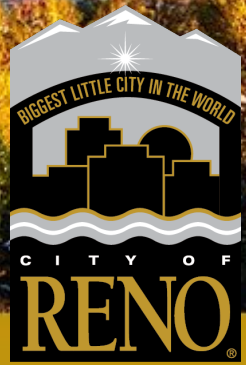
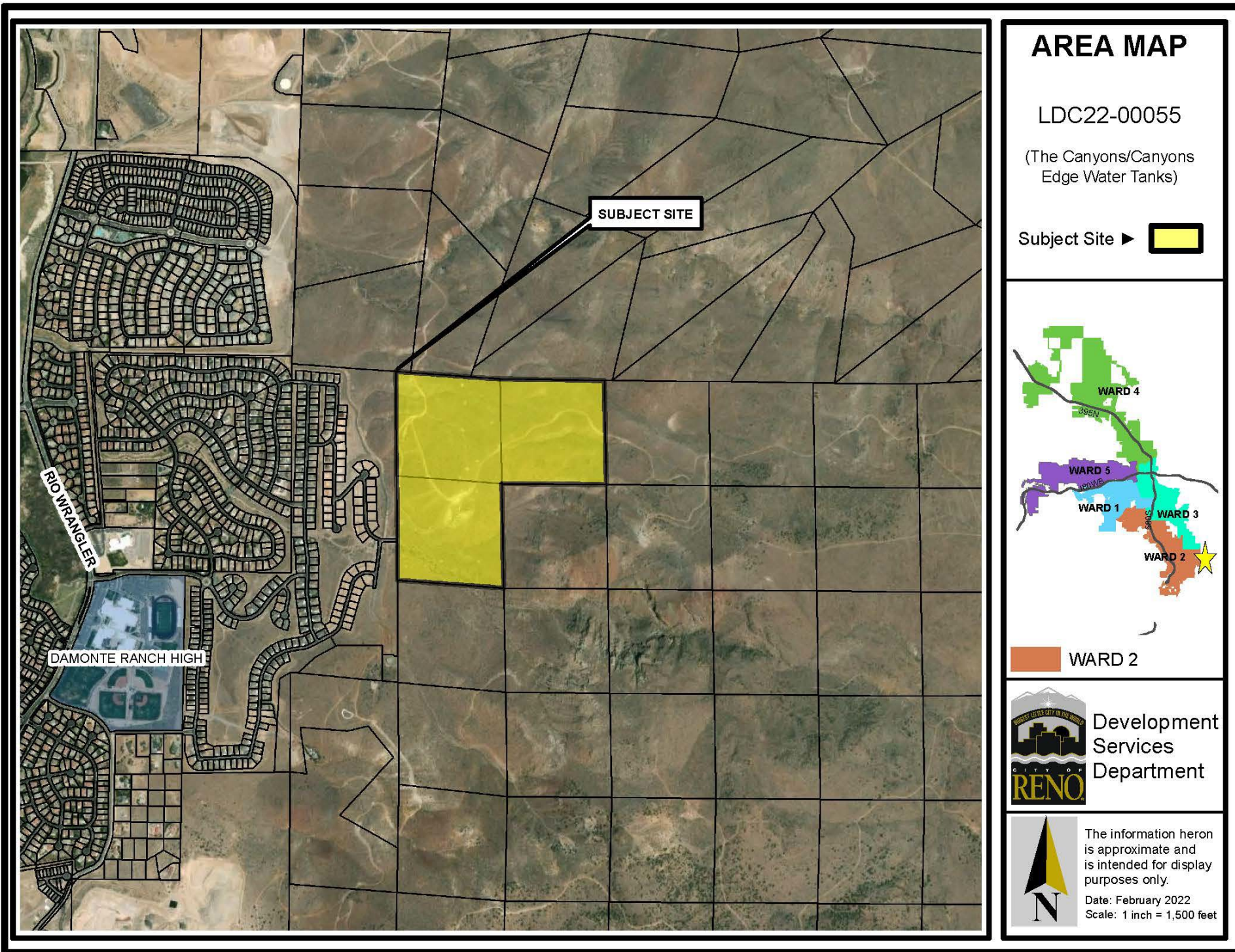


LDC22-00055 (Canyons/Canyons Edge Water Tanks)

*City of Reno Planning Commission
April 20, 2022*





Project Information

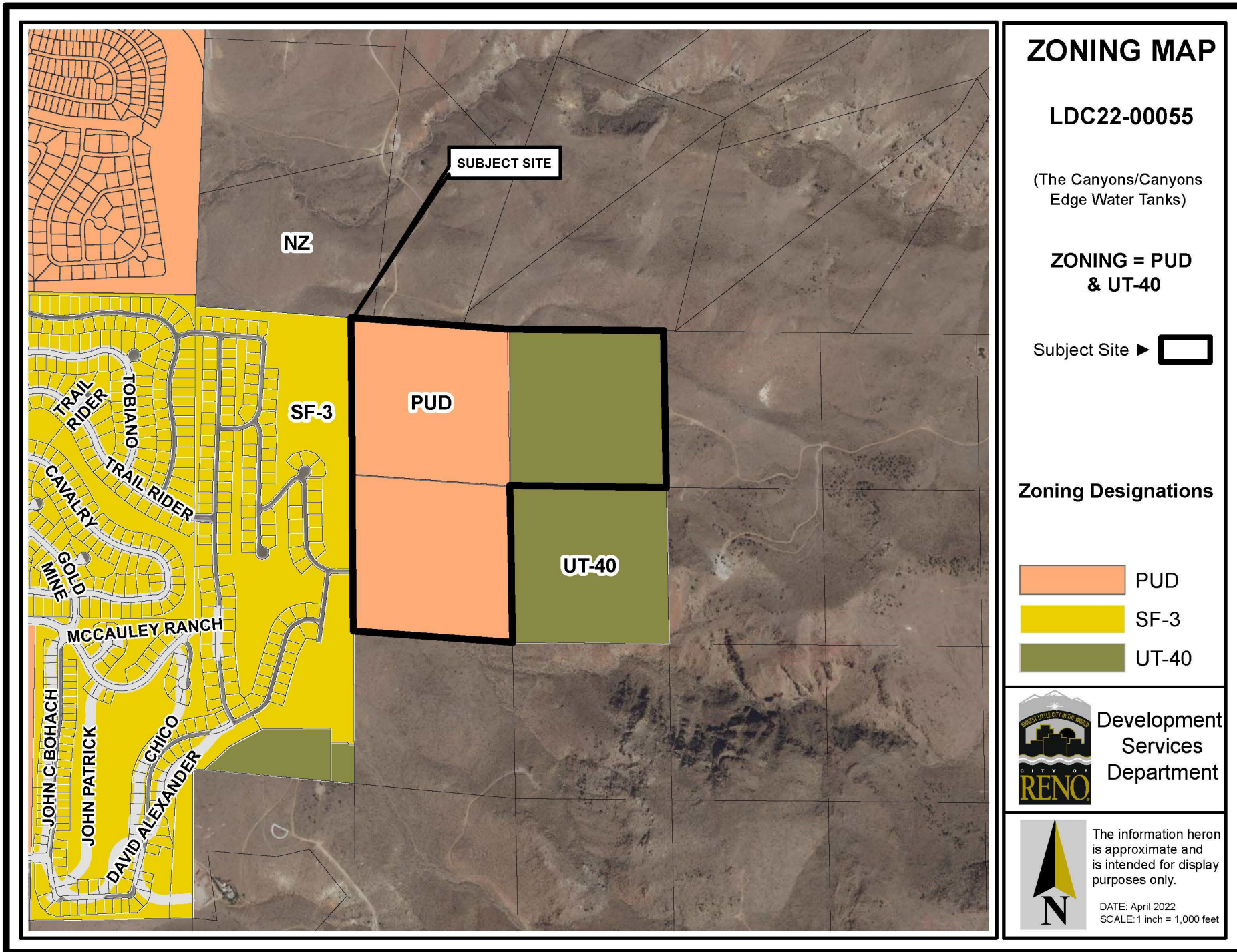
- **Site Size:**
portion of ±120 acre site

Request

Major Site Plan Review

- cuts greater than 20 feet/fills greater than 10 feet associated with the placement of two new water tanks





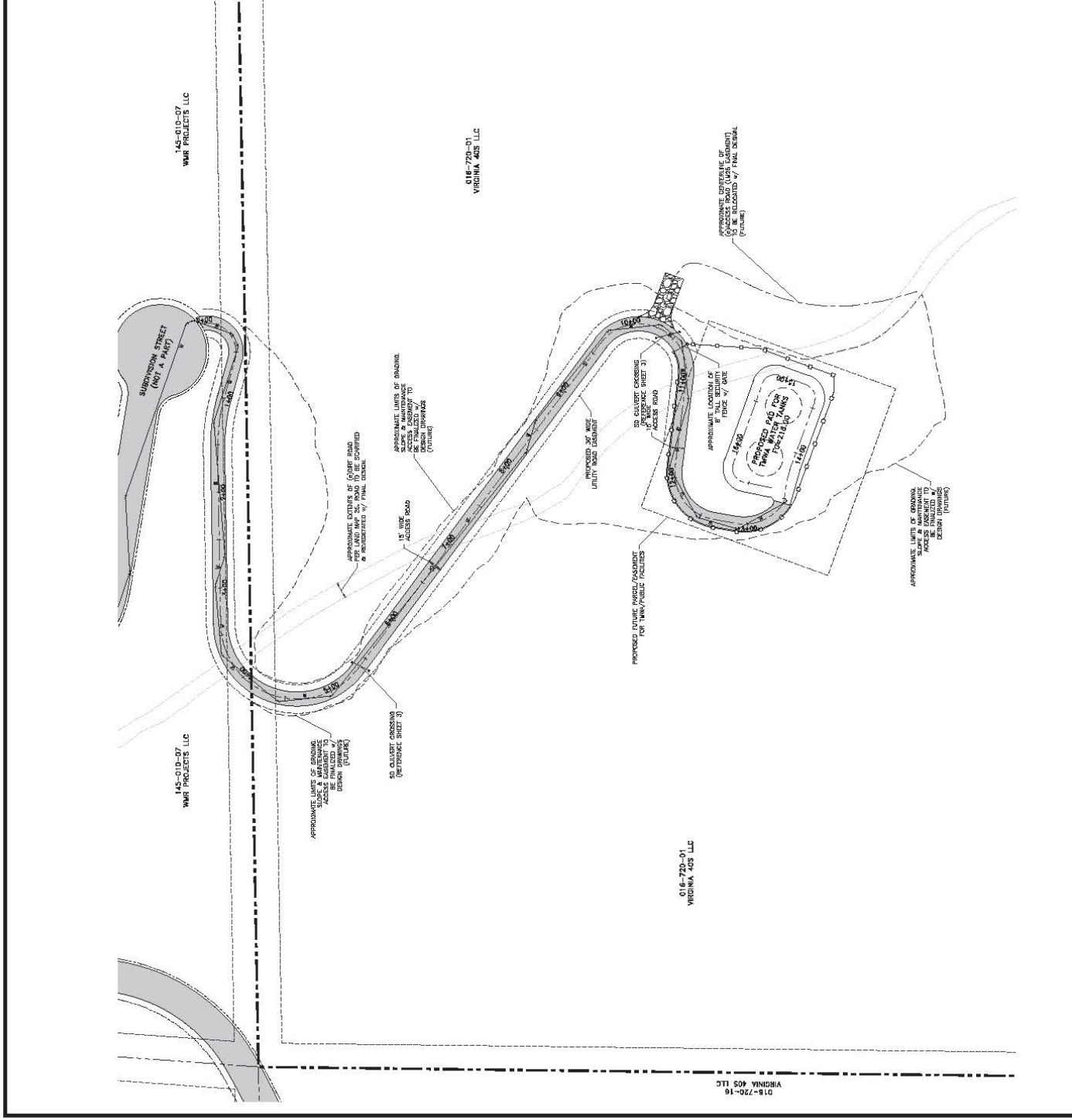
Zoning District

- Planned Unit Development (PUD)
- Urban Transition (UT-40)

Background

- 2016 – PUD annexed into the City
- 2020 – Ut-40 annexed into the City
- 2021 – The Canyons PUD & Tentative Map approved

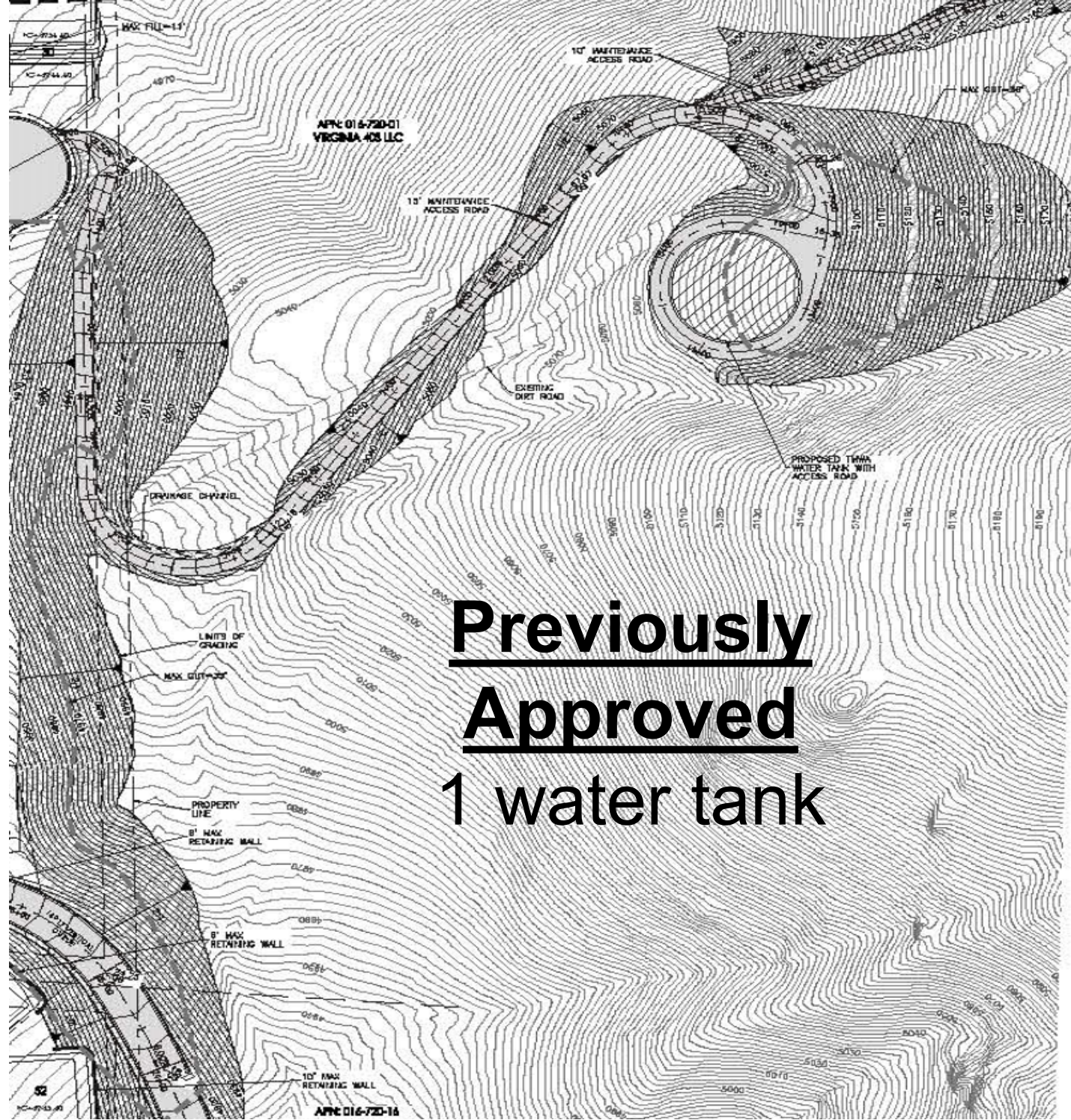




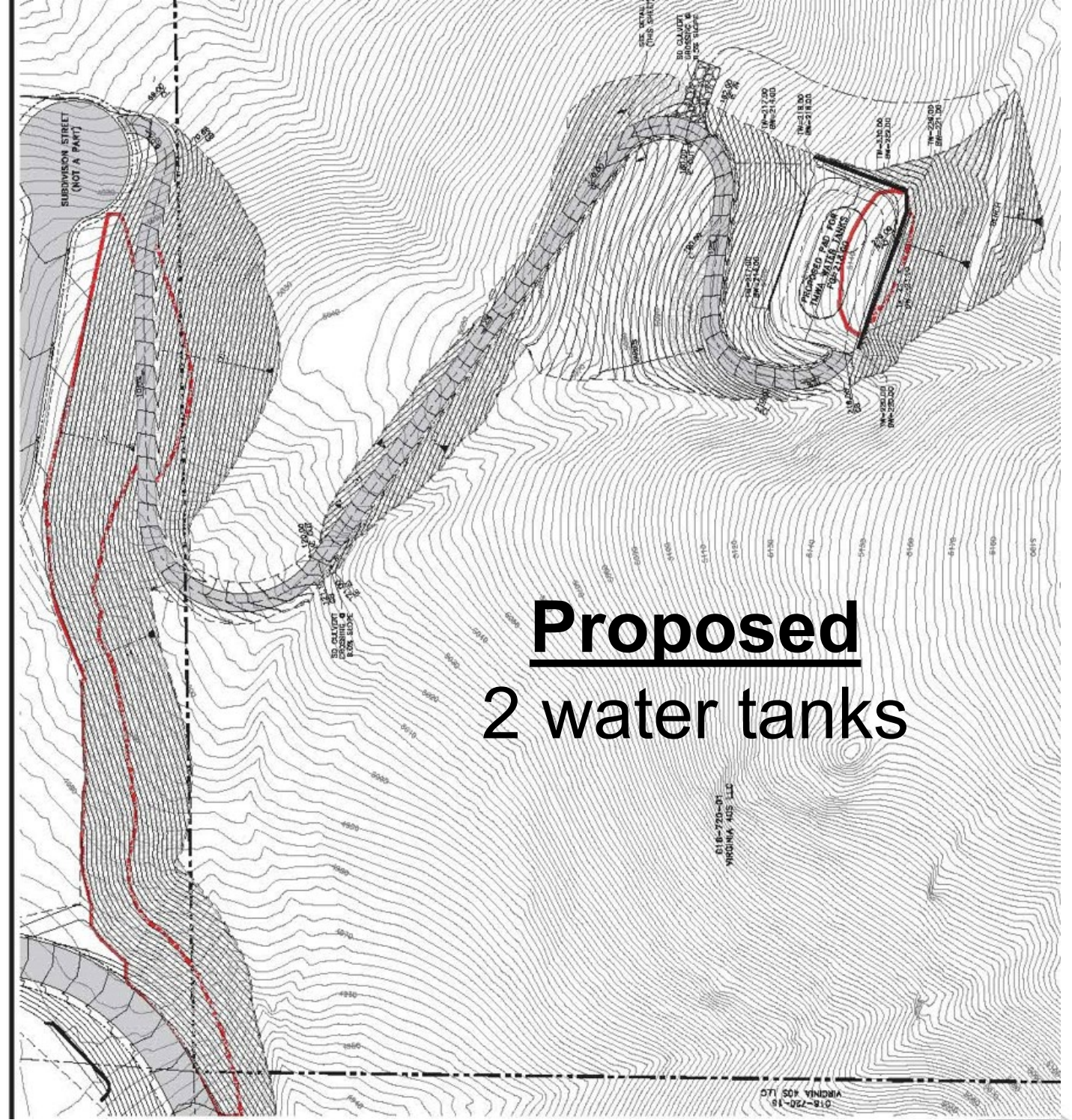
Key Issues

- Change in overall site design including:
- Grading, hillside development, and natural resource protection





Previously Approved
1 water tank

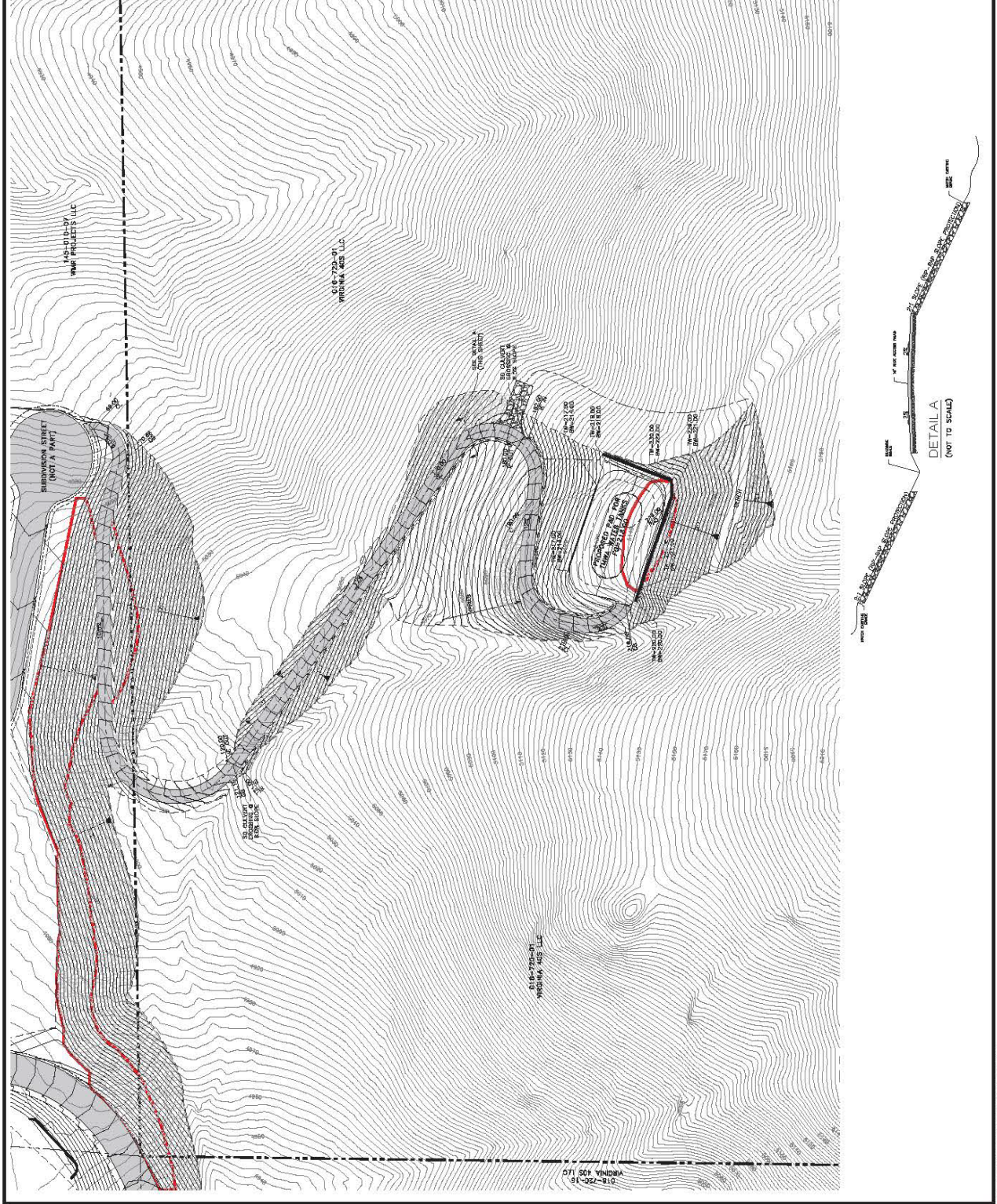


Proposed
2 water tanks



Grading, hillside development, and natural resource protection

- Minimize visibility & scarring
- Partially screened
- Revegetated
- Earth tones



Major Site Plan Review Findings

- ✓ The proposed **design is compatible** with surrounding development
- ✓ The proposed **design is consistent** with applicable development standards
- ✓ **Public services and facilities** are available to serve the project, or will be provided with development
- ✓ The characteristics of the project as proposed and as may be conditioned are **reasonably compatible** with the types of development permitted in the surrounding area; and
- ✓ The approval **will not be materially detrimental** to the public health; safety, or welfare. The factors to be considered in evaluating this application shall include:
 - Property Damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - Any hazard to persons and property

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the major site plan review, subject to the conditions listed in the staff report.