

STAFF REPORT

Date: August 28, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Staff Report (For Possible Action) Case No. LDC24-00050 (The Canyons PUD Amendment) – A request has been made for an amendment to The Canyons Planned Unit Development (PUD) handbook to: a) increase the number of residential units from 81 to 126; b) reduce the number of land use categories and villages; c) modify the allowed uses within each land category; d) make changes to various environmental standards including grading, feral horse management, and open space requirements; and e) make changes to other development standards including site, building, and roadway design, among other modifications. The ±161.23 acre site is located east of the eastern terminus of Mine Shaft Drive. The site is within The Canyons PUD zoning district and has the Master Plan land use designations of Single-Family Neighborhood (SF) and Parks, Greenways, and Open Space (PGOS).

From: Carter Williams, Associate Planner

Department: Development Services - Planning

Summary:

The ±161.23-acre site consists of four parcels located generally east of the terminus of Mine Shaft Drive. This is a request for a Handbook amendment to The Canyons Planned Unit Development (PUD). Formatting, table of contents, etc. will be administratively adjusted prior to any ordinance adoption. Key issues include: 1) the overall development plan, land use, and residential density; 2) hillside development, open space, and grading standards; 3) architectural theme and landscape standards; 4) feral horse management standards; 5) wildland urban interface standards; 6) administration, implementation, and organization of the Handbook; and 7) conformance with the Master Plan. The Planning Commission recommends Council approve the requested PUD Handbook amendment.

Recommended Condition of Approval:

1. Approval of the PUD Handbook amendment is subject to any modifications made by the Planning Commission and Council at their respective public hearings. All

revisions shall be incorporated into the PUD Handbook and submitted to staff in electronic format prior to adoption of the ordinance.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this amendment request.

Background:

The Planning Commission staff report attached contains the analysis of the Handbook amendments (**Exhibit A**). The current amendment to the PUD Handbook was submitted in March of 2024 and was heard by the Reno City Planning Commission on August 7, 2024. The minutes from this hearing are included with this staff report (**Exhibit B**).

Discussion:

The Handbook amendment proposes a significant alteration to the current plan, design standards, and development characteristics. Generally, staff's analysis focused on how impacts upon grading, hillside features, and the environment are mitigated with the proposed increase in density from 81 residential units to 126. Many of the development and design standards that are included in the current Handbook are being deferred to the Reno Municipal Code (RMC) with the proposed amendment. Staff finds that the proposed amendments would result in a project that is adequate to meet the findings.

The Planning Commission was able to make all the findings and recommended approval of the Handbook amendment with a five to one vote. The commissioners were generally in support of efforts made by the applicant to add standards that support development sustainability, such as the requirement for 60 percent of homes to be electric vehicle (EV) charger ready. Most commissioners were in support of the increase in residential units, though there was concern that the additional density would conflict with the existing development context for the area. Concerns were raised regarding the limited detail of the PUD plan as well, which resulted in language recommended for inclusion that would require a constraints map detailing archaeological, slope, and wildlife constraints at the time of tentative map submission. The Planning Commission recommended language is included on page 16 of the ordinance PUD Handbook.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

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 (RTC).
- (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.

Rezoning (Zoning Map Amendment): All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes or does not conflict with, the provisions of Nevada Revised Statutes (NRS) Section 278.250(2) (included below):

The zoning regulations must be adopted in accordance with the Master Plan for land use and be designed:

- a. To preserve the quality of air and water resources;

- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials that maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides, and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly, and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character and the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods and, in counties whose population is 700,000 or more, the protection of historic neighborhoods;
- n. To promote systems that use solar or wind energy; and
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county, or region, taking into account the location, purpose, and stated mission of the military installation.

- (2) The amendment is in substantial conformance with the Master Plan.

Rezoning to Planned Unit Development: In addition to meeting the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, and the findings for approval of zoning map amendments in Section 18.08.503(d), Findings, the Planning Commission and Council shall find that the Tentative PUD Plan:

- (1) Is consistent with the statement of objectives of a PUD;
- (2) Ensures that any departures from standard zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk, and use, are in the public interest;
- (3) Has a ratio of residential to nonresidential use that is appropriate for the area and compatible with nearby land uses;
- (4) Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development;
- (5) Includes an adequate provision for public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment;
- (6) Is compatible with the neighborhood in which it is proposed to be established;
- (7) For PUD Plans that propose phased development over a period of years, sufficient terms and conditions are included to protect the interests of the public, residents, and owners of the PUD in the integrity of the plan. Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what would typically be accomplished through strict application of a base zoning district or other standards of this Title;
- (8) Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
- (9) Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - a. Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;

- b. Additional public use facilities, such as but not limited to, pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
- c. Preservation or enhancement of natural and cultural assets, such as historic landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
- d. Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
- e. A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

Recommendation:

The Planning Commission recommends Council adopt the requested PUD Handbook amendment, subject to compliance with Condition No. 1, which includes changes to the Handbook noted on page 16.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report

Exhibit B – Draft Planning Commission Minutes

Ordinance

The Canyons PUD Amendment Legal Notice