

# Canyon's Edge – MPA & PUD Amendment

## Reno City Council Hearing (LDC21-00034)

July 27, 2022 at 10 a.m.

### MPA request summary:

- A change from Unincorporated Transition (UT) to Single Family (SF) Neighborhood on 14 acres and Open Space (PGOS) on the remaining 66 acres
- This request is premised on the City Council approval to Annex the site to the City in December 2019.

### Rezoning request summary:

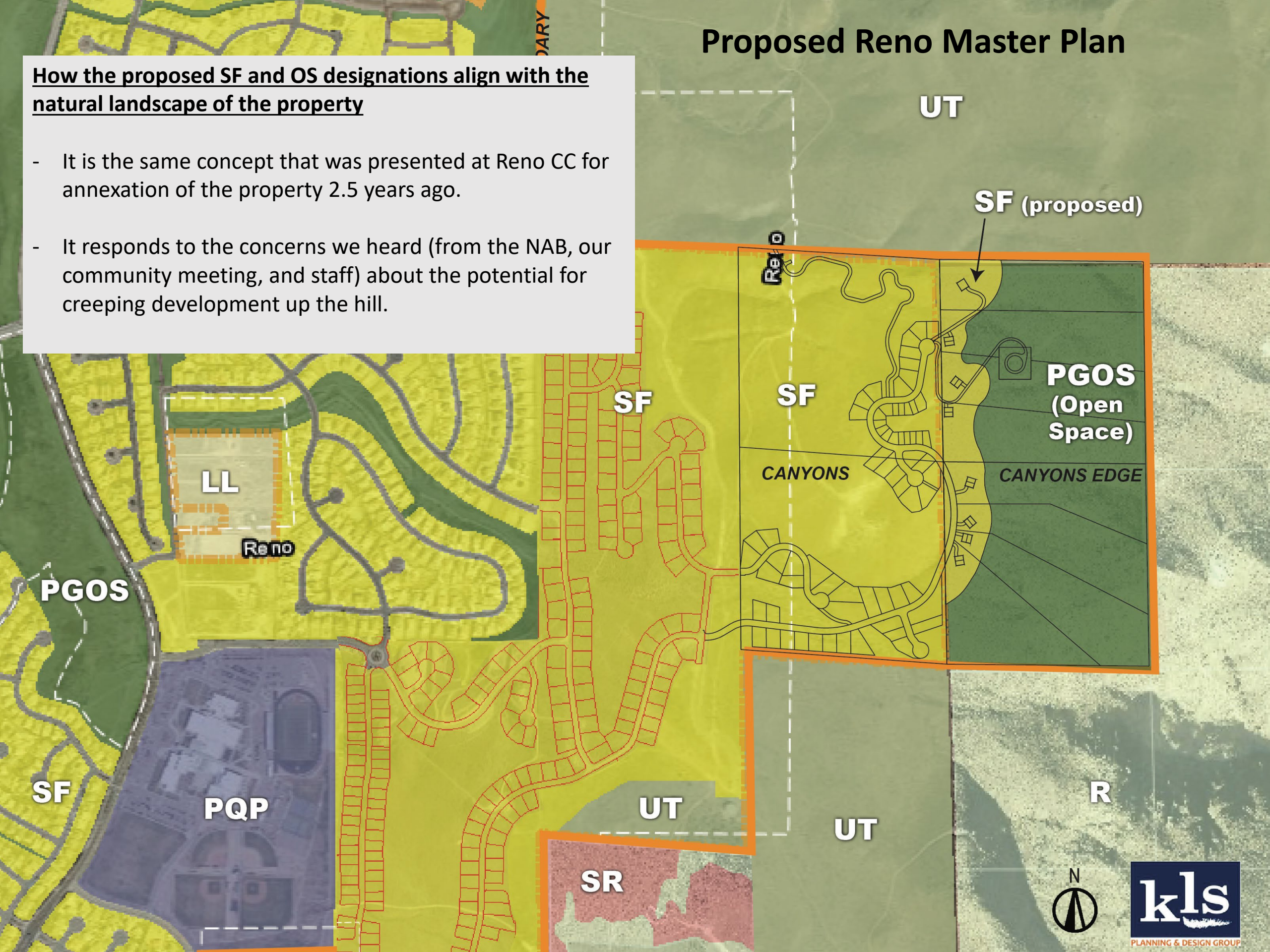
- A **Zoning Map Amendment** from *Unincorporated Transition (UT)* for an 80.2-acre site to *Planned Unit Development (PUD)*. This change is to fold this property into the existing The Canyons PUD.
- This adds 80 acres to the PUD for a total of 161 acres (doubles the acreage) and increases the total number of lots allowed from 73 to 81 units.
- The applicant has agreed to Deed Restrict the open space area to preclude further development in that area.



# Proposed Reno Master Plan

## How the proposed SF and OS designations align with the natural landscape of the property

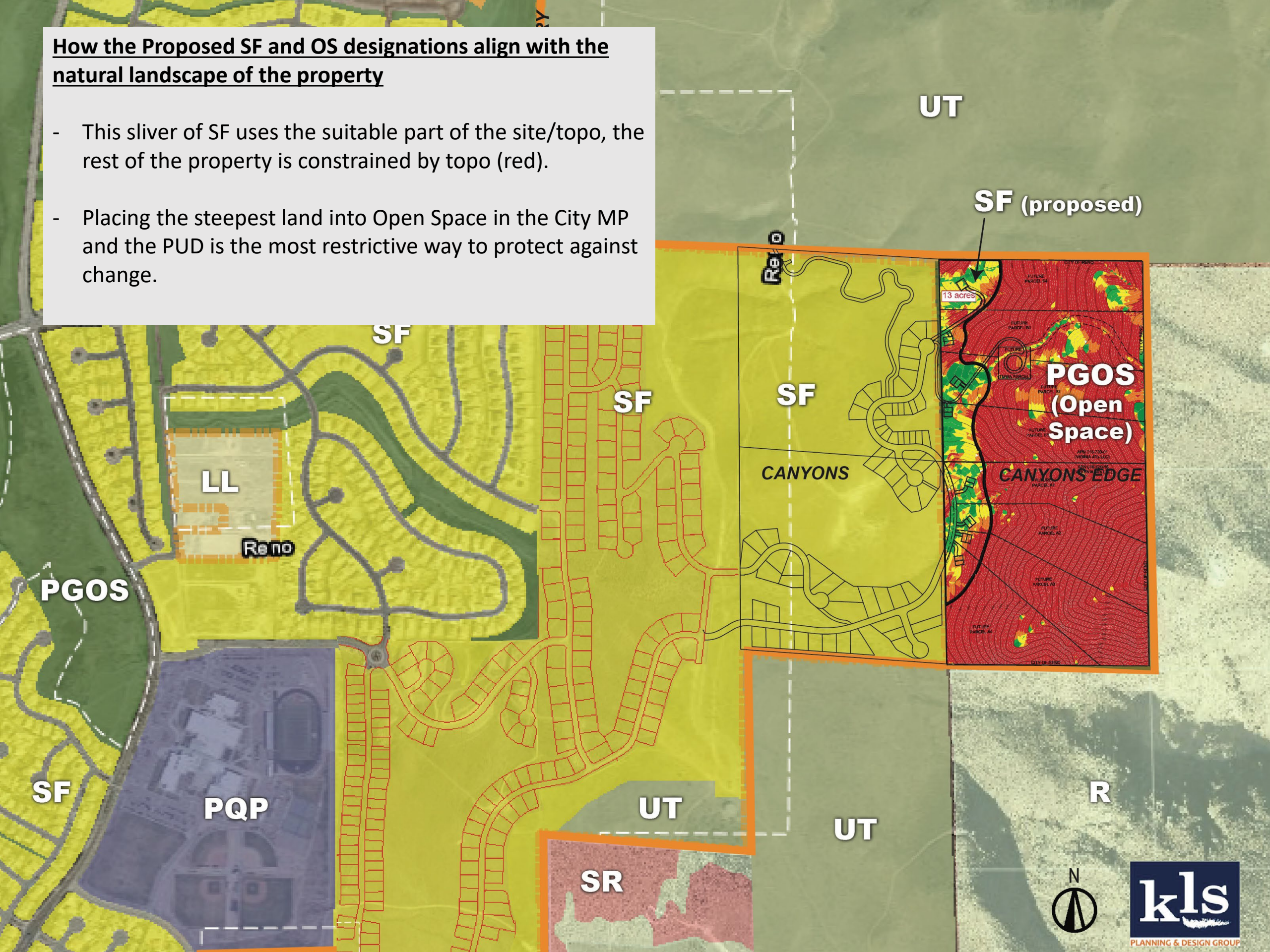
- It is the same concept that was presented at Reno CC for annexation of the property 2.5 years ago.
- It responds to the concerns we heard (from the NAB, our community meeting, and staff) about the potential for creeping development up the hill.





### How the Proposed SF and OS designations align with the natural landscape of the property

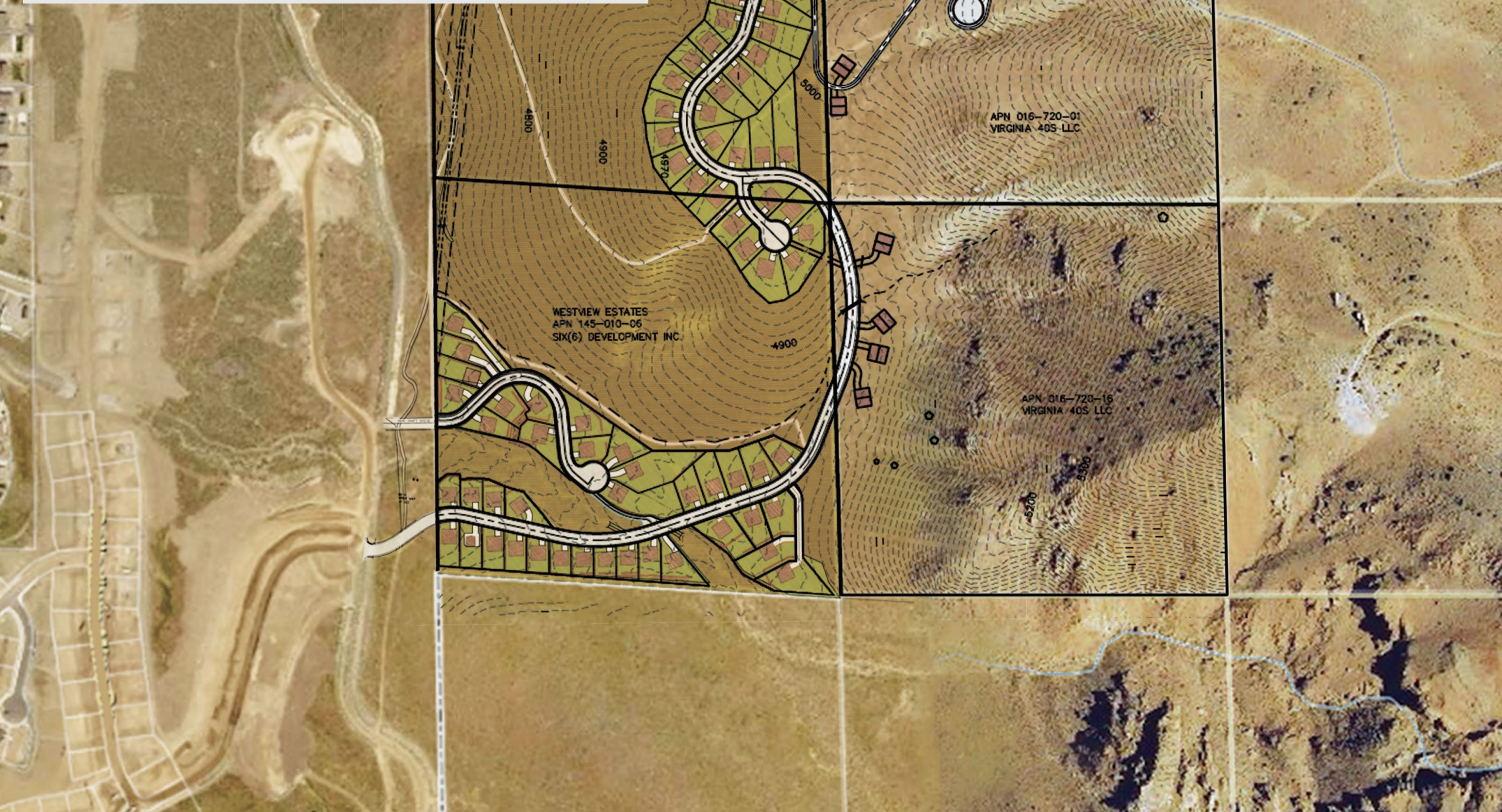
- This sliver of SF uses the suitable part of the site/topo, the rest of the property is constrained by topo (red).
- Placing the steepest land into Open Space in the City MP and the PUD is the most restrictive way to protect against change.





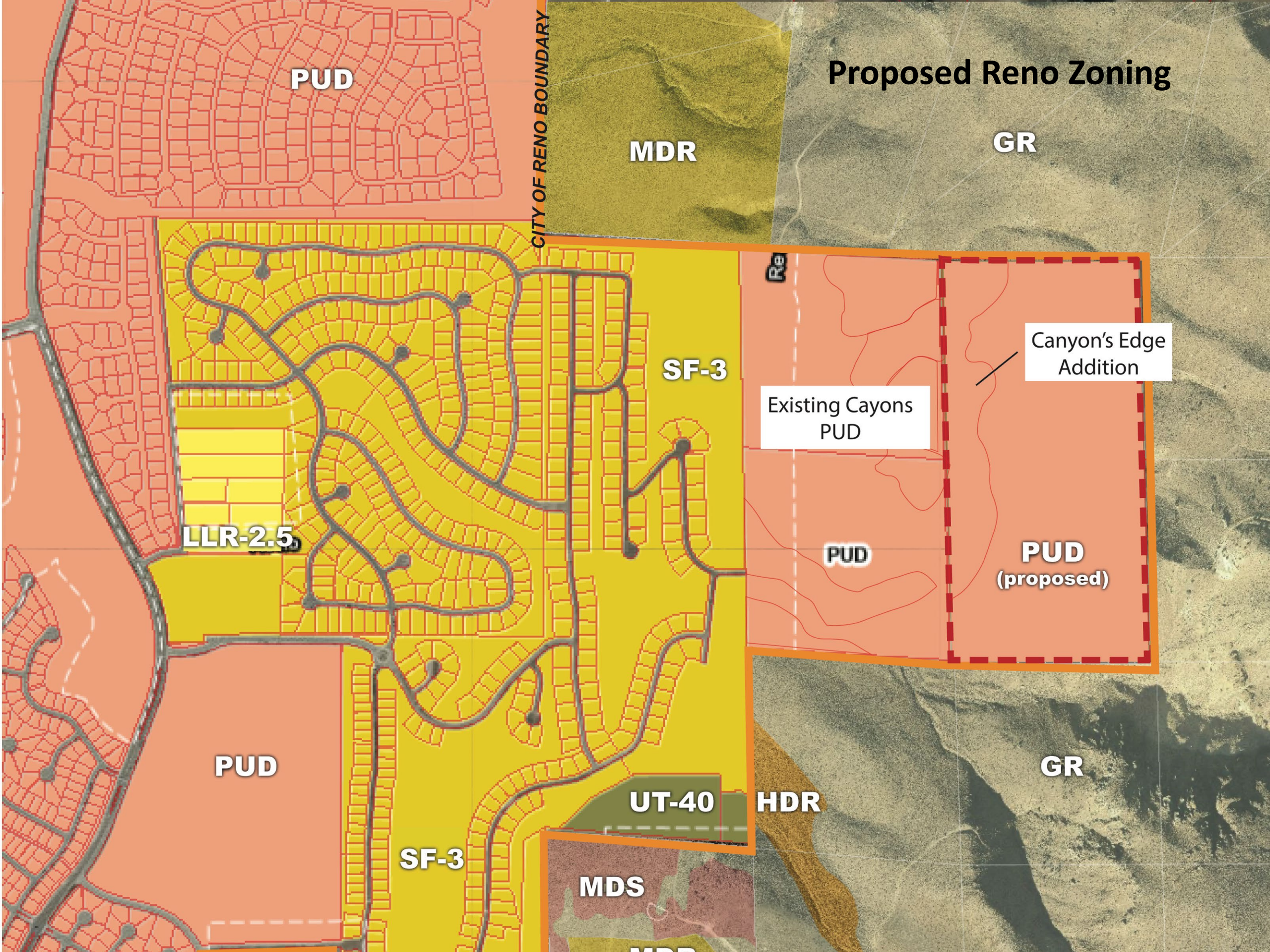
## Map at CC Annexation Hearing in 2019

- Map shows main roads, water tank, and Canyons Edge lots as they are proposed today.
- The Annexation was based on a fiscal analysis that proved there is no additional infrastructure needed. It uses the Canyons water tank and backbone road.



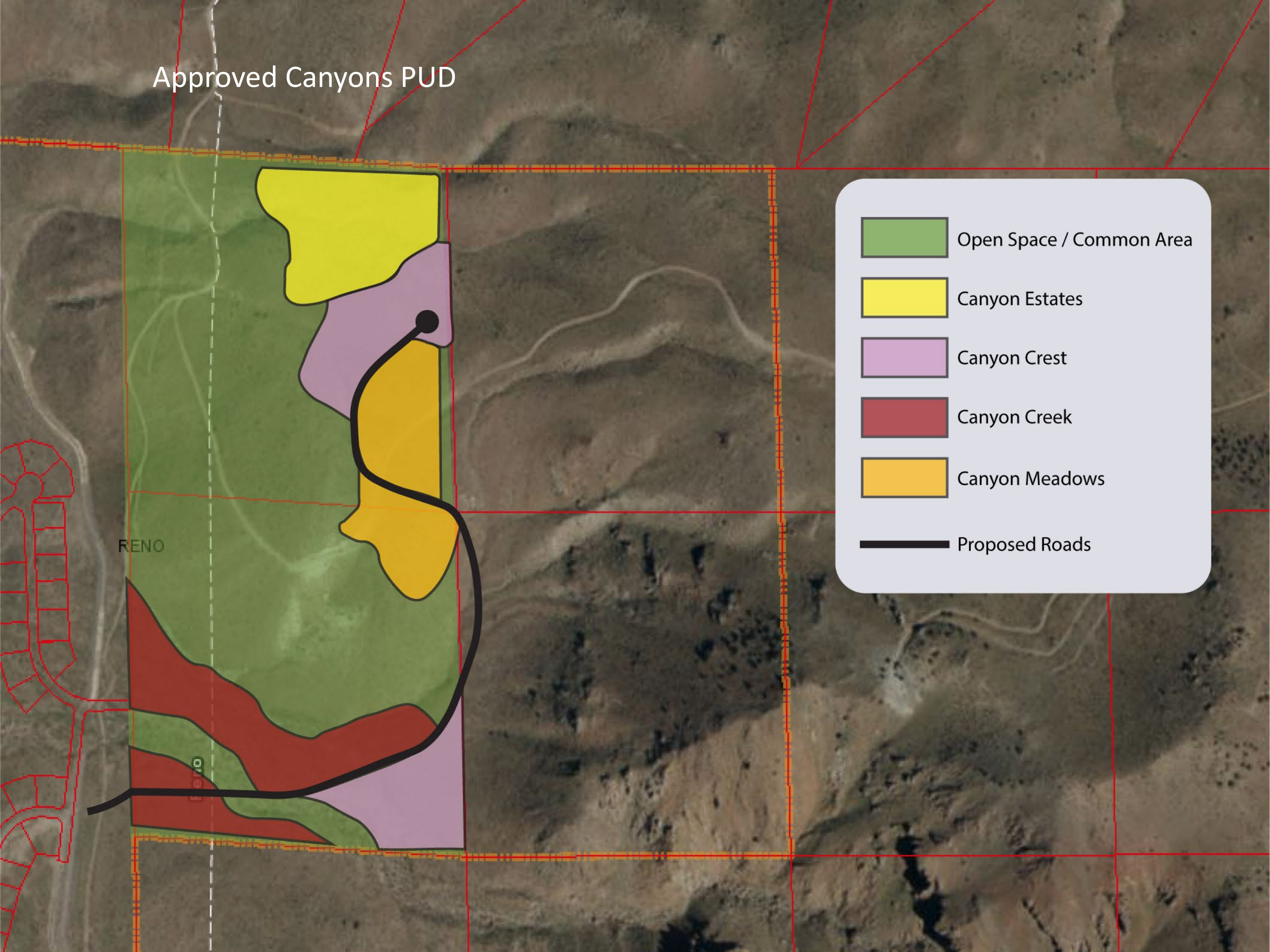
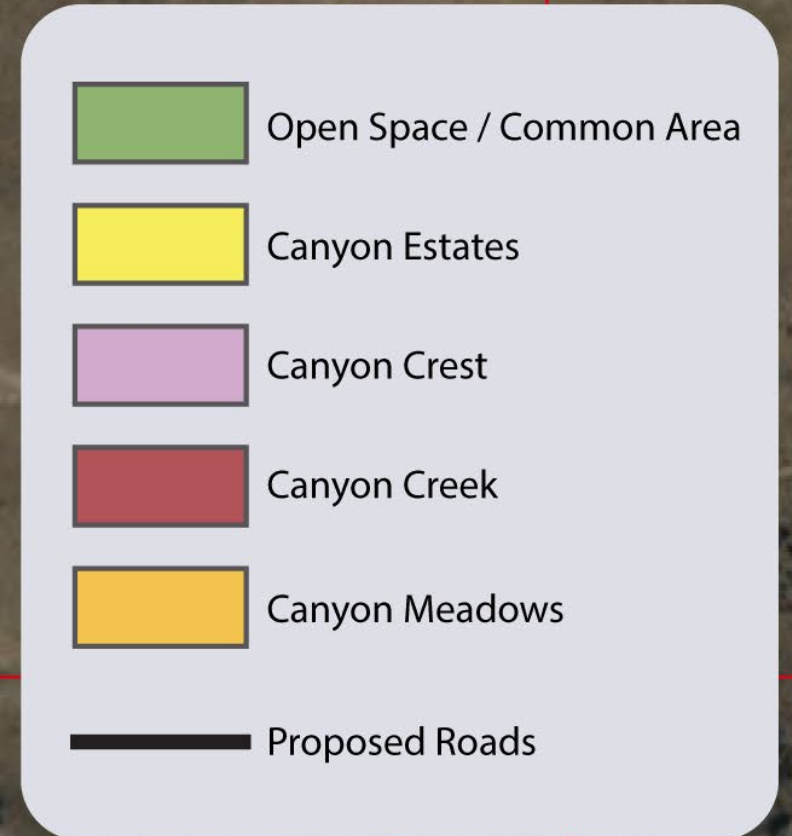


# Proposed Reno Zoning





# Approved Canyons PUD





Proposed Canyons PUD  
(addition)

Open Space / Common Area

Canyon Estates

Canyon Crest

Canyon Creek

Canyon Meadows

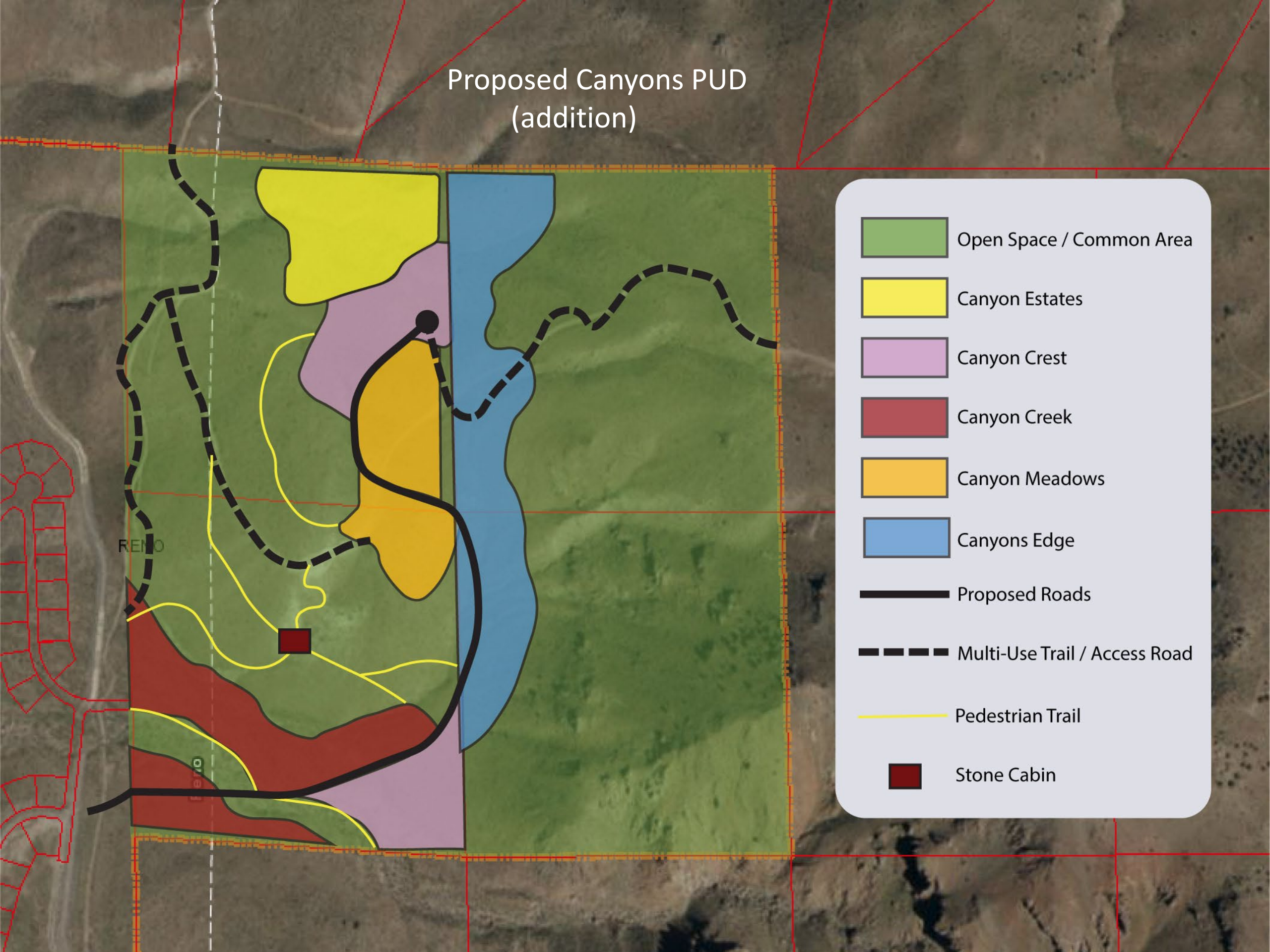
Canyons Edge

Proposed Roads

Multi-Use Trail / Access Road

Pedestrian Trail

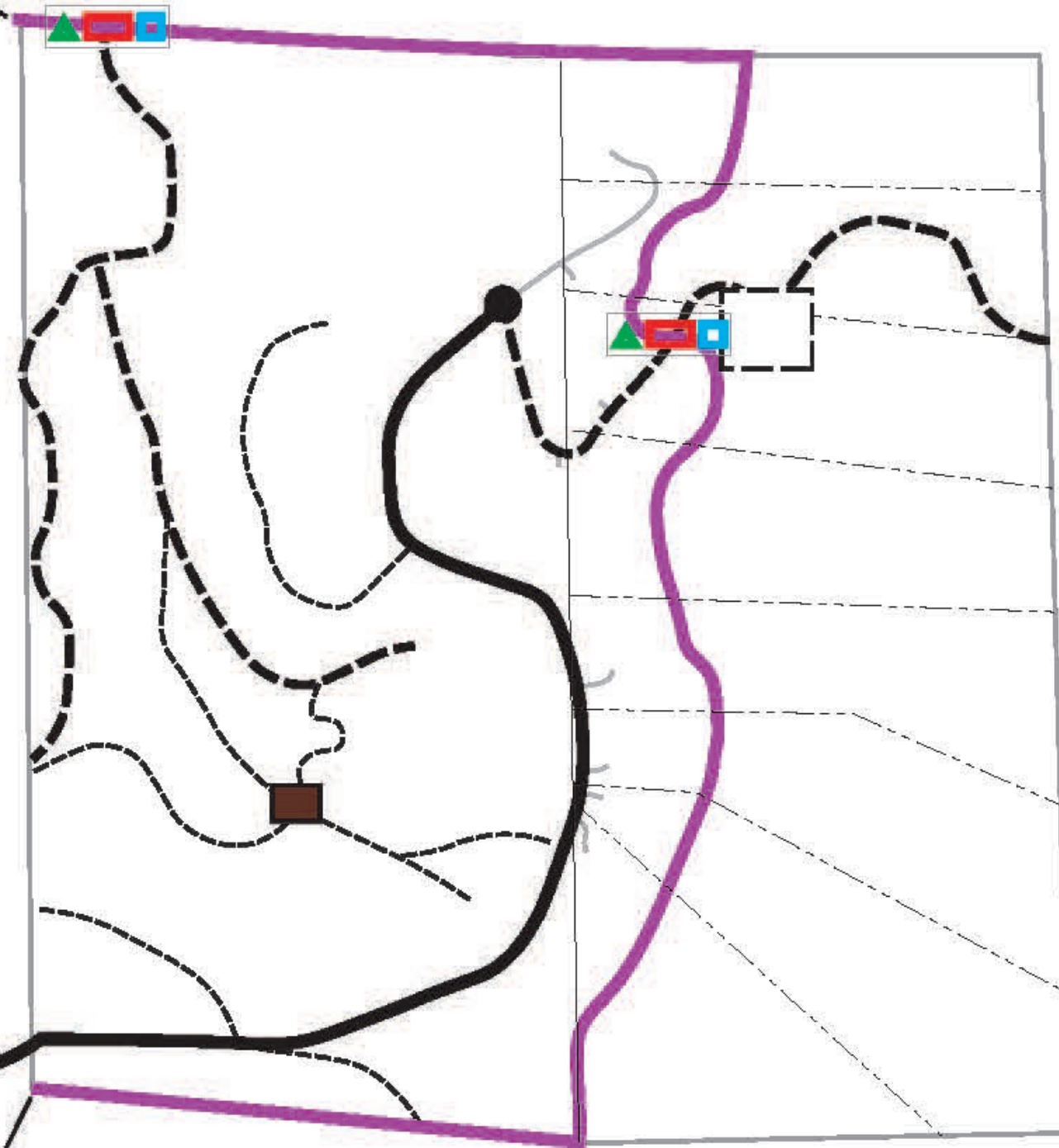
Stone Cabin





# HORSE FENCING PLAN THE CANYONS

CONNECT TO  
EXISTING FENCE



CONNECT TO  
EXISTING FENCE

## LEGEND

-  HORSE FENCING
-  PEDESTRIAN PASS-THROUGH GATE (DETAIL A)
-  VEHICLE GATE WITH CATTLE GUARD (DETAIL B)
-  LOCKED EMERGENCY HORSE GATE (DETAIL C)
-  PROPOSED ROAD
-  MULTI-USE TRAIL / ACCESS ROAD
-  PEDESTRIAN TRAIL
-  PRIVATE DRIVEWAY
-  TMWA WATER TANK

\* Signage near gates stating "Do not feed horses" with proper NRS language as approved by City of Reno Administrator



# Truckee Meadows Regional Plan

