

STAFF REPORT

Date: October 25, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Case No. LDC23-00021 (Valley View Estates) Ordinance Introduction - Bill No. _____ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning a ±80.0 acre site consisting of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80.0 acres of Planned Unit Development (PUD) Valley View Estates; together with matters which pertain to or are necessarily connected therewith.

From: Brook Oswald, Associate Planner

Department: Development Services - Planning

Summary: A request has been made for a zoning map amendment from ±69.6 acres of Unincorporated Transition – 40 acres (UT-40) and ±10.4 acres of Large Lot Residential 2.5 Acres (LLR-2.5) to ±80.0 acres of Planned Unit Development (PUD) Valley View Estates. The ±80.0 acre project site consists of two parcels located ±350 feet southeast of the intersection of Claim Jumper Way and Tellurium Mine Drive, and directly east of the Truckee Meadows Water Authority (TMWA) reservoir tank. Staff and Planning Commission made all of the findings and recommends approval of the zoning map amendment.

Alignment with Strategic Plan:

Economic and Community Development

Financial Implications: There are no financial implications to this item.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion:

I move to refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance

Legal Noticing