

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** June 18, 2025

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Case No. LDC25-00063 (Talus Valley Villages 17, 18, & 19) - A request has been made for a tentative map to allow for a 247 unit single family detached residential subdivision. The ±49.7 acre site is located north of South Meadows Parkway, ±1,317 feet west of Veterans Parkway. The site is within the Talus Valley Planned Unit Development (PUD) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

**From:** Carter Williams, Associate Planner

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**Ward #:** 3

**Case No.:** LDC25-00063 (Talus Valley Villages 17, 18, & 19)

**Applicant:** TL Talus LLC

**APN:** 165-322-01, -02, -03, -04, & -05

**Request:** **Tentative Map:** to allow for a 247-unit single-family detached residential subdivision.

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the tentative map, subject to conditions.

**Summary:** The ±49.7-acre project is located north of South Meadows Parkway, ±1,317 feet west of Veterans Parkway. The proposed tentative map will allow for the construction of a 247-unit single-family, detached, residential subdivision within Plan Areas 17, 18, and 19 of the Talus Valley Planned Unit Development (PUD). The proposed development will take access from the future Talus Valley Parkway. Included with this review is the approval of the wetland mitigation plan for the identified wetland mitigation area adjacent to Plan Area 17. Key issues analyzed include: 1) overall site design; 2) wetlands, 3) traffic, access, and circulation; 4) public safety; and 5) site drainage.

**Background:** The Reno City Council certified the Talus Valley (previously Daybreak) PUD on July 22, 2020. A minor amendment was approved on March 25, 2025 (ADM25-00020). The development is a ±979-acre master planned community with a mix of residential, commercial, public facility, and recreation uses. The maximum number of residential dwelling units across all plan areas is 3,995.

***Daybreak Dwelling Unit Counts:***

<b>Planning Area</b>	<b>Status</b>	<b>Units</b>
23	Under Construction	160
24N & 25	Under Construction	124
24S & 26	Under Construction	174
20 & 21	Expires December 2025	65
20 & 21	Expires January 2026	106
15, 16, & 20	Expires January 2026	64
15, 16, & 20	Expires January 2026	54
16	TM Expires February 2026	82
22	Approved June 2025	144
17, 18, & 19	Current Proposal	247
<b>Approved and Pending</b>		<b>1,220</b>
<b>Allowed Units Remaining</b>		<b>2,775</b>

The approval of the Daybreak PUD included agreements providing additional donation funding for public safety, stormwater mitigation, and youth sports. The PUD handbook’s “Action Item and Responsibilities” table details requirements of the overall development. A project specific update is provided for the current proposal (**Exhibit B**).

**Analysis:**

**Project Design:** The tentative map application proposes residential development within Planning Areas 17, 18, and 19 (Exhibit C). The design of the project generally meets minimum requirements per the Talus Valley PUD handbook. The proposed tentative map includes 247 single-family, detached residential homes located on ±49.7 acres (Exhibit D), yielding a gross density of 4.9 units per acre. The application proposes a net density of 9.2 units per acre which exceeds the minimum eight units per acre required by the PUD handbook. The standard lot and dimensional standards apply pursuant to the Mixed Neighborhood designation of the handbook including a minimum

garage setback of 20 feet and a five-foot side yard setback. The tentative map includes some variation in intensity, though less so than previously approved tentative maps within the Mixed Neighborhood areas within the Talus Valley PUD. Village 17 and 18 abut wetland mitigation areas identified in the handbook. Thus, medium density residential development is justified while still meeting the overall minimum density requirements.

Pedestrian access to each subdivision is provided from Talus Valley Parkway and a multi-use pedestrian path that will run along the western boundary of these subdivisions, providing direct access to South Meadows Parkway (**Condition No. 7**).

The PUD handbook approval process included a cultural resource survey and no cultural resources within the project boundary meet the National Register of Historic Places (National Register) eligibility criteria. It was determined that mitigation measures were not necessary prior to development of the site. If significant cultural resources are unearthed during construction, the applicant must ensure steps are taken to protect cultural resources, human remains, or other historic artifacts (**Condition 8**).

***Compatibility with Surrounding Uses:*** The proposed subdivisions follow the previous tentative map review of Village 22 along South Meadows Parkway which included a mix of lot sizes between 3,500 and 5,000 square feet. The tentative map abuts existing residential development to the south within the Bella Vista Ranch PUD. The median lot size of parcels directly abutting the development are  $\pm 5,100$  square feet with one and two story homes making them generally consistent in intensity with the proposed tentative map. The developments are also separated by South Meadows Parkway, a four-lane roadway with landscape buffers on both sides. Based on this, staff does not feel additional architectural or building mass controls are necessary to achieve compatibility with the neighborhoods to the south.

The Mixed Neighborhood area of the Talus Valley PUD has minimum net densities that are intended to promote a mix of housing types. The range of lot size intensities is appropriate, and the proposed pedestrian connectivity should support neighborhood access to different amenities proposed within the area, including a future park site.

***Wetland Mitigation:*** Development of the Talus Valley PUD will ultimately impact over 50 acres of wetlands. A wetland mitigation plan is required to be approved with the first tentative map that is considered abutting the wetland mitigation area. Village 17 is the first tentative map to be reviewed with this PUD condition. The wetlands considered in the overall project area have been identified as tributaries feeding into Waters of the US which requires a permit from the US Army Corps of Engineers (ACOE).

The applicant has secured approval of the ACOE permit pursuant to Section 404 of the Clean Water Act (Exhibit E) which indicates specific mitigation areas, relocated wetland areas, and

development restricted buffer areas. The applicant has also submitted grading and native seeding plans consistent with the requirements of the Section 404 permit to begin the restoration process.

Grading within Village 17 is limited where specific protocols have been developed to minimize impact upon existing wetlands and to-be-enhanced wetland areas. The mitigation plan within the Section 404 permit includes a monitoring period with reporting requirements to the ACOE to demonstrate compliance with the permit and ecological succession of newly created wetland areas.

***Traffic, Access, and Circulation:*** Vehicular access to the project is proposed from the future Talus Valley Parkway. Villages 18 and 19 have internal vehicular connections utilizing two southern accesses while Village 17 takes two separate accesses from the north. A master traffic study for the Talus Valley project was prepared and approved as part of the PUD. This application is consistent with the approved master traffic study. As required by the PUD handbook, a trip generation letter was prepared for the application and indicates that less traffic will be generated by this application compared to the original PUD approval. Backbone roads and the traffic signal at South Meadows Parkway and Talus Valley Parkway will be installed per the approved phasing plan in the PUD handbook. **Condition Nos. 9 & 10** ensure all traffic improvements are constructed to support the proposed development. The nearest public transit facility for this area is a mile west along South Meadows Parkway.

***Drainage and Grading:*** A FEMA Conditional Letter of Map Revision (CLOMR) was approved for the Talus Valley project in January 2023. This allows for the grading within the Critical Flood Zone 1 and the provision for a 25% increase in flood storage compared to the existing FEMA flood zone. This application does not propose any grading or construction within FEMA flood zones but does include acceptable impacts to wetland buffer areas identified by the Section 404 Permit approved in March 2023 by the ACOE. Fill material will be necessary to raise the ground surface elevation consistent with the mass grading permit.

***Public Services:*** The City of Reno currently provides fire and police services. The closest fire station is Station 12 with a response time of about five minutes. An emergency access point has been provided along South Meadows Parkway to supplement the access to the north. Police patrols already exist in the area and should not be significantly impacted by the project. Projects within the Talus Valley PUD will submit a charitable donation of \$150 per dwelling unit for first responder services and \$500 per dwelling unit for public fire infrastructure and equipment.

The proposed subdivision will be served by Nick Poulakidas Elementary School, Depaoli Middle School, and Damonte Ranch High School. Depaoli Middle School is the closest and within walking distance. Washoe County School District has the current capacity to accommodate future students from the proposed project. The school district and the Master Developer have a site selection agreement for the acquisition of land for new school facilities in the immediate vicinity.

**Utilities:** Water service will be provided by Truckee Meadows Water Authority (TMWA) and the applicant has obtained sufficient water rights. The project will utilize recycled water provided by Washoe County where feasible. The sanitary sewer facilities will be provided by Washoe County with treatment at the South Truckee Meadows Water Treatment Facility (STMWRF).

**Master Plan Conformance:** The subject site has the Master Plan land use designations of Suburban Mixed Use (SMU) and is located within the Outer Neighborhood area, near a Greenway Corridor per the Structure Plan Framework of the Reno Master Plan. As proposed the project is in conformance with the SMU Master Plan land use designations, and the following applicable Master Plan goals and policies:

4.2E: Neighborhood Connections

4.5A: Connectivity and Access

N-G.12: Pedestrian and Bicycle Access

**Public and Stakeholder Engagement:** No concerns were identified in the agency comments that were received. During this period, Neighborhood Advisory Boards (NABs) have been placed on a pause, though notices were sent to the Ward 3 NAB requesting comment. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and no comments were received. Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. Prior to the approval of the final map, the applicant shall provide an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of Nevada Revised Statutes (NRS) and for compliance with the disclosure and recording requirements of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

5. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
6. Prior to approval of the final map, the applicant shall provide suitable documentation that a homeowner's association (HOA) or equivalent entity will be formed to provide maintenance of all project common areas and the private street and have said documentation recorded prior to or concurrent with the final map. A note shall be added to the final map identifying that maintenance of all common areas and the private street shall be the responsibility of the HOA or equivalent entity.
7. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or state holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.
8. The applicant shall submit a Sidewalk/Pedestrian and Bicycle Connectivity Plan depicting the existing and proposed pedestrian routes and facility improvements to the satisfaction of Development Services. All future development shall have pedestrian connectivity to South Meadows Parkway. The applicant shall work with the Development Services Department, Washoe County, and other applicable State agencies to create plans that detail art, historic markers, and interpretive panels to be incorporated into the pedestrian network.
9. If human remains, human burials, burial cairns, or other significant archeological items are disturbed or identified during any construction, all work in the immediate vicinity must cease, the discovery must be secured, and the party responsible for the construction must immediately contact both the appropriate law enforcement and/or the State Historic Preservation Office per NRS 383.170.1(a). If bones are uncovered while digging, there shall be no attempt to excavate the materials, but the site shall be secured with immediate contact of both the appropriate law enforcement and the State Historic Preservation Office. Failure to provide notice to the State Historic Preservation Office of a discovery of a Native American burial is a violation of state law and can result in criminal penalties under NRS 383.180.2.
10. Prior to the approval of a site improvement permit, the applicant shall provide plans that demonstrate all on and off-site traffic improvements will be constructed per the traffic report. The applicant shall be responsible for completing any identified improvements needed. An updated trip generation letter shall be provided for each final map demonstrating consistency with the master traffic report.

11. Prior to the issuance of the first certificate of occupancy, the applicant shall complete the intersection improvements at South Meadows Parkway and Echo Valley Parkway/Talus Valley Parkway pursuant to the PUD handbook.

**Findings:**

***General Review Criteria and Considerations:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- (1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- (2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- (3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- (4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- (5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Tentative Map:*** Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to all Applications, and criteria set forth in NRS Section 278.349 (3), as follows:

- (1) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or

public sewage disposal and, where applicable, individual systems for sewage disposal;

- (2) The availability of water which meets applicable health standards and is sufficient in quantity for the reasonably foreseeable needs of the subdivision;
- (3) The availability and accessibility of utilities;
- (4) The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;
- (5) Conformity with the zoning ordinances and master plan, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- (6) General conformity with the governing body's master plan of streets and highways;
- (7) The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- (8) Physical characteristics of the land such as floodplain, slope and soil;
- (9) The recommendations and comments of those entities and persons reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive;
- (10) The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands;
- (11) The potential impacts to wildlife and wildlife habitat; and
- (12) The submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by chapter 375 of NRS and for compliance with the disclosure and recording requirements of paragraph (f) of subsection 1 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

**Attachments:**

Exhibit A – Case Maps

Exhibit B – Responsibility Matrix

Exhibit C – Plan Area Boundaries

Exhibit D – Site and Landscape Plan

Exhibit E – Clean Water Act Section 404 Permit Boundary