

**PLANNING COMMISSION
STAFF REPORT**

Date: June 5, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): LDC25-00049 (Talus Valley Village 22) -**
A request has been made for a tentative map to allow for a 144-unit single-family detached residential subdivision. The ±20.81 acre site is located at the northwest corner of Veterans Parkway and South Meadows Parkway. The site is within the Talus Valley Planned Unit Development (PUD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Carter Williams, Associate Planner

Ward #: 3

Case No.: LDC25-00049 (Talus Valley Village 22)

Applicant: TL Talus LLC

APN: 165-322-08 & -09

Request: **Tentative Map:** To allow for a 144-unit single-family detached residential subdivision.

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

Summary: The ±20.81-acre project is located on the northwest corner of Veteran’s Parkway and South Meadows Parkway. The proposed tentative map will allow for the construction of a 144-unit single-family, detached, residential subdivision within Plan Area 22 of the Talus Valley Planned Unit Development. The proposed development takes access from a local road connecting to the future Talus Valley Parkway. Key issues analyzed include: 1) overall site design; 2) traffic, access, and circulation; 3) public safety; and 4) site drainage.

Background: The Reno City Council certified the Talus Valley (previously Daybreak) Planned Unit Development (PUD) on July 22, 2020. A minor amendment was approved on March 25, 2025 to convert Plan Area 22 from commercial development to mixed neighborhood (ADM25-00020). The development is a ±979-acre master planned community with a mix of residential, commercial,

public facility, and recreation uses. The maximum number of residential dwelling units across all plan areas is 3,995.

Daybreak Dwelling Unit Counts:

Planning Area	Status	Units
23	Under Construction	160
24N & 25	Under Construction	124
24S & 26	Under Construction	174
20 & 21	Expires December 2025	65
20 & 21	Expires January 2026	106
15, 16, & 20	Expires January 2026	64
15, 16, & 20	Expires January 2026	54
16	TM Expires February 2026	82
17, 18, & 19	Recently Submitted	247
22	Current Proposal	144
Approved and Pending		1,220
Allowed Units Remaining		2,775

The approval of the Daybreak PUD included agreements providing additional donation funding for public safety, stormwater mitigation, and youth sports. The PUD handbook’s Action Item and Responsibilities table details requirements of the overall development. A project specific update is provided for the current proposal (**Exhibit B**).

Analysis:

Project Design: This tentative map application proposes residential development within Planning Area 22 (**Exhibit C**). The design of the project is proposed to meet minimum requirements per the Talus Valley Planned Unit Development (PUD) handbook. The proposed tentative map includes 144 single-family, detached residential units located on 20.81 acres (**Exhibit D**), yielding a gross density of 6.9 units per acre. The application proposes a net density of 10.1 units per acre which exceeds the minimum requirement for Plan Area 22 of the handbook of eight units per acre. The standard lot and dimensional standards apply pursuant to the Mixed Neighborhood designation of the handbook including a minimum garage setback of 20 feet and a five-foot side yard setback.

The project is split into two phases, with 91 units in Phase 22A and 53 units in Phase 22B. Phase 22A has an average lot size of 3,884 square feet while Phase 22B has an average lot size of 5,072 square feet.

Pedestrian connections exist on the north, east, and south sides of the project providing access to the future school and park amenities to the north, the multi-use path to the east, and the existing school facilities to the south. The applicant has centered the southern pedestrian access along South Meadows Parkway to equitably reduce walking distance for residents of the subdivision **(Condition No. 8)**.

The PUD handbook approval process included a cultural resource survey and no cultural resources within the project boundary meet the National Register of Historic Places (National Register) eligibility criteria. It was determined that mitigation measures were not necessary prior to development of the site. Significant cultural resources may be unearthed during construction and the applicant must ensure steps are taken to protect cultural resources, human remains, or other historic artifacts **(Condition 9)**.

Compatibility with Surrounding Uses: The proposed subdivision is the first subdivision proposed on the south end of the Talus Valley PUD boundary. The tentative map abuts existing residential development to the south within the Bella Vista Ranch Ranch PUD. The median lot size of the parcels directly abutting the development are about 5,100 square feet with one-to-two story homes making the proposed development generally consistent in intensity. The developments are also separated by South Meadows Parkway, which is a four-lane roadway with landscape buffers on both sides. Based on this, staff does not feel additional architectural or building mass controls are necessary to achieve compatibility with the neighborhoods to the south.

The Mixed Neighborhood area of the Talus Valley PUD has medium minimum net densities that are intended to promote a mix of housing types. The range of lot size intensities is appropriate, and the proposed pedestrian connectivity should support neighborhood access to different amenities proposed within the area including a future park site.

Traffic, Access, and Circulation: Vehicular access is proposed from a local road accessed through a roundabout on the future Talus Valley Parkway, which is served by South Meadows Parkway to the south. Two access points to the subdivision are proposed to the north to integrate with future Plan Areas 20 and 21. The applicant has proposed a minor reduction in street width with this request which has been reviewed and deemed acceptable by the Engineering Division. The nearest public transit facility for this area is a mile west along South Meadows Parkway.

A master traffic study for the Talus Valley project was prepared and approved as part of the PUD approval. This application is consistent with the approved master traffic study. As required by the

PUD handbook, a trip generation letter was prepared for the application and indicates that less traffic will be generated by this application compared to the original PUD approval. Backbone roads and the traffic signal at South Meadows Parkway and Talus Valley Parkway will be installed per the approved phasing plan in the PUD handbook. **Condition Nos. 10 & 11** ensure all traffic improvements are constructed to support the proposed development.

Drainage and Grading: A FEMA Conditional Letter of Map Revision (CLOMR) was approved for the Talus Valley project in January 2023. This allows for the grading within the Critical Flood Zone 1 and the provision for a 25% increase in flood storage compared to the existing FEMA flood zone. This application does not propose any grading or construction within FEMA flood zones or wetland areas identified by the Clean Water Act Section 404 Permit approved in March 2023 by the Army Corps of Engineers. Fill material will be necessary to raise the ground surface elevation consistent with the mass grading permit.

Public Services: The City of Reno currently provides fire and police services. The closest fire station is Station 12 with a response time of about five minutes. An emergency access point has been provided along South Meadows Parkway to supplement the access to the north. Police patrols already exist in the area and should not be significantly impacted by the project. Projects within the Talus Valley PUD will submit a charitable donation of \$150 per dwelling unit for first responder services and \$500 per dwelling unit for public fire infrastructure and equipment.

The proposed subdivision will be served by Nick Poulakidas Elementary School, Depaoli Middle School, and Damonte Ranch High School. Depaoli Middle School is the closest and within walking distance. Safe Routes to School reviewed the application and provided comments that were incorporated in the proposed pedestrian access plan. Washoe County School District has the current capacity to accommodate future students from the proposed project. The school district and the Master Developer have a site selection agreement for the acquisition of land for new school facilities in the immediate vicinity.

Utilities: Water service will be provided by Truckee Meadows Water Authority (TMWA) and the applicant has obtained sufficient water rights. The project will utilize recycled water provided by Washoe County where feasible. The sanitary sewer facilities will be provided by Washoe County with treatment at the South Truckee Meadows Water Treatment Facility (STMWRF).

Master Plan Conformance: The subject site has the Master Plan land use designations of Suburban Mixed Use (SMU) and is located within the Outer Neighborhood area, adjacent to a Greenway Corridor per the Structure Plan Framework of the Reno Master Plan. As proposed the project is in conformance with the SMU Master Plan land use designations, and the following applicable Master Plan goals and policies:

- 4.2E: Neighborhood Connections
- 4.5A: Connectivity and Access
- C-GC.3: Access to Greenway Corridors
- N-G.12: Pedestrian and Bicycle Access
- N-G.23: Mix of Housing Types/Lot Sizes

Public and Stakeholder Engagement: No concerns were identified in the agency comments that were received. The applicant gave a presentation at the Ward 3 Community Forum on May 6, 2025. During this period, Neighborhood Advisory Boards (NABs) have been placed on a pause, though notices were sent to the Ward 3 NAB requesting comment. A courtesy notice was sent out to surrounding property owners upon initial submission of the project. One comment was received in opposition to the project concerning traffic impacts upon Echo Valley Parkway and South Meadows Parkway (**Exhibit E**). Staff finds this concern is adequately mitigated with the required signalized intersection improvements at this location. Any future comments will be forwarded to the Planning Commission as they are received.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.
5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project

site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.

6. Prior to approval of the final map, the applicant shall provide suitable documentation that a homeowner's association (HOA) or equivalent entity will be formed to provide maintenance of all project common areas and have said documentation recorded prior to or concurrent with the final map. A note shall be added to the final map identifying that maintenance of all common areas shall be the responsibility of the HOA or equivalent entity.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or state holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.
8. The applicant shall submit a Sidewalk/Pedestrian and Bicycle Connectivity Plan depicting the existing and proposed pedestrian routes and facility improvements to the satisfaction of Development Services. All future development shall have pedestrian connectivity to South Meadows Parkway. The applicant shall work with the Development Services Department, Washoe County, and other applicable State agencies to create plans that detail art, historic markers, and interpretive panels to be incorporated into the pedestrian network.
9. If human remains, human burials, burial cairns, or other significant archeological items are disturbed or identified during any construction, all work in the immediate vicinity must cease, the discovery must be secured, and the party responsible for the construction must immediately contact both the appropriate law enforcement and/or the State Historic Preservation Office per NRS 383.170.1(a). If bones are uncovered while digging, there shall be no attempt to excavate the materials, but the site shall be secured with immediate contact of both the appropriate law enforcement and the State Historic Preservation Office. Failure to provide notice to the State Historic Preservation Office of a discovery of a Native American burial is a violation of state law and can result in criminal penalties under NRS 383.180.2.
10. Prior to the approval of a site improvement permit, the applicant shall provide plans that demonstrate all on and off-site traffic improvements will be constructed per the traffic report. An updated traffic trip generation letter shall be provided for each

final map. The applicant shall be responsible for completing any identified improvements needed.

11. Prior to the issuance of the first certificate of occupancy, the applicant shall complete the intersection improvements at South Meadows Parkway and Echo Valley Parkway/Talus Valley Parkway pursuant to the PUD.

Findings:

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:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. 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 Regional Transportation Commission.
- 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.

Tentative Map: Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, and criteria set forth in NRS Section 278.349(3), as follows:

- 1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- 2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- 3) Availability and accessibility of utilities;
- 4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;

- 5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- 6) General conformity with the governing body's master plan of streets and highways;
- 7) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- 8) Physical land characteristics such as flood plain, slope, soil;
- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 and 278.348;
- 10) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands;
- 11) The potential impacts to wildlife and wildlife habitat; and
- 12) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

Attachments:

Exhibit A – Case Maps

Exhibit B – Responsibilities Matrix

Exhibit C – Plan Area Boundary

Exhibit D – Site and Landscape Plans

Exhibit E – Public Comment