LDC19-00054
BELLA VISTA RANCH PHASE II

City Council Public Hearing
December 4, 2019

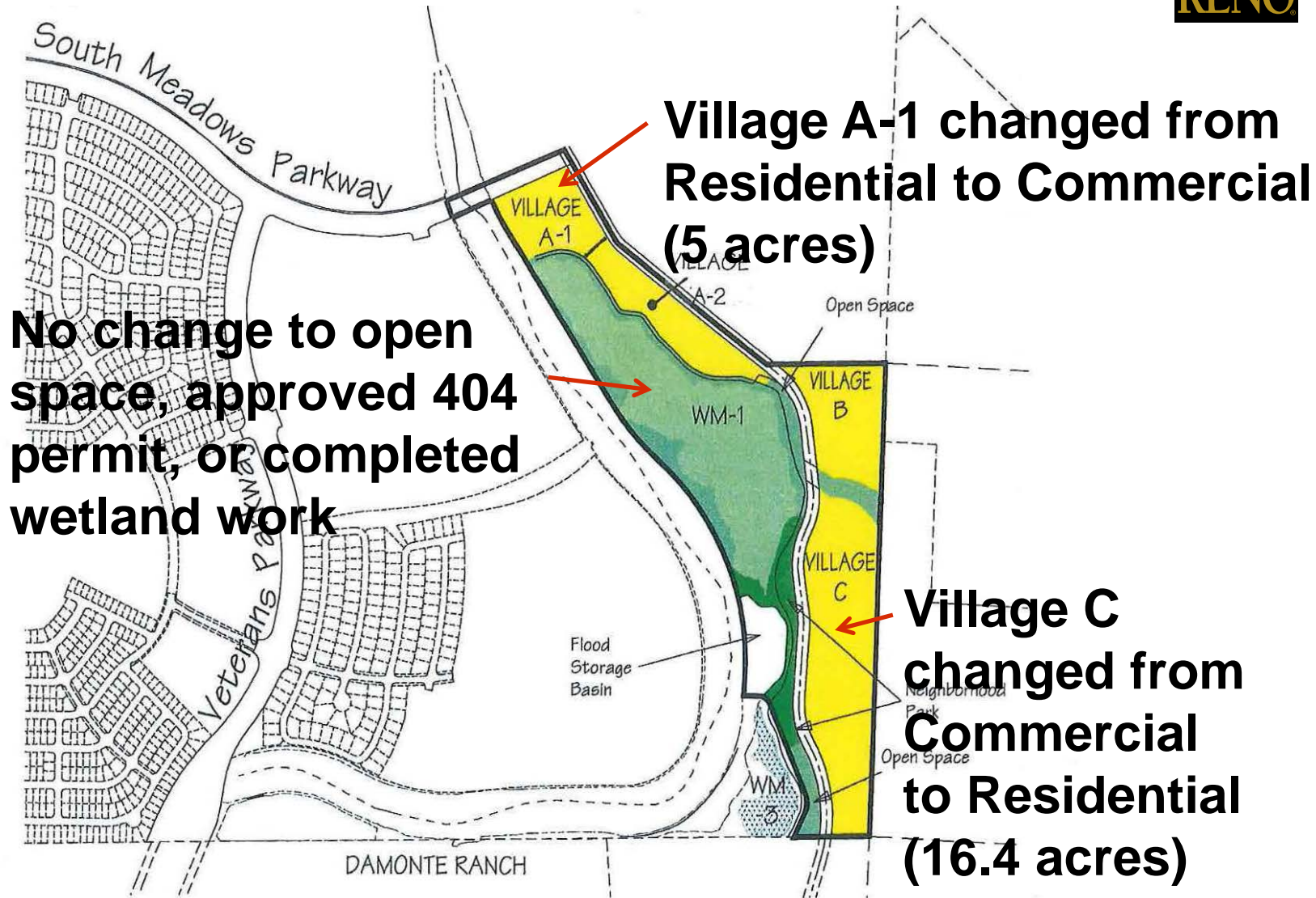# Planned Unit Development Amendment

<u>Existing Approval</u>:

- 575 residential units @ 30 units/ acre
- 16.4 acres of commercial use adjoining former gun club

<u>Proposed Amendment</u>:

- Add 37 homes (612 residential units @ 20 units/ acre)
- Remove 11.4 acres of commercial (5 acres relocated to intersection)
- Additional project enhancements
  - Expanded Feral Horse Section
  - New "Waterwise" Landscaping Standard
  - New time limitation on completion (20 years)
  - Voluntary Affordable Housing Contribution ($500/home)

Proposed Amendment Map

Village A-1 changed from Residential to Commercial (5 acres)

No change to open space, approved 404 permit, or completed wetland work

Village C changed from Commercial to Residential (16.4 acres)

Traffic

Amendment has a reduction in overall traffic

- +-6,200 ADT reduction from commercial use
- +-1,003 ADT addition from residential use
- +-5,197 ADT net reduction
- Improved distribution of traffic from Rio Wrangler to Veterans and South Meadows

Planning Commission Recommendation

- Applicant addressed Planning Commission request to maintain some commercial (5 acres)

- Unanimous recommendation of approval (6-0) with Exhibit A limiting commercial uses

Horse Advocate Discussions

- Applicant has met with advocates on direction from City Council

- Applicant has agreed to horse watering facilities and access controls

- Amended Handbook Proposal includes:
  - Two water supply areas (troughs away from homes)
  - Timing and construction specifics
  - HOA's responsibility to maintain

Nevada Department of Agriculture

A letter has been provided by the Nevada Department of Agriculture.

- It is illegal for the City (or any party) to feed, corral, collect, or retain feral or estray livestock they do not own.

- Providing regular water sources for livestock -- stray or otherwise -- requires water rights and permits issued by the State Engineer for that location and use.

Recommendation

- Planning Commission recommends approval with handbook amendments to reflect Exhibit A

- Based on legal advise, staff recommends that the provision of water for horses (section 4B) be removed from the PUD and addressed as a voluntary agreement from the developer