

LDC24-00050

The Canyons PUD Amendment

Reno City Council

August 28, 2024

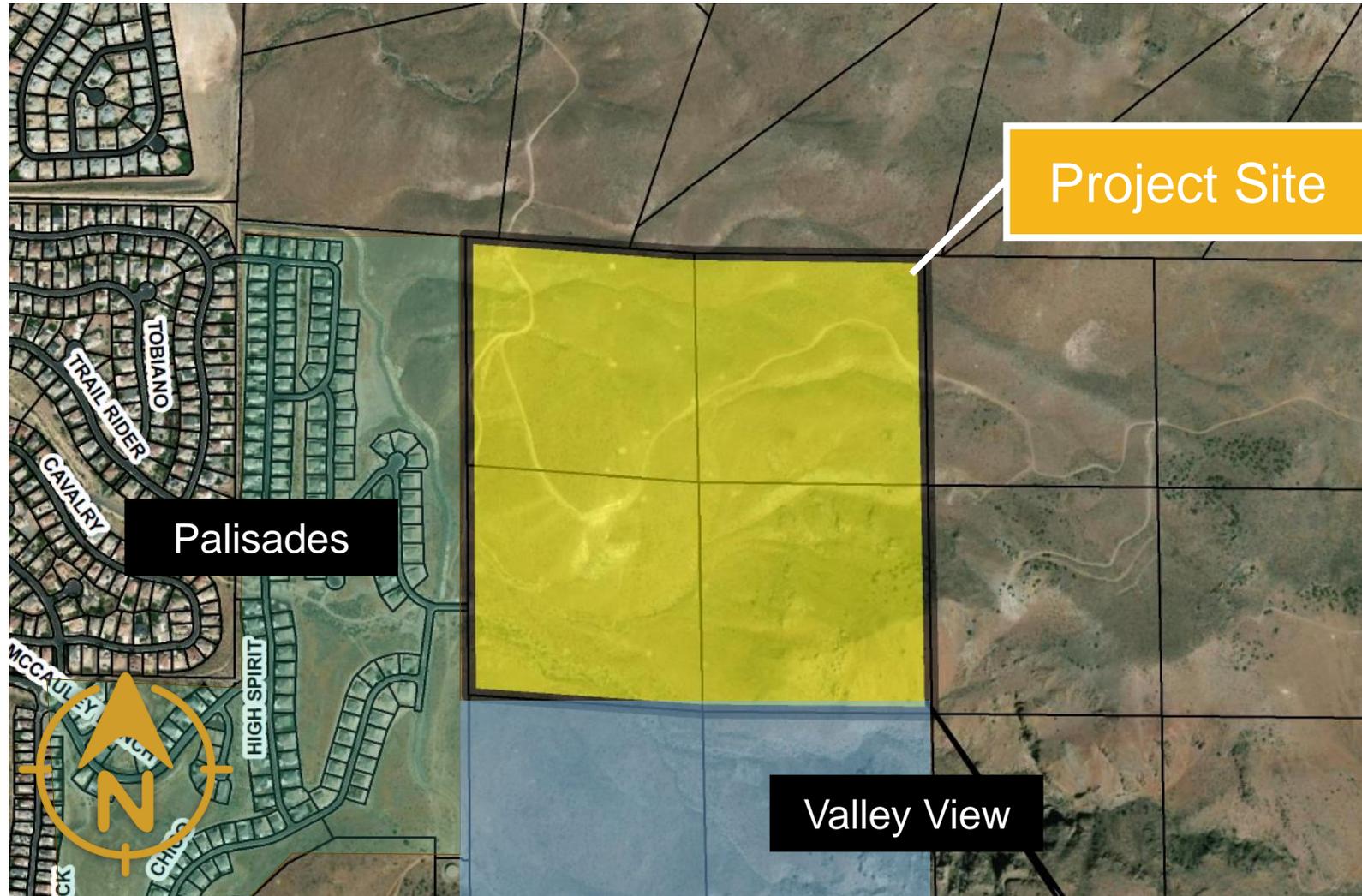


C I T Y O F
RENO

Background and Previous Council Action

- 2016** Westernmost parcels annexed into the City of Reno and Master Plan and zone change approved to base zoning for single-family and open space
- 2020** Easternmost parcels annexed into the city
- 2021** The Canyons PUD for the westernmost parcels approved for 71 residential units
- 2022** The Canyons was expanded to include the easternmost parcels and add 10 additional residential units

Project Information



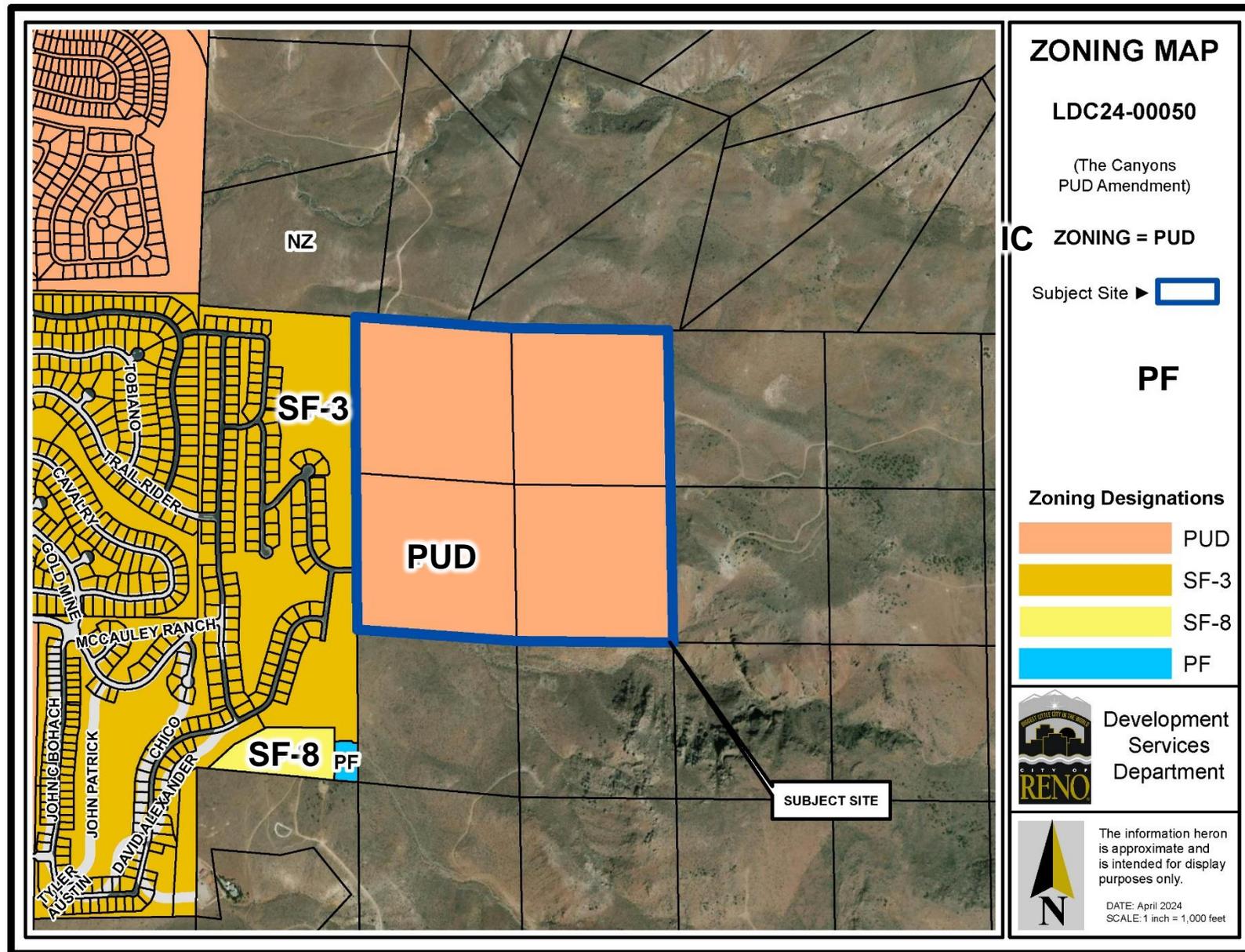
- **Site Size:**
± 2.16 acre site
- **Residential Unit Increase:**
from 81 units to a possible 126
- **Changes to allowed uses**
- **Changes to development standards**

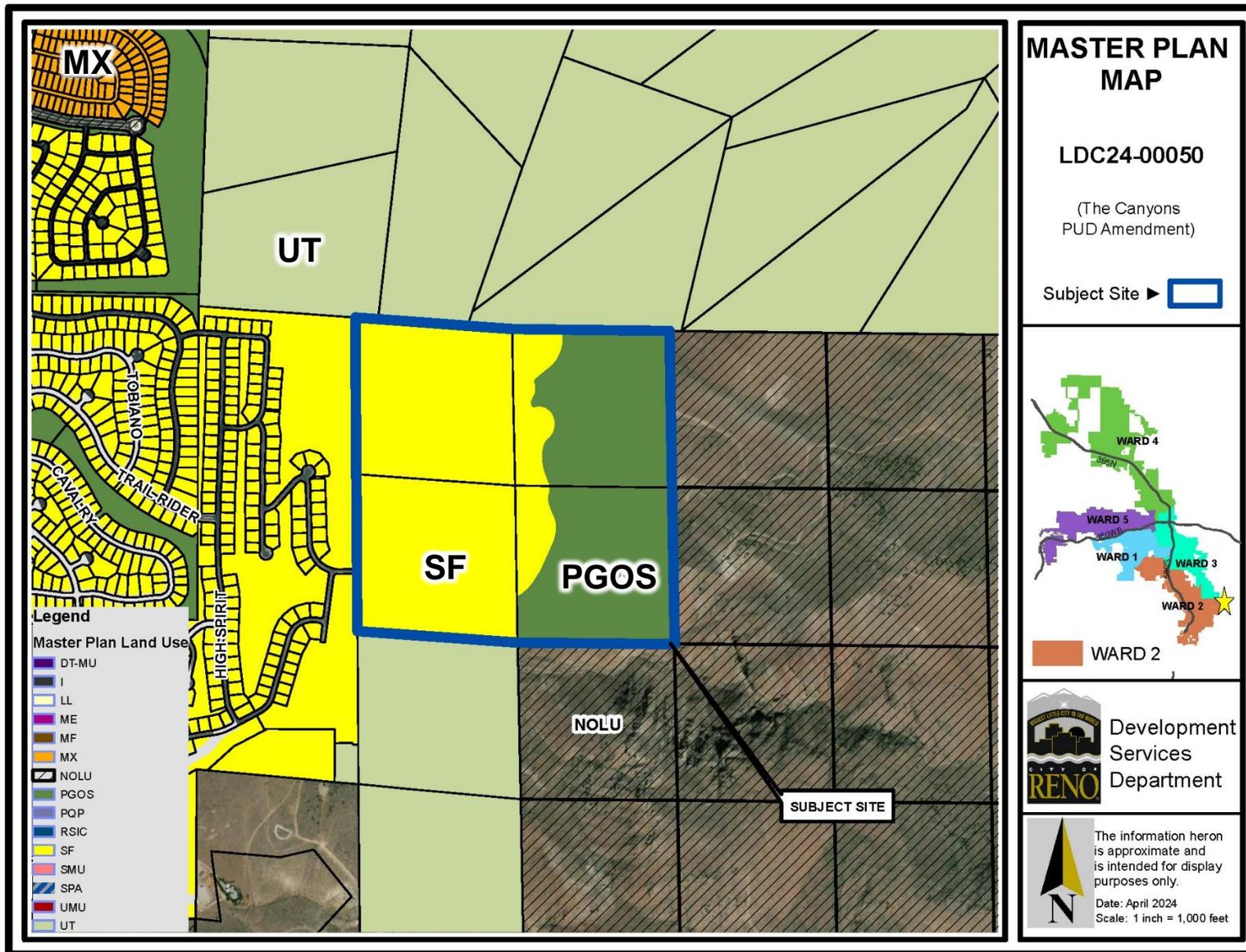
Terrain View



Zoning District

The Canyons Planned Unit Development (PUD)





Master Plan

Single-Family Neighborhood (SF) &

Parks, Greenways, and Open Space (PGOS)

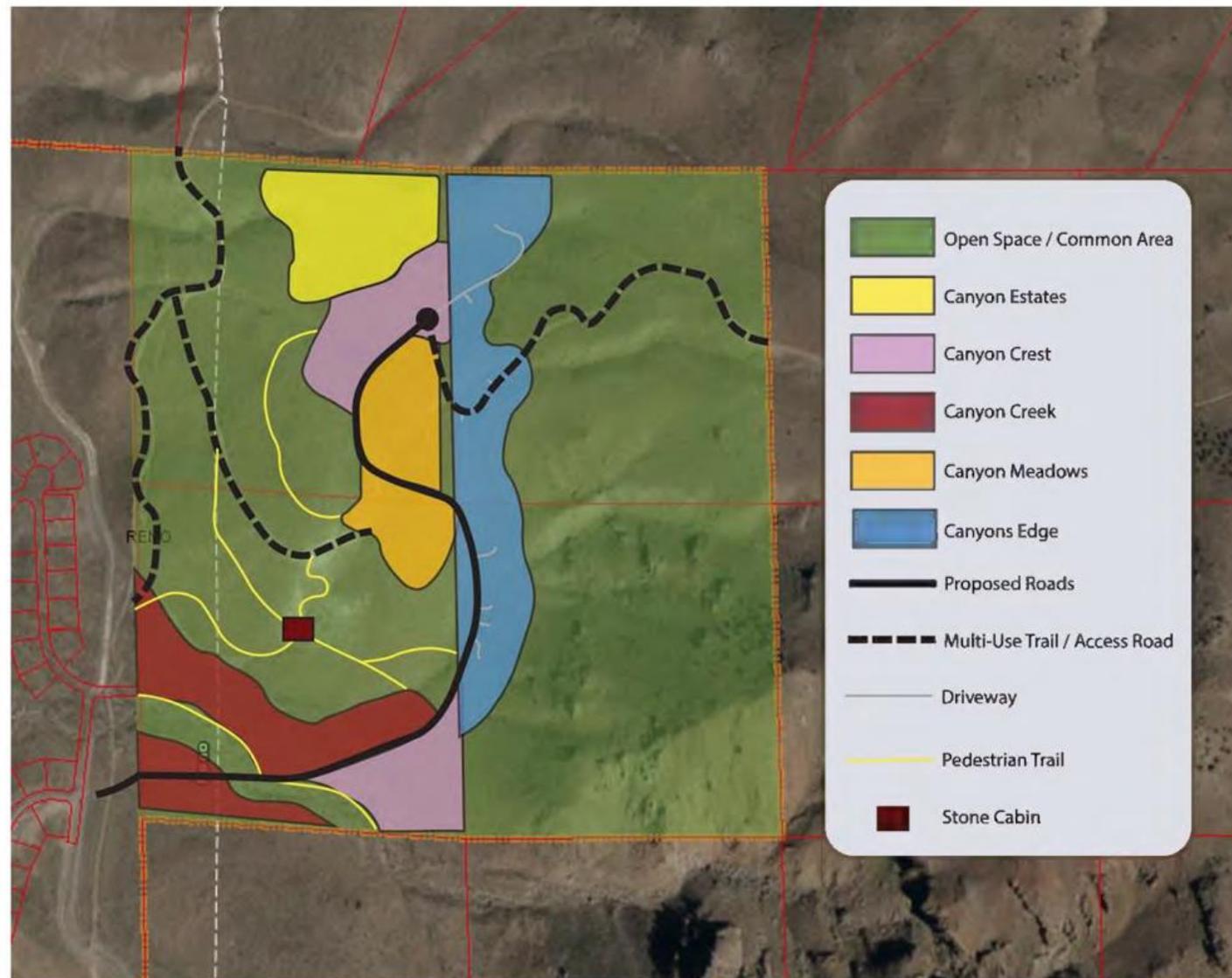
Foothill Neighborhood

- 4.1D: Housing Incentives
- 4.2A: Housing Options within Projects
- N-FN.1: Cluster Development

Current Land Use Plan

Five villages with site specific standards and open space area

Developable Area 42 acres
Open Space Area 119 acres

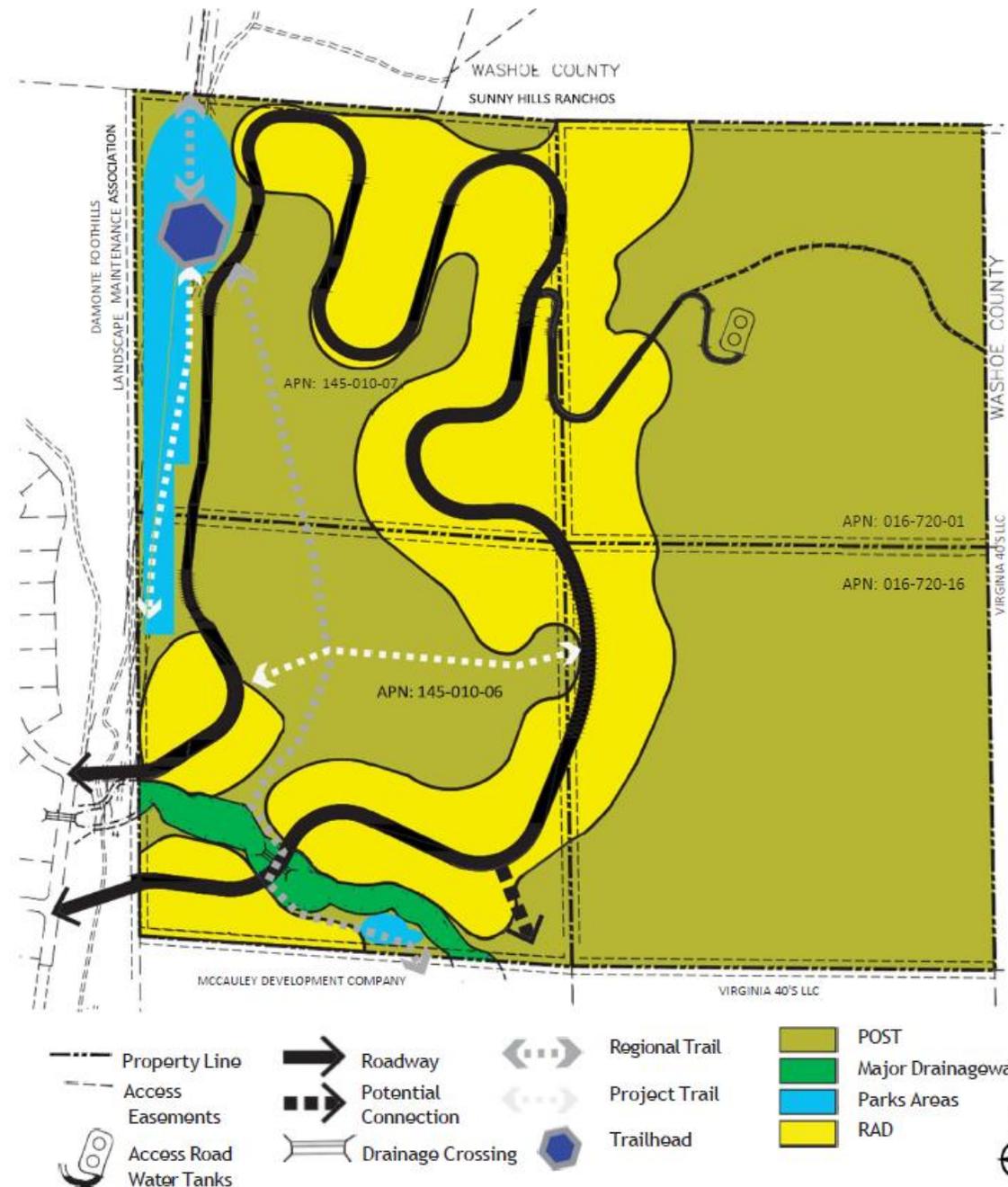


Proposed Land Use Plan

Two land area designations: single-family and open space

Proposed park and trailhead areas

Developable Area 42 acres
Open Space Area 119 acres



Residential Density



Potential for **126** residential units, an **increase of 45 units**



To reach full unit potential, at least **16** units must be attached units



Accessory Dwelling Units (ADUs) are allowed by-right

Density bonus and ADUs promote a mix of housing types within the development

Open Space and Hillside Standards



119 acres or 73.8% of the PUD boundary is to be preserved as open space

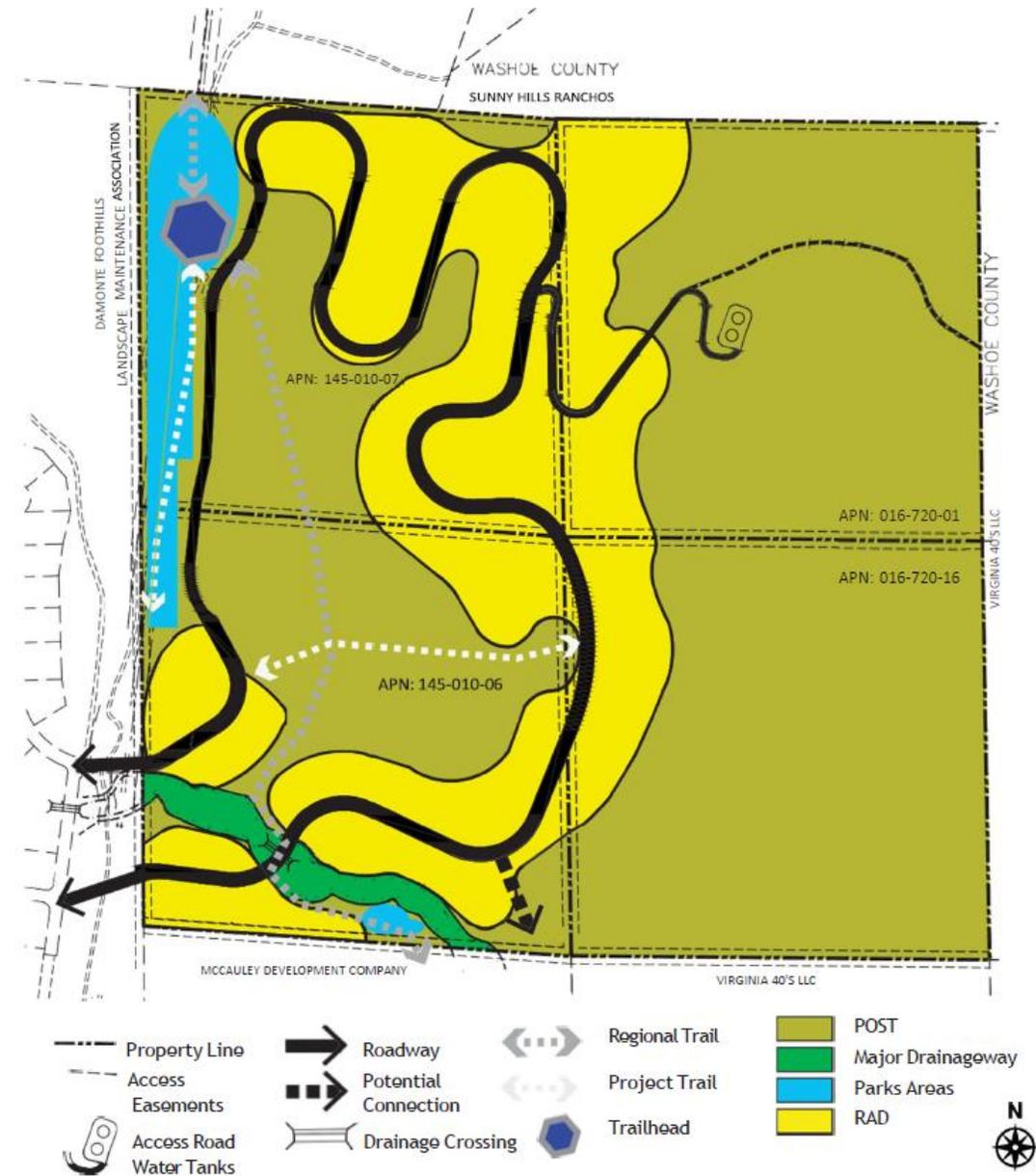


A minimum of **20%** of the home sites shall be constructed adhering to hillside development standards

All applications for development that impact the preserved open space area, protected hillsides, or disturb major drainageways require a **major site plan review**

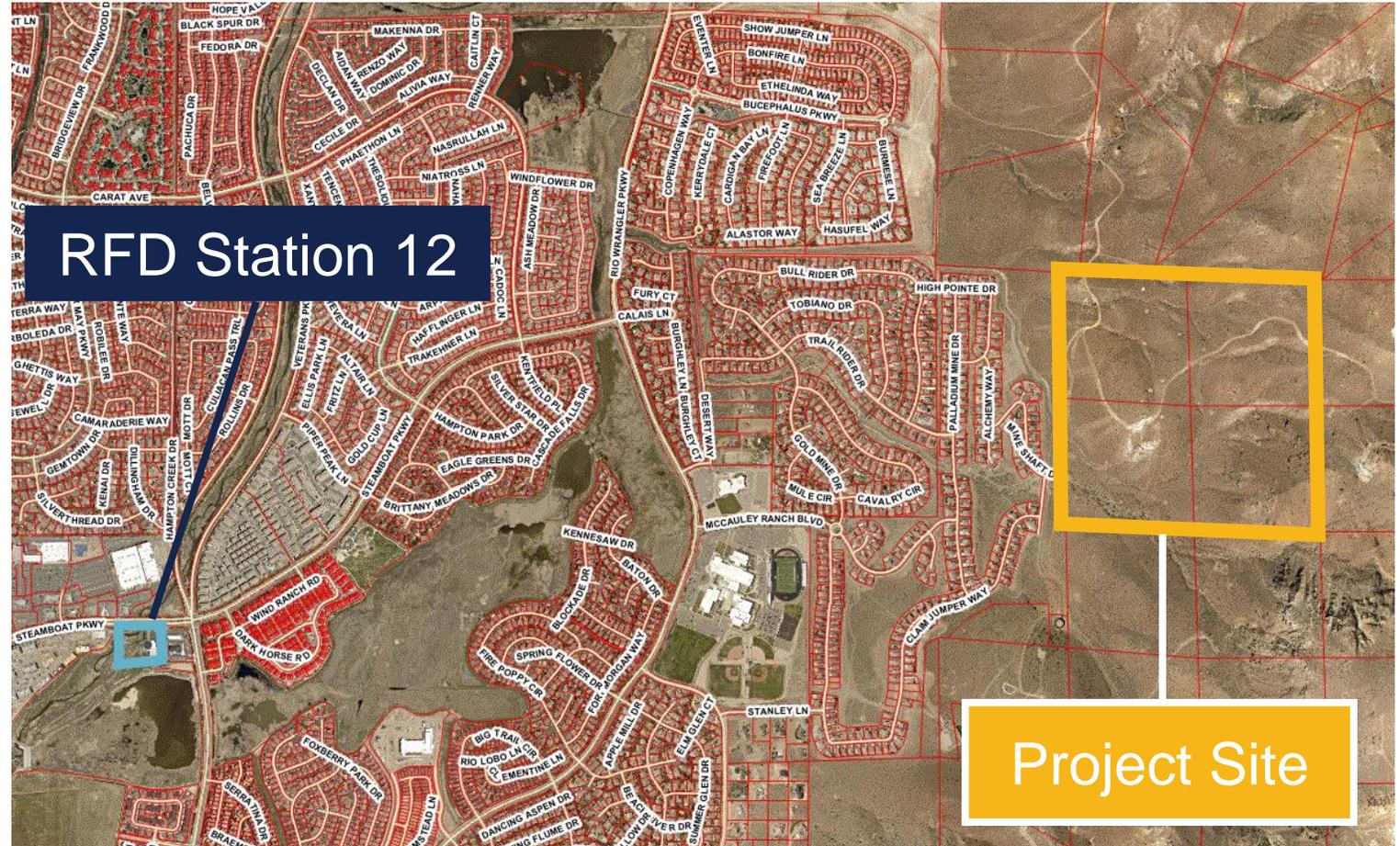
Traffic Access and Circulation

- Two accesses into a **looped-roadway** serve the development
- Additional units proposed with this development **do not trigger a traffic study** or additional improvements



Fire Safety

- The nearest station is **greater than six minutes away** from the proposed development
- Houses are required to be **sprinklered**
- **Enhanced WUI standards** maintained



Planning Commission Recommendation

Planning Commission met on August 7, 2024 and recommends Council approve the amendment with a vote of 6 to 1.

- Most commissioners support the increase in density
- Some commissioners were concerned with the limited detail within the plan

Planning Commission recommends a condition that would require a development constraints map prior to tentative map

Zoning Map Amendment Findings Recommendation

Findings	Analysis	Staff Review
Conforms with state law NRS Section 278.250(2)	Generally, in conformance with NRS	✓ Yes
Conforms with Master Plan	The proposed density and use conforms with the proposed SF and PGOS Master Plan designation	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the handbook amendment to The Canyons Planned Unit Development and refer Bill No. _____ for second reading and adoption.