

## STAFF REPORT

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**Date:** September 19, 2024

**To:** Mayor and City Council

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

**Subject:** Ordinance Adoption – Bill No. 7276 (For Possible Action): 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

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**Summary:**

The ±161.23-acre site consists of four parcels located generally east of the terminus of Mine Shaft Drive. The attached ordinance is a zoning map amendment modifying The Canyons Planned Unit Development (PUD) handbook. Staff recommends adoption of the attached ordinance.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

August 28, 2024 - Council upheld the recommendation of the Planning Commission and conditionally approved the first ordinance reading by a vote of 5 to 1.

The following conditions were implemented within the handbook prior to adoption:

1. Language within the handbook summary on feral horse management and the wildland-urban interface shall be amended to match the language provided in Exhibit A.

2. The wildlife habitat management section of the handbook shall be amended to include a requirement for a wildlife conservation plan that shall be prepared in coordination with all applicable agencies and submitted concurrently with the first tentative map application.
3. The sustainability section of the handbook shall be amended to require that 100% of dwelling units shall be electrical vehicle (EV) charger ready including installation of the appropriate electrical panel, conduit, and plug to support at least one EV charger.
4. The general residential area standards of the handbook shall be amended to require that all building facades use materials and colors in neutral tones.

*Ayes:* Duerr, Taylor, Martinez, Reese, Schieve

*Nays:* Ebert

*Absent:* Brekhus

**Financial Implications:**

None at this time

**Legal Implications:**

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

**Recommendation:**

Staff recommends Council adopt Ordinance No. \_\_\_\_\_.

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_.

**Attachments:**

Exhibit A – Updated Feral Horse Management and Wildland Urban Interface Narrative  
Ordinance & PUD Handbook