

STAFF REPORT

Date: August 10, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Adoption - Bill No. 7214 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 81 residential dwelling units on ±160 acres of land in the overall PUD development.

Previous Action: At the July 27, 2022 hearing, City Council moved to approve the associated Master Plan land use designation amendment and refer the Zoning map amendment (Planned Unit Development Canyons Handbook Amendment) to a second reading and adoption. Verbal commitments were read into the record by the applicant, Jim Dolan. The applicant has provided an attached written statement to further establish and clarify these commitments.

July 27, 2022

Council approved the first reading.

Ayes: Weber, Jardon, Schieve, Reese, Duerr, Delgado

Nays: Brekhus

Abstain: None

Absent: None

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

Proposed Motion: I move to adopt Ordinance No. _____.

Attachments:

Ordinance

Verbal Commitments