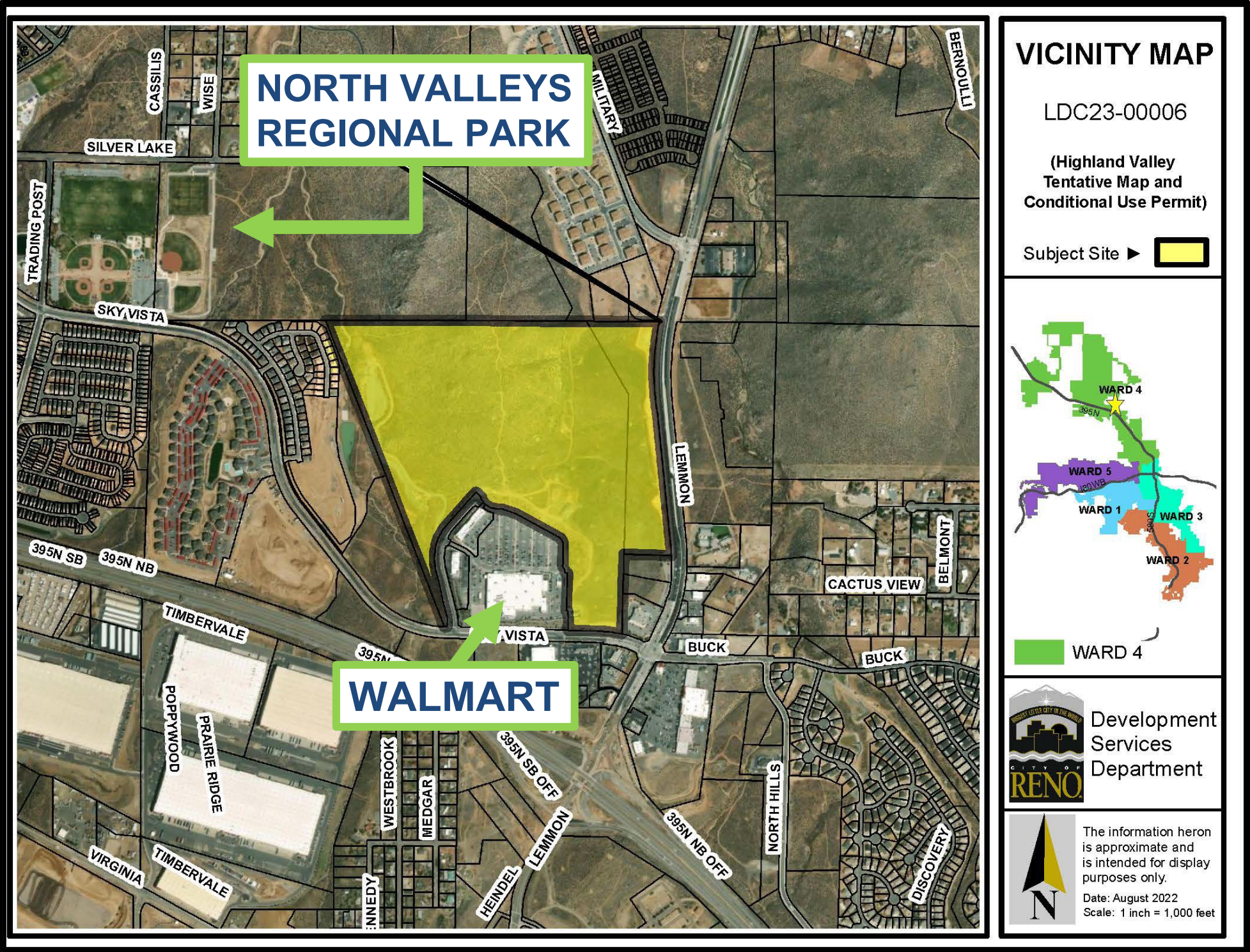


# LDC23-00006 (Highland Tentative Map & Conditional Use Permit)

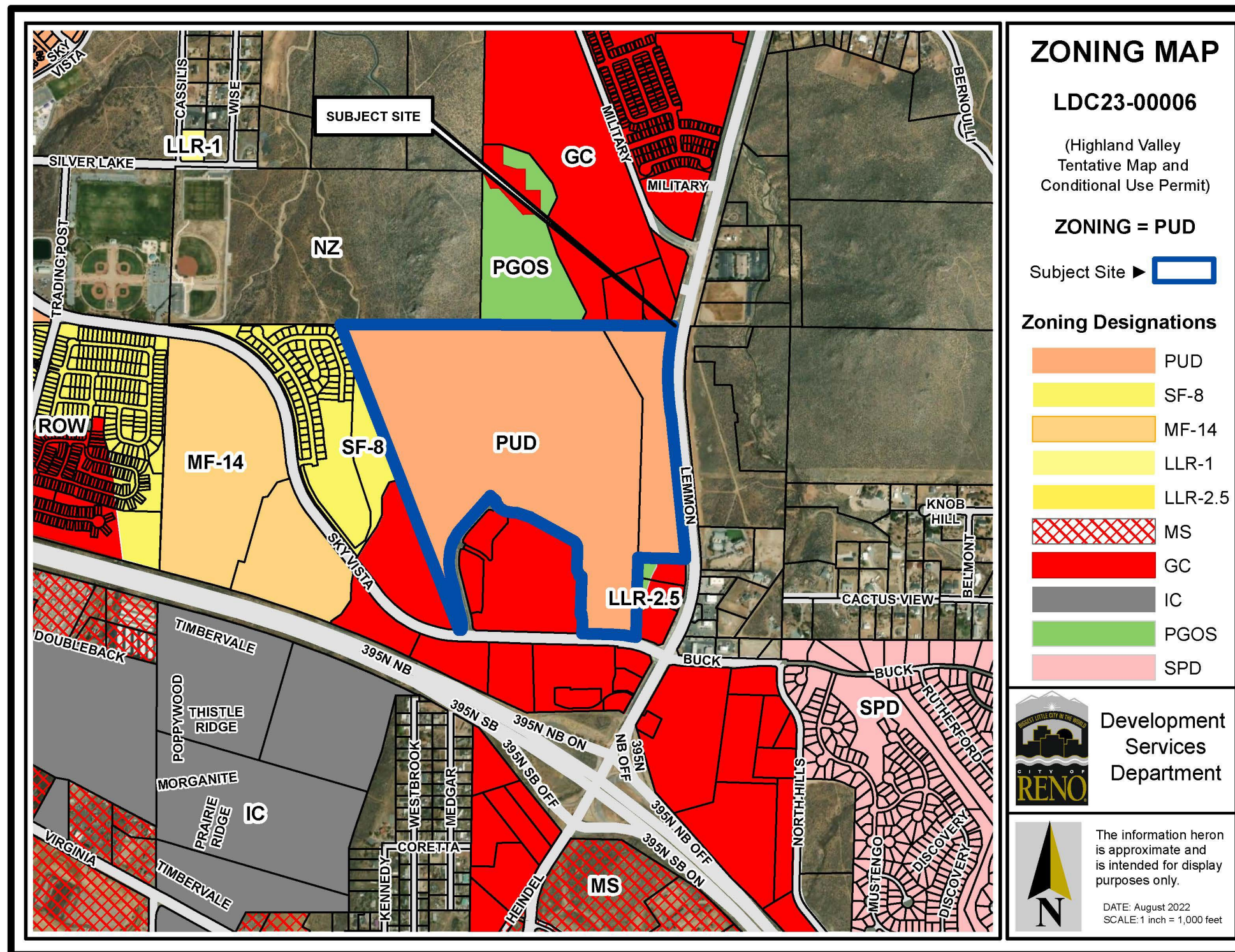
*Reno Planning Commission  
November 2, 2022*



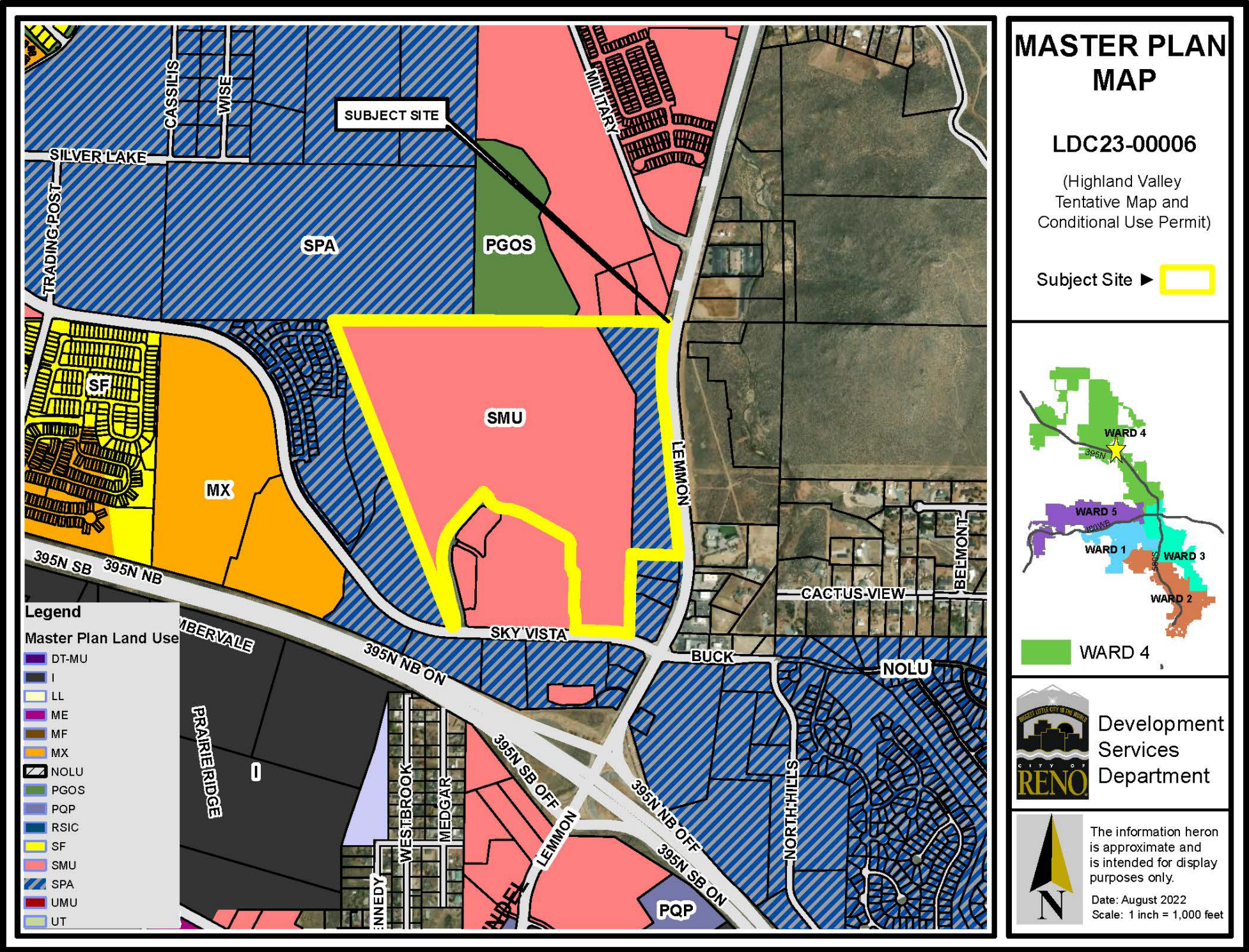








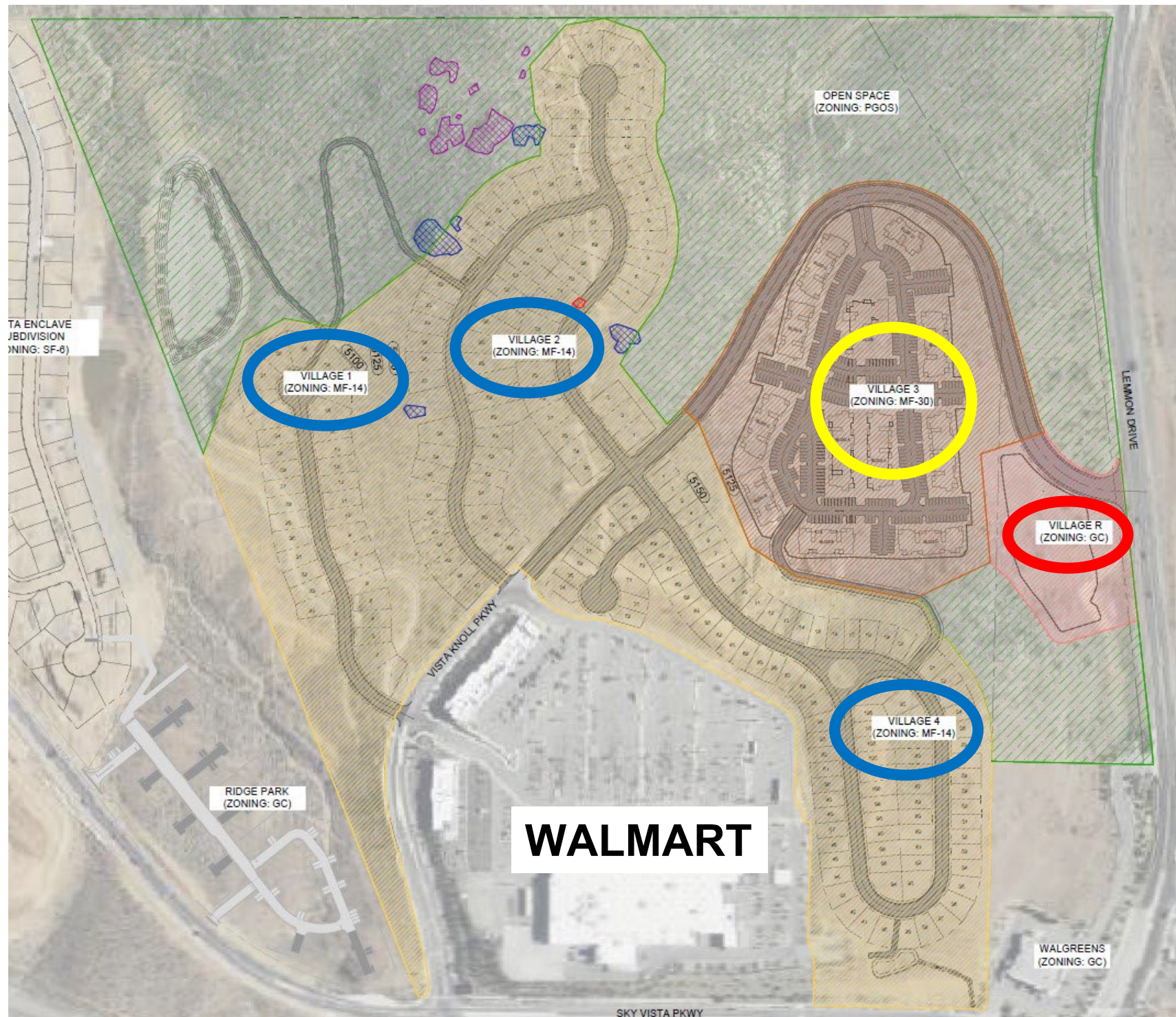






# Project Information

- **Site Size:** ±111.42 acres
- **Request:** Tentative Map and Conditional Use Permit
- **Zoning:** Refer to Highland Zoning Map Amendment (LDC23-00005)
- **Proposed Development:**
  - 3 Single-Family Villages (219 lots)
  - 1 Multi-Family Village (288 units)
  - ±3.83-acre Commercial Pad





# Proposed Site Layout

- **Single-Family Villages**
  - Cluster Development
  - Land Use Screening
- **Multi-Family Village**
  - Apartment Complex
  - Private Amenities
- **Commercial Development**
  - GC Zoning
- **Open Space and Common Areas**



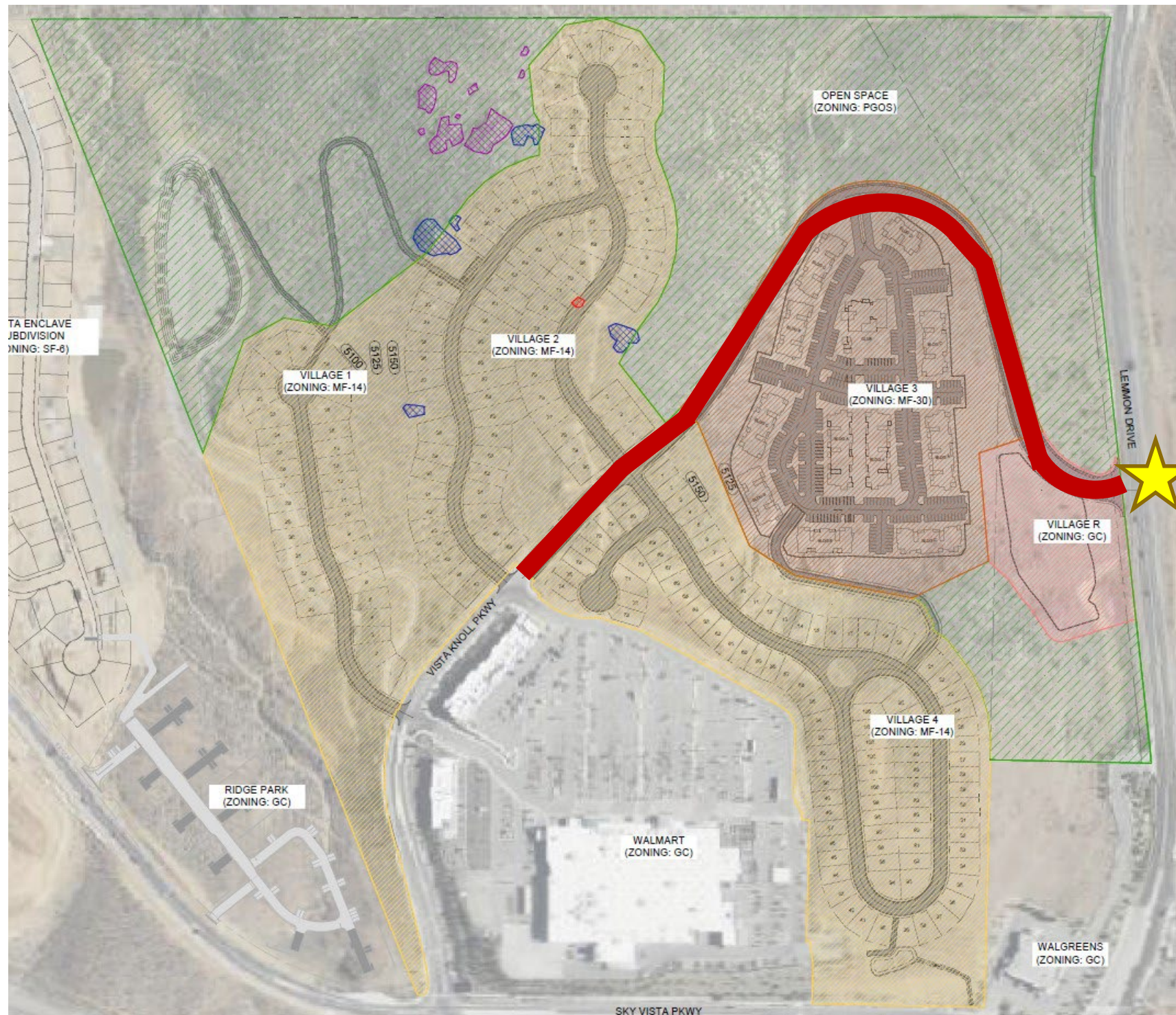


# Open Space

- **Trail Network**
  - Maintained by HOA
  - Forest Service Standards
- **Public Dog Park**
  - Maintained by HOA
  - AKC Standards
- **Deed Restrictions**
  - Rock Outcroppings
  - Open Space







## Proposed Access

- Extension of Vista Knoll Parkway
- ★ Installation of Traffic Signal at Vista Knoll/Lemmon Drive Intersection
- Vista Knoll Parkway = Two-lane road w/bike lanes
- Streets dedicated to the City of Reno



# Conditional Use Permit Findings

Findings	Staff Review and Analysis
Consistent with RMC	✓ Yes
Land use is compatible with surrounding development	✓ Yes
Consistent with development standards	✓ Yes
Public services and utilities are available	✓ Yes
Characteristics are compatible	✓ Yes
Will not be detrimental to public health, safety, or welfare	✓ Yes



# Tentative Map Findings

Findings	Staff Review and Analysis
Compatible	✓ Yes
Complies Master Plan, RMC, NRS	✓ Yes
Public services and utilities are available	✓ Yes



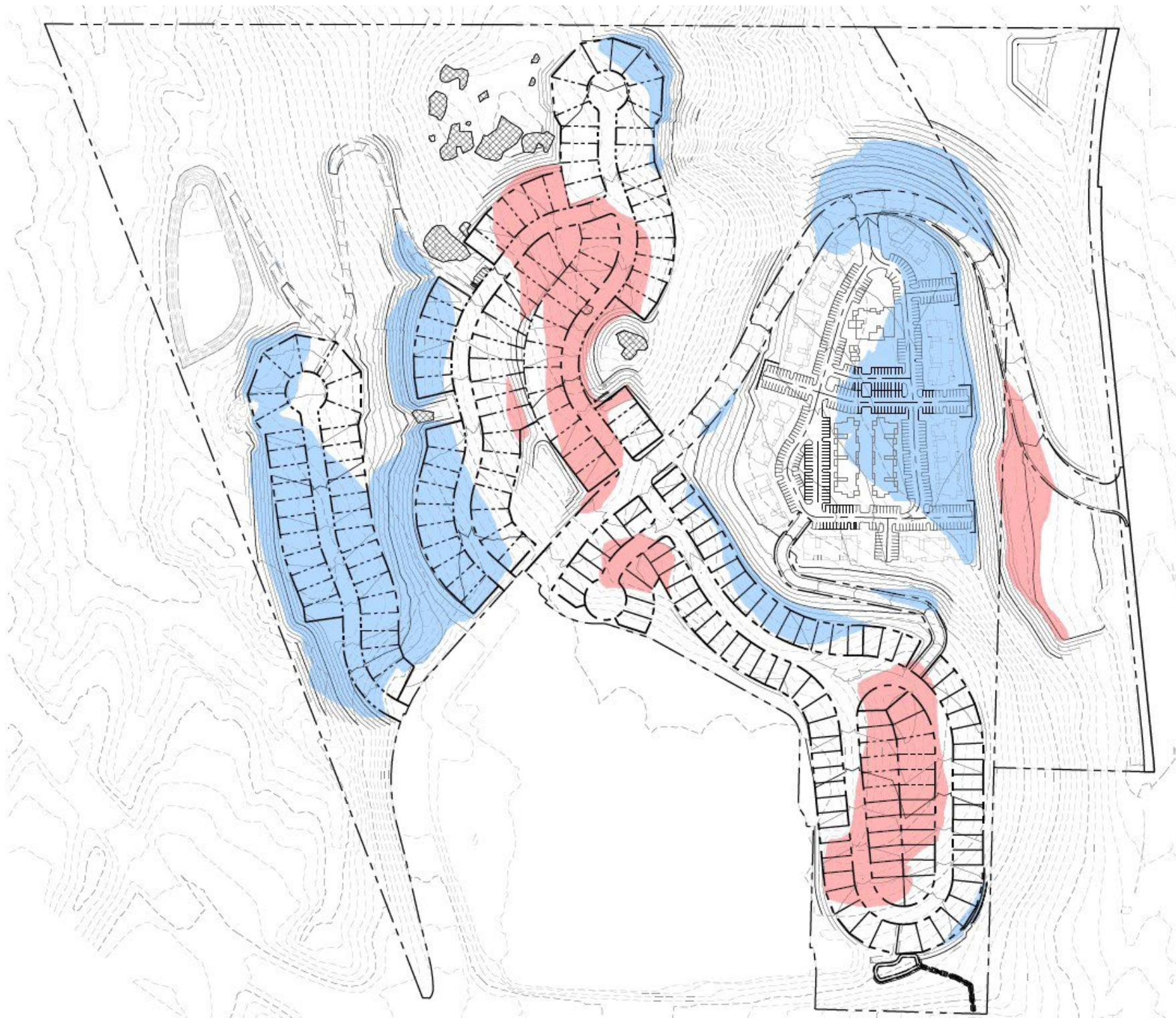
## **Recommended Motion**

**Based upon compliance with the applicable findings, I move to approve the conditional use permit and tentative map, subject to the conditions recommended by staff.**

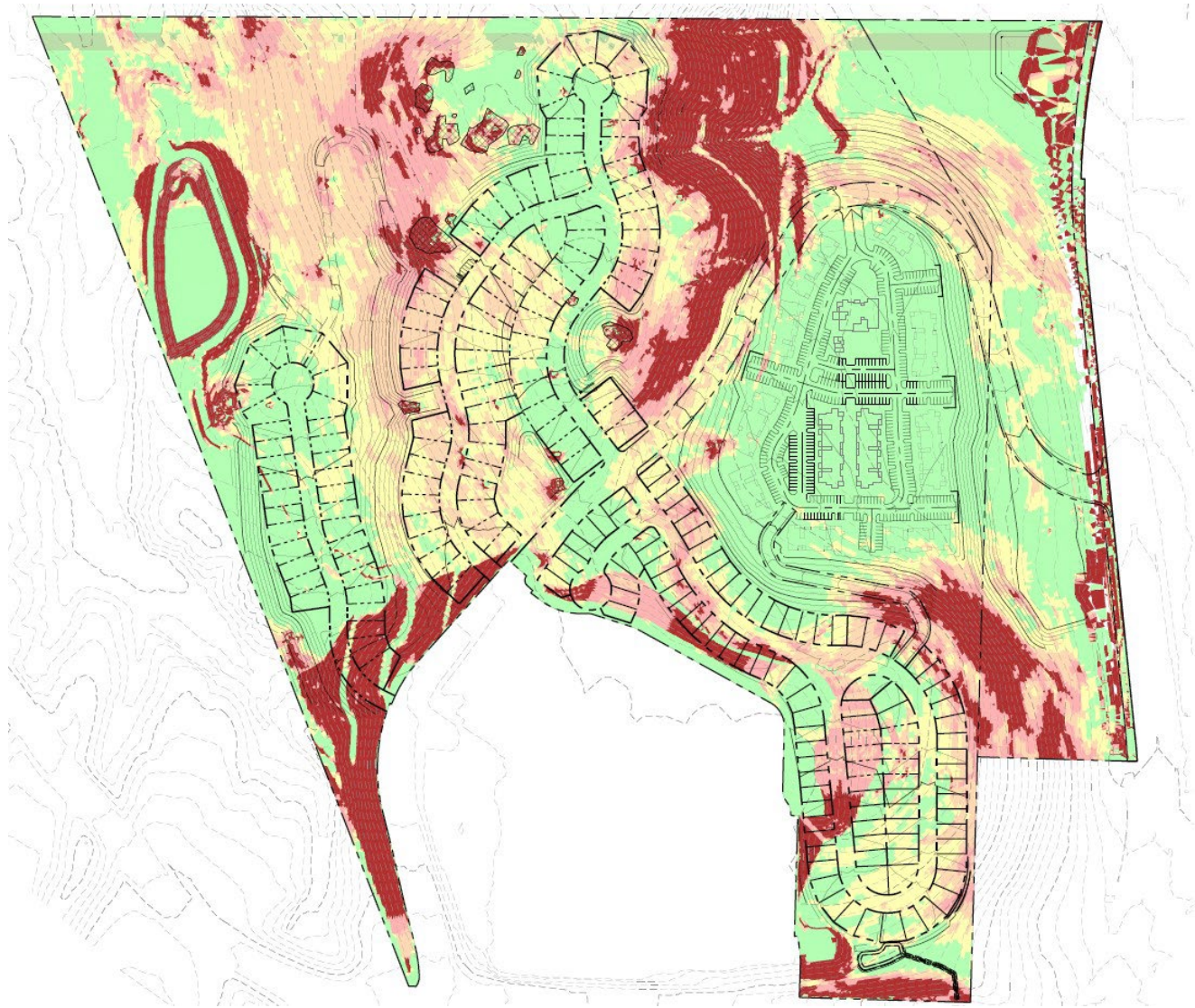


## CUTS AND FILLS

BLUE = Fill (47.93' max)  
RED = Cut (43.11' min)









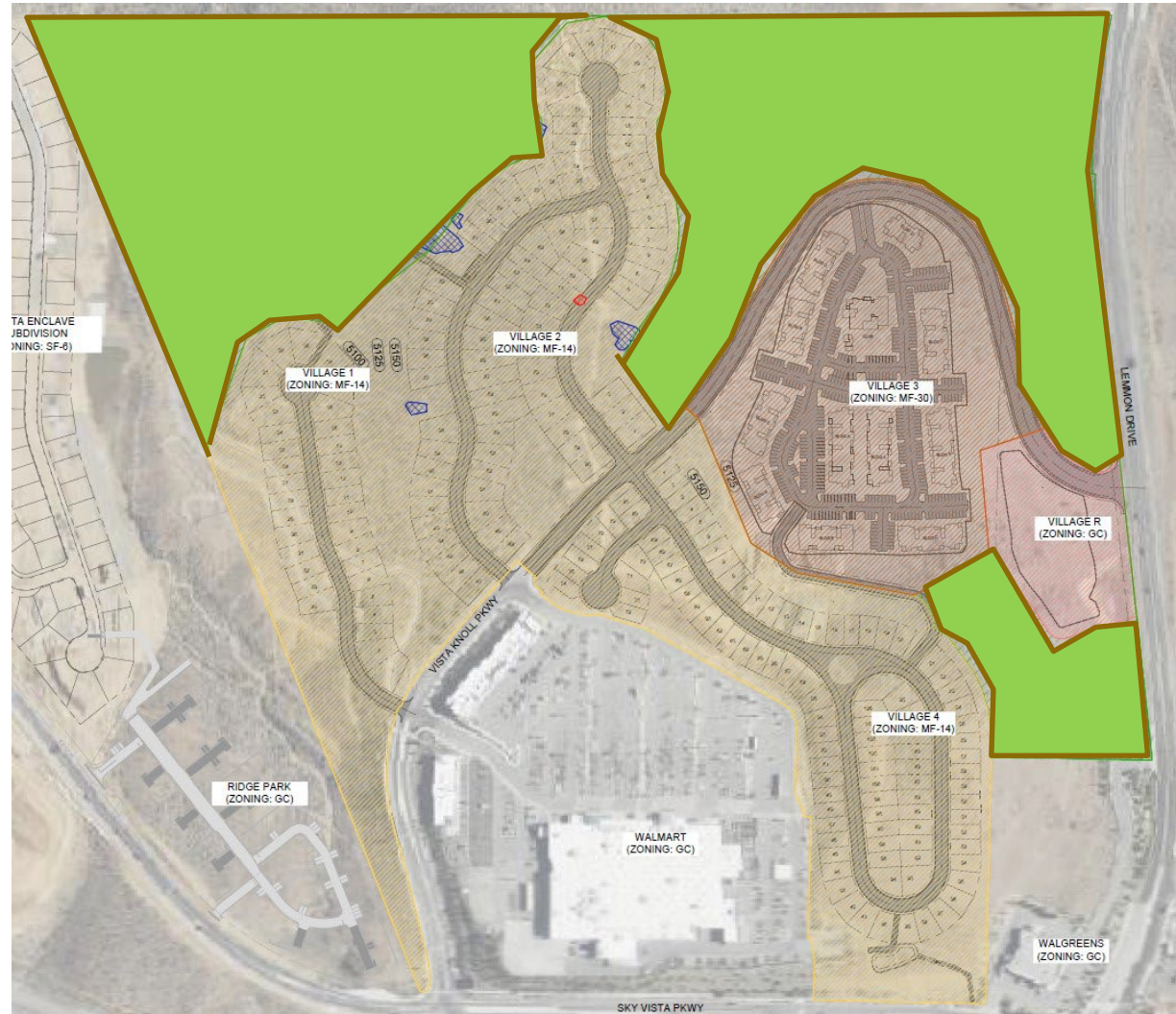


Exhibit 1-2 - Acreage and locations of each village.

