

BILL NO. \_\_\_\_\_

**ORDINANCE NO. 1451**

**ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING", TO CHANGE THE TEXT IN THE BELLA VISTA RANCH PHASE II PLANNED UNIT DEVELOPMENT (PUD) DESIGN STANDARDS HANDBOOK TO: A) REDUCE THE AMOUNT OF NONRESIDENTIAL FROM ±178,600 SQ. FT. TO ±117,612 SQUARE FEET; B) INCREASE THE MAXIMUM DWELLING UNITS FROM ±575 UNITS TO ±609 UNITS; AND C) MODIFY THE ALLOWED LAND USES, DESIGN STANDARDS, DEVELOPMENT STANDARDS, AND STREET DESIGN STANDARDS; TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE CONNECTED THEREWITH.**

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1451 relating to a ±77.37 acre property located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek and more particularly described in the attached "Exhibit A"; to change the text in the PUD design standards handbook to: 1) and more particularly described in the attached "Legal Description", and rezoning said property from Public Facilities (PF) zoning district to a Specific Plan District (SPD), the same to read as follows:

CASE NO. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment)

*Sec. 18.02.102(b).1451. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00031, thereby changing the use of land indicated therein, relating to a ±77.37 acre property is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek and more particularly described in the attached "Exhibit A"; to change the text in the PUD design standards handbook to: a) reduce the amount of nonresidential from ±178,600 sq. ft. to ±117,612 square feet; b) increase the maximum dwelling units from ±575 units to ±609 units; and c) modify the allowed land uses, design standards, development standards, and street design standards.*

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno; and upon certification by City Council of the amended PUD Design Standards Handbook for Case No. LDC24-00031 and recordation of the amended PUD Design Standards Handbook for Case No. LDC24-00031.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno Gazette Journal, a newspaper printed and published in the City of Reno.

CASE NO. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment)  
APN NO. 165-011-37, 48, 49, 50, & 51

PASSED AND ADOPTED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_, by the following vote of the Council:

AYES: \_\_\_\_\_  
NAYS: \_\_\_\_\_  
ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

APPROVED this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
MAYOR OF THE CITY OF RENO

ATTEST:

\_\_\_\_\_  
CITY CLERK AND CLERK OF THE CITY  
COUNCIL OF THE CITY OF RENO, NEVADA

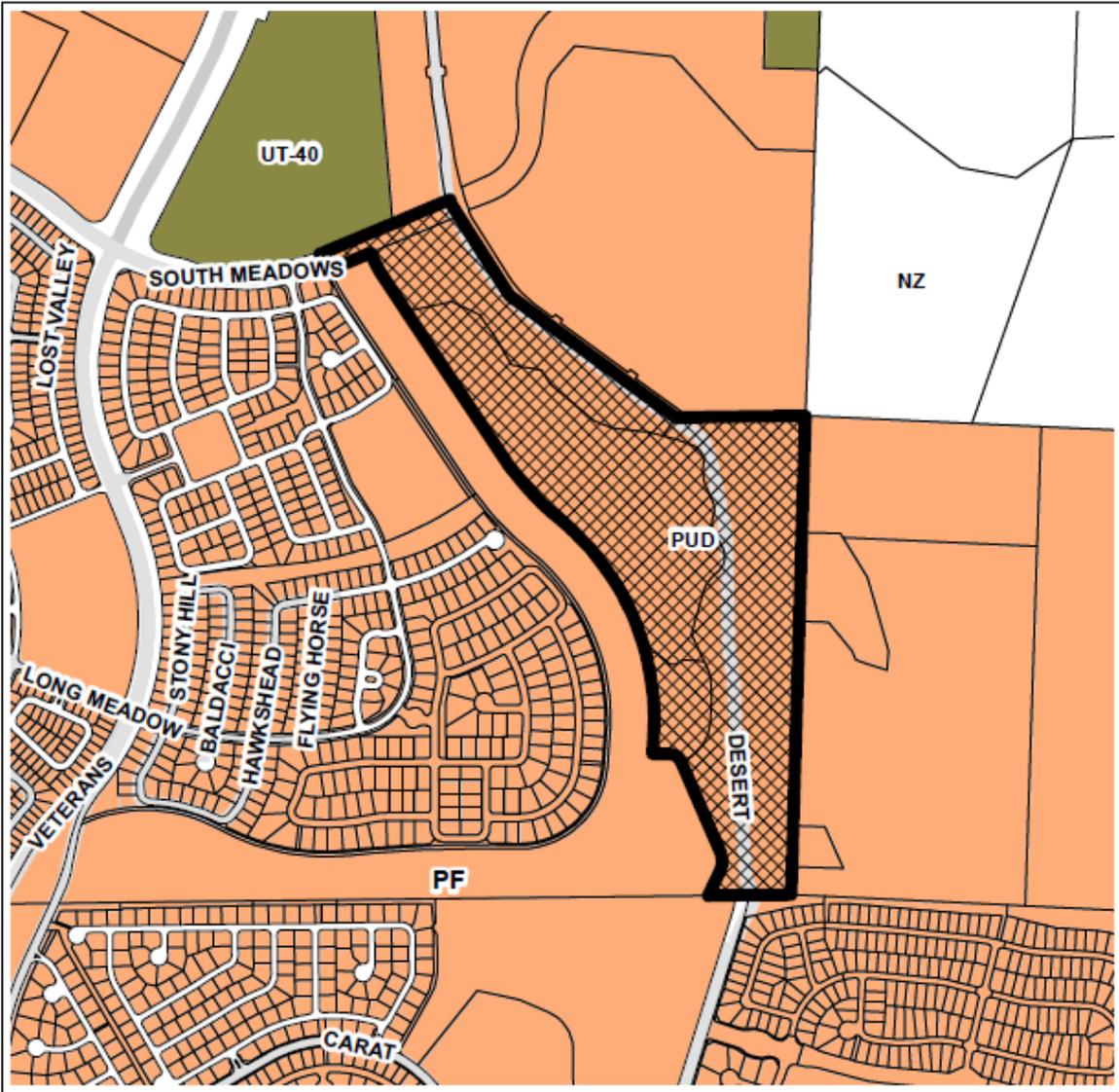
EFFECTIVE DATE:

**EXHIBIT A**

**BELLA VISTA RANCH  
PHASE II**

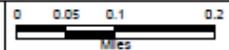
**LEGAL DESCRIPTION**

**Parcel C of Parcel Map No. 4526, filed in the office of the  
County Recorder of Washoe County, State of Nevada, on  
March 10, 2006 as File No. 3359967, of the Official Records.  
THIS PARCEL CONTAINS 77.37 ACRES MORE OR LESS**



LDC24-00031  
 (Bella Vista II Phase II  
 PUD Amendment)

 SUBJECT PARCELS



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Development Services  
 Department  
 1 East 1st Street Phone: 321-8309  
 P.O. Box 1900 Fax: 334-2043  
 Reno, NV 89505 www.reno.gov  
 Map Produced: January 2024