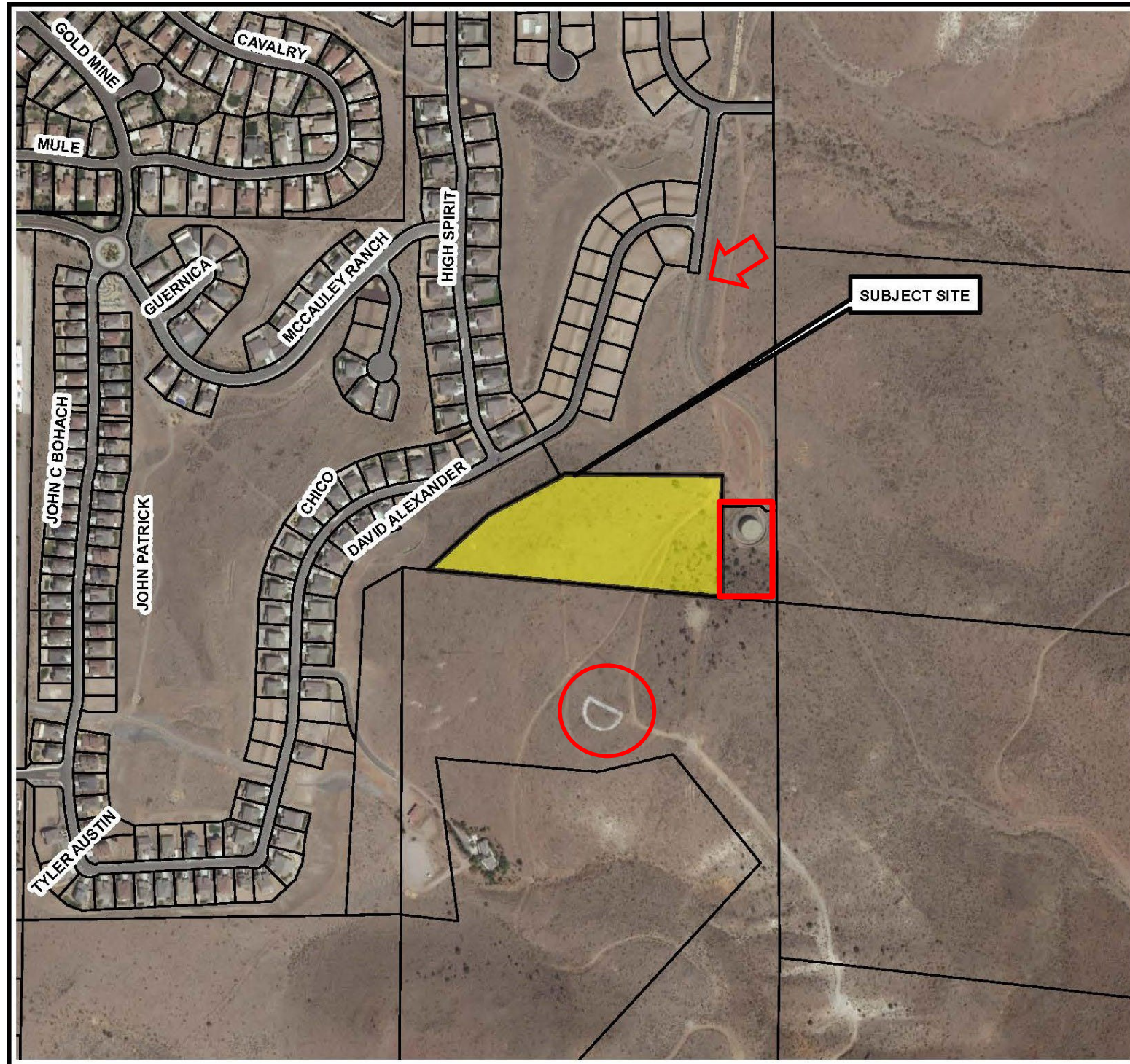


LDC22-00048 (DPII Master Plan and Zoning Amendment)

*City Council
October 12, 2022*





Project Information

Site Size: ±8.05 acre

Requested Amendments:

- Master Plan (approved)
- Zoning Map

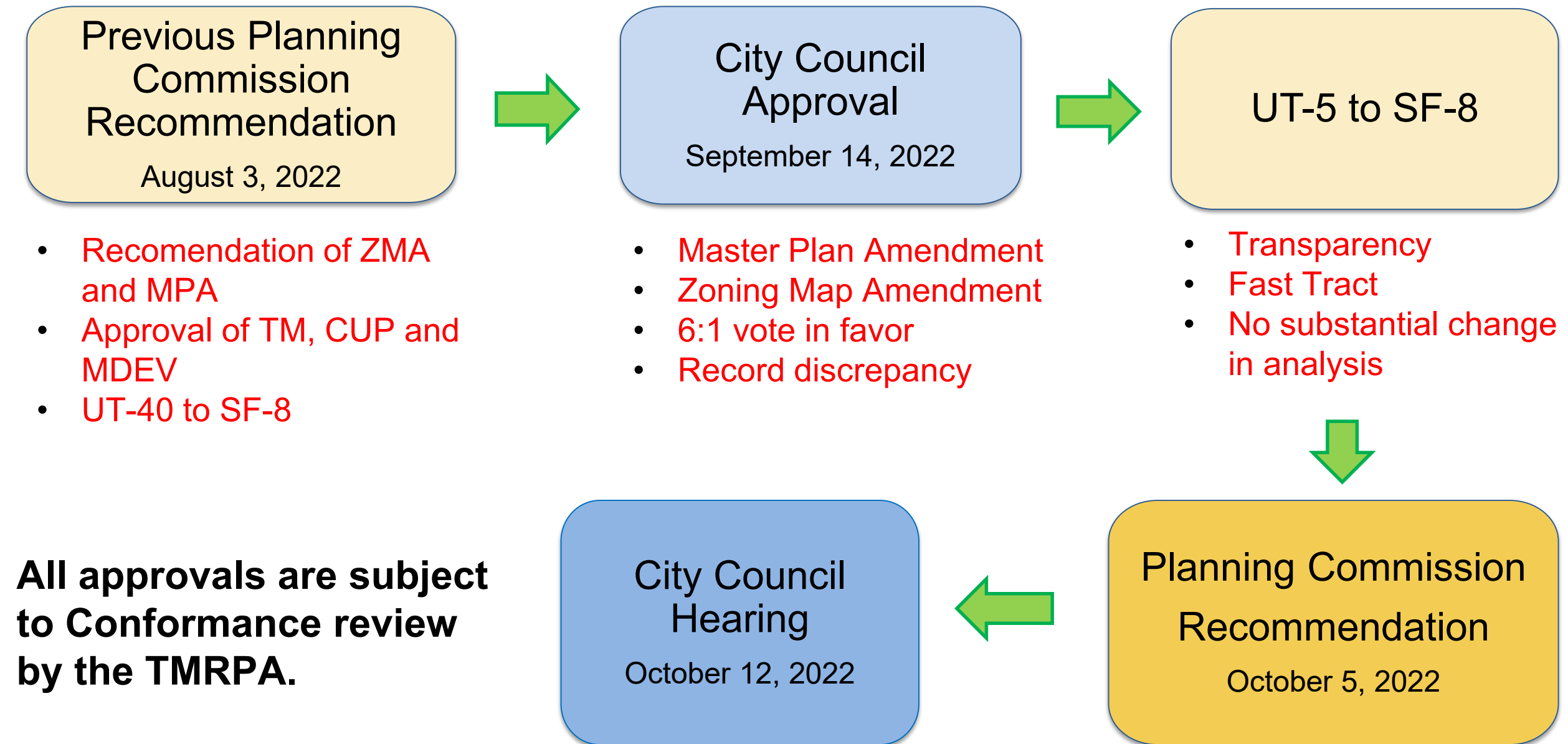
Associated Tentative Map, Conditional Use Permit and Minor Deviation

Annexation in 2007

Key Issues:

- Compatibility with surrounding zoning districts and uses.
- Compatibility with the Master Plan.

Timeline and Process



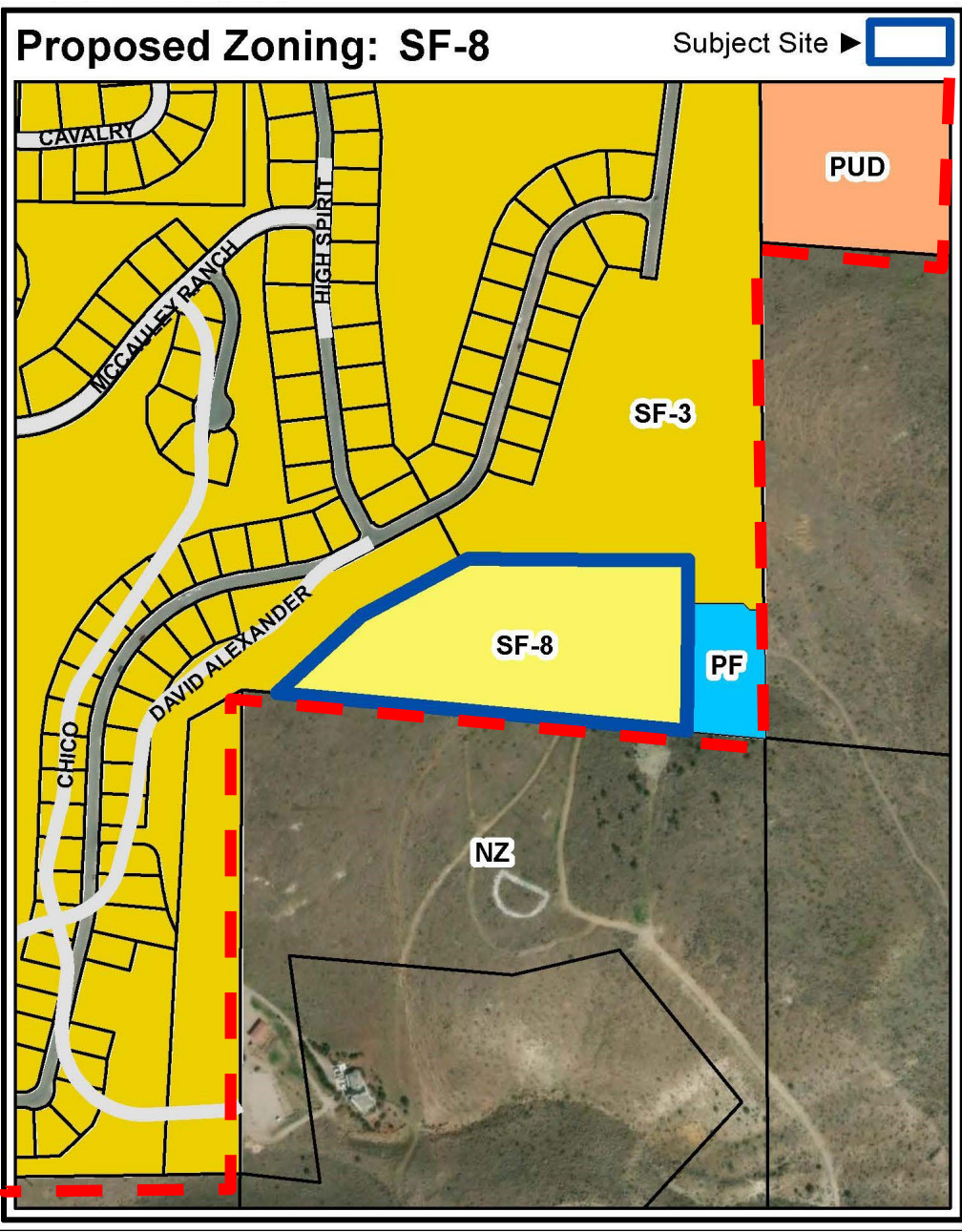
REIMAGINE RENO

planning for the future



ZONING CODE RENOVATION

Achieving ReImagine Reno



Master Plan and Zoning Amendment Findings

Findings	Staff Review and Analysis
Compatible	✓ Yes
Complies Master Plan, RMC, NRS	✓ Yes
Public services and utilities are available	✓ Yes
Not detrimental to public health, safety, or welfare	✓ Yes

Zoning map amendment (rezoning) review procedure ensures conformance with the Master Plan and that potential impacts are considered.

Recommended Motion

Based upon compliance with the applicable findings, I move refer the case to a second reading and adoption.

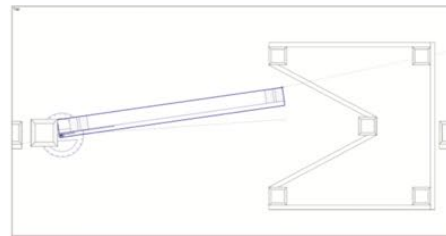
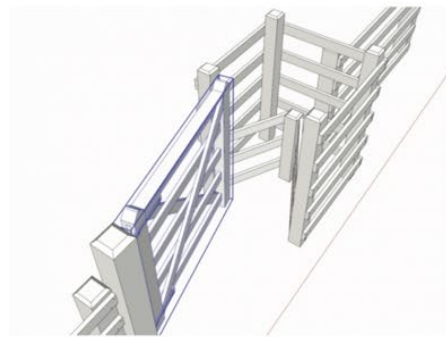
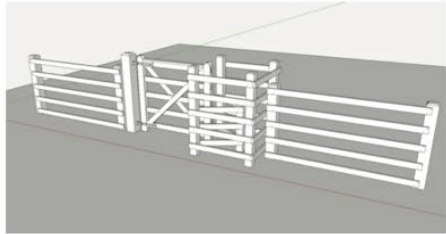


Project Design

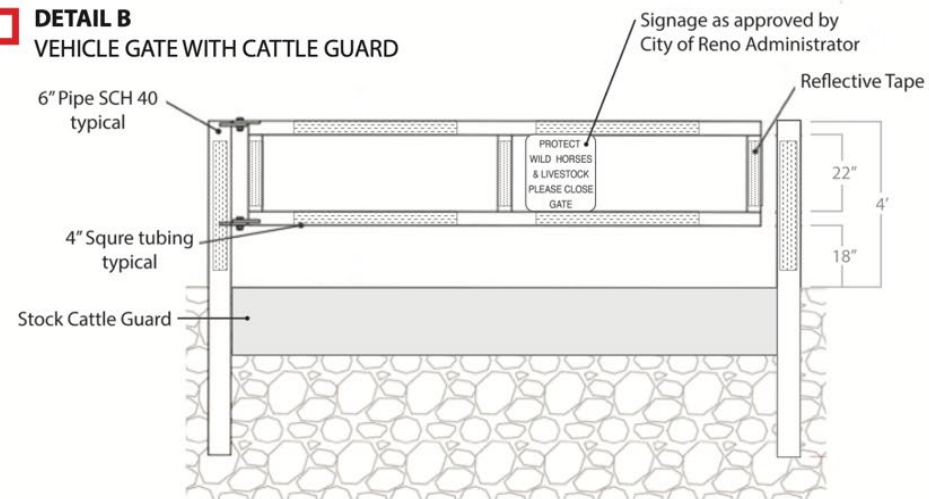
- Cluster of 18 Townhome Units
- Rockery walls and hillside adaptable architecture
- Neutral colors
- Permanent open space
- Preservation of existing trees

POTENTIAL GATE DESIGNS

DETAIL A
PEDESTRIAN PASS-THROUGH GATE
(KISSING GATE)



DETAIL B
VEHICLE GATE WITH CATTLE GUARD



DETAIL C
LOCKED EMERGENCY HORSE GATE



Virginia Range Interface

- Enhanced fencing and gate standards
- Enhanced fire standards
- Requirements of a wildlife management plan
- Water wise landscapes