

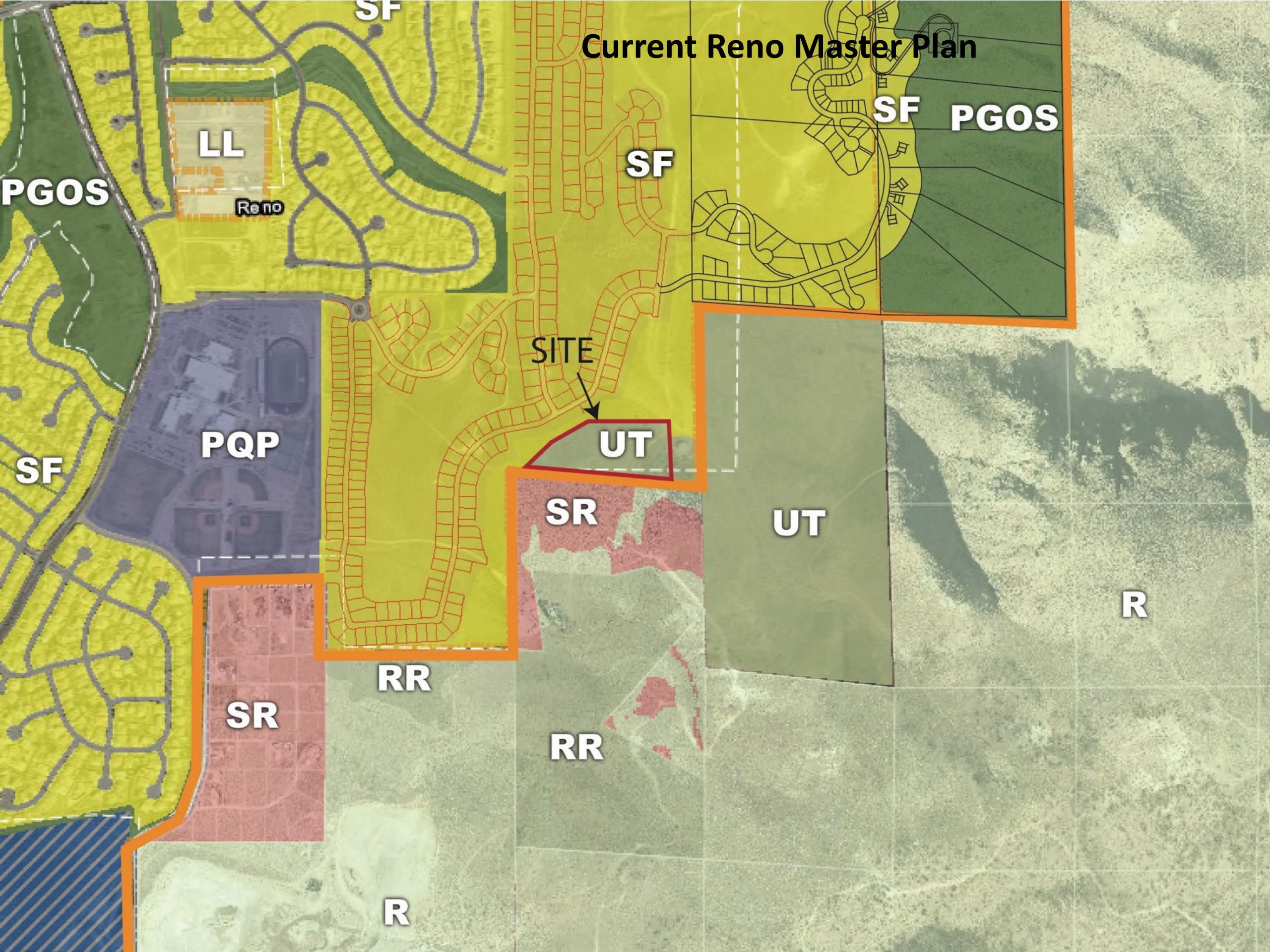
DPII – Master Plan Amendment & Rezoning (LDC22-00048)

Reno City Council - Public Hearing: October 12, 2022 at 10 a.m.

Project summary:

- A MPA from UT to Single Family, and Rezoning from UT-5 to SF-8.
- The project portion (did not require city council action) was approved by Reno Planning Commission (8/3/22) for the 18 lot Townhome Tentative Map, Conditional Use Permit and a Minor Deviation.





Current Reno Master Plan

PGOS

LL

Reno

SF

SF

PGOS

SF

PQP

SITE

UT

SR

UT

R

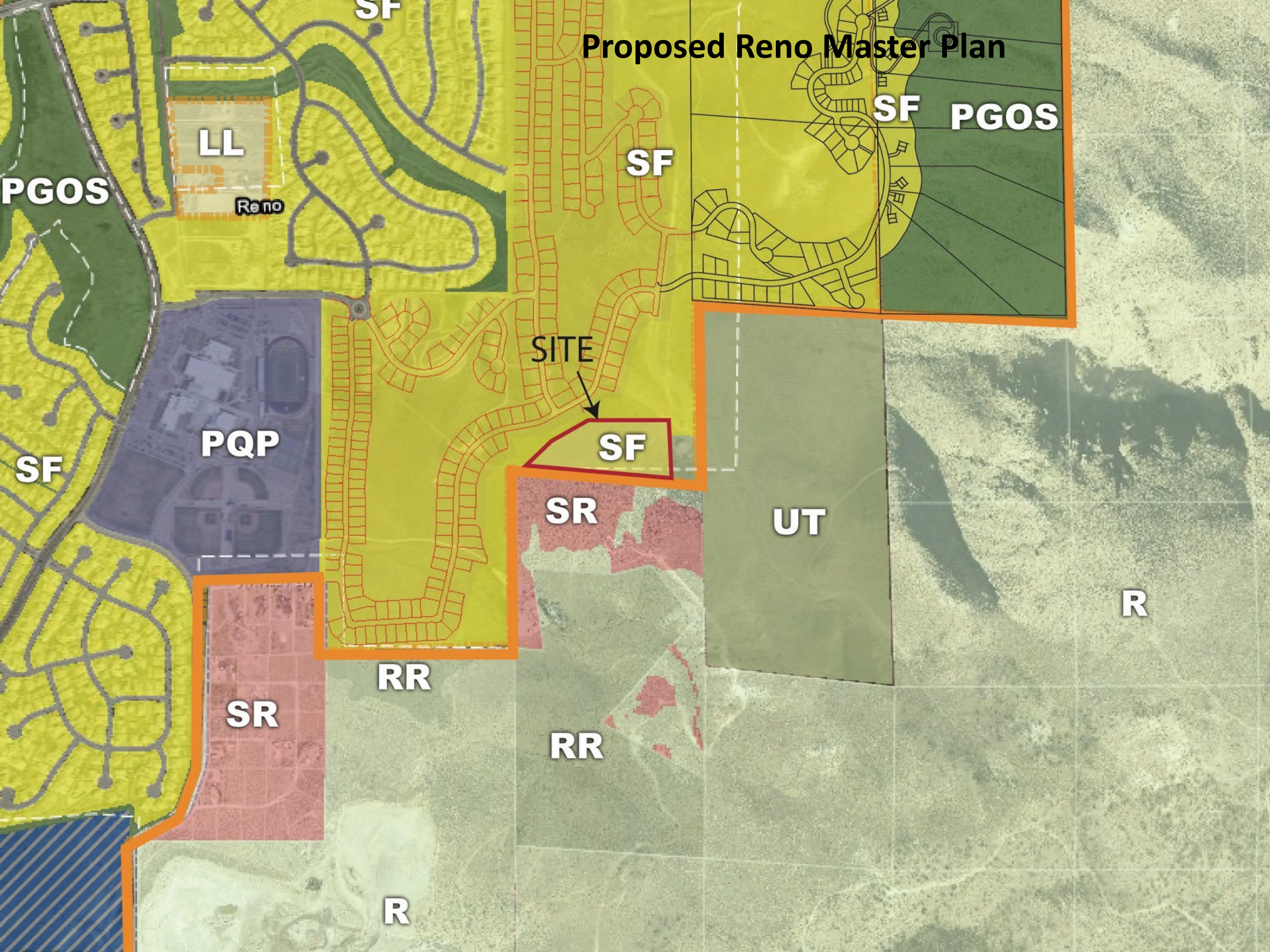
SR

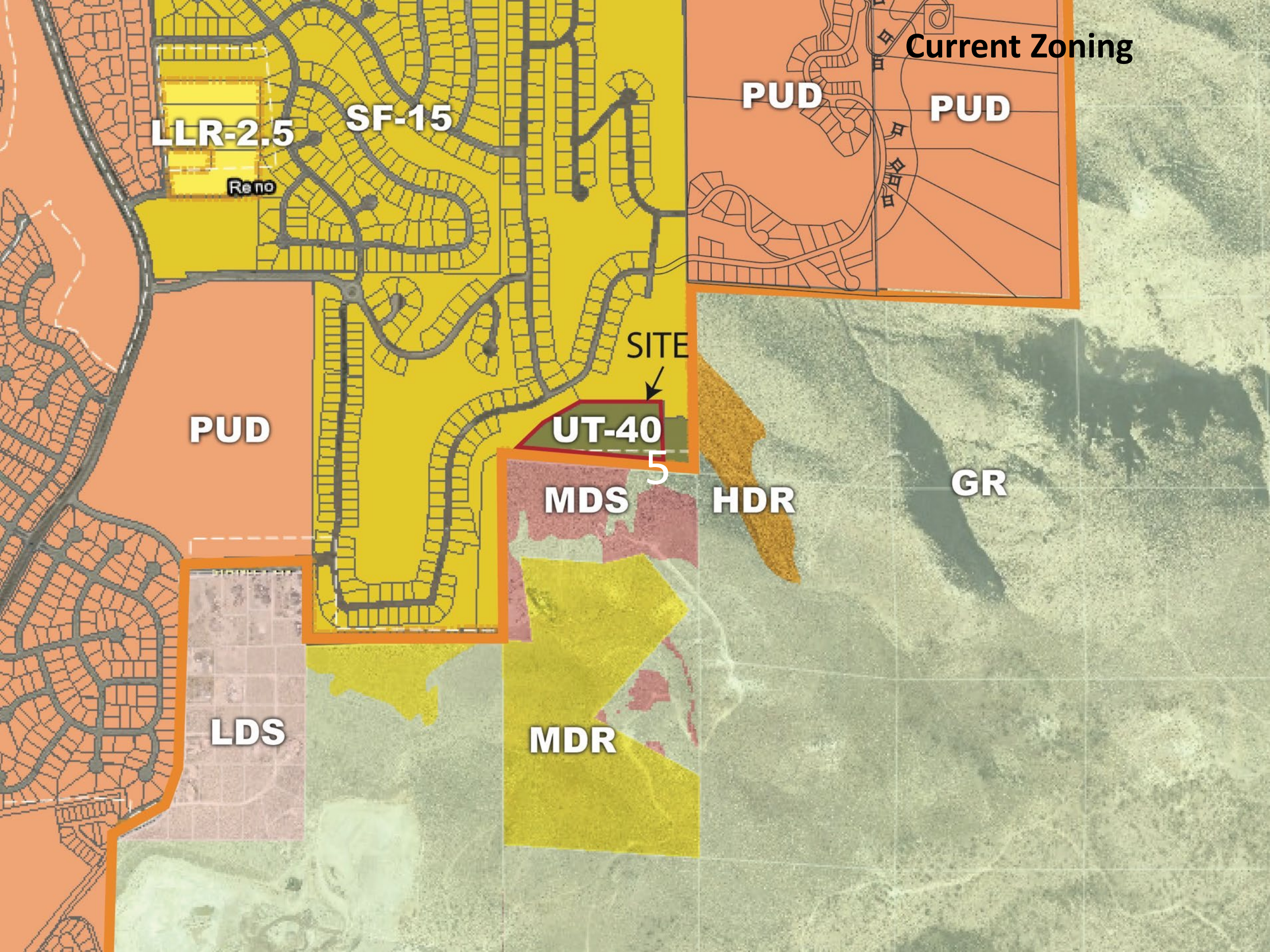
RR

RR

R

Proposed Reno Master Plan





Current Zoning

PUD

PUD

LLR-2.5

SF-15

Reno

PUD

SITE

UT-40

5

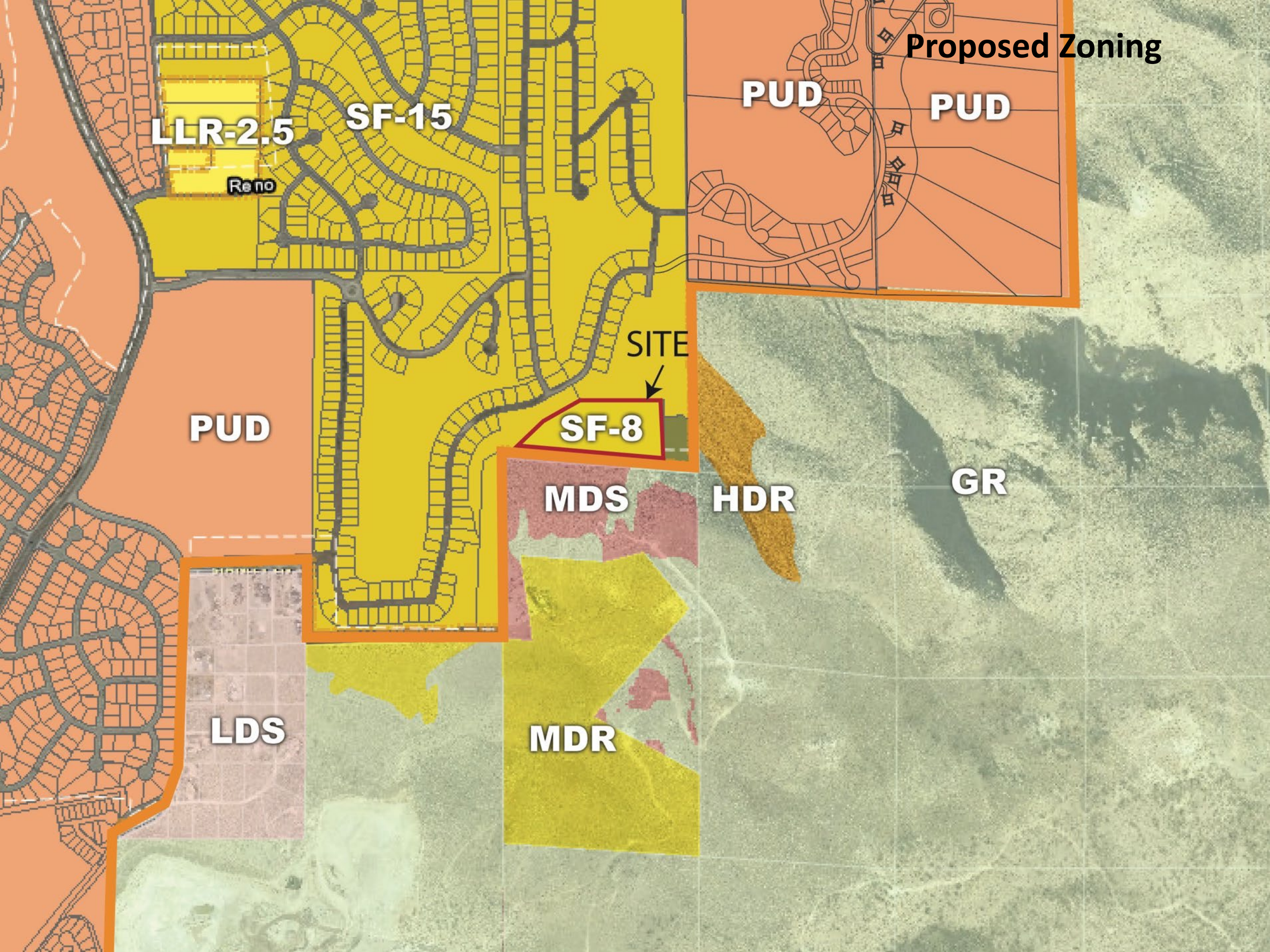
MDS

HDR

GR

LDS

MDR



Proposed Zoning

LLR-2.5

SF-15

Reno

PUD

PUD

PUD

SITE

SF-8

MDS

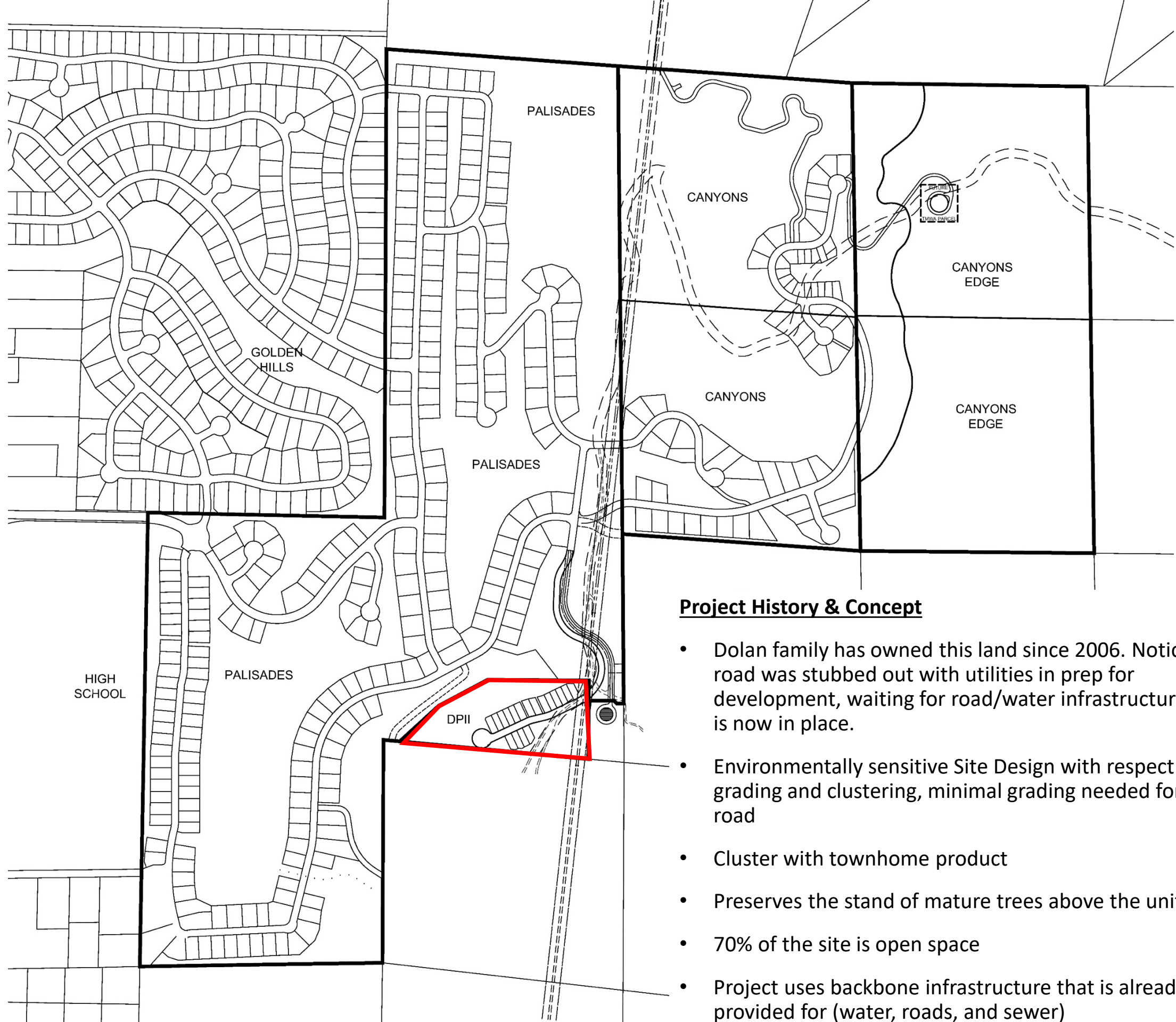
HDR

GR

LDS

MDR

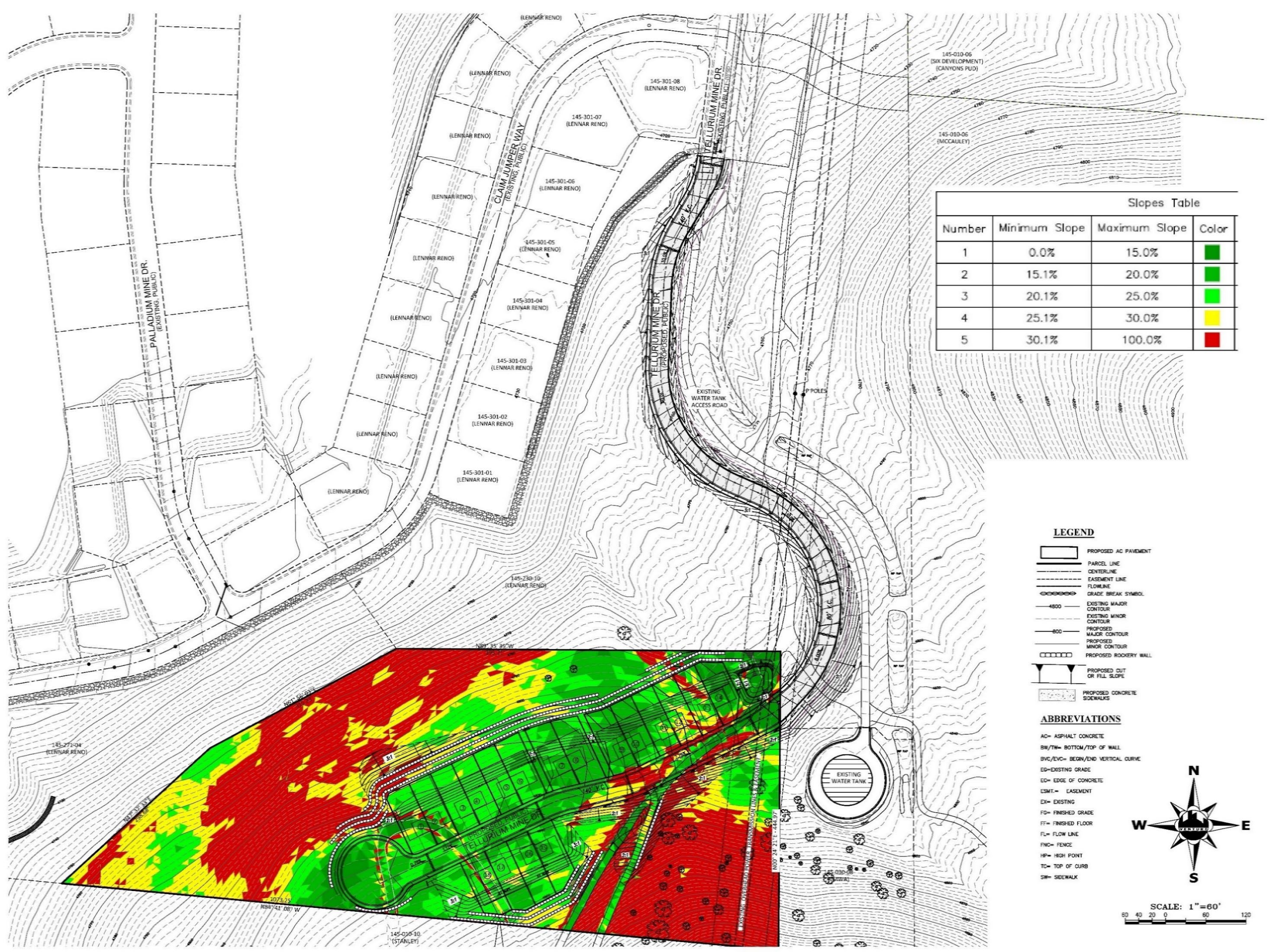
Following is the Project portion as approved by
Planning Commission (8/3/22) that includes:
The Tentative Map, CUP's and Minor Deviation



Project History & Concept

- Dolan family has owned this land since 2006. Notice the road was stubbed out with utilities in prep for development, waiting for road/water infrastructure which is now in place.
- Environmentally sensitive Site Design with respect to grading and clustering, minimal grading needed for the road
- Cluster with townhome product
- Preserves the stand of mature trees above the units
- 70% of the site is open space
- Project uses backbone infrastructure that is already provided for (water, roads, and sewer)





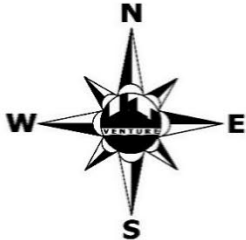
Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	0.0%	15.0%	Green
2	15.1%	20.0%	Light Green
3	20.1%	25.0%	Yellow
4	25.1%	30.0%	Orange
5	30.1%	100.0%	Red

LEGEND

- PROPOSED AC PAVEMENT
- PARCEL LINE
- CENTERLINE
- EASEMENT LINE
- FLOWLINE
- GRADE BREAK SYMBOL
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED ROCKERY WALL
- PROPOSED CUT OR FILL SLOPE
- PROPOSED CONCRETE SIDEWALKS

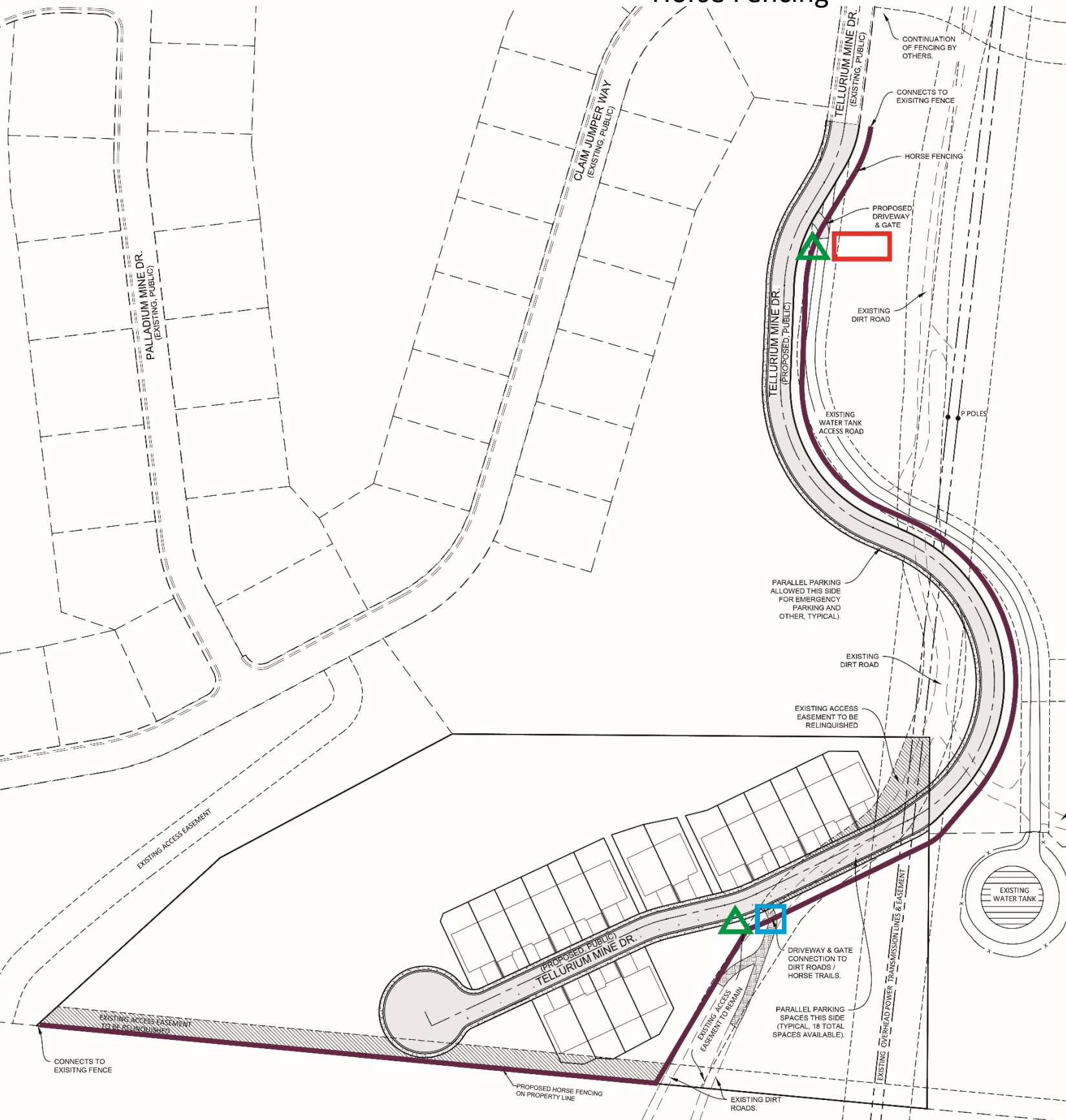
ABBREVIATIONS

- AC= ASPHALT CONCRETE
- BW/TW= BOTTOM/TOP OF WALL
- BVC/EVC= BEGIN/END VERTICAL CURVE
- EG=EXISTING GRADE
- EO= EDGE OF CONCRETE
- ESMT= EASEMENT
- EX= EXISTING
- FG= FINISHED GRADE
- FF= FINISHED FLOOR
- FL= FLOW LINE
- FNC= FENCE
- HP= HIGH POINT
- TC= TOP OF CURB
- SW= SIDEWALK



SCALE: 1"=60'

Horse Fencing



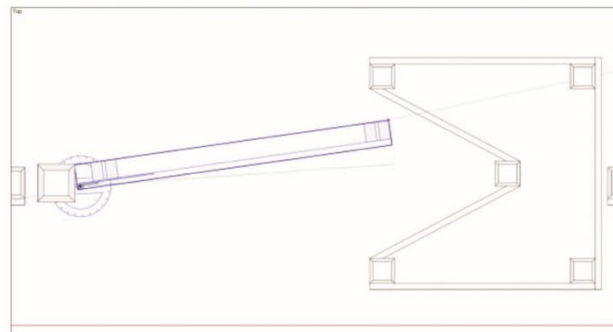
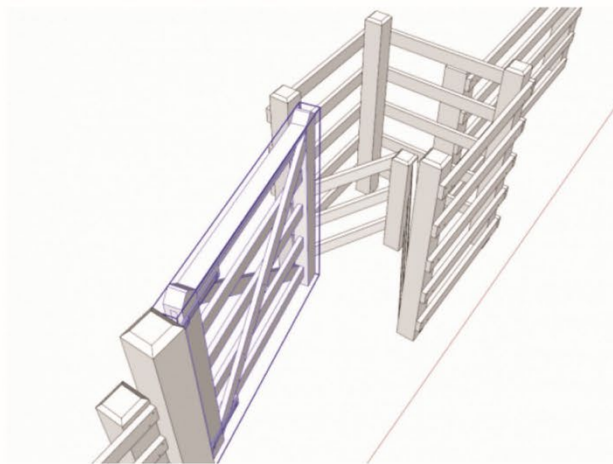
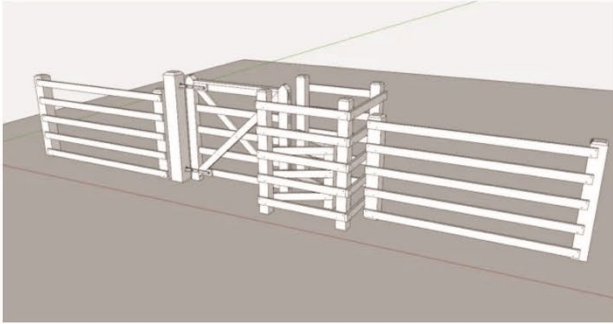
LEGEND

- HORSE FENCING
- PEDESTRIAN PASS-THROUGH GATE (DETAIL A)
- VEHICLE GATE WITH CATTLE GUARD (DETAIL B)
- LOCKED EMERGENCY HORSE GATE (DETAIL C)

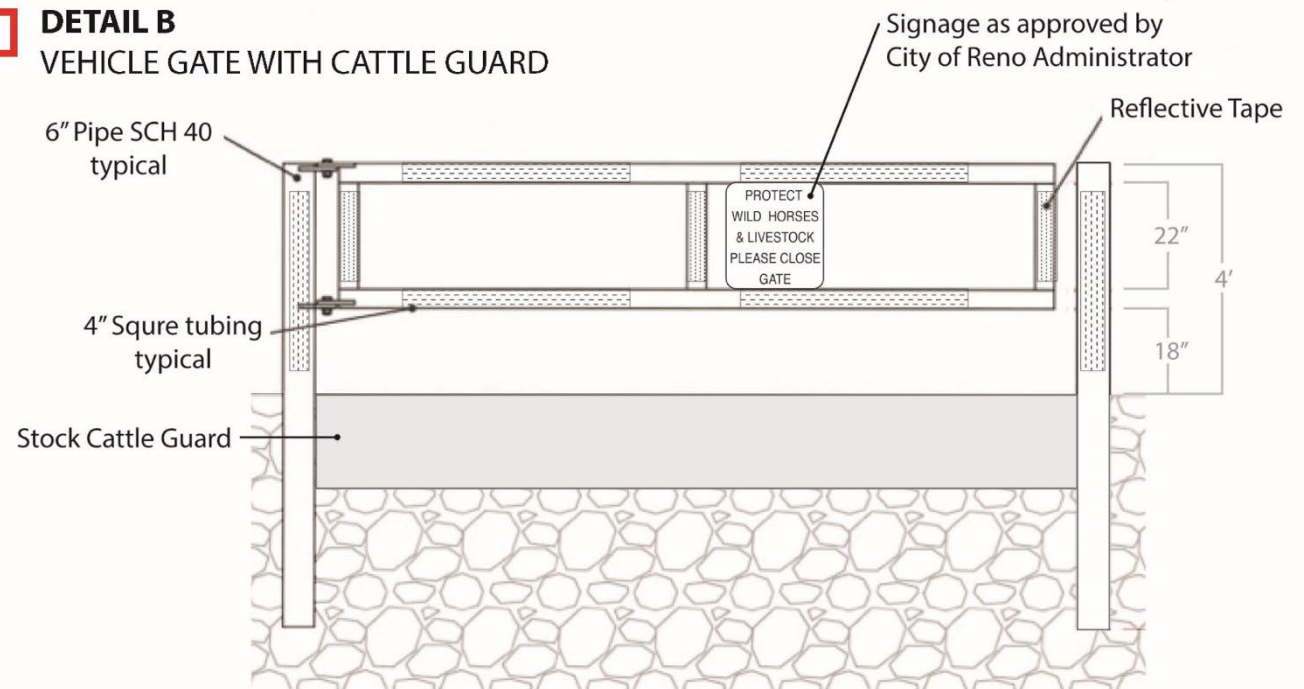
* Signage on or near all gates shall include verbiage, where appropriate, to keep gates closed with NRS 207.220, do not feed or harass the horses, emergency access, etc. together with the sizes, shapes and material to be approved by the City of Reno Administrator. All signage shall be monitored and maintained by the Homeowners Association.

POTENTIAL GATE DESIGNS

DETAIL A PEDESTRIAN PASS-THROUGH GATE (KISSING GATE)



DETAIL B VEHICLE GATE WITH CATTLE GUARD



DETAIL C LOCKED EMERGENCY HORSE GATE



Questions & Comments?