

STAFF REPORT

Date: August 28, 2024

To: Mayor and City Council

Through: Jackie Bryant, Interim City Manager

Subject: Ordinance Introduction – Bill No. _____ (For Possible Action): Case No. LDC24-00050 (The Canyons PUD Amendment): Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," to change the text in the 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; together with other matters properly relating thereto.

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. Staff and the Planning Commission recommend Council approve the requested PUD Handbook amendment.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

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 amendment to The Canyons Planned Unit Development Handbook by ordinance.

Proposed Motion:

I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance