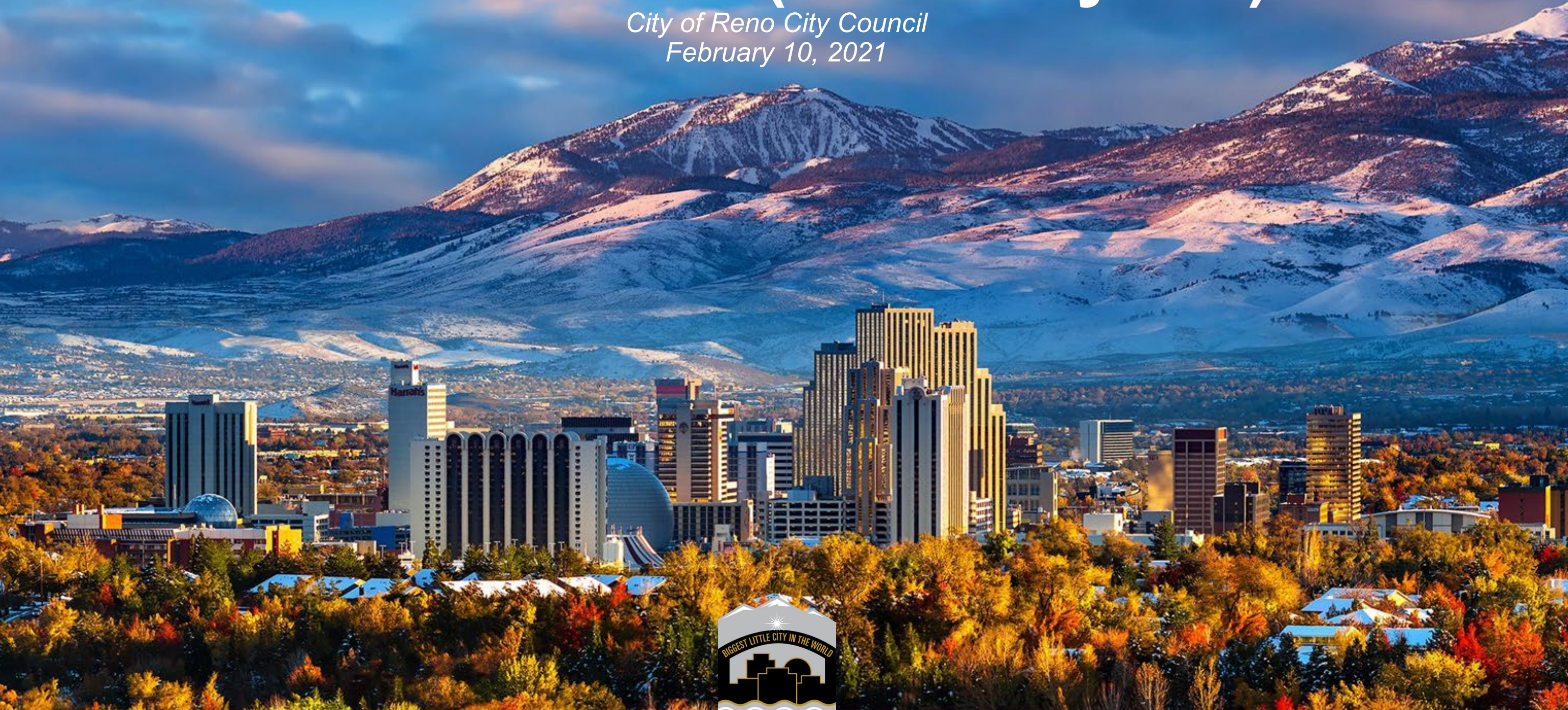
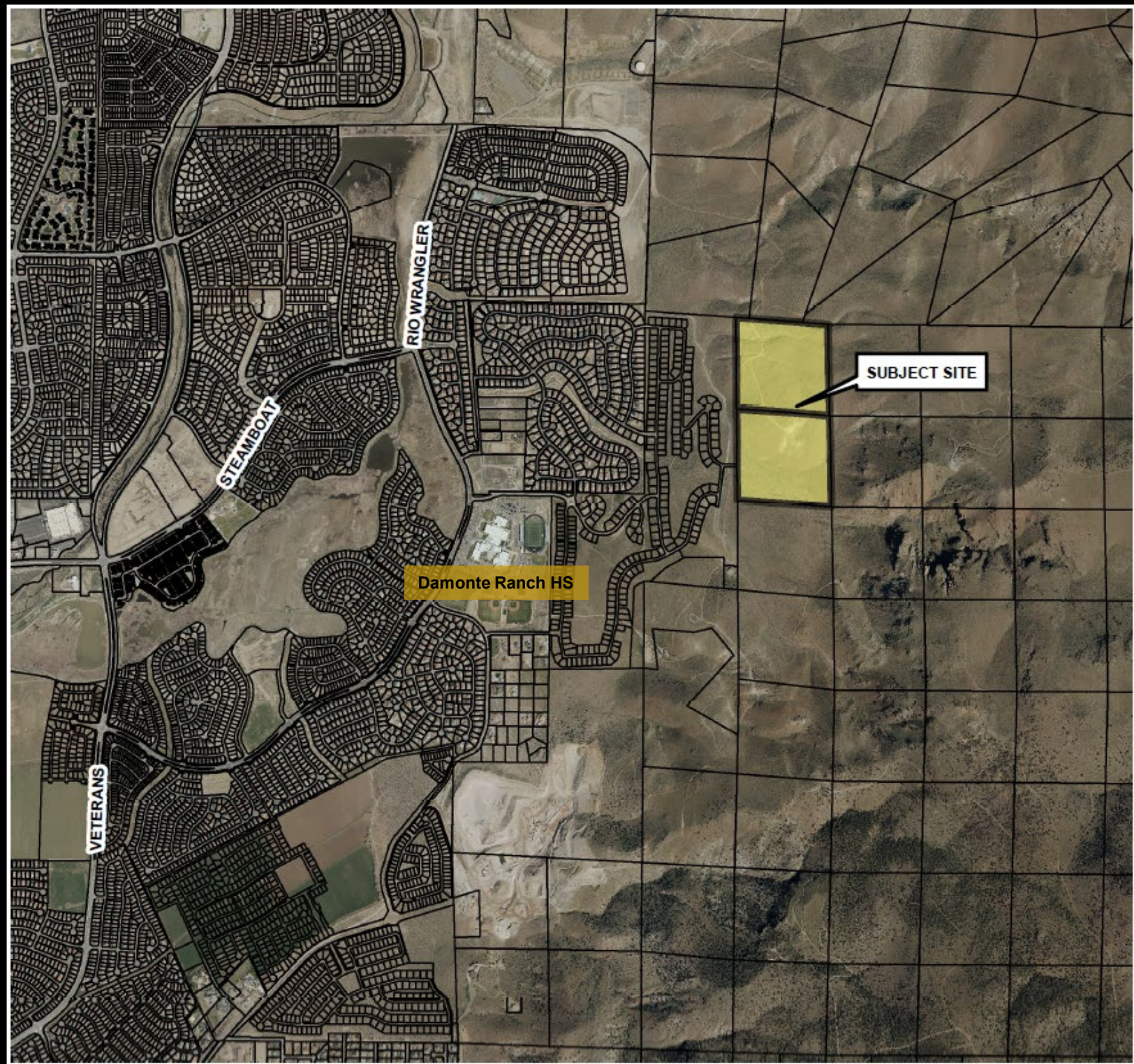


LDC21-00024 (The Canyons)


*City of Reno City Council
February 10, 2021*

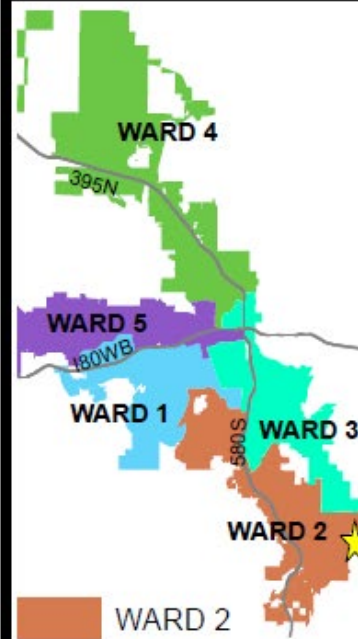




VICINITY MAP

LDC21-00024
(The Canyons)

Subject Area = 



Community
Development
Department



The information heron
is approximate and
is intended for display
purposes only.

DATE | November 2020
SCALE | 1 inch = 1,200 ft

Project Information

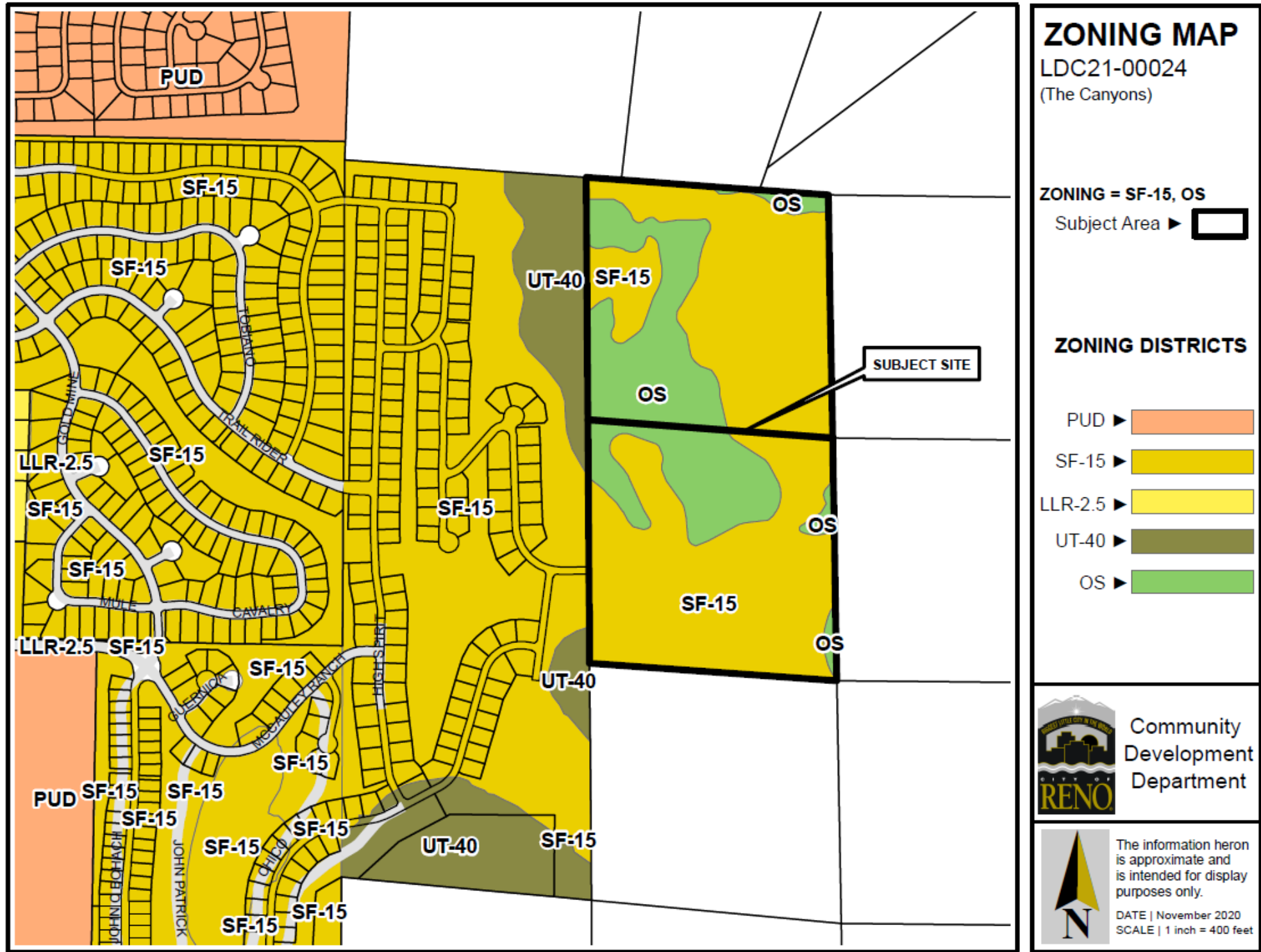
- **Site Size:** ±81.01 acres
- **Request:** Zone Change
Existing
±57.03 acres of SF15
±23.98 acres of OS

Proposed
±81.01 acres of PUD
- **PUD Land Use:**
±29.02 acres of Residential
±51.99 acres of Open Space

Project Information

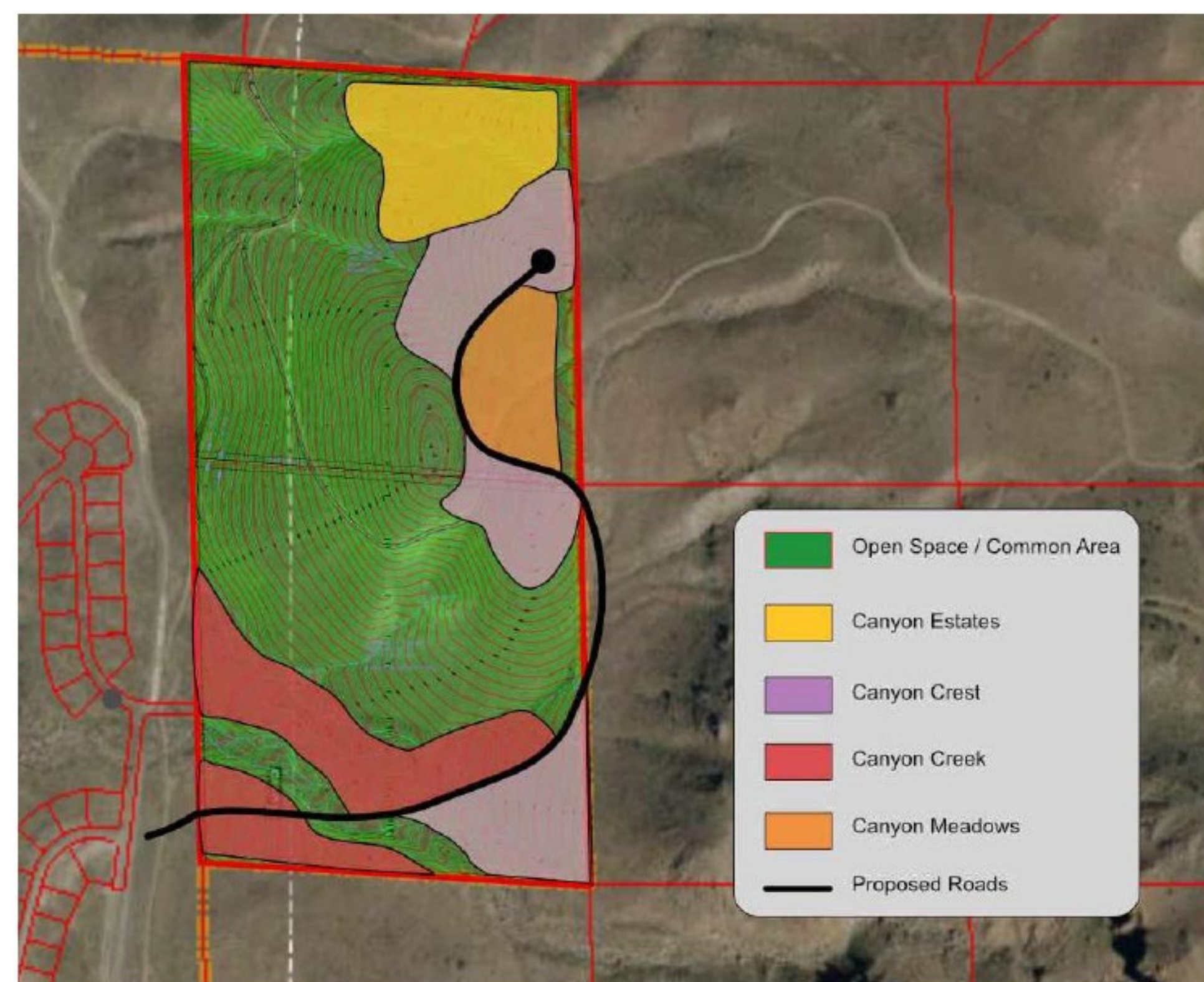
- **Site Size:** ±81.01 acres
- **Request:** Zone Change
Existing
 ±57.03 acres of SF15
 ±23.98 acres of OS

Proposed
 ±81.01 acres of PUD
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 ±29.02 acres of Residential
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Project Information

- **Site Size:** ±81.01 acres
- **Request:** Zone Change
Existing
 - ±57.03 acres of SF15
 - ±23.98 acres of OS**Proposed**
 - ±81.01 acres of PUD
- **PUD Land Use:**
 - ±29.02 acres of Residential
 - ±51.99 acres of Open Space





Site History – Prior Projects

- Annexation
 - Approved - November 2016
- Master Plan Amendment
 - Unincorporated Transition → Single Family Neighborhood
 - Approved - October 2016
- Zoning Map Amendment
 - UT40 → OS & SF15
 - Approved – May 2018
- Tentative Map and SUP
 - 68-lot Tentative Map; SUP for hillside development; cuts and fills; major draingeway disturbance
 - Staff recommendation for denial; Not heard by Planning Commission
 - Withdrawn by applicant – June 2020

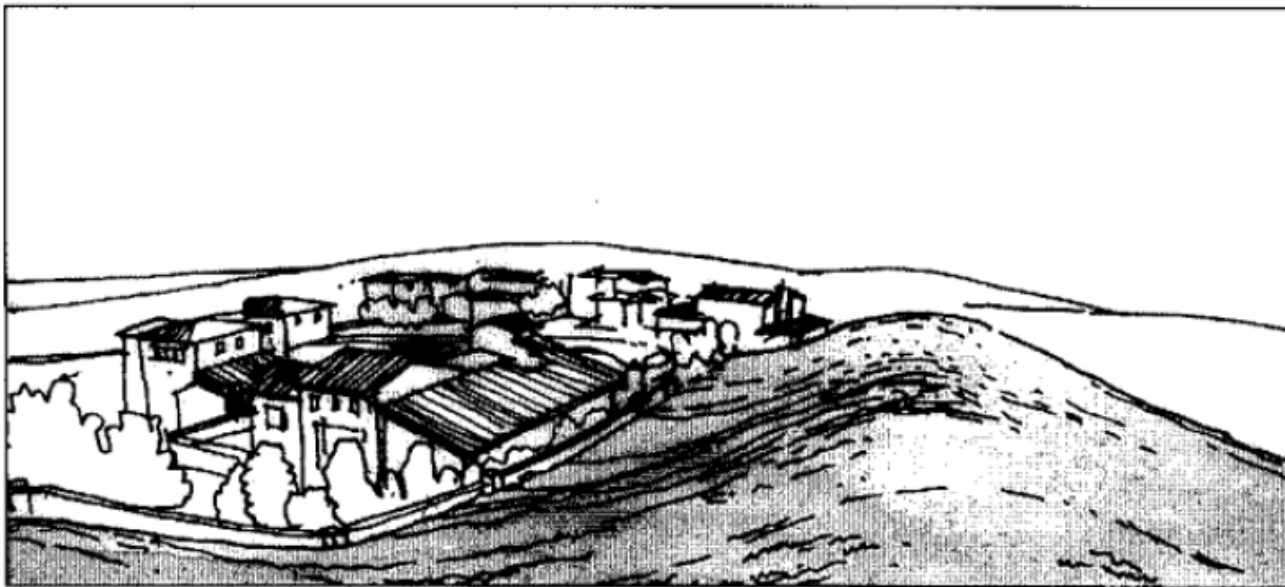
Proposed PUD – Land Plan



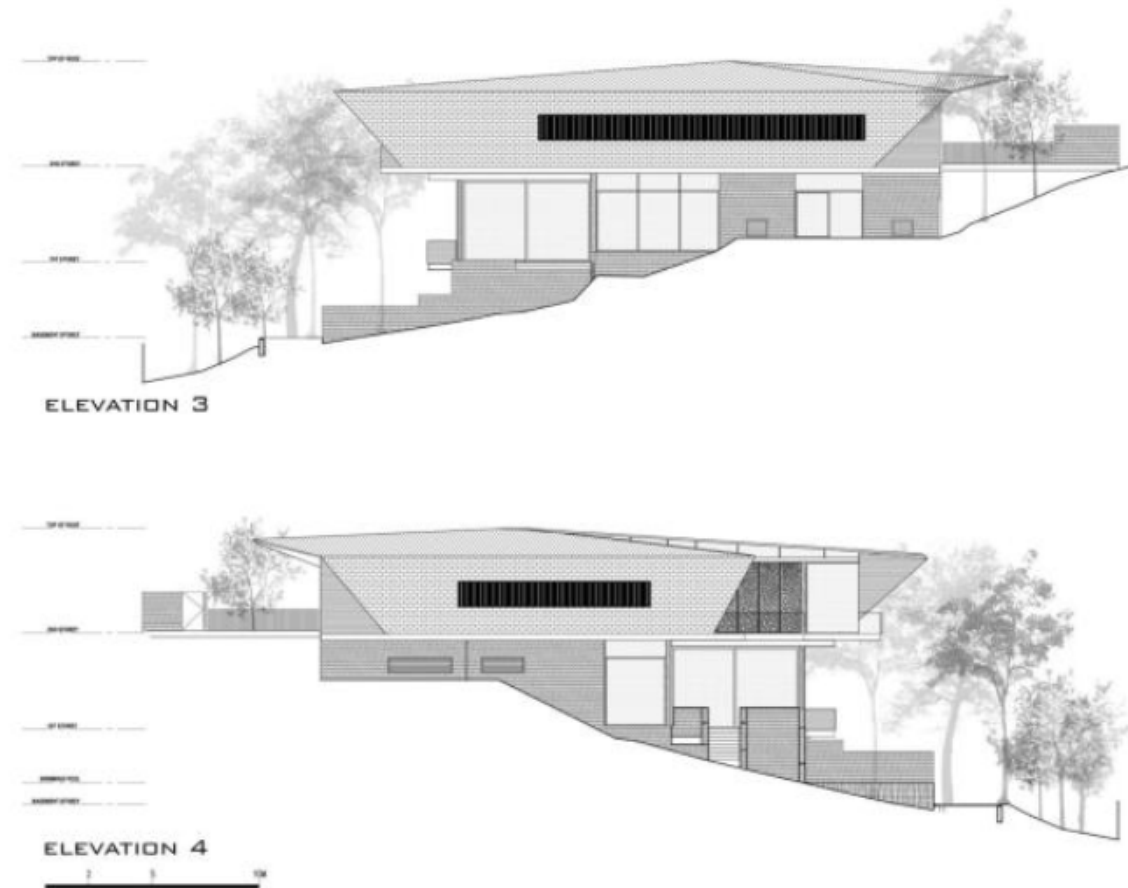
- Canyon Creek
 - 7,500 sqft minimum lot size
- Canyon Crest
 - 10,000 sqft minimum lot size
- Canyon Meadows
 - 1,500 sqft minimum lot size
 - Duets
- Canyon Estates
 - 32,600 sqft minimum lot size
 - Custom Lots
- Open Space
 - 64% of the PUD

Proposed PUD – Grading

- Standards to reduce grading



Berms shall be used to help screen hillside development and utilitarian features where topography warrants it. From public view, the berm shall completely hide development and other structures, providing a view of natural slope face where topography warrants.



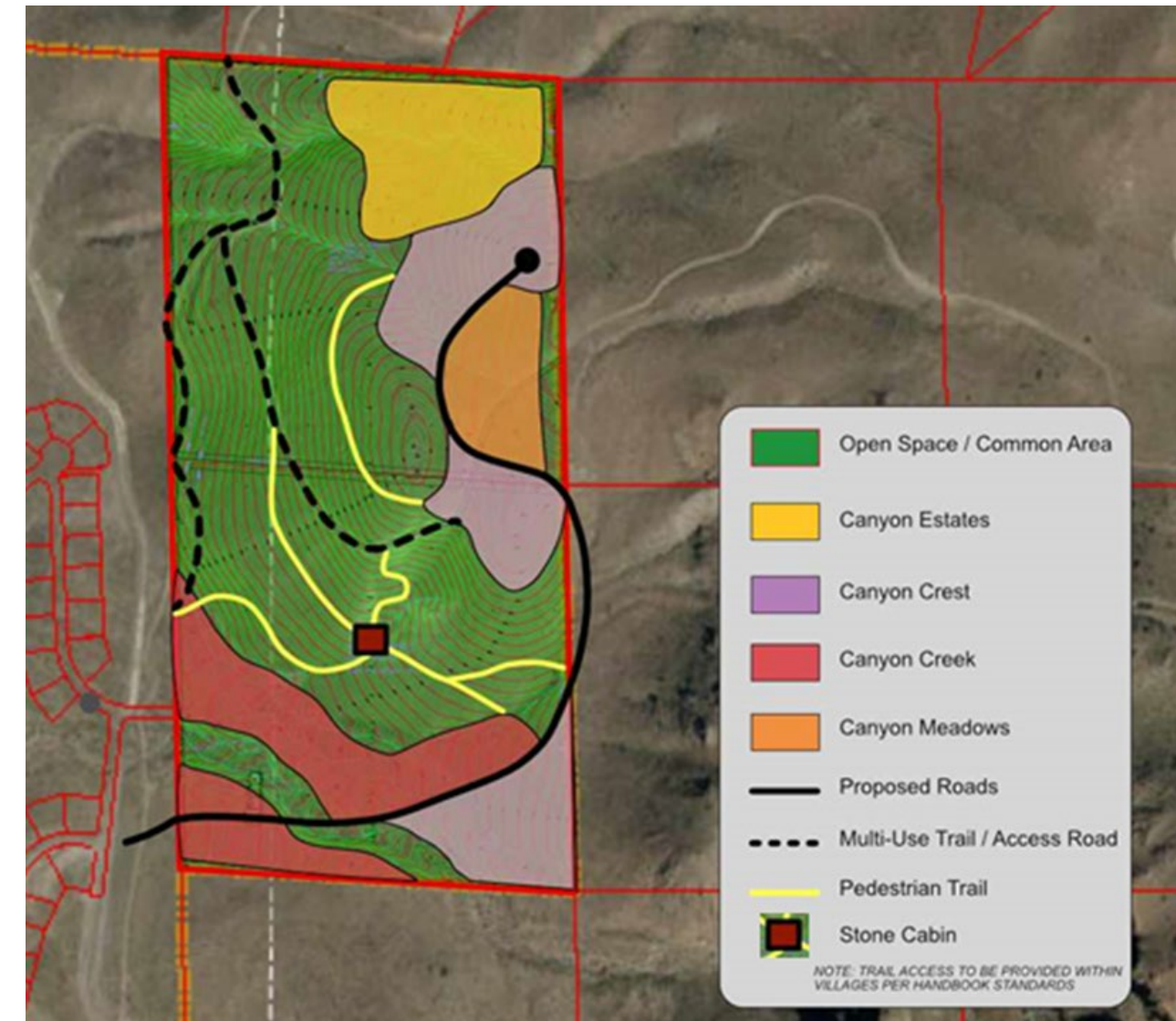
Proposed PUD – Site Design

- Enhanced Site Design Standards



Proposed PUD – Open Space

- Open Space and Recreation



Proposed PUD – Architecture

- Desert Modernism
- Outdoor living spaces
- Detailed window, garage, front door, and color/finish standards



Proposed PUD – Key Features

- Wildland/Urban Interface
 - Defensible space
 - Ongoing maintenance standards
 - Emergency fire access provisions
- Virginia Range Horse Mitigation
 - Requires horse corridor in coordination with horse advocate groups
 - Fencing provisions
 - Additional conditions added with tentative map



Proposed PUD – Key Features

- Affordable Housing
 - \$500 per residential unit toward affordable housing
 - Agreement will come back to City Council at later date
 - Similar to Daybreak agreement

Planning Commission

- Recommendation
 - 6 in favor; 1 opposed
 - Suggested modification to architectural standards
 - Allows exposed concrete and varied materials that compliment the Desert Modern style
- Decisions on Related Cases
 - Approved Tentative Map for 71 lots
 - Approved Special Use Permit
 - Cuts and Fills
 - Hillside Development
 - Disturbance of Major Drainageway
 - These approvals are tentative and subject to the approval of the PUD by City Council

Questions?