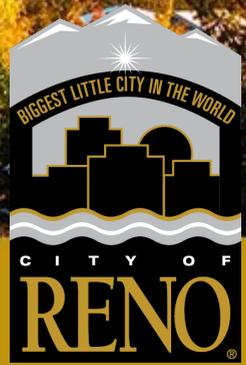


# LDC21-00034 (Canyon's Edge)

*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.

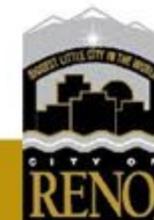
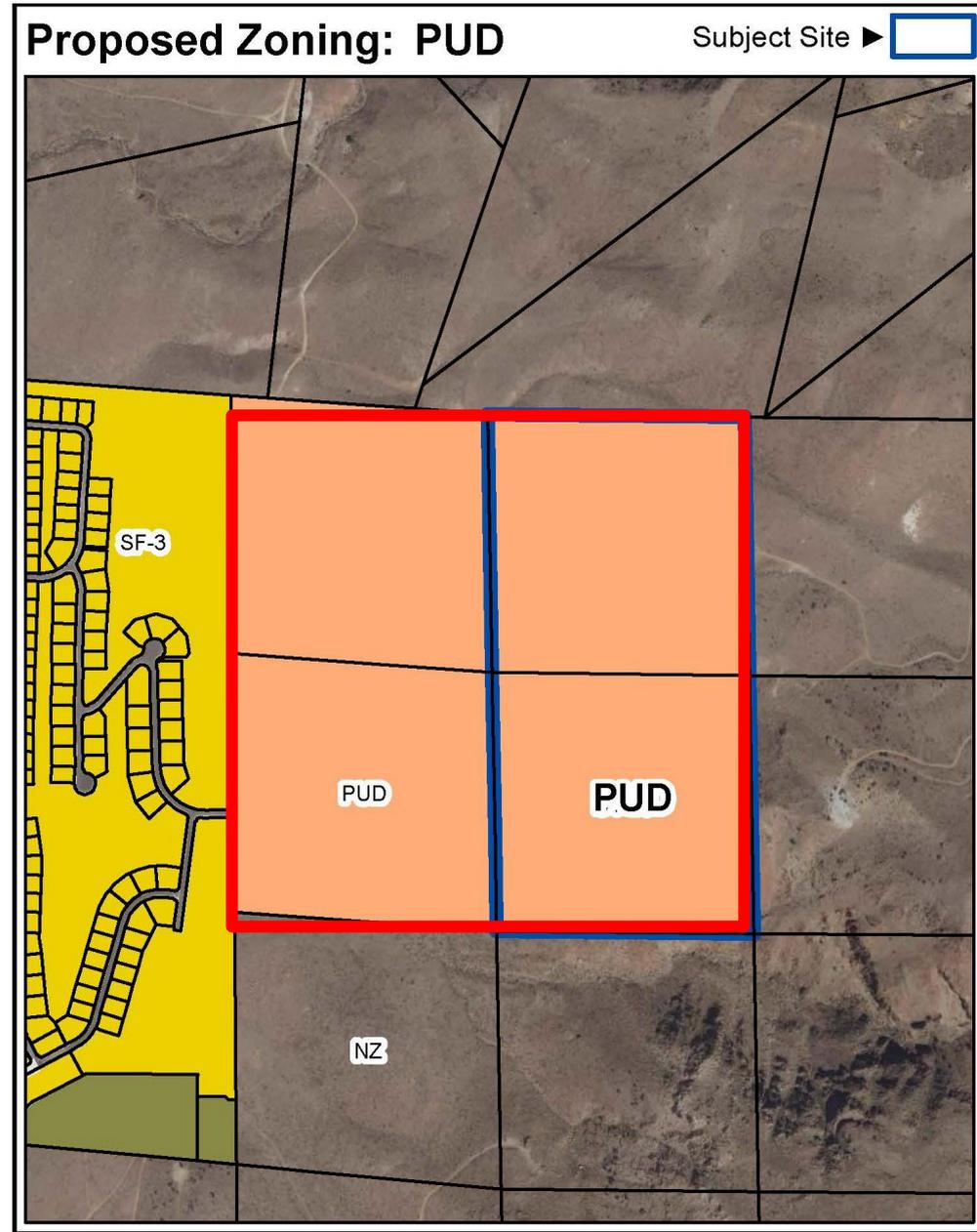
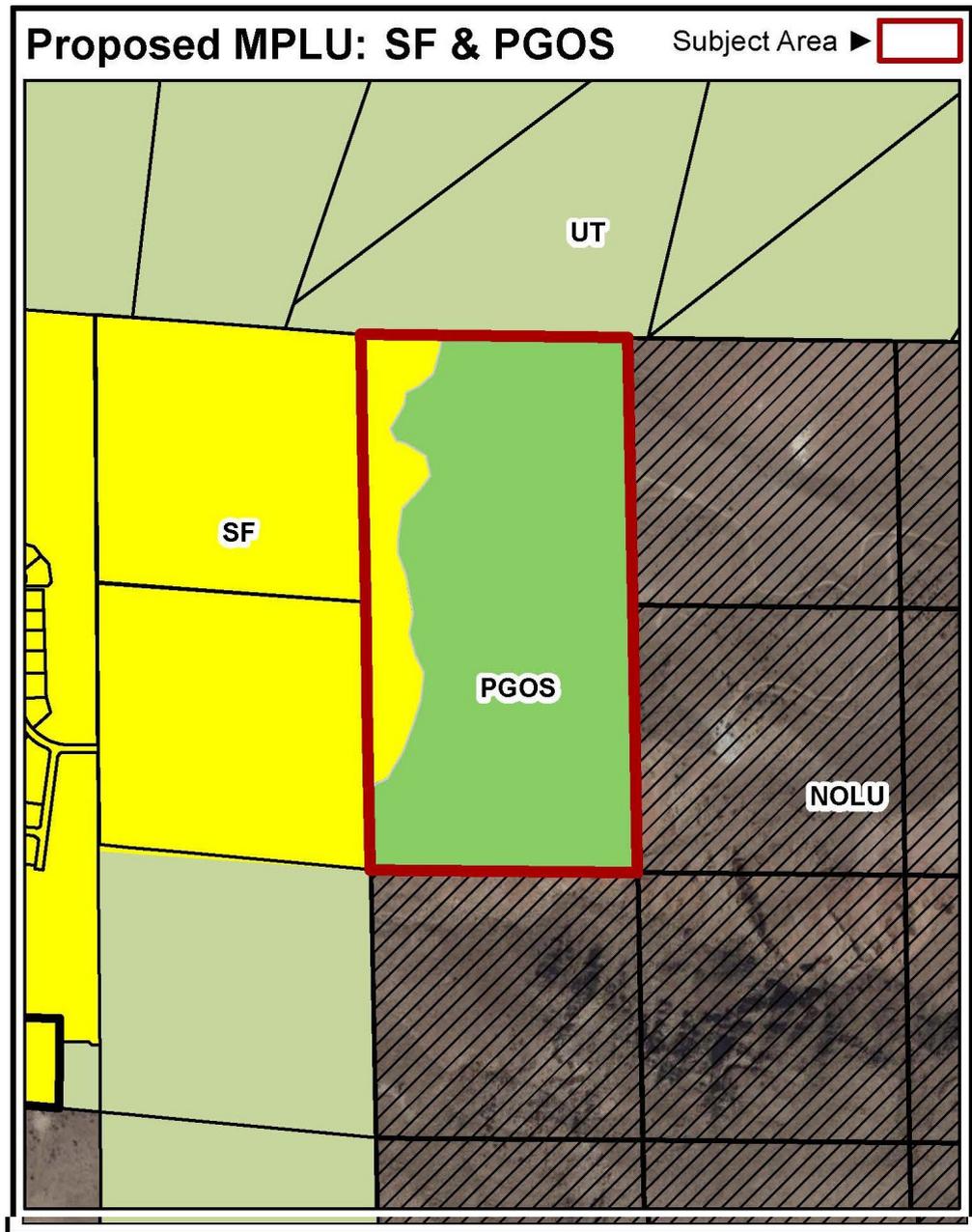
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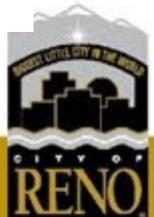
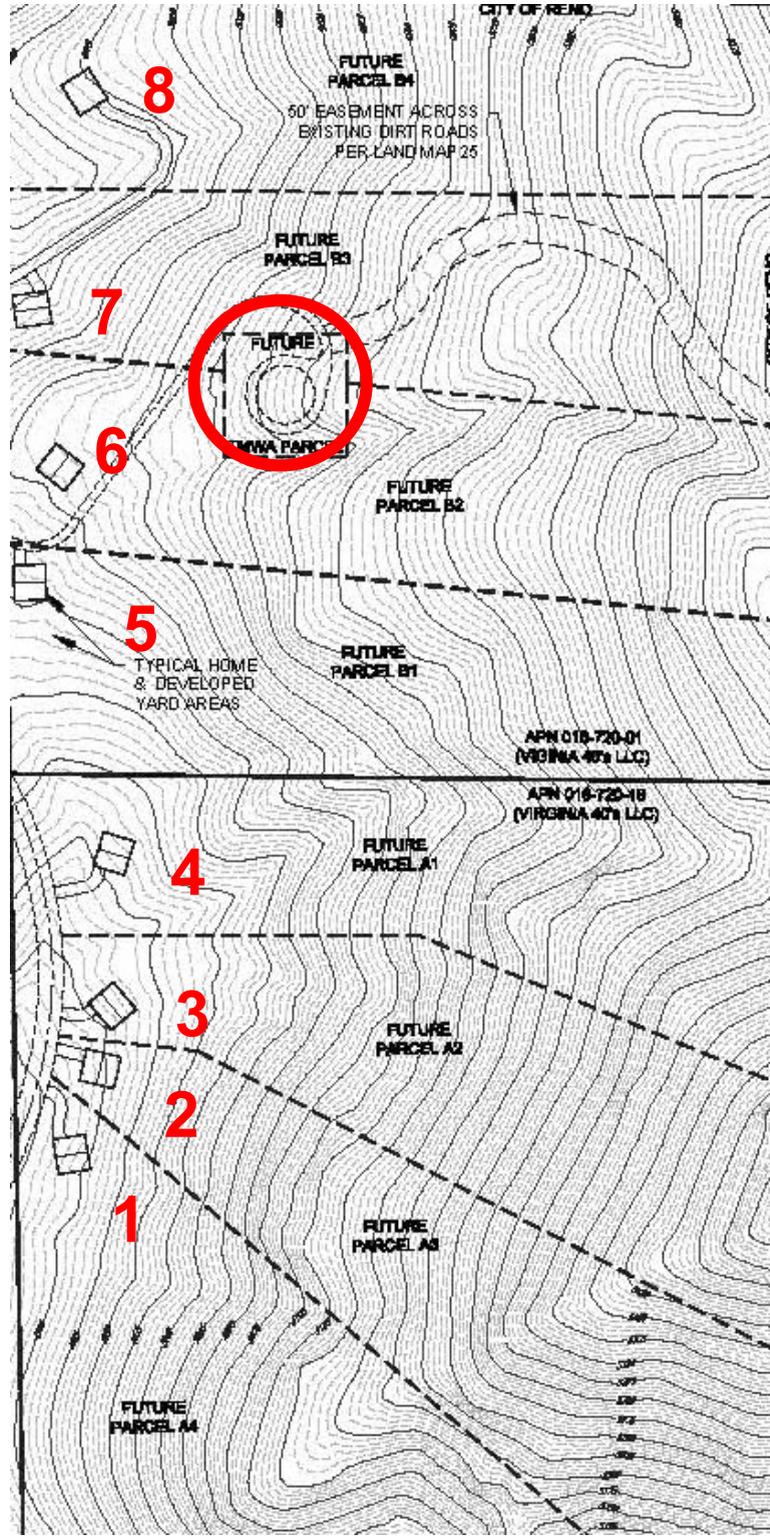
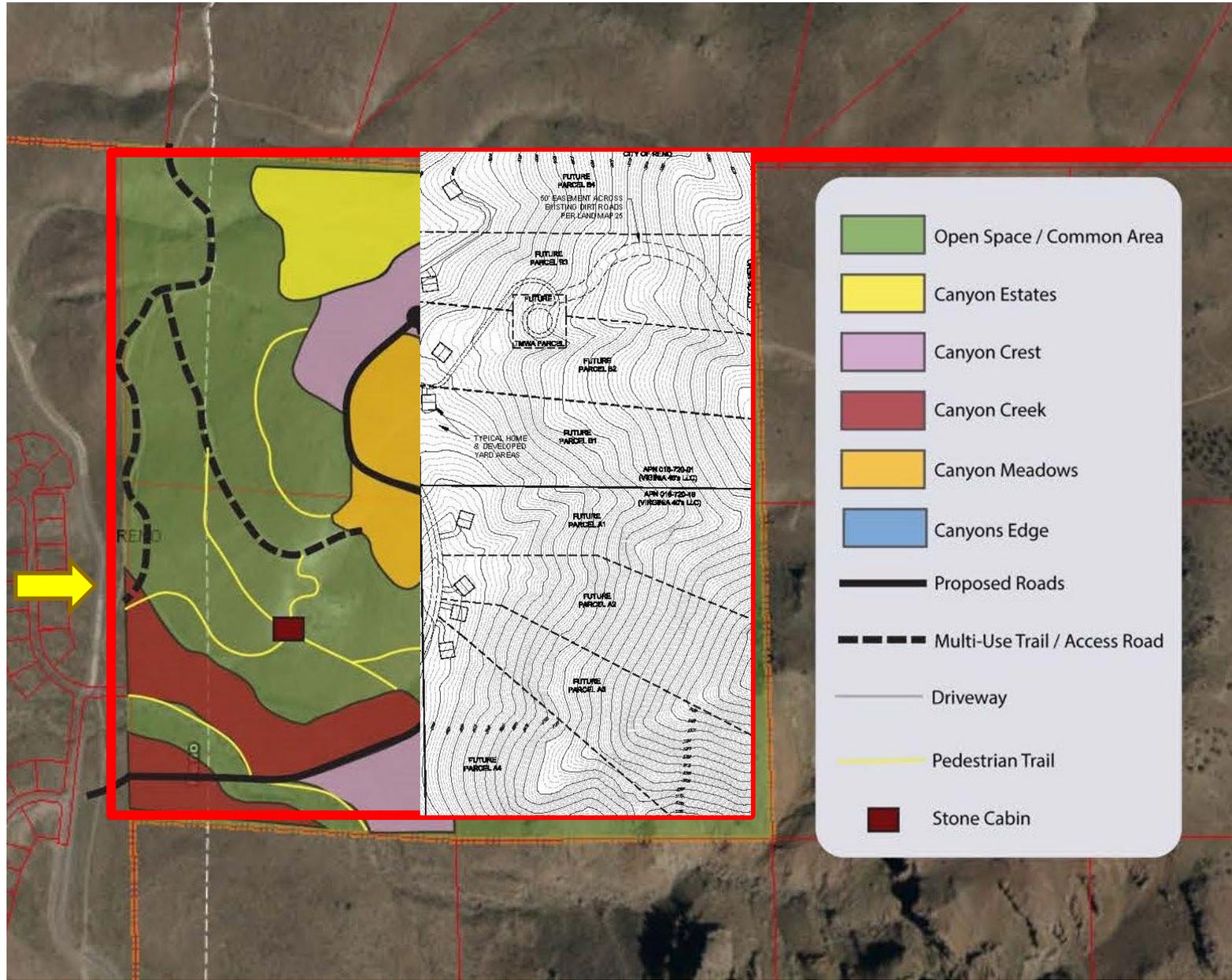
*planning for the future*

— ZONING CODE —

# RENOVATION

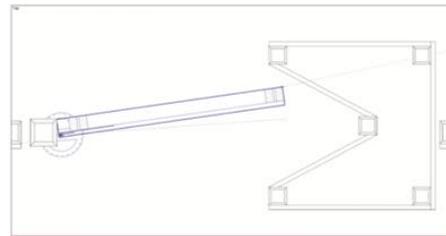
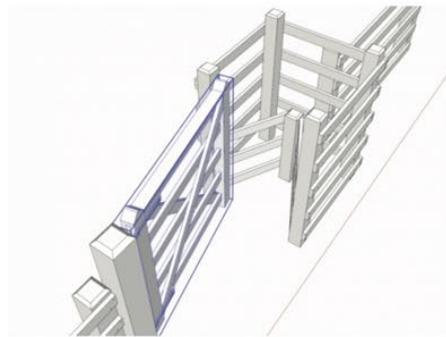
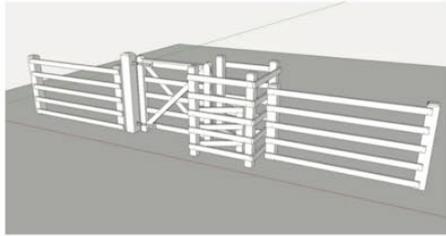
*Achieving ReImagine Reno*



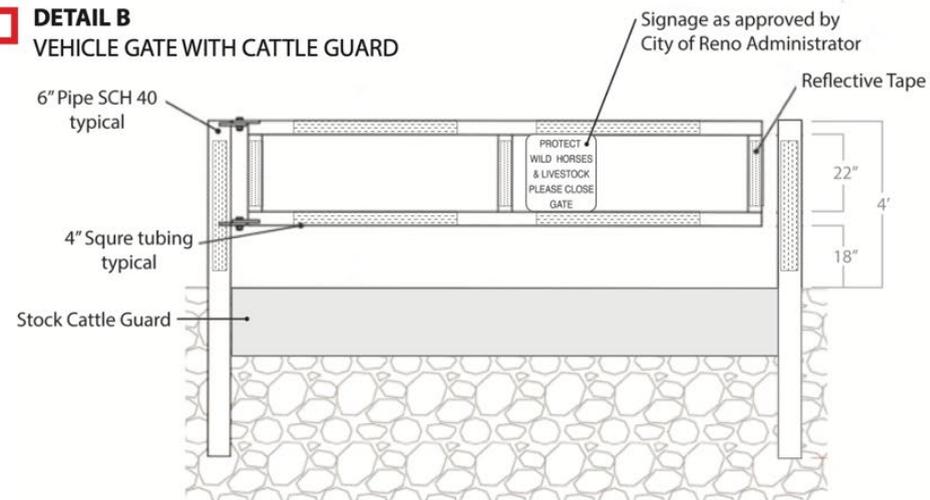


## POTENTIAL GATE DESIGNS

**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
<b>Compatible</b>	✓ Yes
<b>Complies Master Plan, RMC, NRS</b>	✓ Yes
<b>Public services and utilities</b> are available	✓ Yes
<b>Not detrimental</b> 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