

LDC21-00034 (Canyon's Edge)

*Reno City Council
July 27, 2022*





Project Information

Site Size: ±80.22 acre

Request Amendments:

- Master Plan
- Zoning Map

Amendment of existing Canyons Planned Unit Development Handbook

Annexation in 2019

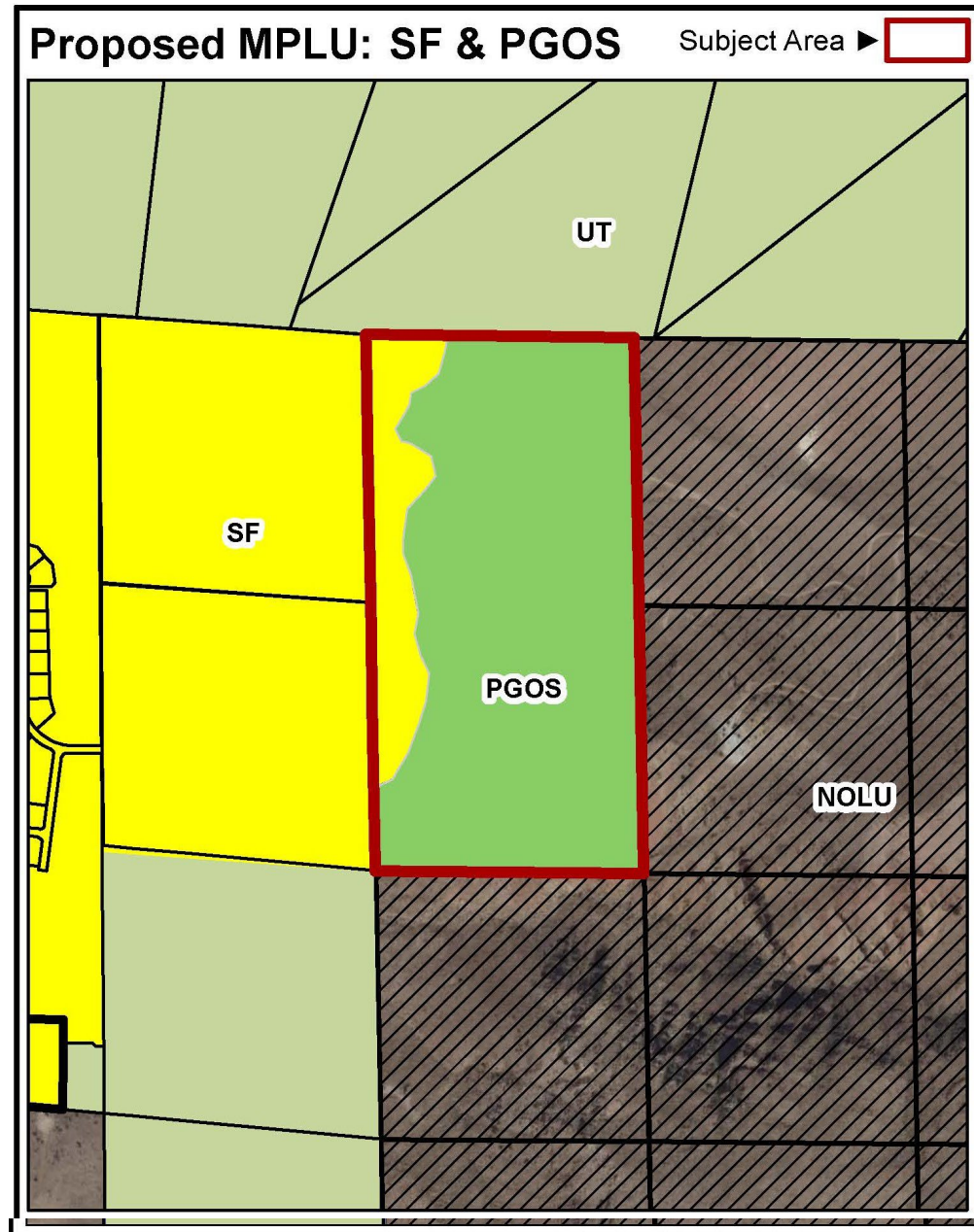
Planning Commission Recommendation

Key Issues:

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

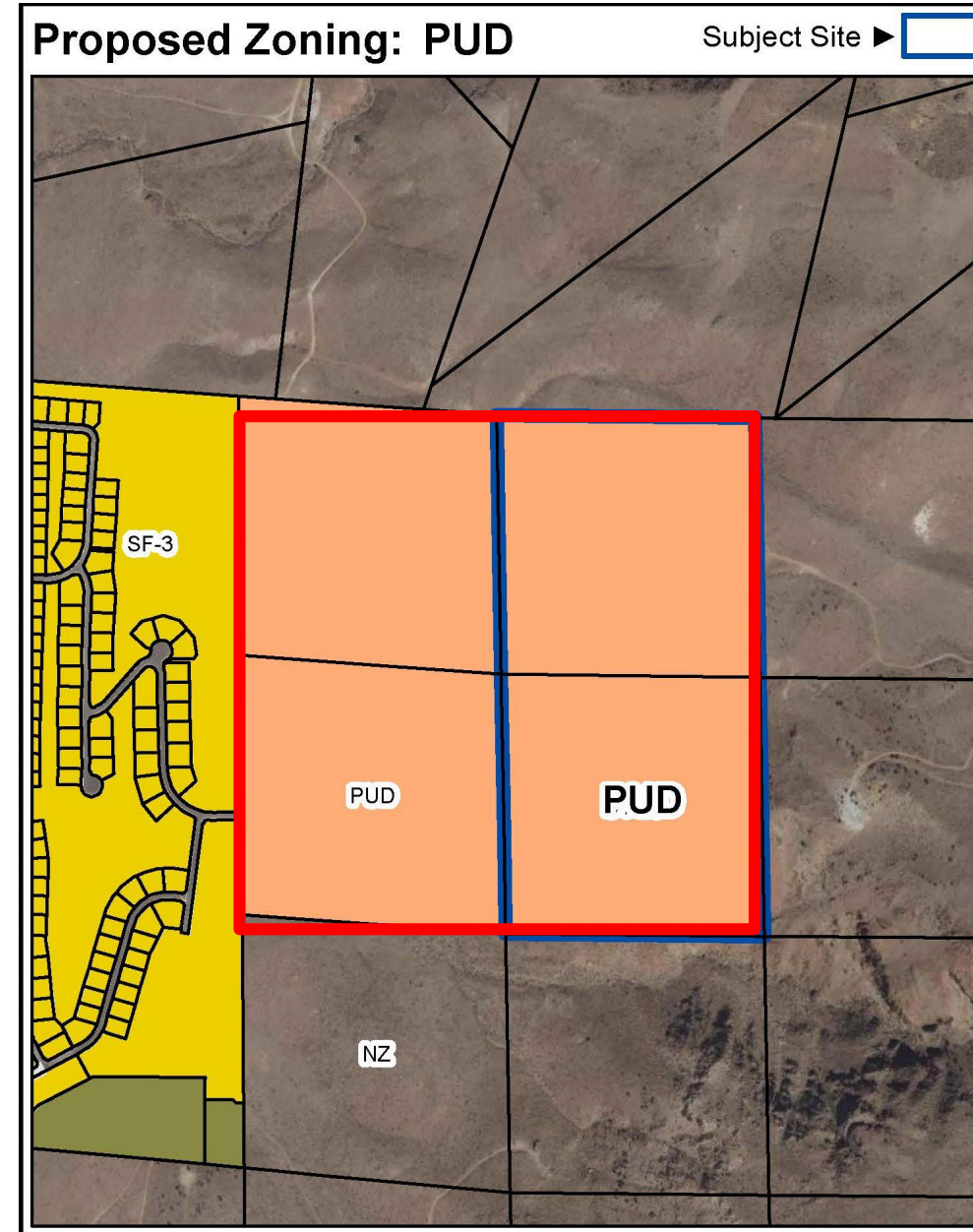
REIMAGINE RENO

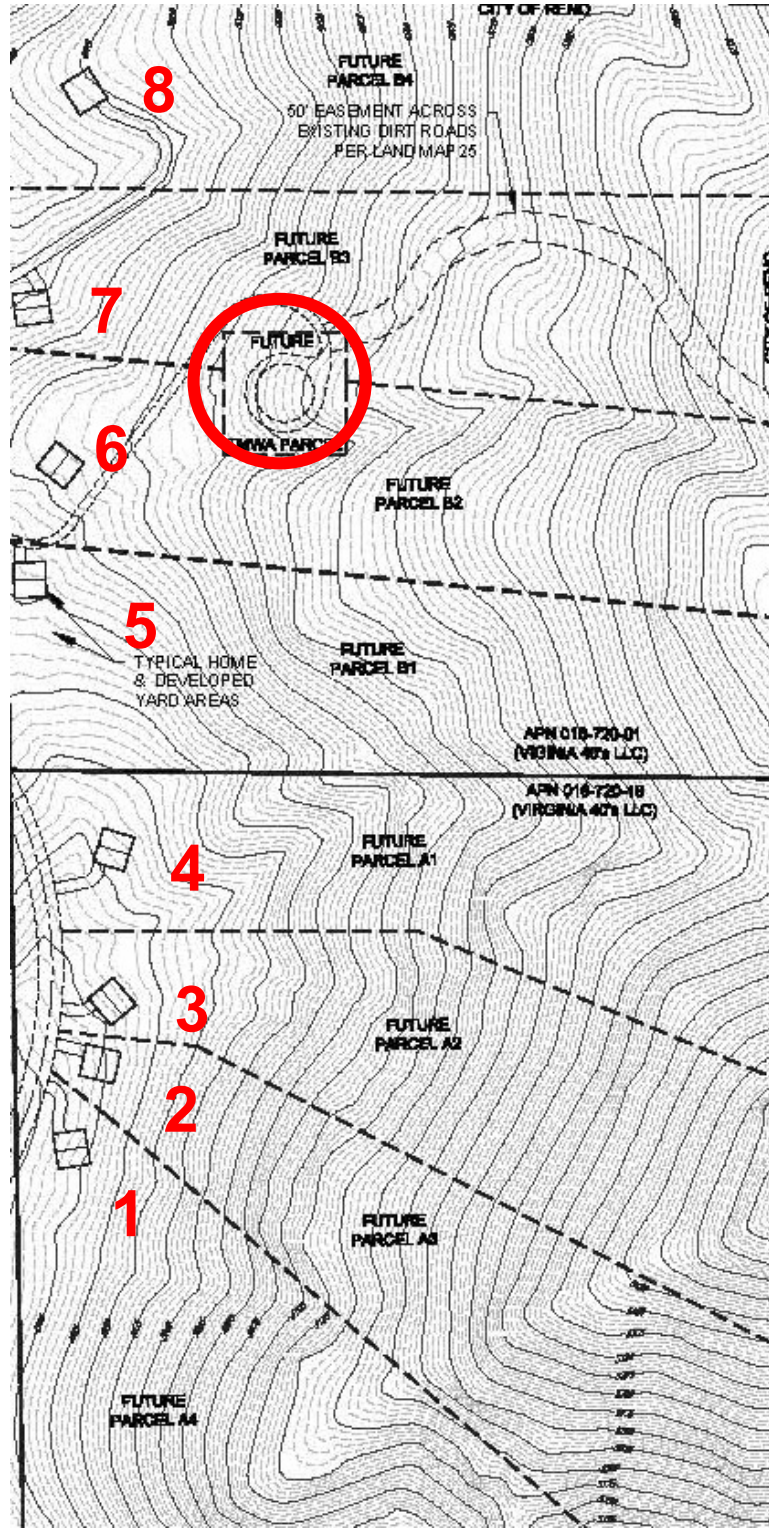
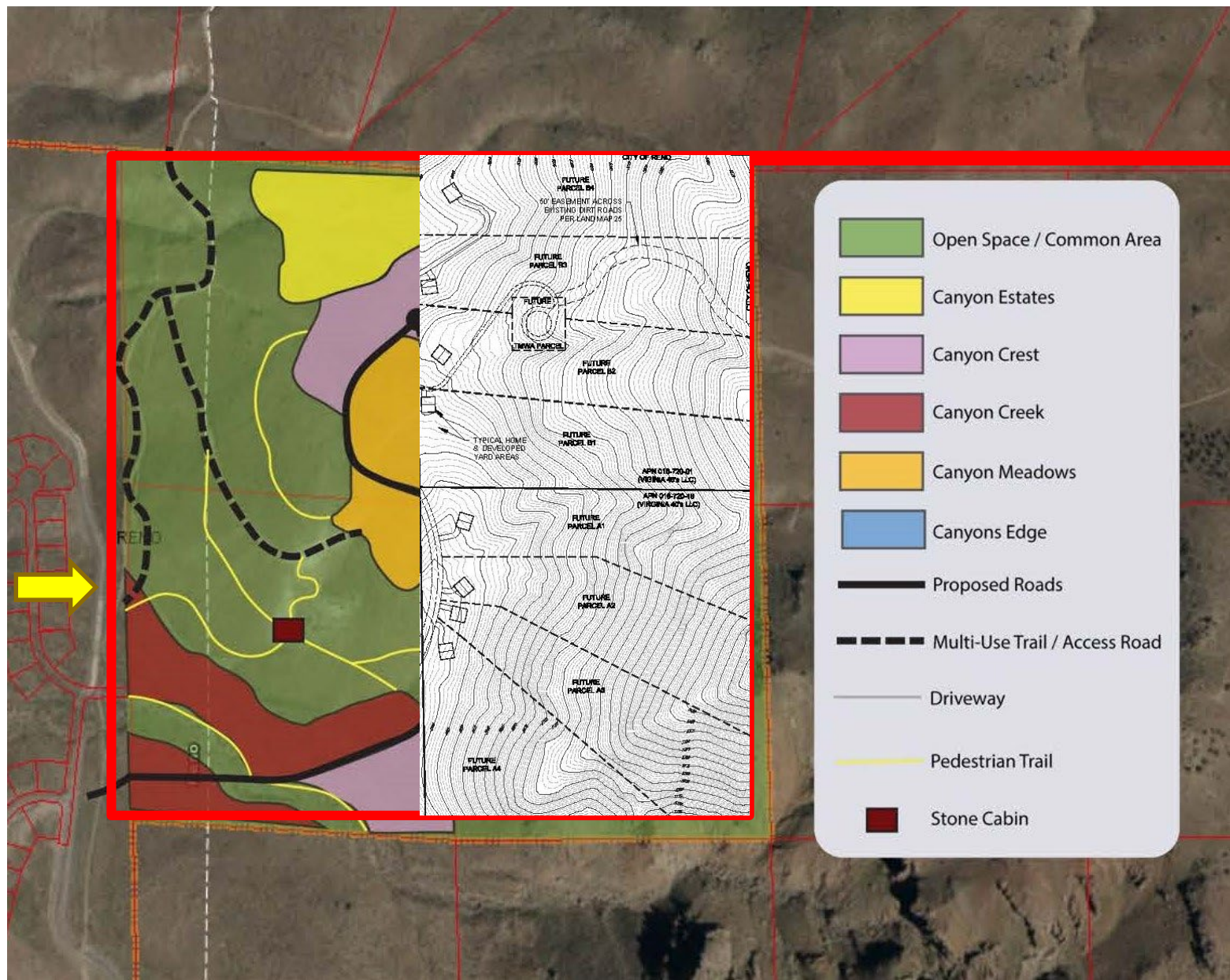
planning for the future



ZONING CODE RENOVATION

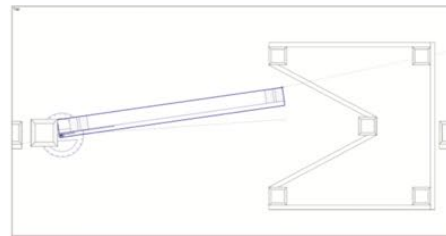
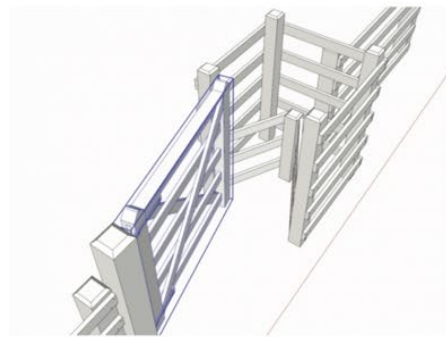
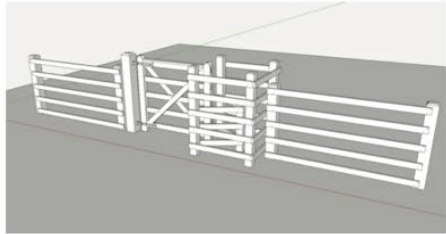
Achieving ReImagine Reno



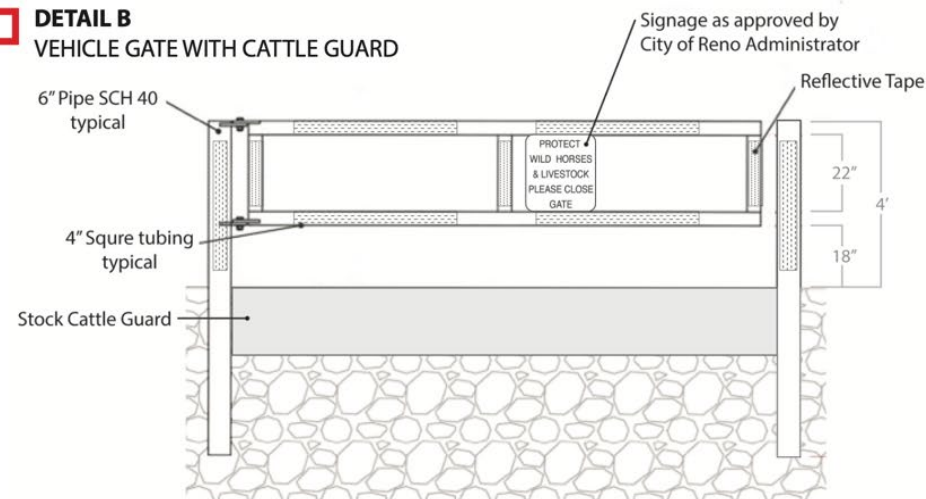


POTENTIAL GATE DESIGNS

DETAIL A
PEDESTRIAN PASS-THROUGH GATE
(KISSING GATE)



DETAIL B
VEHICLE GATE WITH CATTLE GUARD



DETAIL C
LOCKED EMERGENCY HORSE GATE



Proposed Modifications

- Canyons Edge Village
- Eight single-family dwelling units (ten acre parcels)
- Enhanced Virginia Range fencing and gate standards

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 to adopt the amendment to the Master Plan by resolution, subject to conformance review by the Truckee Meadows Regional Planning Commission.

Based upon compliance with the applicable findings, I move to refer the Canyons Planned Unit Development zoning map amendment to a second reading