

## STAFF REPORT

---

**Date:** July 27, 2022

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction - Bill No. \_\_\_\_\_ Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning," rezoning 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; together with matters which pertain to or are necessarily connected therewith.

**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 a zoning map amendment from Unincorporated Transition 40 acres (UT-40) to the Canyons - Planned Unit Development (PUD-Canyons). The request is associated with 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). This request will amend the 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 Planning Commission recommend approval.

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

**Recommendation:** Planning Commission recommends Council refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Proposed Motion:** I move to refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Ordinance

Canyons PUD Revised Handbook 5-5-22