

STAFF REPORT

Date: July 27, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: **Staff Report (For Possible Action): Case No. LDC21-00034 (Canyon's Edge) Request for: 1) an amendment to the Master Plan land use designation from ±80.22 Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and; 2) a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons Planned Unit Development (PUD-Canyons). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive.**

From: Brook Oswald, Associate Planner

Department: Development Services - Planning

Summary: The ±80.22 project area consists of two parcels generally located 1,400 feet east of the eastern terminus of Mine Shaft Drive. The request is for an amendment to the Master Plan land use designation from ±80.22 acres of Unincorporated Transition (UT) to ±14 acres of Single-Family Neighborhood (SF) and ±66.22 acres of Parks, Greenways, and Open Space (PGOS) and a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons - Planned Unit Development (PUD-Canyons). This request will amend the approved Canyons PUD Handbook to allow an additional eight residential lots and approximately 80 acres of land identified as the Canyons Edge Village. The proposed changes would allow for a maximum of 79 residential dwelling units on ±160 acres of land in the overall PUD development. Staff and the Planning Commission recommend approval.

Alignment with Strategic Plan: The overall project supports the strategic plan priorities.

- *Goal C-Economic Opportunity, Homelessness and Affordable Housing:* An associated agreement provides provision of a charitable donation for affordable housing.
- *Goal F -Arts, Parks and Historic Resources:* Publicly accessible open space and trails will be constructed and maintained by the developer.

Background: On March 10, 2021 Council approved a zoning map amendment, associated Canyons PUD Handbook, tentative map, and special use permit requests related to grading (LDC21-00024 (The Canyons)). The PUD Handbook established the standards and requirements of the development. The tentative map established 71 single-family lots and approved the special use permits for hillside development, cuts in excess of 20 feet and fills greater than ten feet, and disturbance of a major drainage way. Master Plan policies, infrastructure, public services, compatibility, and grading were reviewed through the previous approval process and found to be appropriate to support the development. A major site plan review application was approved by the Planning Commission on April 20, 2022 to facilitate the construction of water tanks associated with future development of the Canyons PUD.

Discussion: The attached staff report analysis focused on: 1) compatibility of the zoning with surrounding zoning districts and uses; 2) availability of public services, utilities and infrastructure, and; 3) appropriateness of the Master Plan amendment. The attached minutes detail the Planning Commission discussion. Questions and comments focused on the appropriateness of including the properties in the existing Canyons PUD, the private provision and protection of open space, and the ±14 acres of required Regional Plan Tier modification. The subject properties are currently identified in the Truckee Meadows Regional Plan as a Tier III designation. Implementation of the Master Plan Amendment will require an amendment to the Tier II designation by the Truckee Meadows Regional Governing Board. A Regional Tier II designation review occurs with the City sponsored Master Plan conformance review and the Regional Planning Commission will provide a recommendation to the Regional Governing Board for final decision.

Financial Implications: Based on the initial fiscal impact analysis conducted at the time of the annexation, the project anticipates generating a modest positive fiscal impact to the City. The Affordable Housing Charitable Donation Agreement specified in the PUD Handbook will support housing needs within the City.

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

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.

- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- a. The amendment is in substantial conformance with Master Plan priorities and policies;
- b. Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- c. Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;

- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Planning Commission Recommendation: The requests were heard at the June 15, 2022, Planning Commission hearing.

Master Plan Amendment: Five in favor and two absent.

Zoning Map Amendment: Five in favor and two absent.

The Commission recommended City Council approve the Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motion: I move to uphold the recommendation of Planning Commission subject to Master Plan conformance review by the Truckee Meadows Regional Planning Commission and Tier change by the Truckee Meadows Regional Planning Governing Board.

Attachments:

Case Maps

Planning Commission Staff Report and Minutes

Proof of Public Noticing