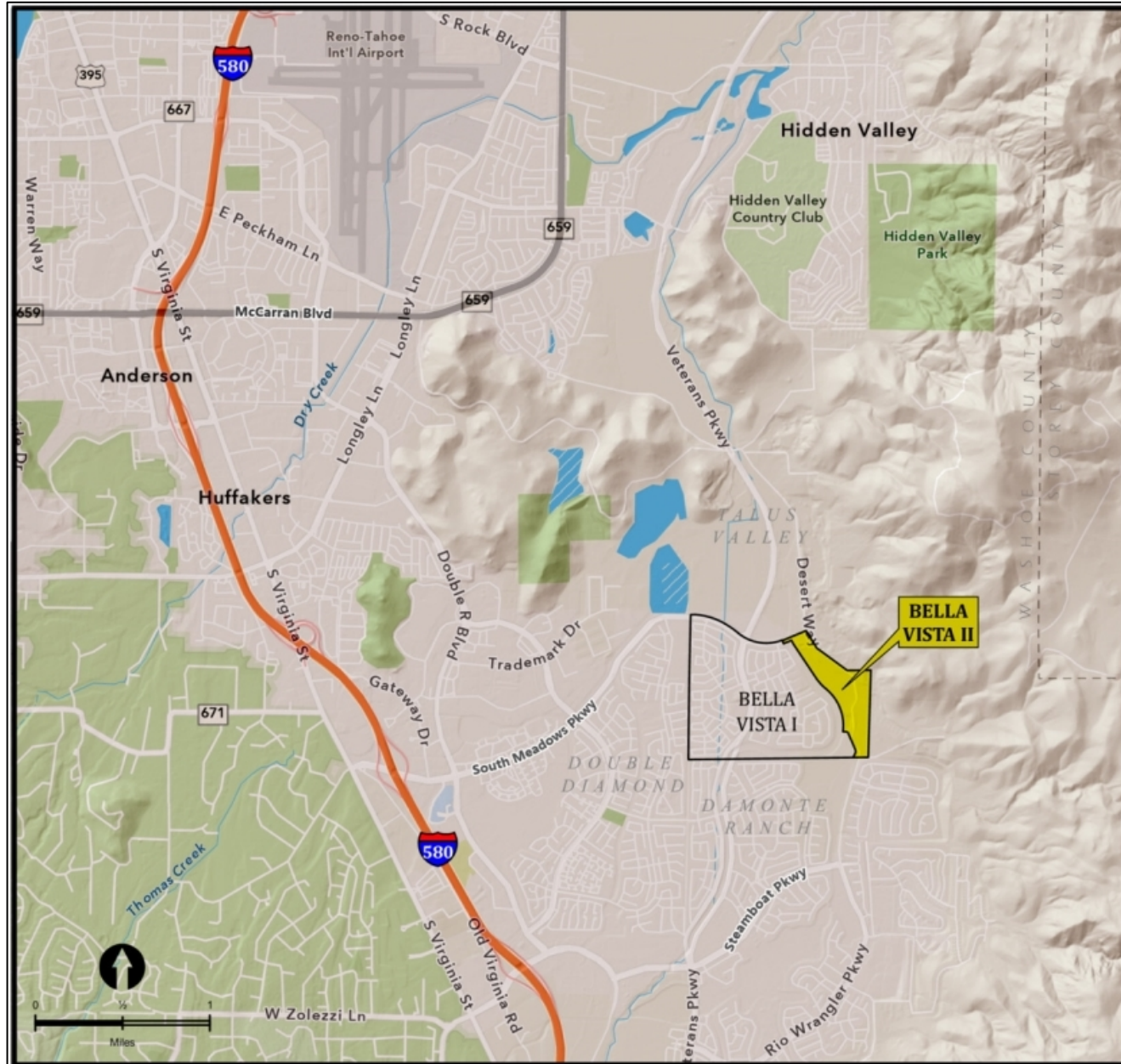
CITY COUNCIL

OCTOBER 23, 2024



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

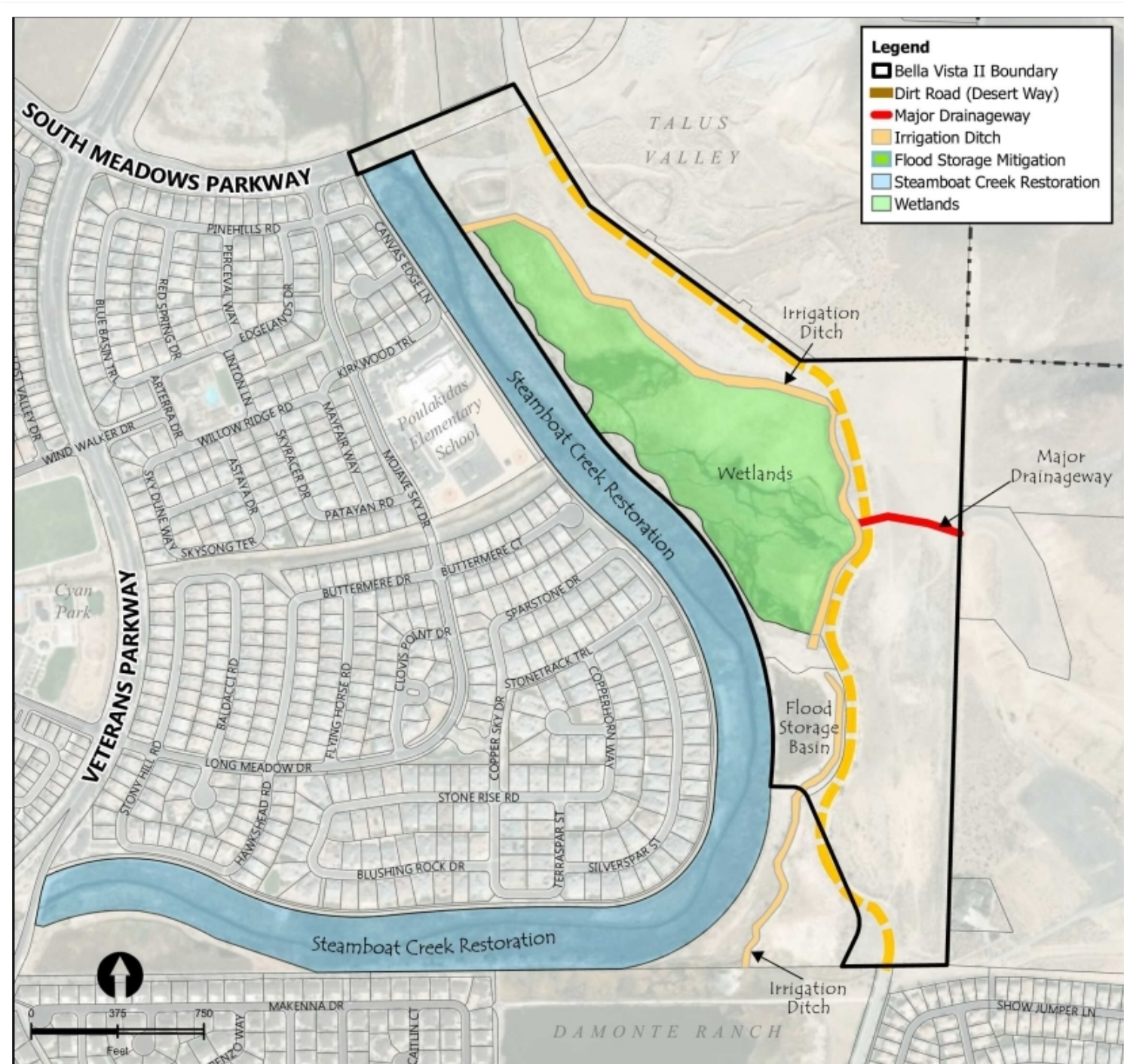
Project Location



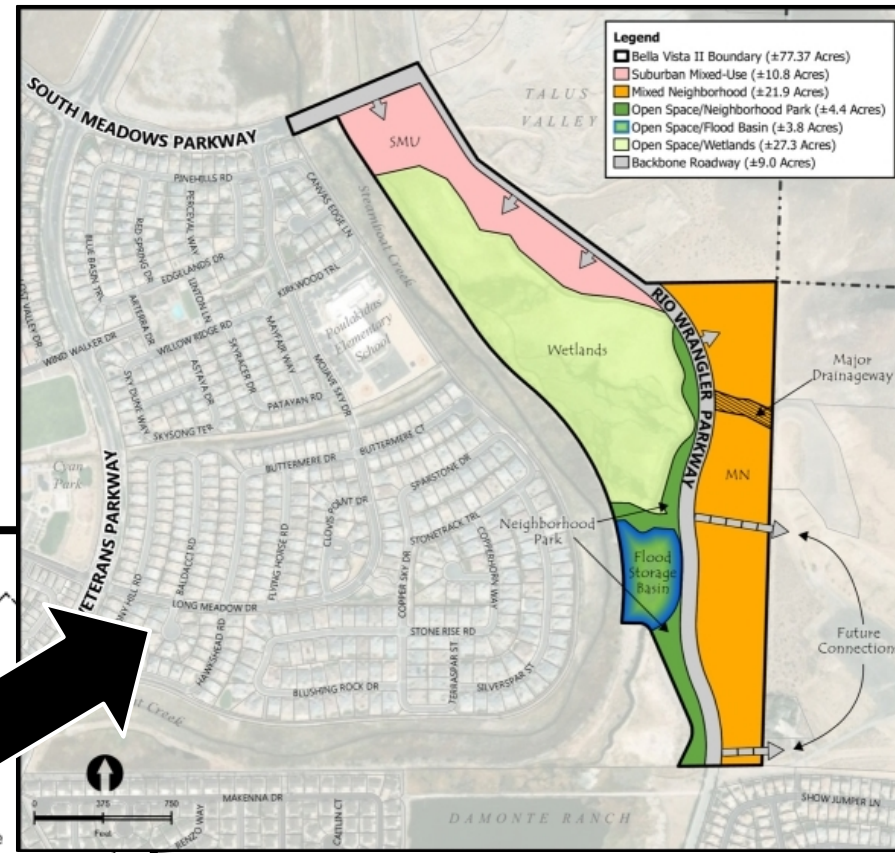
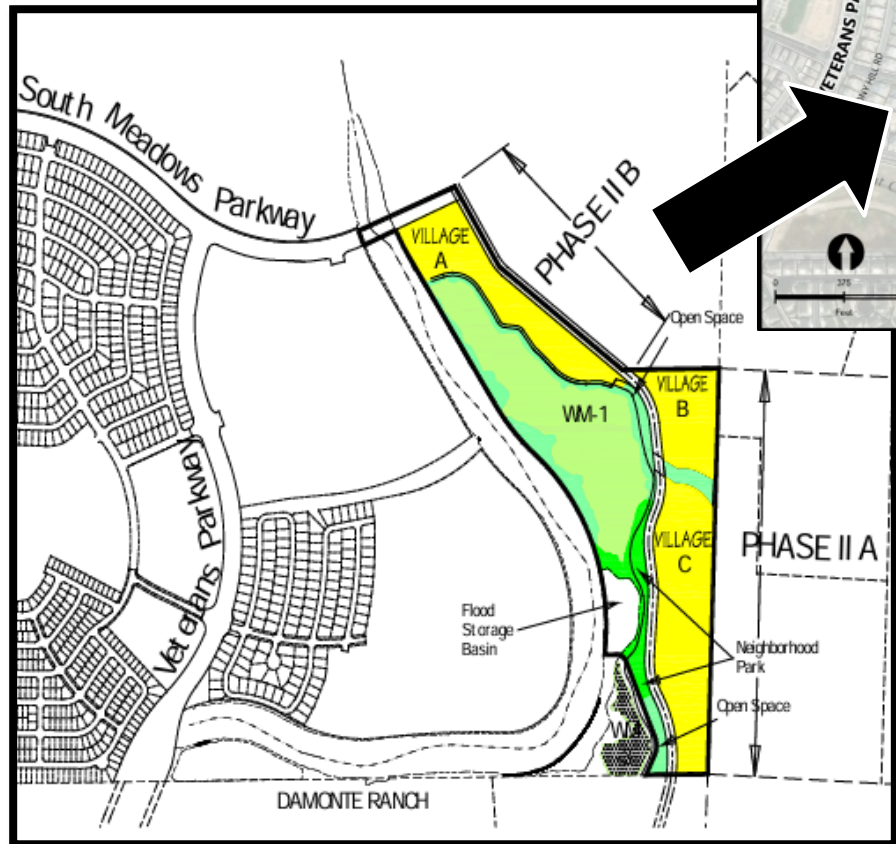
- Existing PUD (± 77.37 Acres)
- North of Terminus of Rio Wrangler Parkway
- South of Talus Valley East
- East of Bella Vista Ranch I

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



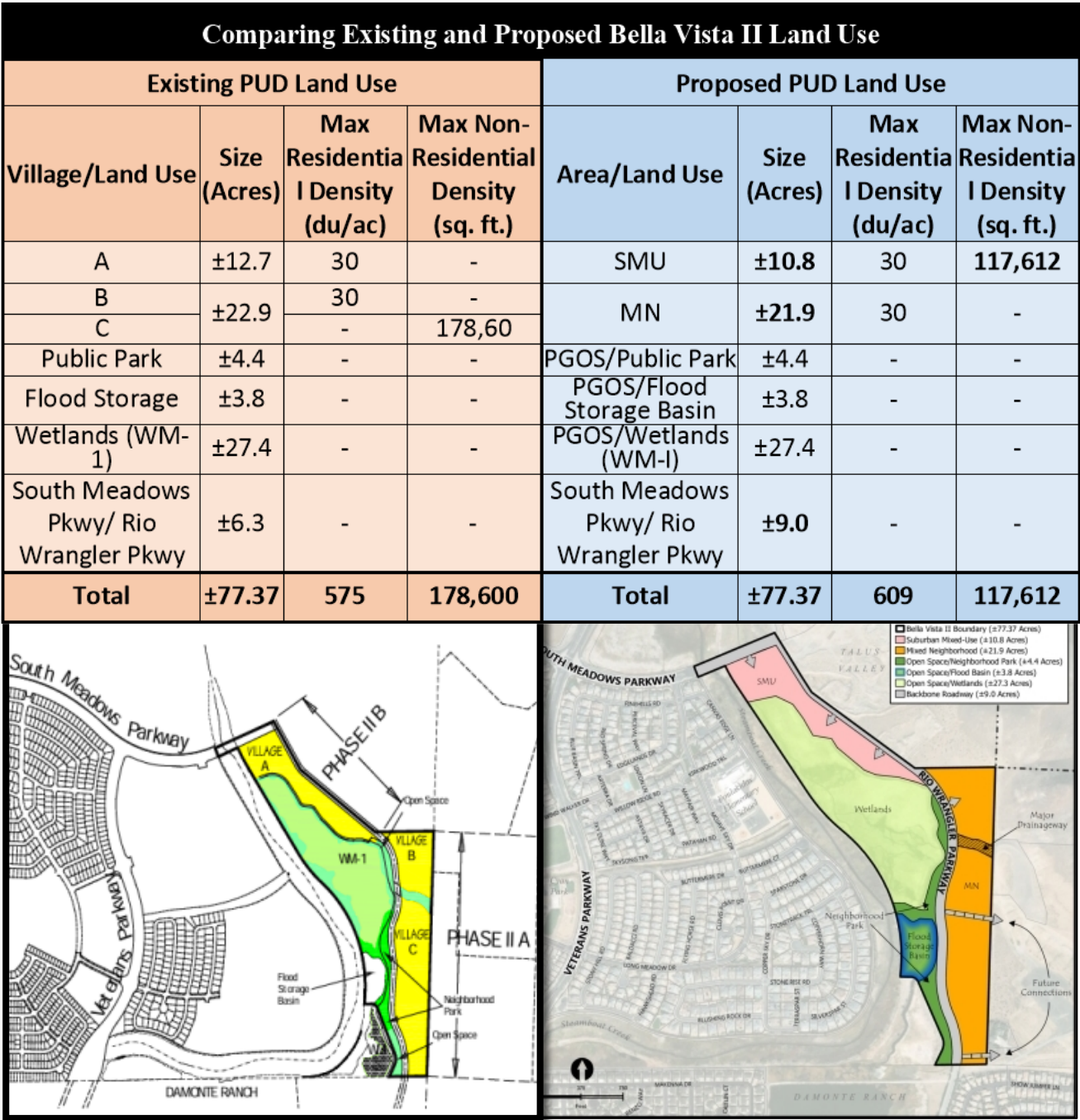
Project Request



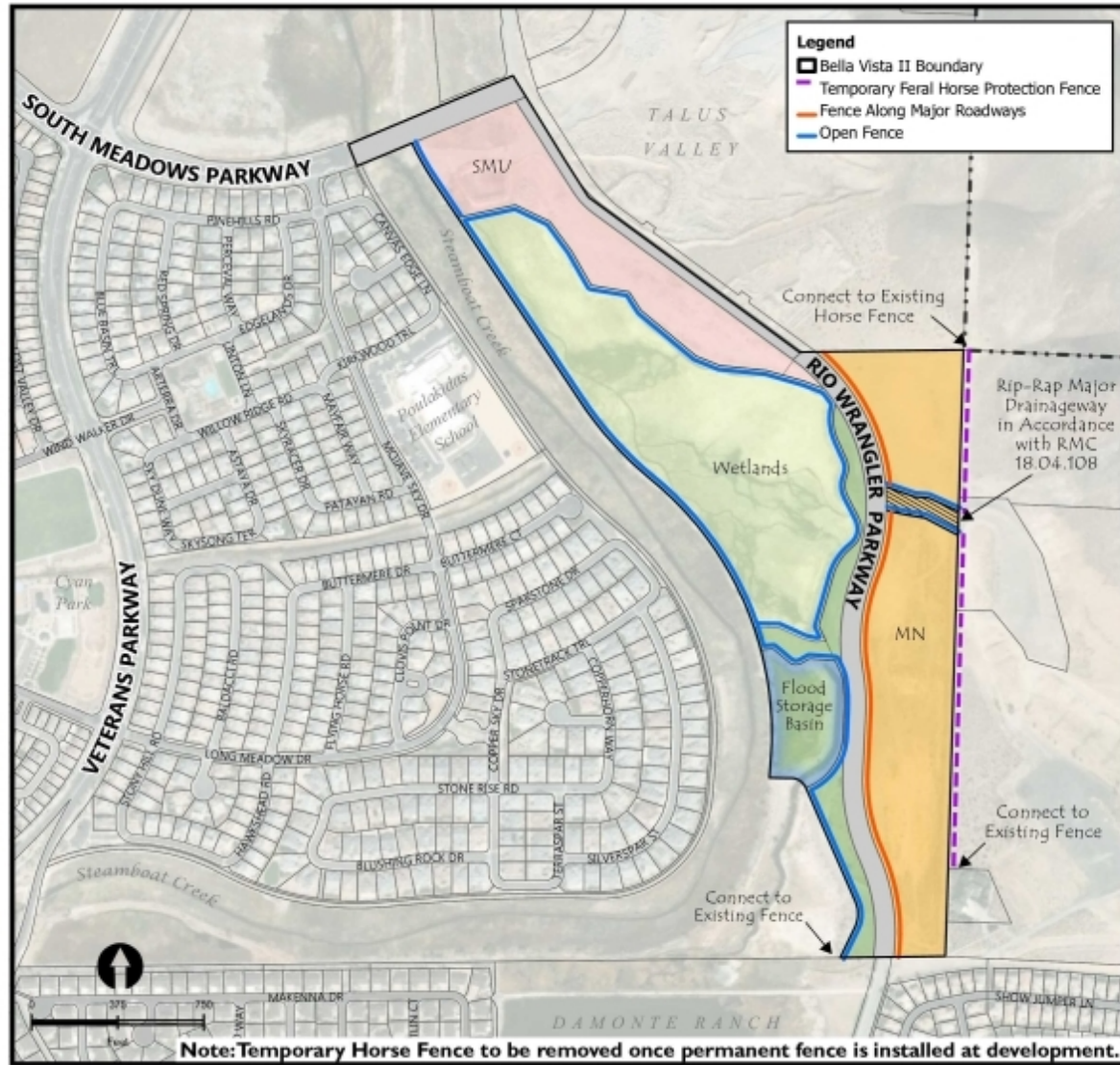
- Reduce Maximum Nonresidential/Commercial Allowed ($\pm 61,000 \text{ ft}^2$)
- Increase Maximum Residential Units Allowed (34 units)
- Modify:
 - Allowed Land Uses
 - Design Standards
 - Development Standards
 - Street Design Standards

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



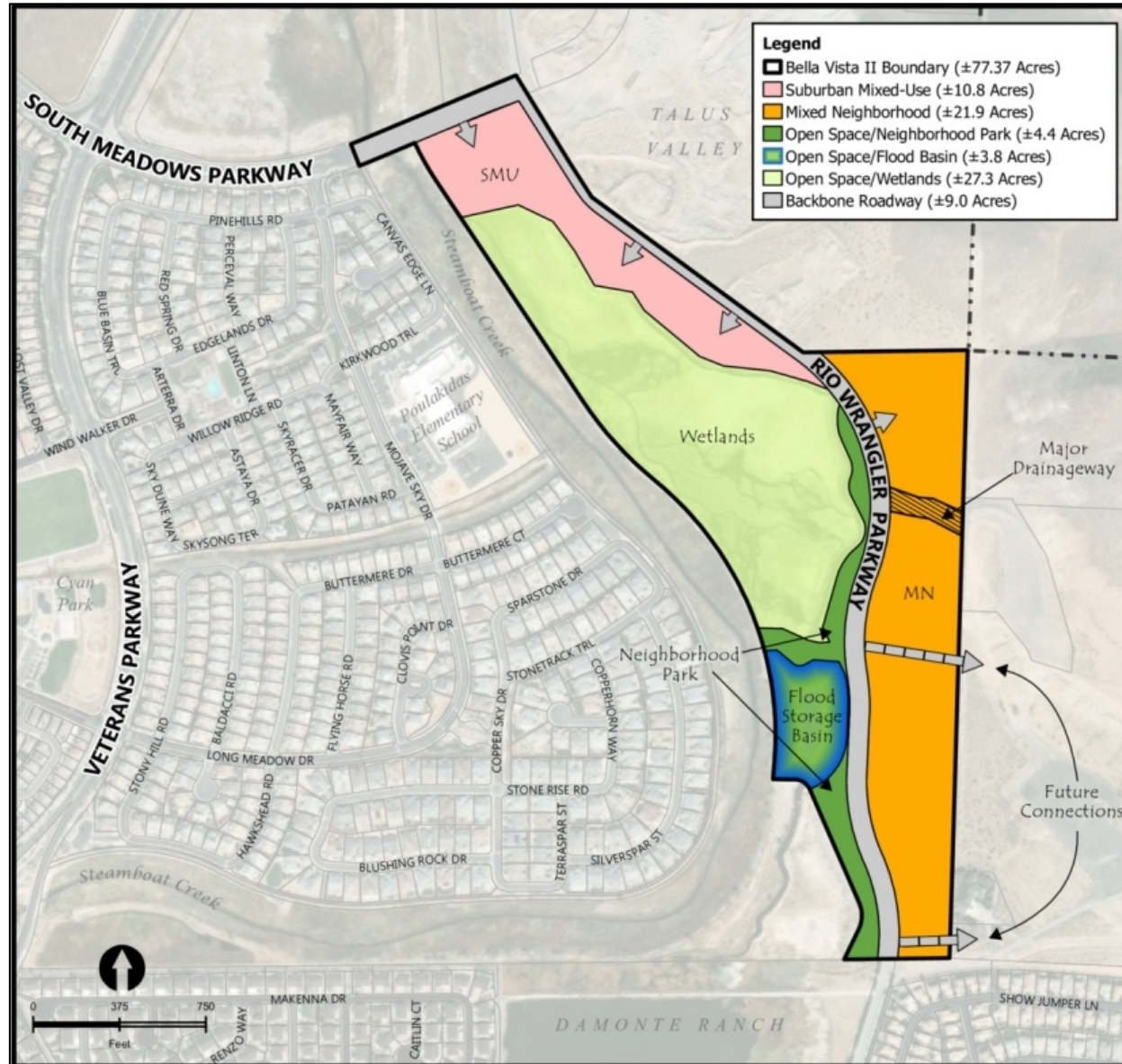
- In accordance with RMC 18.04.108
- Fenced prior to construction
- Maintain permanent fence along eastern boundary
- 404 Permit requires permanent fencing to avoid access by "large mammals"

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

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