



# LDC25-00063

## Talus Valley Villages 17, 18, & 19 Tentative Map

*Reno City Planning Commission*

*June 18, 2025*



C I T Y O F  
**RENO**



# Project Information

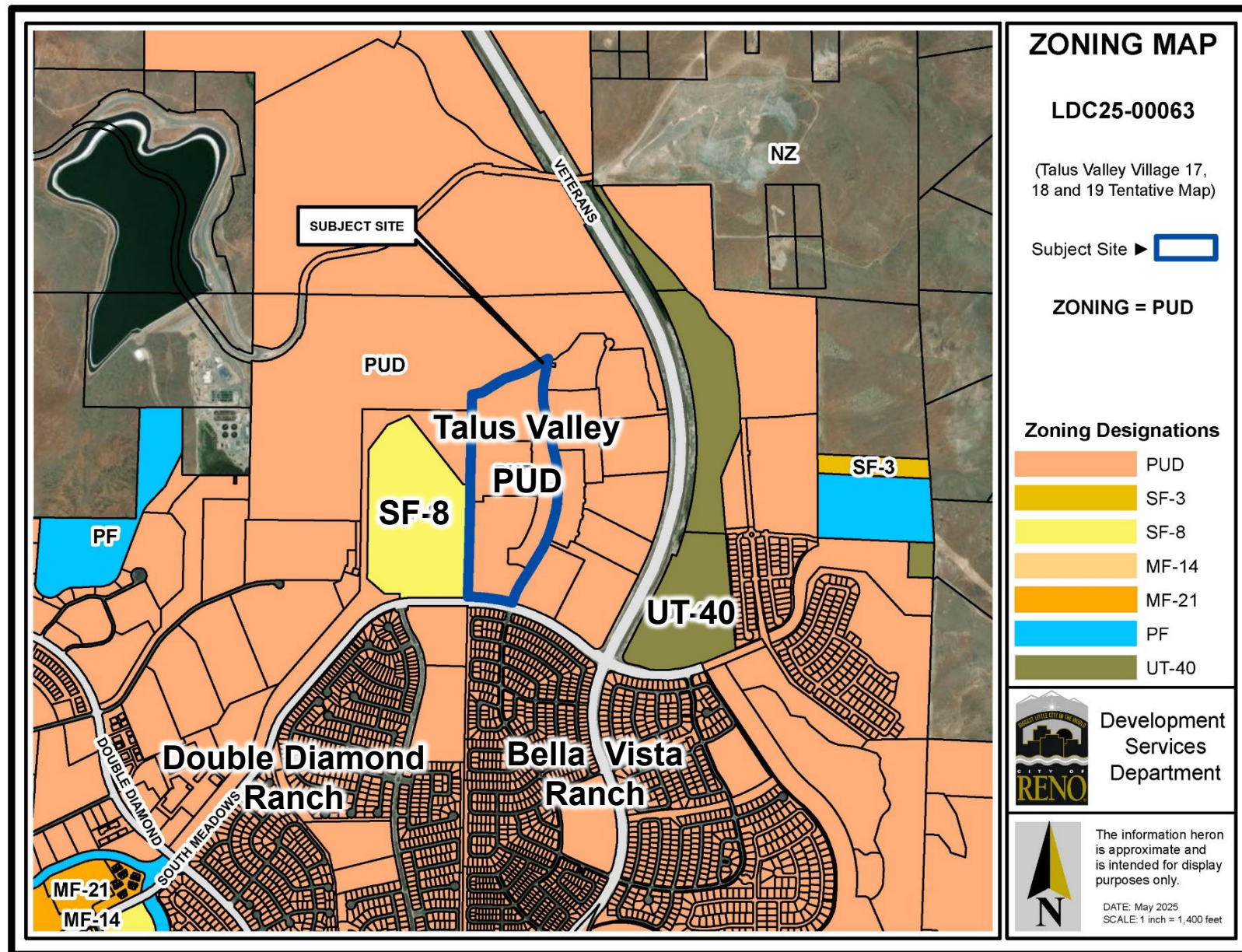


- **Site Size:**  
± 49.7 acre site
- **Tentative Map**  
for a 247-unit, single-family,  
detached subdivision

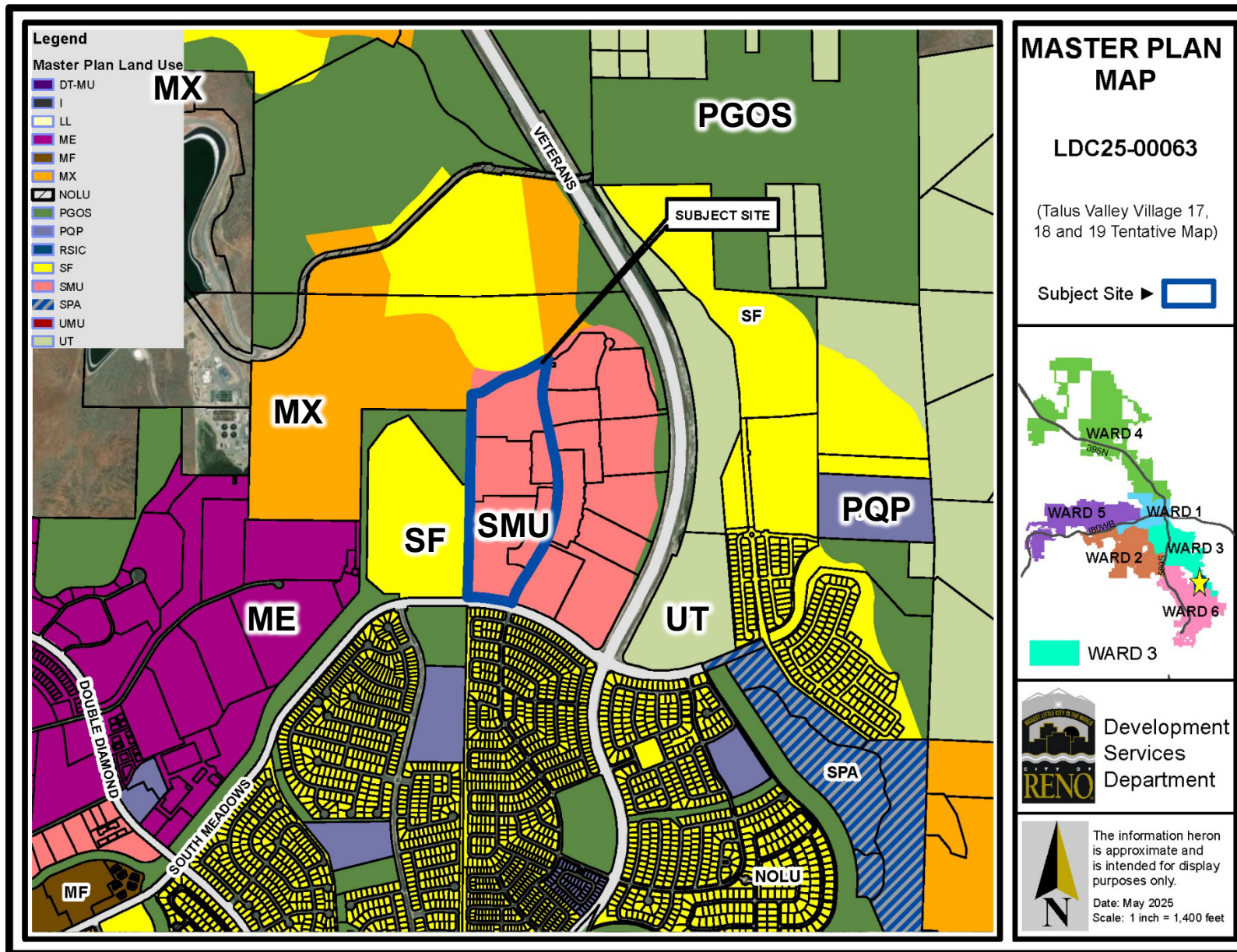


# Zoning District

## Talus Valley Planned Unit Development (PUD)







# Master Plan

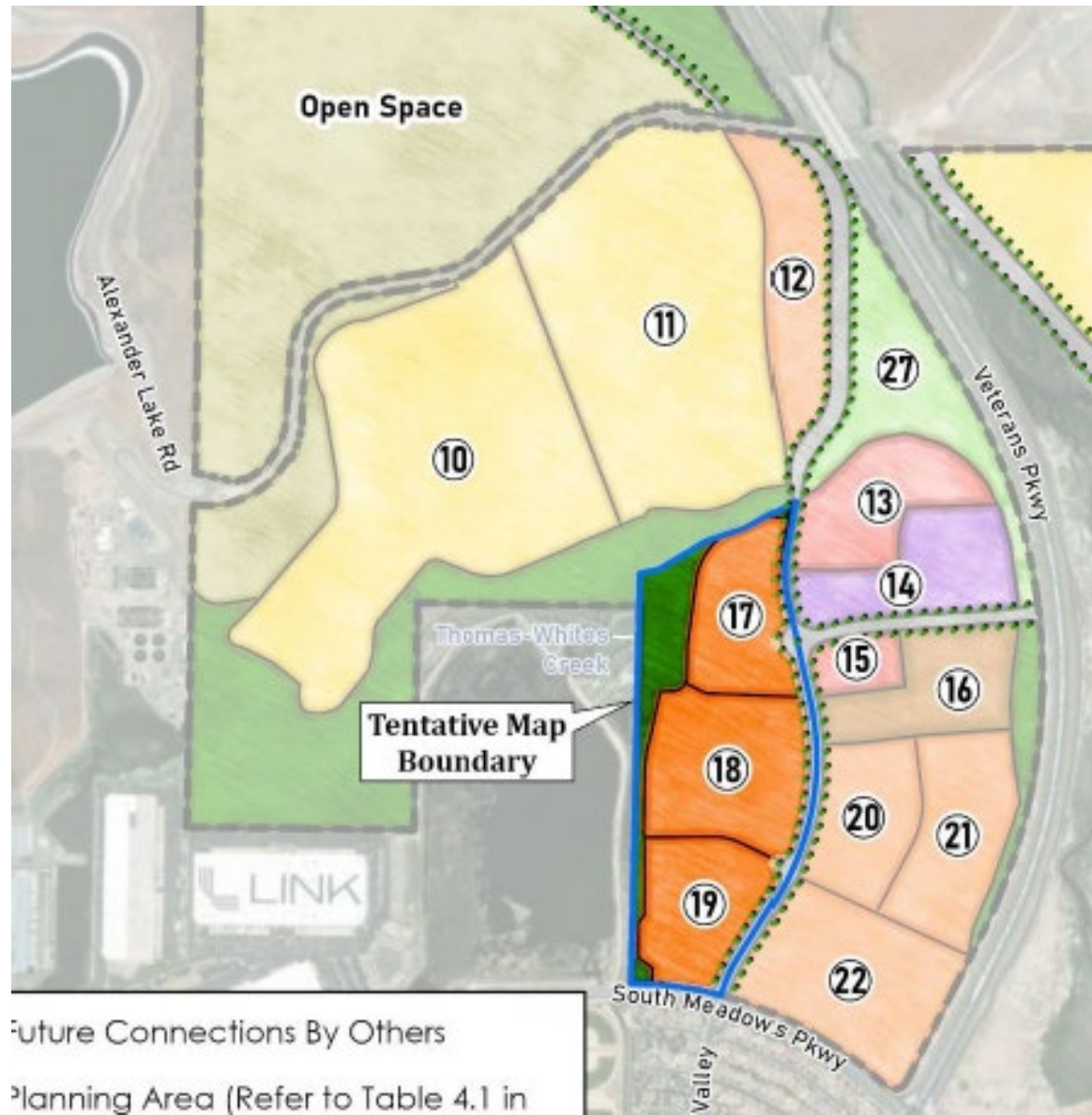
## Suburban Mixed-Use (SMU)

- 4.2E: Neighborhood Connections
- 4.5A: Connectivity and Access
- N-G.12: Pedestrian and Bicycle Access



# Planning Area 17, 18, & 19

Proposed Units: 247






| Zoning                           | Acres         | Units           |
|----------------------------------|---------------|-----------------|
| Single-Family Residential        | ±363.6        | 1,950           |
| Multi-Family Residential         | ±24.1         | 560             |
| Mixed Neighborhood               | ±139.2        | 1,485           |
| Neighborhood Commercial          | ±27.6         |                 |
| Arterial Commercial              | ±13.8         |                 |
| Parks, Greenways & Open Space    | ±354.1        |                 |
| Greenways, Floodways, & Wetlands | ±152.5        |                 |
| Open Space                       | ±190.4        |                 |
| Community Park                   | ±11.2         |                 |
| Backbone Roadways                | ±56.6         |                 |
| <b>Total</b>                     | <b>±979.4</b> | <b>3,995 DU</b> |





# Village 19

- **# of Lots:** 81 lots
- **Setbacks:**  
Front – 10 ft  
Side – 5 ft  
Rear – 10 ft  
Driveway – 20 ft

-  South Meadows Pkwy
-  Talus Valley Pkwy
-  Pedestrian Pathway



E PLAN

GE 18  
SHEET)



## Village 18

- **# of Lots:** 84 lots
- **Setbacks:**
  - Front – 10 ft
  - Side – 5 ft
  - Rear – 10 ft
  - Driveway – 20 ft



Talus Valley Pkwy

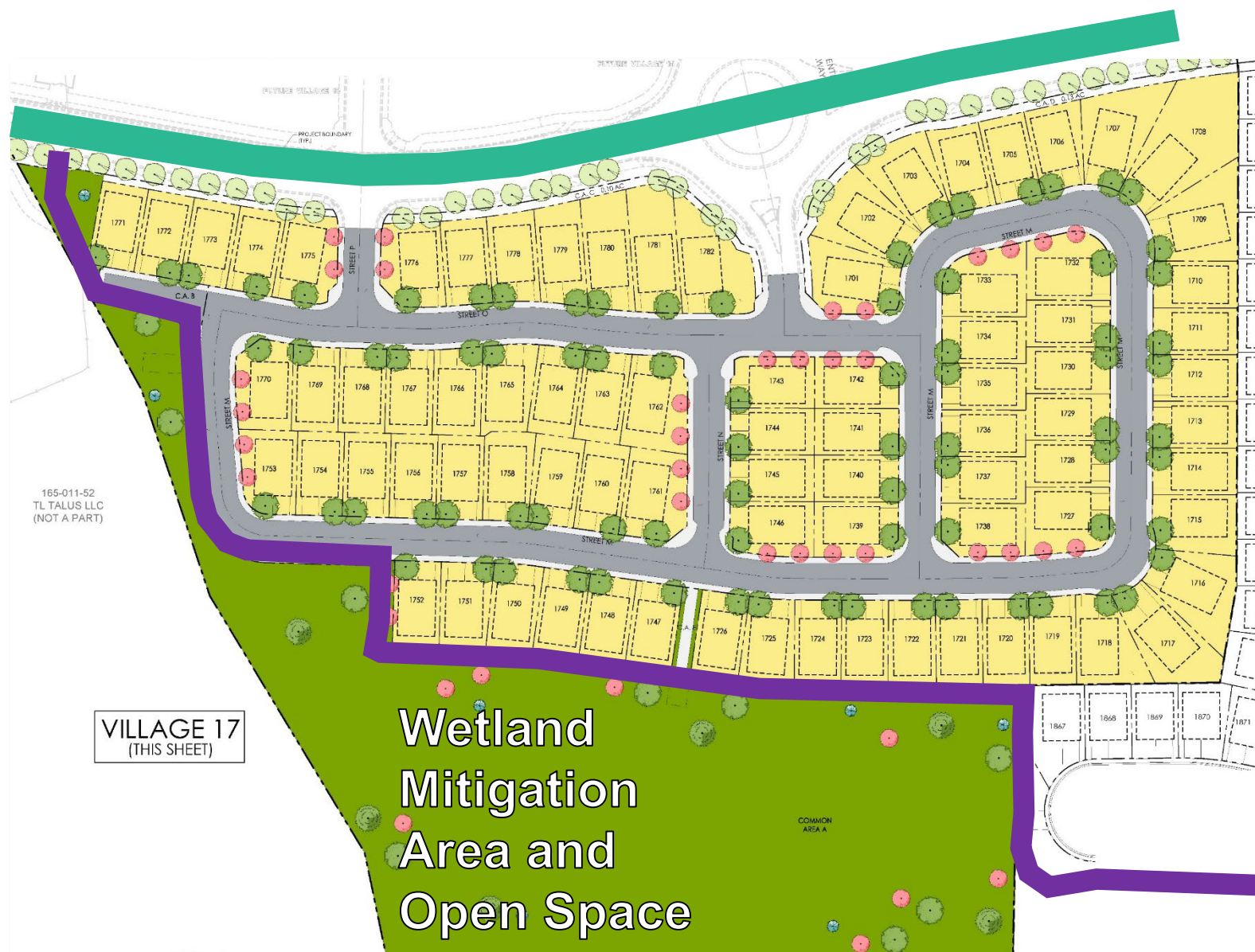




Pedestrian Pathway



# Village 17

- **# of Lots:** 82 lots
- **Setbacks:**  
Front – 10 ft  
Side – 5 ft  
Rear – 10 ft  
Driveway – 20 ft



-  Talus Valley Pkwy
-  Pedestrian Pathway



# Wetland Mitigation Plan



- Talus Valley requires a 54.5 acres of wetland mitigation area
- Village 17 includes minor impacts to wetland mitigation area for pedestrian path
- Section 404 Permit with Army Corps of Engineers



# Clean Water Act Section 404 Permit



- Native and riparian habitat restoration
- Buffer areas with strict disturbance limitations
- Five-year monitoring reports to ensure relocated wetlands establish



**US Army Corps  
of Engineers®**



# Tentative Map Findings Highlights

| Findings  | Analysis   | Staff Review |
|---|--|--------------|
| Public services and utilities are available                           | <b>Available and adjacent to site</b>                          | ✓ <b>Yes</b> |
| Conformance with RMC and Master Plan                                  | <b>Conforms with Master Plan and Talus Valley PUD handbook</b> | ✓ <b>Yes</b> |
| Traffic impacts on public streets                                     | <b>Consistent with master traffic study</b>                    | ✓ <b>Yes</b> |
| Physical land characteristics related to floodplains, slope, and soil | <b>Floodplain and wetland impacts mitigated</b>                | ✓ <b>Yes</b> |
| Impacts to wildlife and habitats                                      | <b>No anticipated impacts</b>                                  | ✓ <b>Yes</b> |



# Recommended Motion

In the matter of Case No. LDC25-00063, based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions listed in the staff report.