



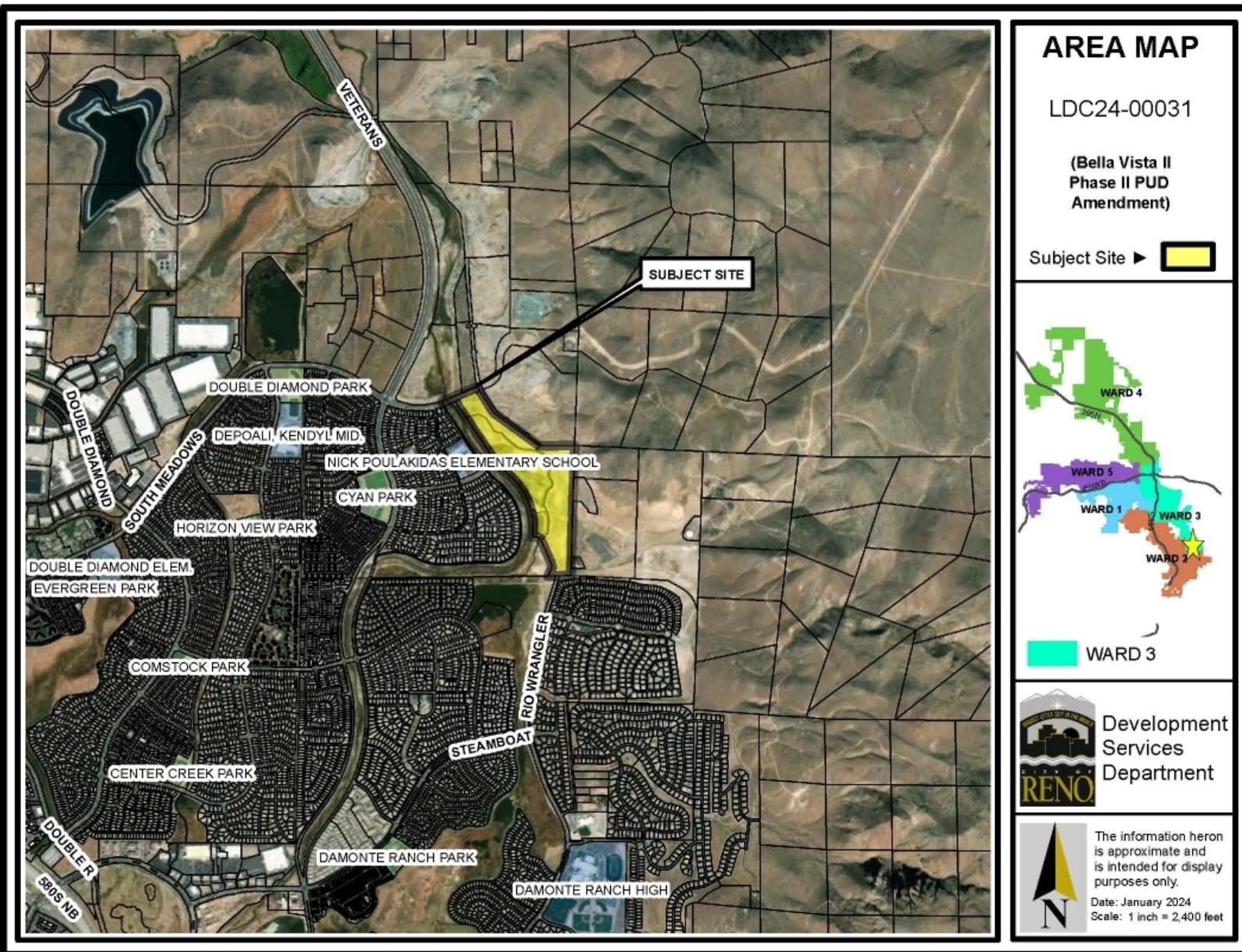
LDC23-00031

(Bella Vista Ranch Phase II PUD Amendment)

*Reno City Council
October 23, 2024*



C I T Y O F
RENO

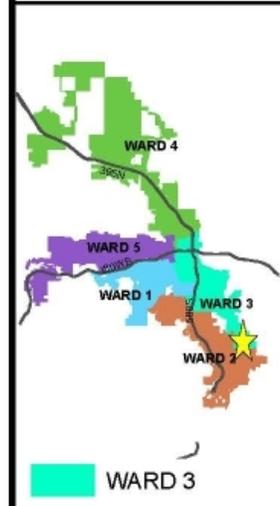


AREA MAP

LDC24-00031

(Bella Vista II
Phase II PUD
Amendment)

Subject Site ► 



The information heron is approximate and is intended for display purposes only.
Date: January 2024
Scale: 1 inch = 2,400 feet

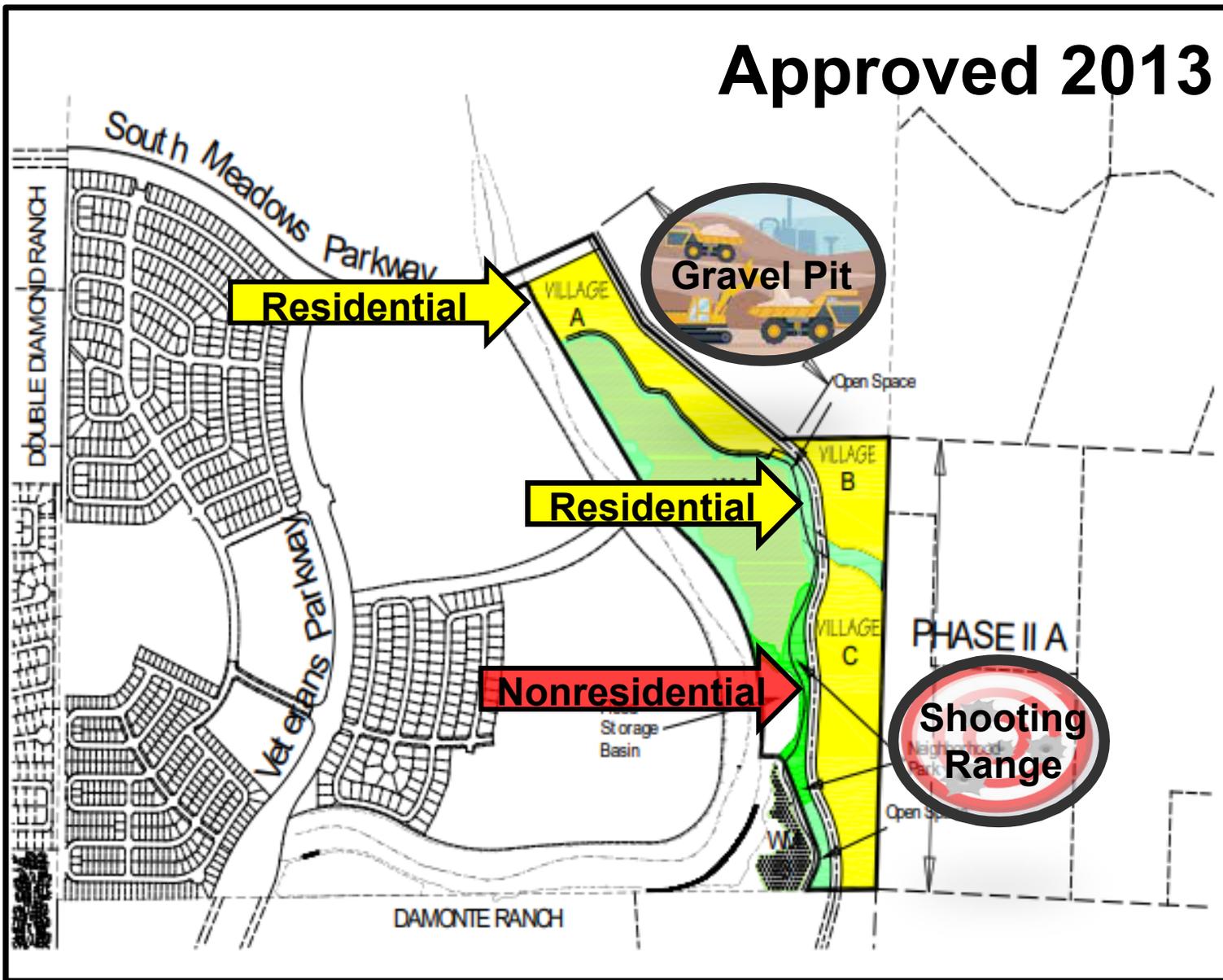
Site:

- ±77.37 acre site

Request:

- reduce the amount of nonresidential from ±178,600 sq. ft. to ±117,612 square feet;
- increase the maximum dwelling units from ±575 units to ±609 units; and
- modify the allowed land uses, design standards, development standards, and street design standards

Approved 2013



Commercial & Residential Compatibility

2013 Approval allows:

- ±178,600 sq. ft. of nonresidential
- ±575 dwelling units

2013 Adjacency:

Residential = Gravel Pit
Commercial = Shooting Range

Commercial & Residential Compatibility

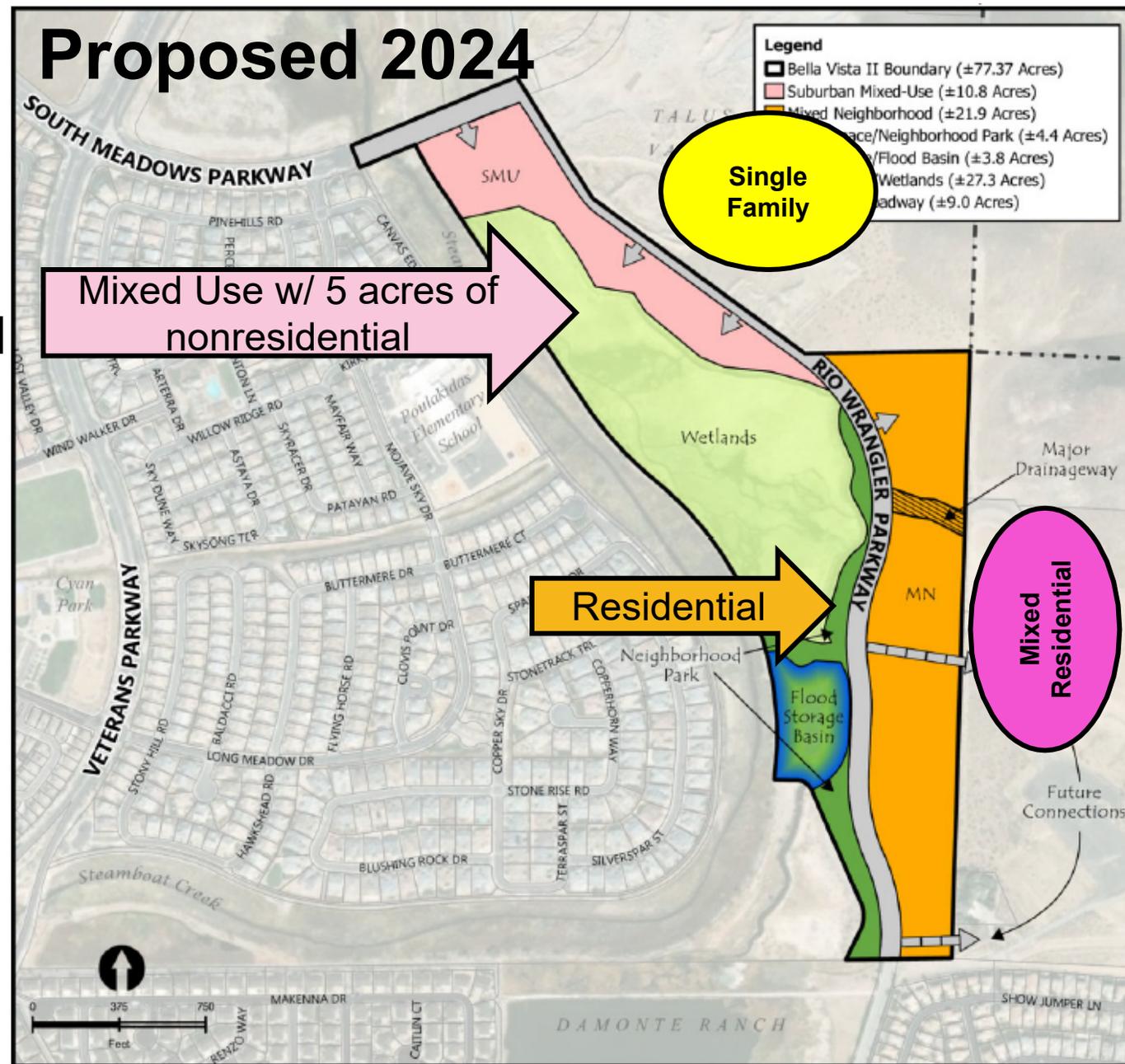
2024 Proposal allows:

- ±117,612 sq. ft. of nonresidential
- ±609 dwelling units

2024 Adjacency:

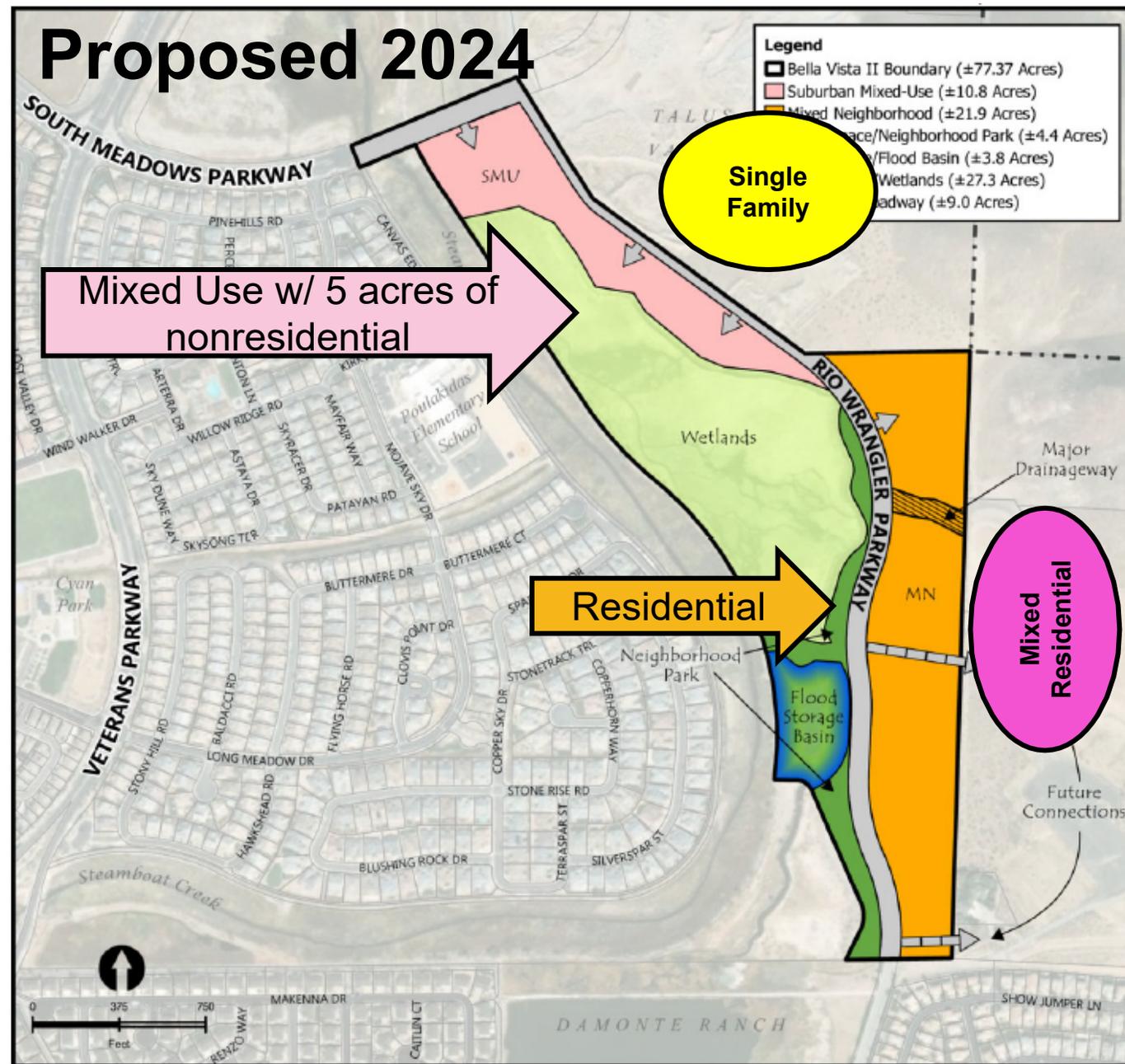
Residential = Mixed Residential

Mixed Use = Single Family



Commercial & Residential Compatibility

- Reduce the amount of nonresidential from $\pm 178,600$ sq. ft. to $\pm 117,612$ square feet – **34% reduction**
- Increase the maximum dwelling units from ± 575 units to ± 609 units – **5.91% increase**



Updates to Development Standards

Standard	Existing	Proposed
Height	45 feet	35 feet
Front Setback	20 feet	3 feet or 20 feet
Minimum Lot Size (nonresidential)	30 feet	None
FAR (nonresidential)	0.50	None
Feral Horse Protection Plan		Compliance with NRS & RMC 18.04.108
Landscaping, Signage, Architectural		Removed – default to RMC

Master Plan Policy

Staff Analysis

7.1D: Environmentally-Sensitive Areas Promote the protection and conservation of significant wildlife habitats, slopes, stream and drainageway environments...for purposes of wildlife survival

7.1F: Major Drainageways All major drainageways should be retained, protected, restored, and managed to: maintain or improve habitat for flora and fauna & facilitate wildlife movement

7.2C: Open Space Criteria Identify, prioritize, and protect as open space land...Areas that provide wildlife habitat, including primary plant communities found in the area and corridors connecting large open space areas, especially those used for migration

F-FN7: Wildlife Corridors Wildlife corridors should be identified and incorporated into the overall design of the site or neighborhood.

SD.3: Wildlife To the extent possible, new development should protect and conserve areas of significant wildlife habitats and other environmentally significant lands necessary for wildlife habitat, movement, or reproduction

IMP-7.1f. Refer development applications that may impact threatened or endangered species and/or wildlife migration corridors to the appropriate agency for review and comment.

IMP-7.1g. Explore opportunities to maintain or increase healthy wildlife habitats on private property that support sensitive species through the State's Private Lands for Wildlife program.

- 46% (35.6 acres) open space, wetlands, trails
- Protected 404 Wetlands = wildlife habitat, used for migration, movement, & reproduction
- Major drainageway will provide a wildlife corridor
- NDOW reviewed and provided comments - raptors

Planned Unit Development Review Recommended Findings	Analysis	Staff Review
Consistent with objectives of a PUD	The amendment is consistent with the original objectives.	✓ Yes
Changes are in the public interest	Expanding housing options, consistent with surrounding uses	✓ Yes
Compatible ratio of residential to non-residential	Onsite commercial and the adjacent PUD will provide a balance.	✓ Yes
Provides appropriate open space	No change	✓ Yes
Provides public services, control over vehicular traffic, light & air amenities, recreation, and visual enjoyment	No change	✓ Yes
Compatible with surrounding neighborhood	The amendment improves the compatibility.	✓ Yes
Addresses a unique situation, provides a benefit, innovative design, layout, or configuration	The amendment addresses the changes over the past 10+ years	✓ Yes
Compatible with the Master Plan	Improves compatibility	✓ Yes
Provides a public benefit	Provides additional housing	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption