

## STAFF REPORT

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**Date:** July 27, 2022

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** **Staff Report (For Possible Action): Resolution to adopt an amendment to the land use plan of the City of Reno Master Plan 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). The ±80.22 acres site is located approximately 1,400 feet east of the eastern terminus of Mine Shaft Drive and further described in planning Case No. LDC21-00034 (Canyon's Edge). The adoption is contingent on the conformance review and Tier change by the Truckee Meadows Regional Planning Agency.**

**From:** Brook Oswald, Associate Planner

**Department:** Development Services - Planning

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**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 Canyons PUD Handbook to allow and 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 Planning Commission recommend approval.

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

**Recommendation:** Planning Commission recommends Council approve the resolution.

**Proposed Motion:** I move to approve the resolution.

**Attachments:** Resolution