

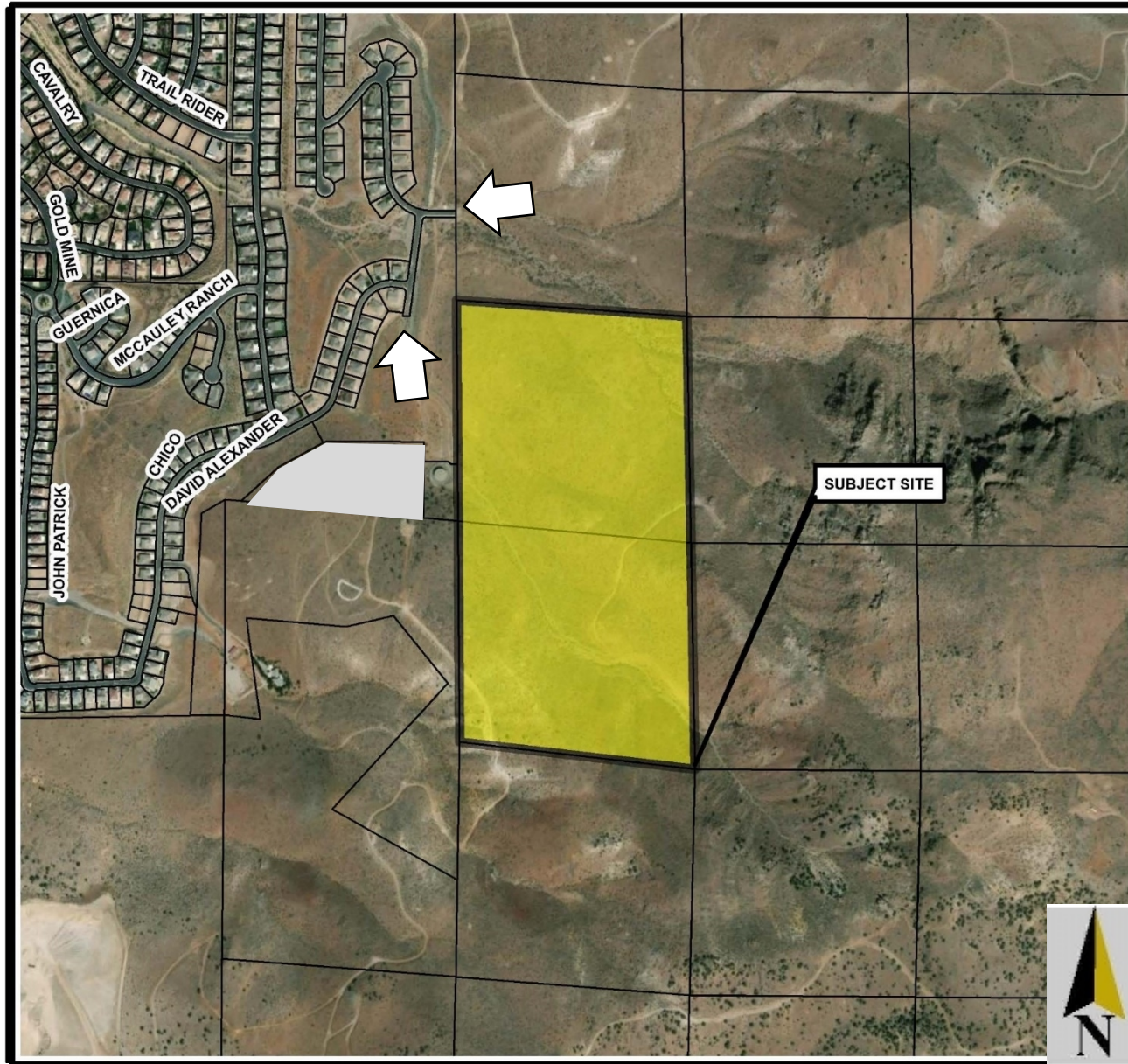
# **ANX23-00002 & LDC23-00021**

## **(Valley View Estates)**

*Reno City Council*  
*October 25, 2023*







## Location and Context

Ward 2

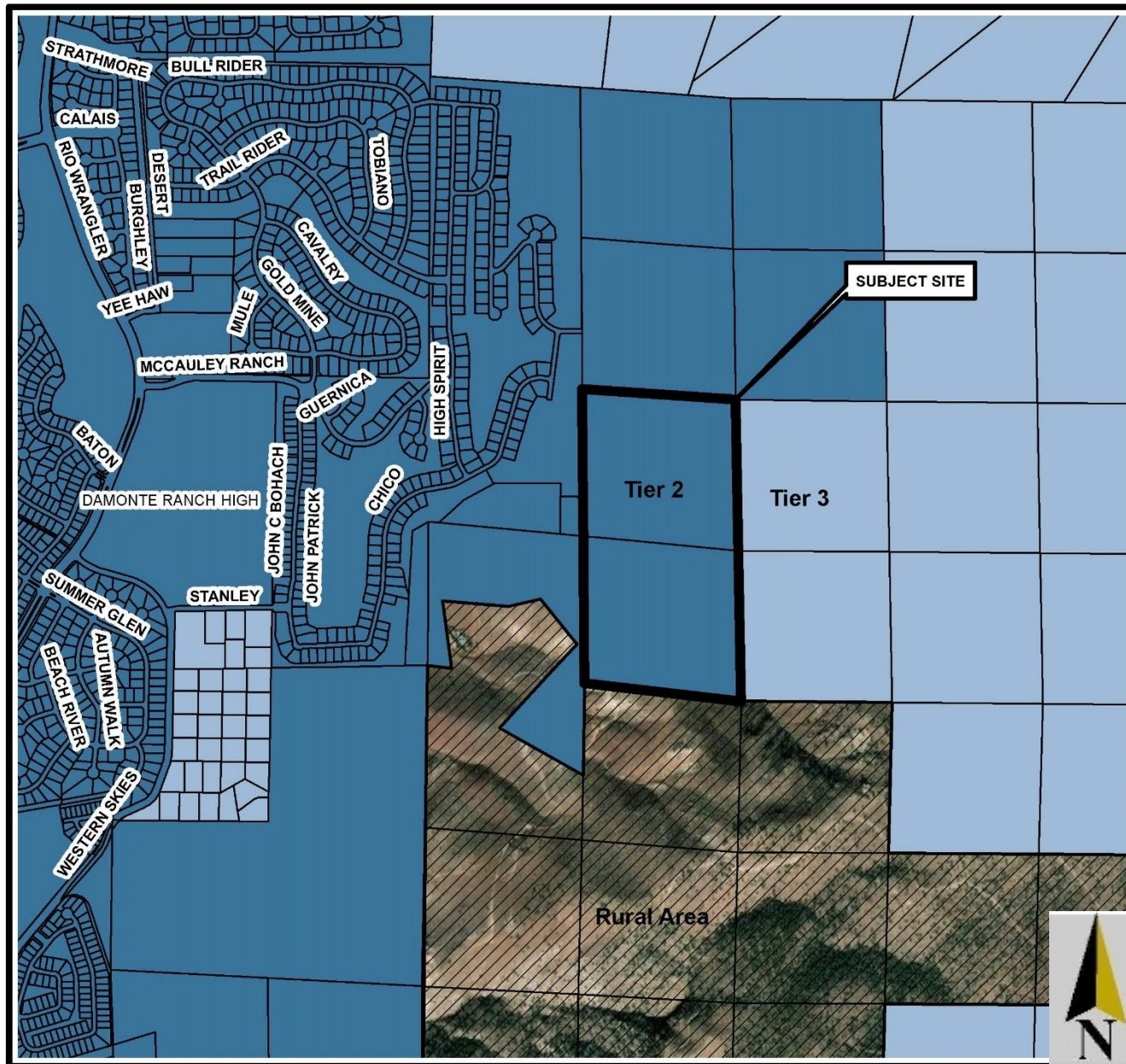
## Project Information

**Site:** ±80 acre site

### **Request:**

- Annexation
- Master Plan Amendment
- Zoning Map Amendment (Planned Unit Development)

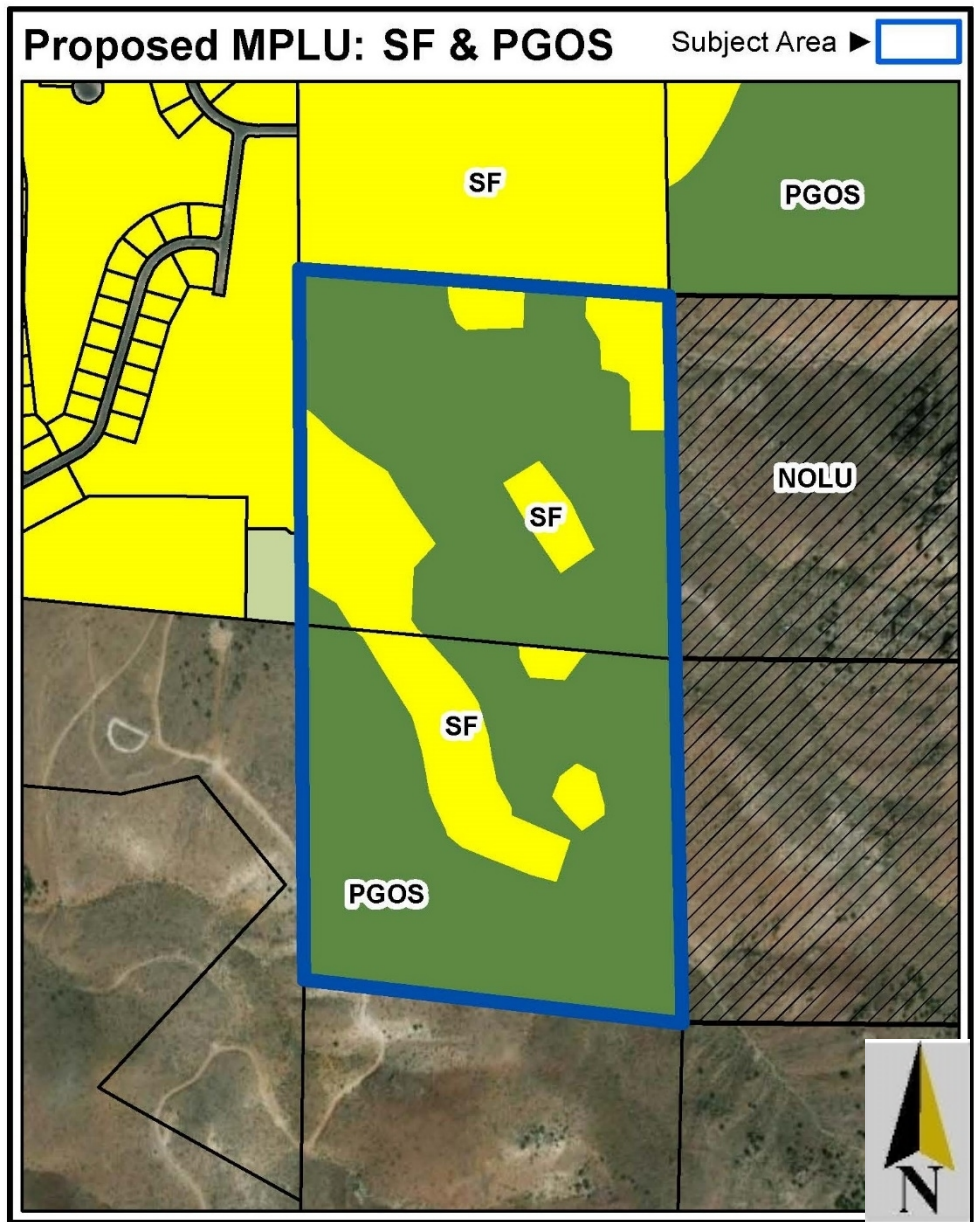




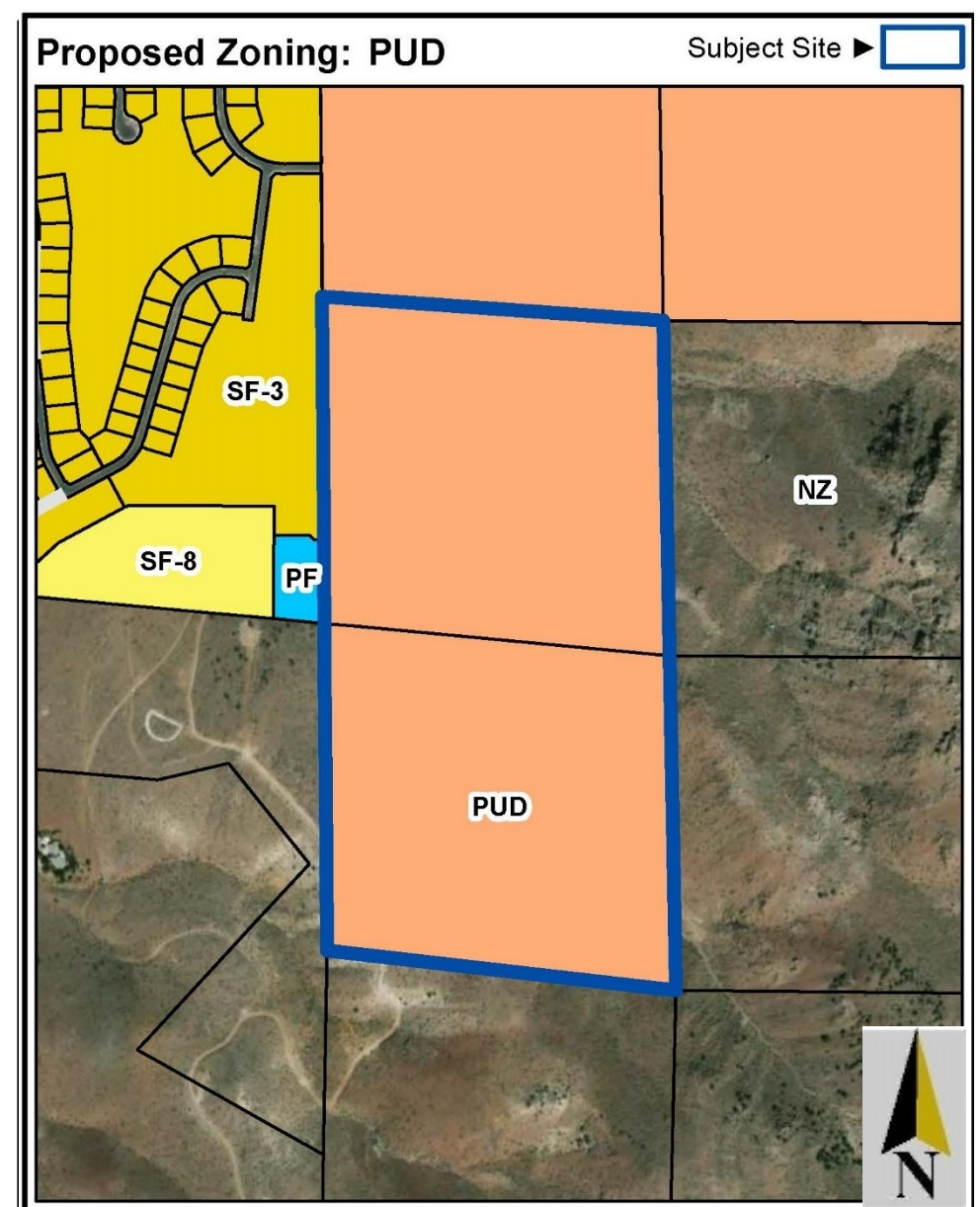
# Annexation

(NRS 268.670)

- Contiguous
- Sphere of Influence
- Regional Tier Designation
- Associated MPA and ZMA
- Fiscal Analysis



**Master Plan**



**Zoning District**



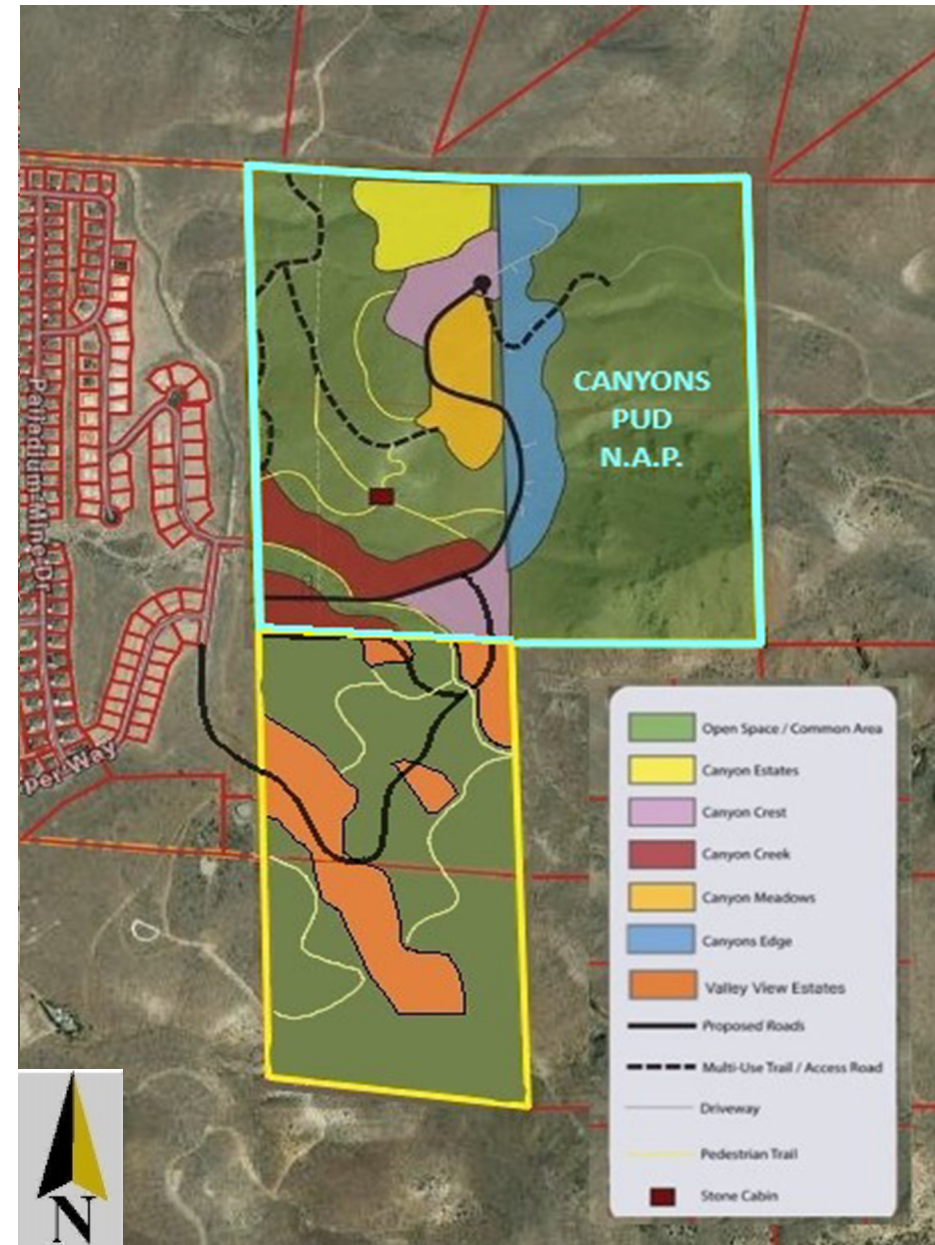
# Planned Unit Development

- Implement Master Plan
- Encourage flexibility
- Promote compatible uses
- Improve the design
- Services and utilities
- Preserve open space areas

## Valley View Estates

Responsible foothill development:

- Connectivity
- Recreation opportunities
- Enhanced architecture and housing
- Wildland interface
- Wildlife
- Virginia Range





Annexation Findings	Review and Analysis
Concurrent MPA, ZMA and fiscal analysis	✓ Yes
Logical extension, contiguous and located in SOI	✓ Yes
Supports the expansion of infrastructure, facilities and services	✓ Yes



<b>Master Plan Amendment Findings</b>	<b>Review and Analysis</b>
Substantial conformance with Master Plan policies	✓ Yes
Activities and development compatible with surrounding	✓ Yes
Availability of public services in accordance with Concurrency Management System	✓ Yes

<b>Zoning Map Amendment (PUD) Findings</b>	
Conforms with State law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes
Consistent with objectives of PUD	✓ Yes

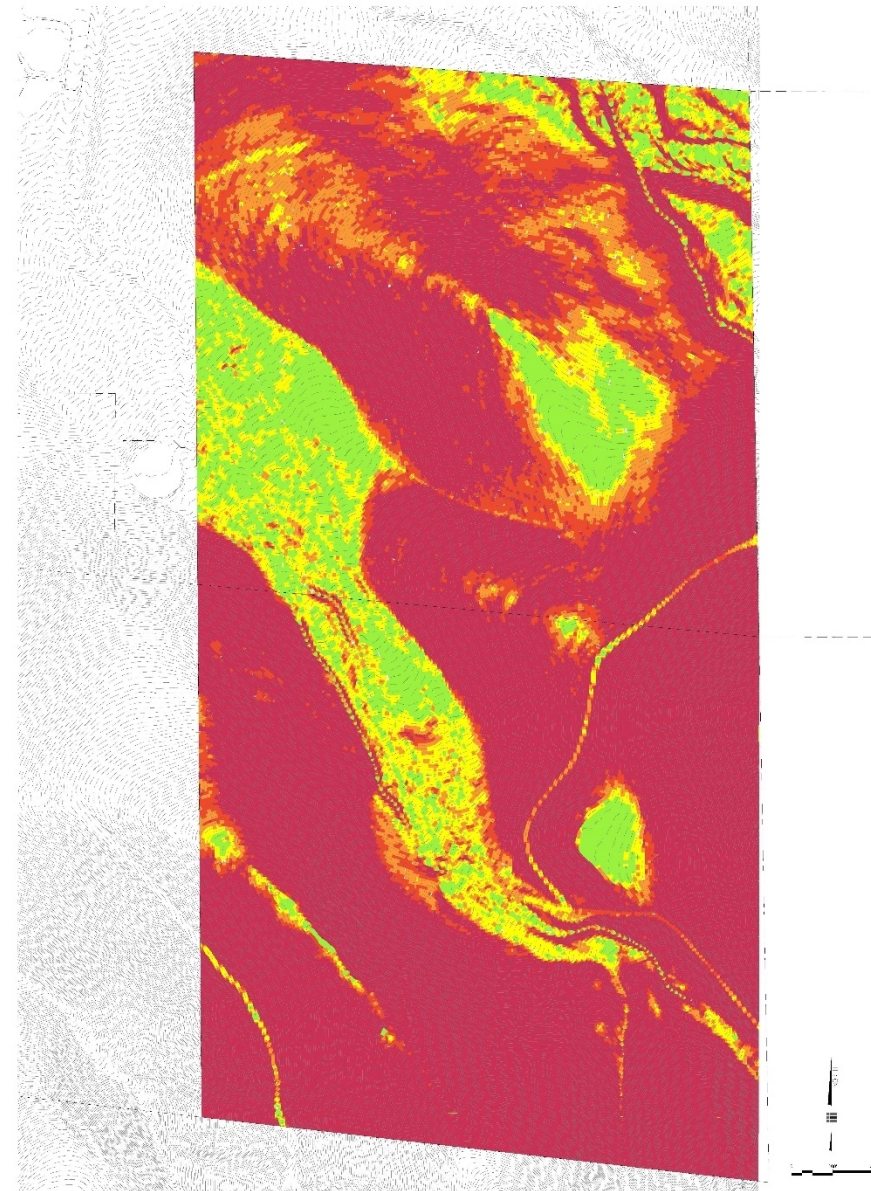
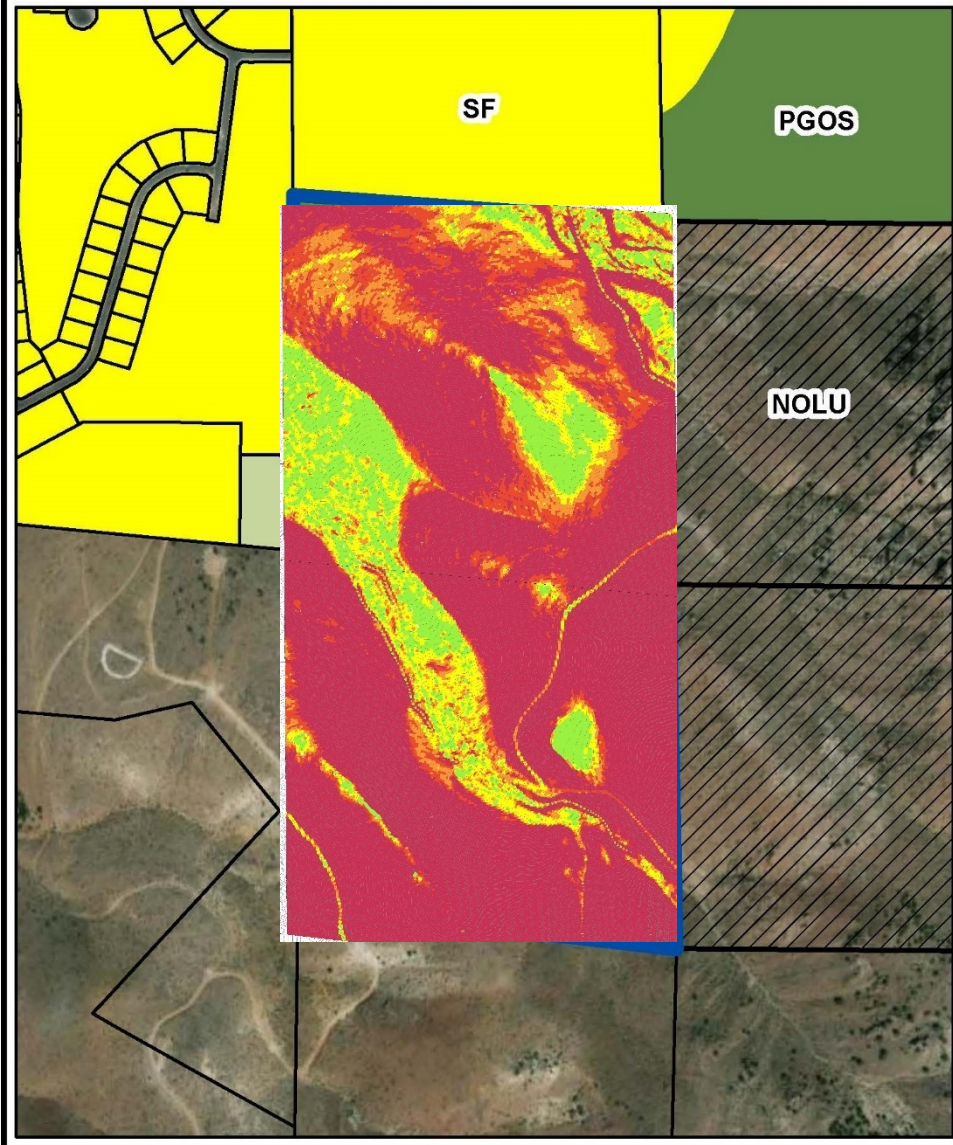


# **Recommended Motion**

**Based on compliance with the applicable findings, I move to approve the annexation, adopt the Master Plan amendment by resolution and approve the zoning amendment subject to conformance review by the Truckee Meadows Regional Planning Commission**

# Proposed MPLU: SF & PGOS

Subject Area ►



McCAULEY- EXISTING GROUND SLOPE ANALYSIS  
OCTOBER 2023

Class	Min Slope	Max Slope	Min Elev	Max Elev	Color
1	0.0%	1.0%	8200.0	8200.0	Green
2	1.0%	2.0%	8200.0	8200.0	Yellow
3	2.0%	3.0%	8200.0	8200.0	Orange
4	3.0%	4.0%	8200.0	8200.0	Red
5	4.0%	5.0%	8200.0	8200.0	Dark Red