

## STAFF REPORT

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**Date:** October 23, 2024

**To:** Mayor and City Council

**Through:** Jackie Bryant, Interim City Manager

**Subject:** Ordinance Introduction (For Possible Action): Bill No. \_\_\_\_\_ : Case No. LDC24-00031 (Bella Vista Ranch Phase II PUD Amendment) - A request has been made for an amendment to the Bella Vista Ranch Phase II Planned Unit Development (PUD) 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. The ±77.37 acre site is located southeast of the eastern terminus of South Meadows Parkway, north of the northern terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site is located within Bella Vista Ranch Phase II PUD zoning district and has a Master Plan land use designation of Special Planning Area (SPA).

**From:** Leah Piccotti, Associate Planner

**Department:** Development Services - Planning

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**Summary:**

The request is to update the Bella Vista Ranch Phase II Planned Unit Development (PUD) Handbook. Updates include allowing residential uses in the previously designated commercial area, decreasing the maximum square footage of allowed nonresidential, increasing the number of allowed residential by 34 units, and eliminating outdated code standards and development standards that are no longer consistent with Reno Municipal Code (RMC). Key issues related to the request are: 1) compatibility of the proposed zoning and development standards with surrounding land uses, 2) conformance with current code, and 3) protection of natural resources. Staff can make all the findings and recommends approval of the PUD amendment. The Planning Commission could make all the findings and recommends approval of the zoning map amendment.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

The Bell Vista Ranch Phase II PUD (Case No. LDC10-00051) was approved by City Council on January 16, 2013, as an expansion of the original Bella Vista Ranch PUD located to the west of Bella Vista Ranch Phase II PUD (BVII).

**Background:**

The Planning Commission staff report (Exhibit A) analyzed compatibility with the surrounding land uses, as well as conformance with RMC. The proposed amendment revised the development based on surrounding uses that have changed in the past 11 years. The wetlands are federally regulated and will not be affected by this amendment. Updates to the feral horse management plan are consistent with Nevada Revised Statutes (NRS) and RMC. The non-residential/commercial is being moved to the northern portion of the site because that is a major intersection, and the previous area is now surrounded by residential. In addition, there are approximately ±123 acres designated as mixed-use/commercial approximately ±1,000 feet from this development. There is no increase in density. The previous approval allowed 575 homes on 19 acres, 30 dwelling units per acre. This allows 609 homes on 27 acres. The development standards that were removed now default to RMC.

The March 6, 2024 Planning Commission meeting minutes are attached (**Exhibit B**). Public comment (**Exhibit C**) included concerns regarding the increase in dwelling units, protection of the wetlands, and water access for the feral horses. The Planning Commission discussed compatibility, infrastructure, and feral horses. The request was approved unanimously with five in favor, none opposed, and two absent.

The master plan identifies several policies applicable to wildlife. These include the protection and conservation of significant habitats, slopes, stream and drainageway environments, and other areas that act as a resource for the purposes of wildlife survival (GP 7.1D). The proposed development totals 77.37 acres, of which 35.6 acres (46 percent) of this development is dedicated to the protection of open space, wetlands, trails, and other natural environments. The existing major drainageway is severely disturbed and once improved it will act as a corridor and facilitate wildlife movement from the site to the adjacent lands. Preservation of the 404 wetlands will continue to provide a varied wildlife habitat. This includes primary plant communities and corridors connecting open space areas, especially those used for migration. The Nevada Department of Wildlife has reviewed this project and determined that there may be raptors in the area, but no other threatened or endangered wildlife is present within the project area. The requested PUD amendments are in substantial conformance with the following Master Plan goals and policies related to wildlife:

- Policy 7.1D: Environmentally Sensitive Areas
- Policy 7.1F: Major Drainageways

- Policy 7.2C: Open Space Criteria
- Policy N-FN7: Wildlife Corridors
- Policy SD.3: Wildlife
- Policy IMP-7.1f.
- Policy IMP-7.1g.

**Financial Implications:**

None at this time.

**Legal Implications:**

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

**Recommendation:**

The Planning Commission recommends Council adopt the requested planned unit development amendment by ordinance.

**Proposed Motion:**

I move to uphold the recommendation of the Planning Commission and refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Case Maps

**Exhibit A** - Planning Commission Staff Report

**Exhibit B** – Planning Commission Minutes

**Exhibit C** – Public Comments

CC Ordinance