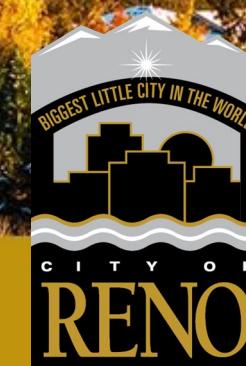
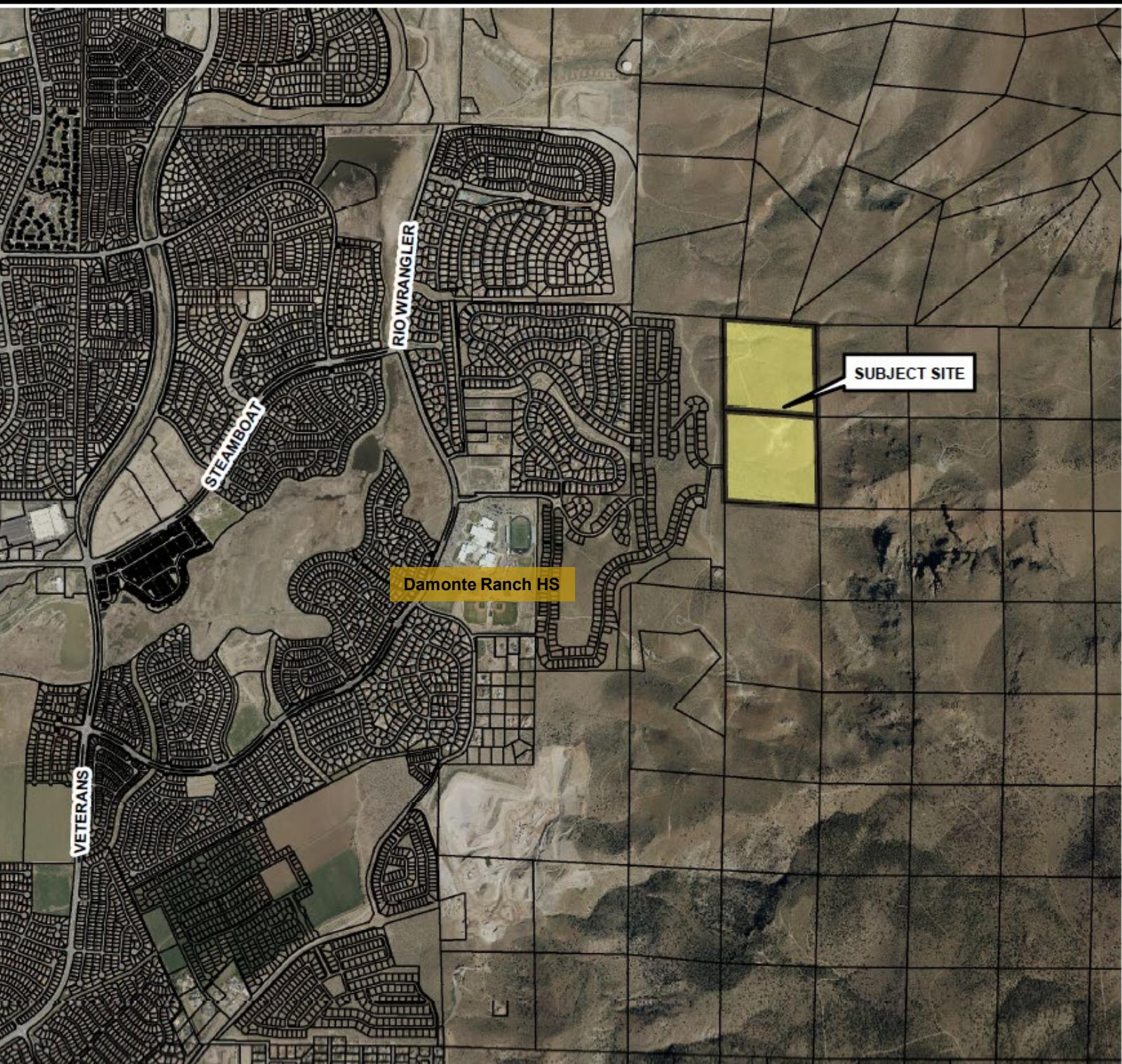


# LDC21-00024 (The Canyons)

*City of Reno City Council*  
February 10, 2021

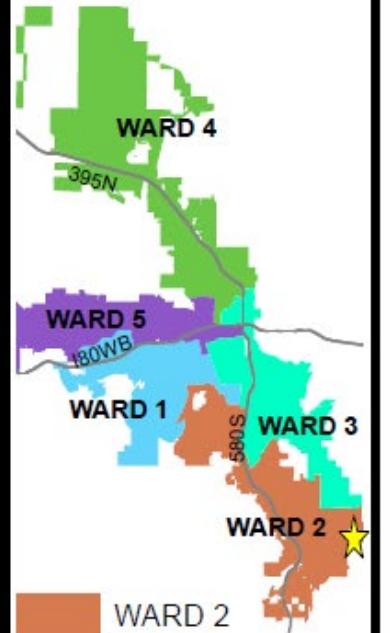




## VICINITY MAP

LDC21-00024  
(The Canyons)

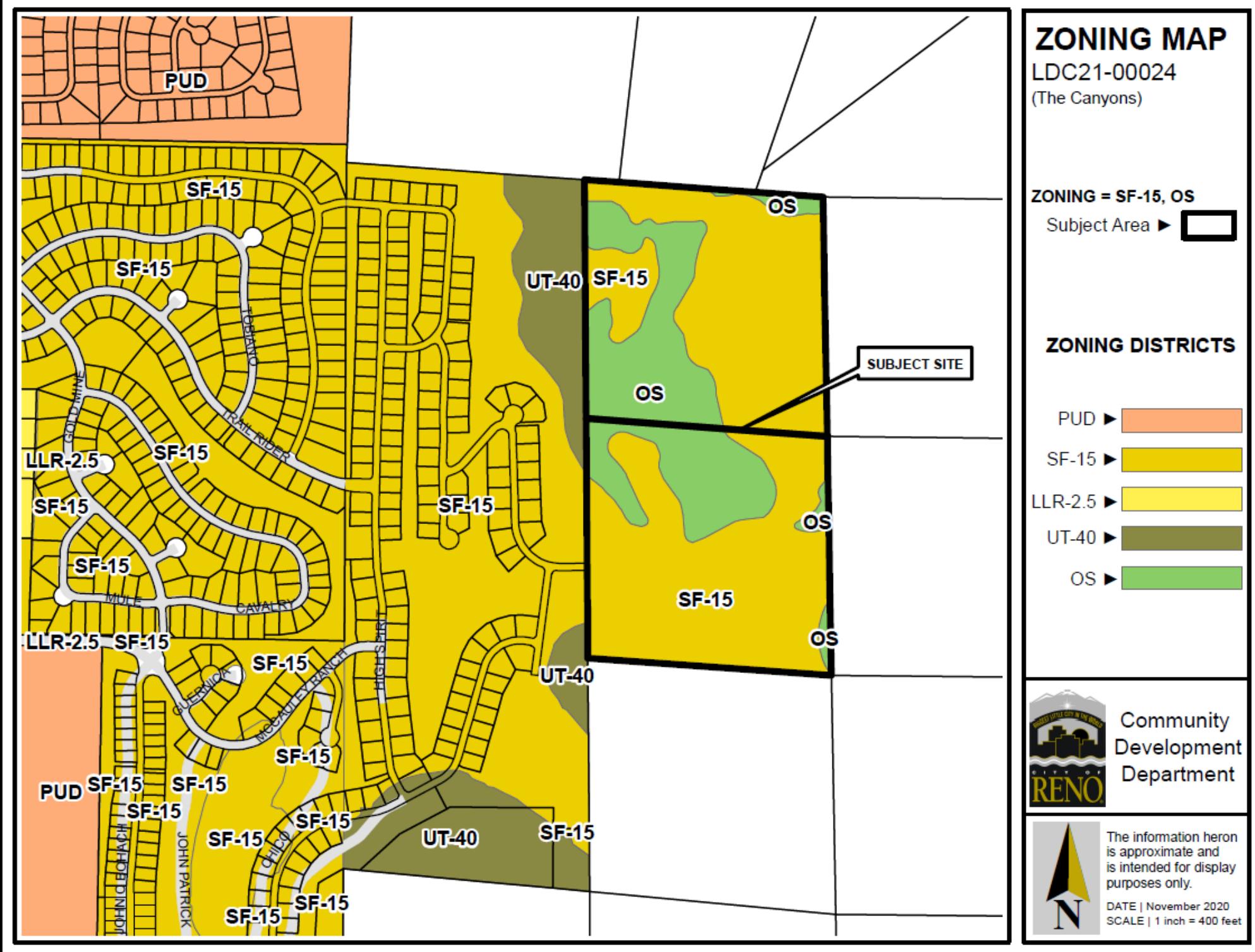
Subject Area =



The information herein is approximate and is intended for display purposes only.  
DATE | November 2020  
SCALE | 1 inch = 1,200 ft

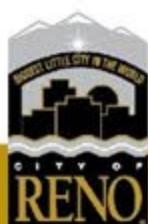
# Project Information

- 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



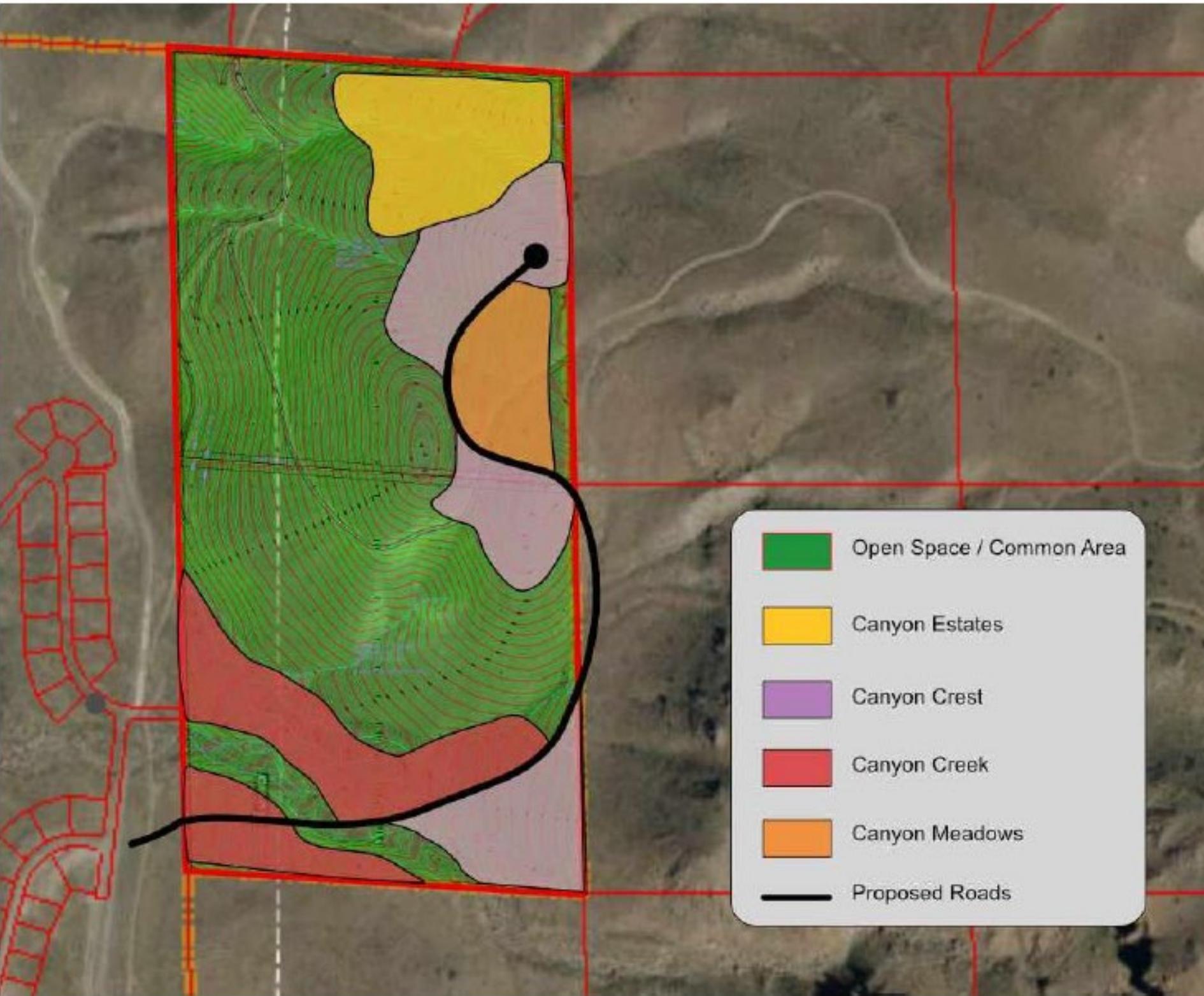
# Project Information

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



# Project Information

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





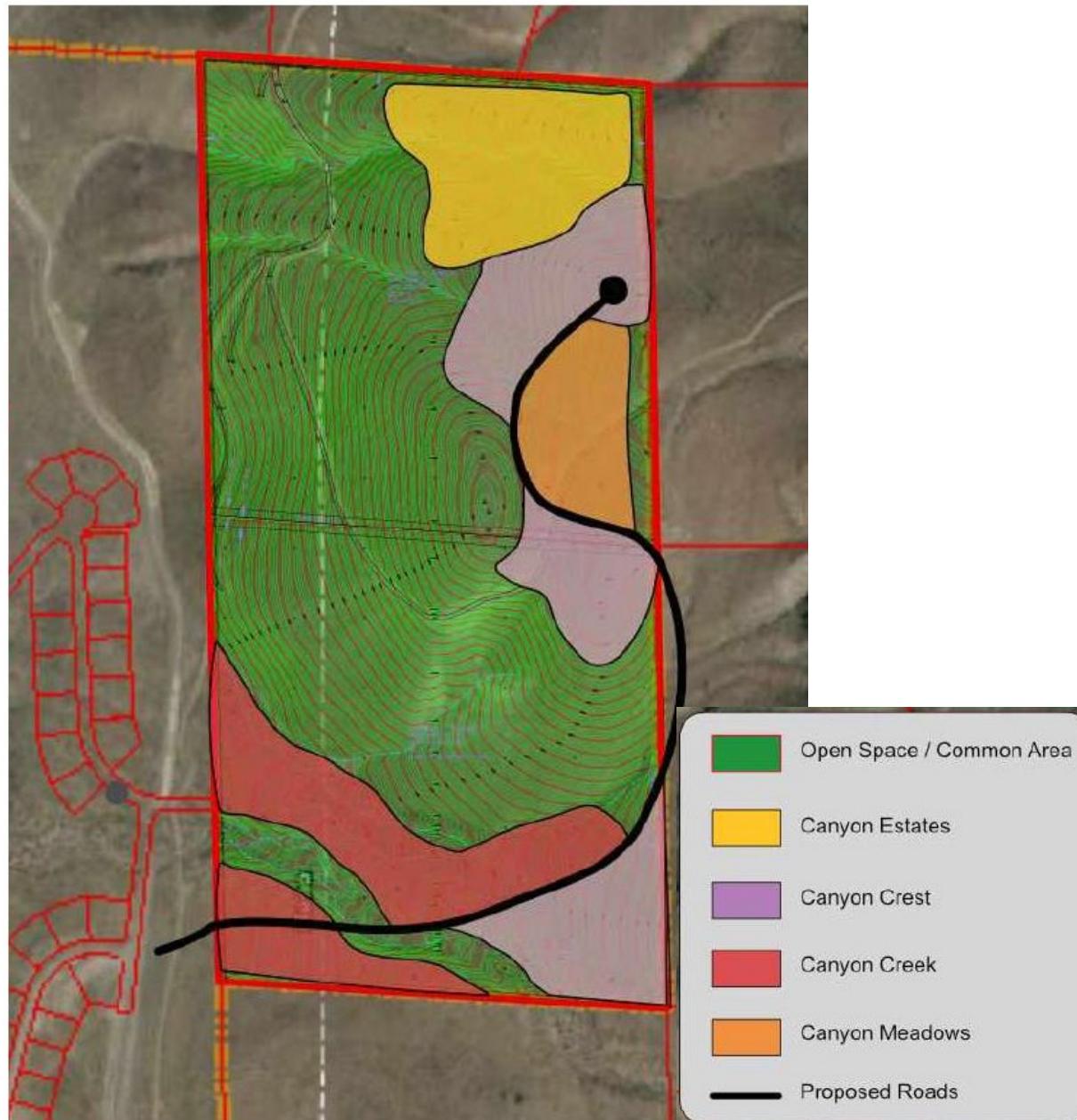
# Site History – Prior Projects

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- 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 drainageway disturbance
  - Staff recommendation for denial; Not heard by Planning Commission
  - Withdrawn by applicant – June 2020



# Proposed PUD – Land Plan

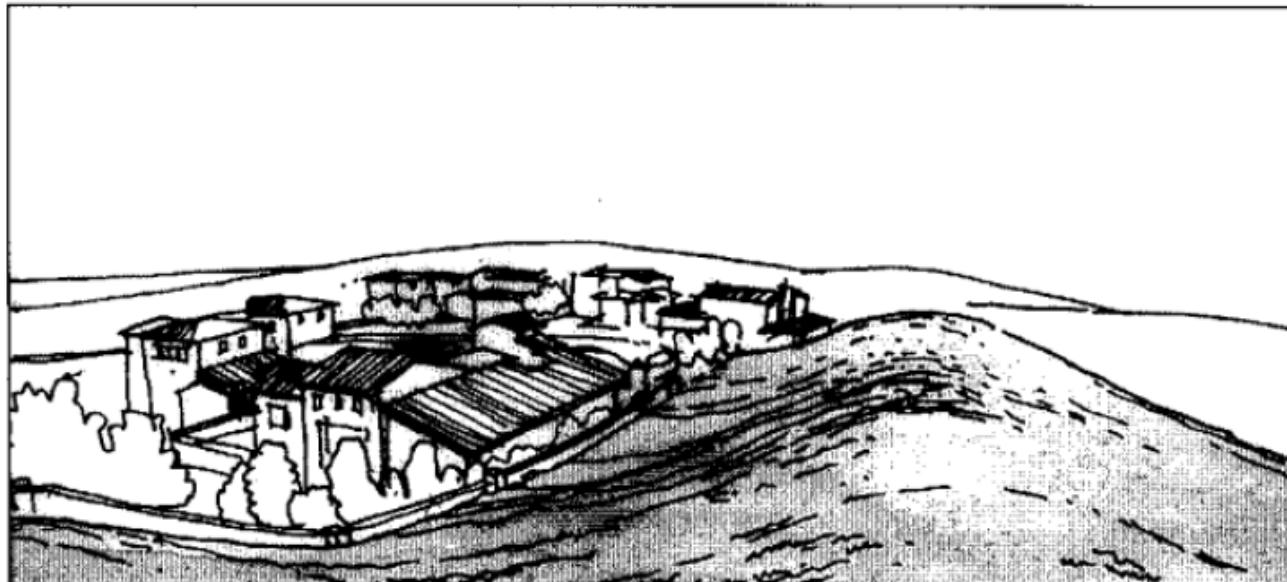


- **Canyon Creek**
  - 7,500 sqft minimum lot size
- **Canyon Crest**
  - 10,000 sqft minimum lot size
- **Canyon Meadows**
  - 1,500 sqft minimum lot size
  - Duets
- **Canyon Estates**
  - 32,600 sqft minimum lot size
  - Custom Lots
- **Open Space**
  - 64% of the PUD

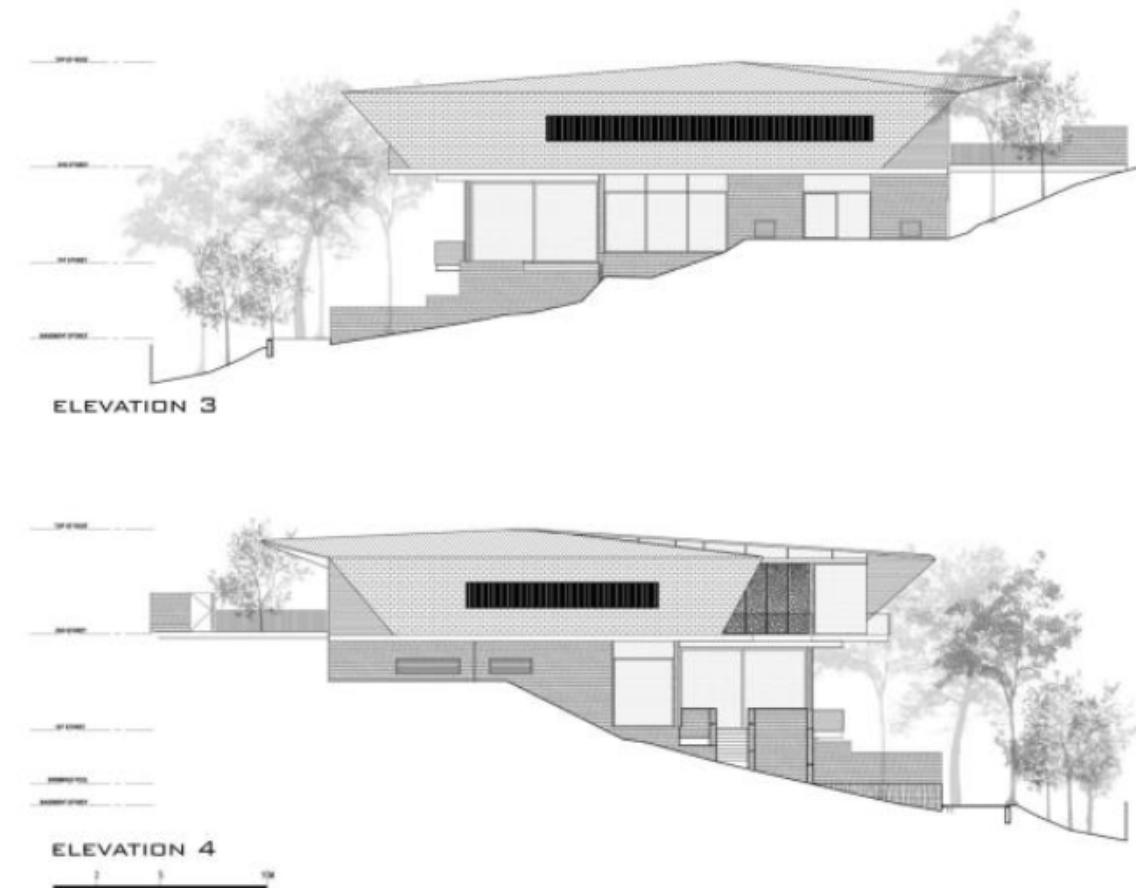


# Proposed PUD – Grading

- Standards to reduce grading

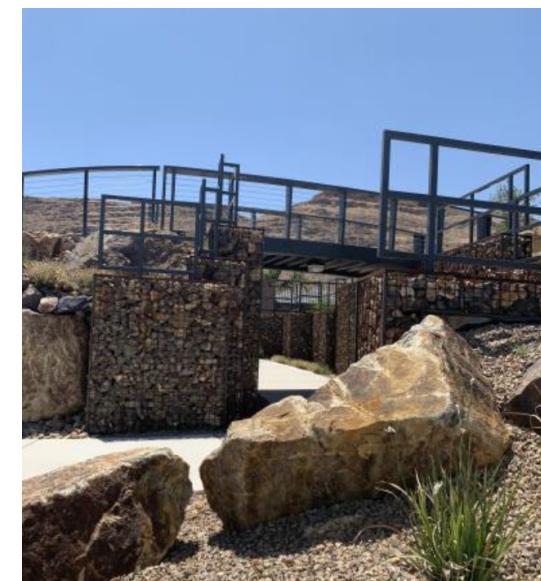


Berms shall be used to help screen hillside development and utilitarian features where topography warrants it. From public view, the berm shall completely hide development and other structures, providing a view of natural slope face where topography warrants.



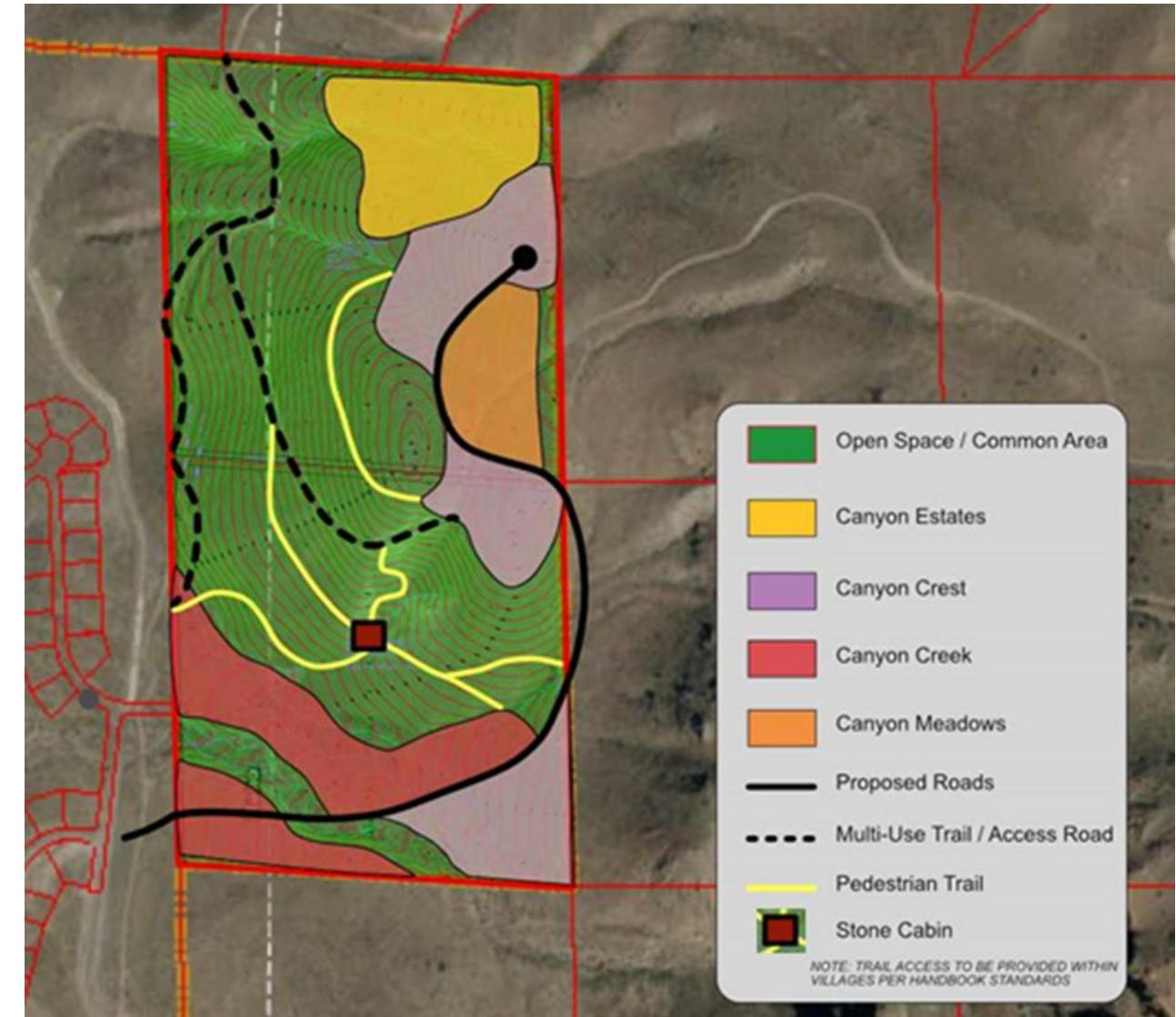
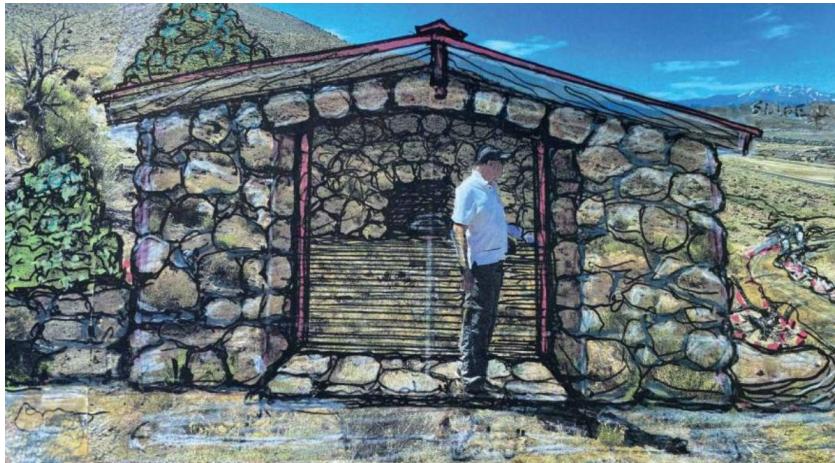
# Proposed PUD – Site Design

- Enhanced Site Design Standards



# Proposed PUD – Open Space

- Open Space and Recreation



# Proposed PUD – Architecture

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- 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

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- 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

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- **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?