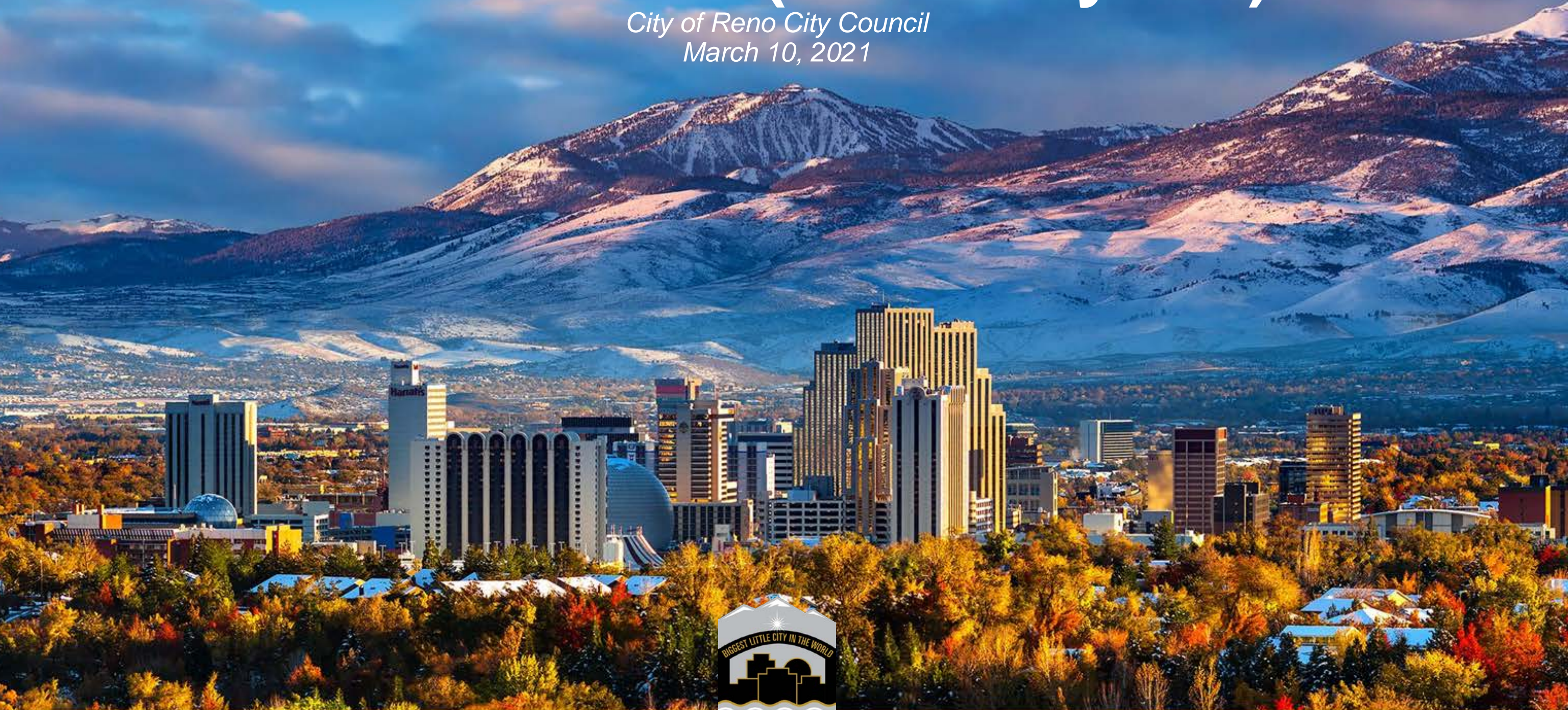


LDC21-00024 (The Canyons)


*City of Reno City Council
March 10, 2021*

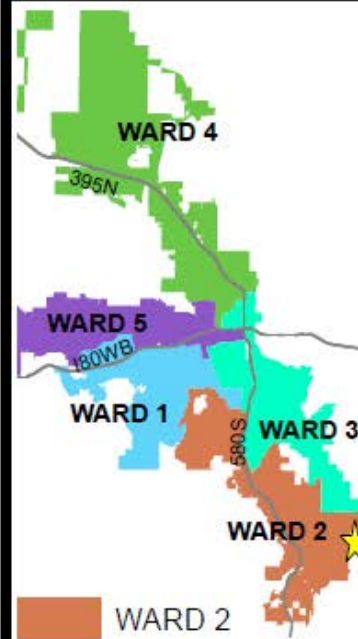




VICINITY MAP

LDC21-00024
(The Canyons)

Subject Area = 



Community
Development
Department



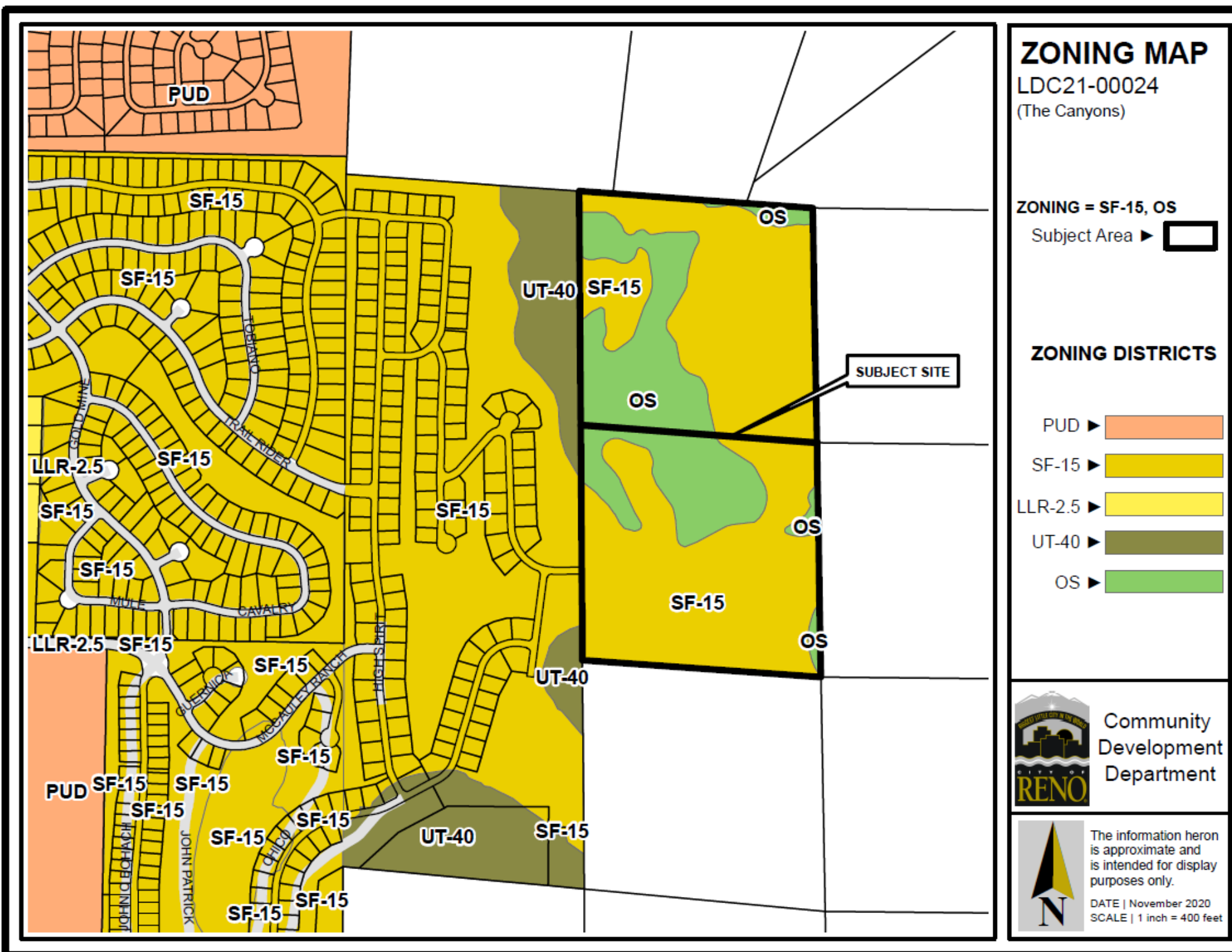
The information hereon
is approximate and
is intended for display
purposes only.

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
- **Tentative Map**
- **Special Use Permits:**
Cuts and fills
Hillside development
Major Drainageway



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Project Information

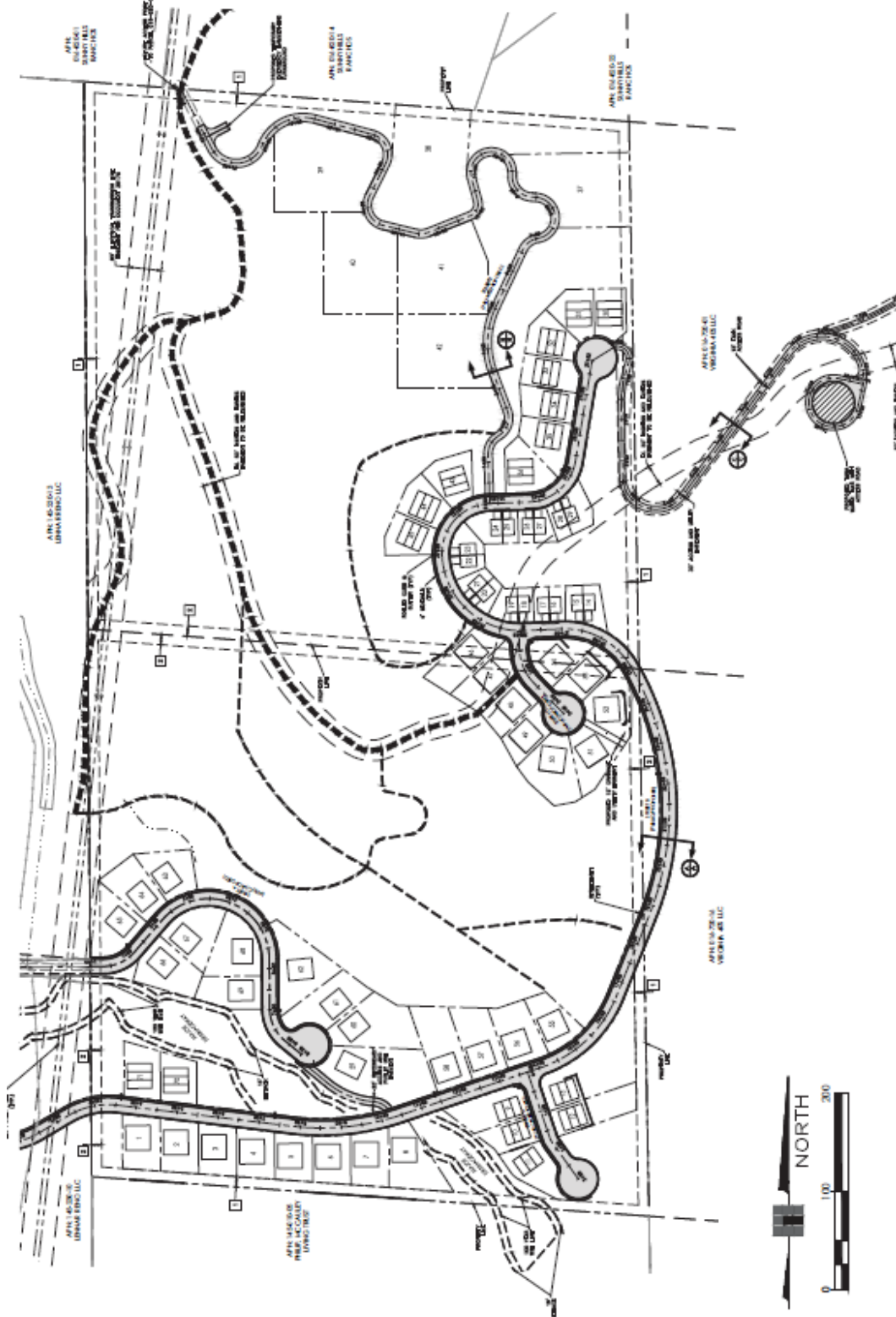
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- **Request:** Zone Change
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 - ±29.02 acres of Residential
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 - Major Drainageway





Project Information

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- **Request:** Zone Change
Existing
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±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
- **Tentative Map:** 71 lots
- **Special Use Permits:**
Cuts and fills
Hillside development
Major Drainageway

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 - Withdrawn by applicant – June 2020

PUD Standards

- Increased open space
- Provision of public trails
- Balance of housing types to better respond to topography
- Reduced grading
- Detailed architecture requirements
- Detailed site design features (e.g. signs, walls and fencing, lighting)
- Affordable housing contributions
- Wildland Urban Interface requirements
- Requirement to incorporate mitigation measures for feral horses

Planning Commission

- Recommendation
 - 6 in favor; 1 opposed
 - Require a gate monitor at all roadway crossings to alert entity responsible for maintenance
 - Suggested modification to architectural standards
 - Allows exposed concrete and varied materials that compliment the Desert Modern style

Recap – February 10th Hearing

- Council approved the zone change and PUD with revisions:
 - Pre-construction horse fencing with no gaps
 - Cattle guards and self-closing gates that open outward where roads cross fencing
 - 6-foot self-closing pedestrian gate where sidewalks, pathways, trails cross fencing
 - Developer/HOA maintenance of fencing with 48-hour repair requirement
 - Prohibit turf within 200 feet of cattle guards and roadway crossings
 - Large rip-rap installed where the fence crosses the drainageway
 - Gate monitor for crossings
 - Install 2 street signs providing info on horse safety
 - Install a horse viewing platform with interpretive signage
 - Install a daisy lock on the access gate separating the Canyons from the TMWA access road
 - Utilize Residential Construction Tax for improvements on the site

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Additional Requests

- Additional horse mitigation measures
 - Remove lots and cul-de-sac on southeast corner of the site
 - Move perimeter fence to allow for easier horse passage
 - Expand on provisions for horse signage to require signage at trail entrances
- Watering of Horses
- Protection of natural resources (eagles and other raptors)
- Require HOA maintenance of snow, rock, and horse removal
- Measure setback for drainageway from natural grade break
- Install trail along drainageway

