

**PLANNING COMMISSION
STAFF REPORT**

Date: January 3, 2019

To: Reno City Planning Commission

Subject: **6.4. Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC19-00017 (Bella Vista Ranch Phase II PUD Amendment) - A request has been made for an amendment to the Bella Vista Ranch-Phase II Planned Unit Development (PUD) handbook to: a) convert ±16.4 acres of a ±77.37 acre site from commercial only use to residential use with a maximum density of 20 dwelling units per acre; b) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and c) allow for a maximum of 712 dwelling units, which is an increase of 137 dwelling units from the currently allowed 575 dwelling units. This is a project of Regional Significance as it will generate more than 6,250 average daily trips, more than 187,500 gallons per day of sewage, and housing not less than 625 units. The ±77.37 site is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site has a Master Plan land use designation of Special Planning Area (SPA). bjo**

From: Brook Oswald, Associate Planner

Ward #: 3

Case No.: LDC19-00017 (Bella Vista Ranch Phase II PUD Amendment)

Applicant: Corona Cyan LLC

APN Number: 165-011-03

Request: A request has been made for an amendment to the Bella Vista Ranch-Phase II Planned Unit Development (PUD) handbook to: a) convert ±16.4 acres of a ±77.37 acre site from commercial only use to residential use with a maximum density of 20 dwelling units per acre; b) reduce the density of the existing residential use from a maximum of 30 dwelling units per acre to a maximum of 20 dwelling units per acre; and c) allow for a maximum of 712 dwelling units, which is an increase of 137 dwelling units from the currently allowed 575 dwelling units. This is a project of Regional Significance as it will generate more than 6,250 average daily trips, more than 187,500 gallons per day of sewage, and

housing not less than 625 units.

Location: The ±77.37 site is located southeast of the eastern terminus of South Meadows Parkway, north of the north terminus of Rio Wrangler Parkway and east of Steamboat Creek within the Bella Vista Ranch Phase II PUD zoning district. The site has a Master Plan land use designation of Special Planning Area (SPA).

Proposed Motion: Based upon compliance with the applicable findings, staff recommends that the Planning Commission move to recommend approval to City Council for the amendment to the Bella Vista Ranch Phase II Design Guidelines, subject to Conditions A stated in the Staff Report and further subject to conformance review by the Regional Planning Agency.

Recommended Conditions of Approval:

- A. Approval of the amendment to Bella Vista Ranch Phase II Planned Unit Development Design Guidelines is subject to the modifications to the Handbook as noted in Exhibit A, and any modifications made by the Planning Commission and City Council at their respective public hearings. The conditions of any revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two months of the date of City Council approval; and submitted for certification by the City Council within four months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Background: The Bella Vista Ranch Phase II Planned Unit Development (PUD) (Case No. LDC10-00051) was approved by City Council on January 16, 2013 as an expansion of the original Bella Vista Ranch PUD located to the west of the Bella Vista Ranch Phase II PUD (BVR II).

The original Bella Vista Ranch consisted of approximately ±1,700 acres located on the most easterly side of the Truckee Meadows. The ranch has been in existence for over a hundred years, and portions continue to operate as a working ranch today. As the Truckee Meadows area has grown over the past several decades, urban and suburban development have been constructed to the north, south and west of the original ranch and portions of the ranch have been sold for development.

With the development of the Bella Vista Ranch PUD, also known as Cyan, significant changes have occurred within the ranch itself. The Bella Vista PUD was approved for 1,700 residential units and has seen the development of two major thoroughfares (Veterans and South Meadows Parkways), initial development of three single family residential villages and the relocation and

restoration of Steamboat Creek back into its original alignment on the eastern edge of the Bella Vista Ranch PUD. The table below outlines the predominately residential uses surrounding the Bella Vista Phase II PUD.

AREA DESCRIPTION			
	Land Use	Master Plan Designation	Zoning
North	Aggregate pit	Single-Family Neighborhood Unincorporated Transition	LLR2.5 and UT40
South	Residential	Parks, Greenways and Open Space Mixed Neighborhood	PUD (Damonte Ranch Residential)
East	Vacant land Gun Club	Mixed Neighborhood Single-Family Neighborhood	PUD (Damonte Ranch Residential)
West	Open Space Residential	Parks, Greenways and Open Space Single-Family Neighborhood Public/Quasi-Public	PUD (Bella Vista Ranch)

Major infrastructure has been constructed including a sanitary sewer trunk line and a major water line extension with an associated water storage tank to serve both the Bella Vista Ranch PUD and BVDII PUD. Flood control facilities have been constructed and a FEMA LOMR has been issued to remove all of Phase I and Phase II from the floodplain.

When the BVR II PUD was originally approved, Village C of the plan was restricted to non-residential development because of the existing gun club located to the east of the project site (Exhibit A, page 2). With the termination of the gun club use, it is the request of this amendment to allow residential development in Village C, and eliminate the non-residential development only restriction. The major proposed changes are as follows:

- Eliminate the commercial only land use designation for Village C and allow residential use at 20 dwelling units per acre
- Reduce the maximum allowed residential density in Villages A and B from 30 dwelling units per acre to 20 dwelling units per acre

Staff has recommended that the applicant update the following sections of the Handbook to reflect current analysis and City direction:

- The “Wild Horse” section and related fencing
- The affordable housing section
- Reduction of turf in common areas

A revised version of the PUD Handbook has been provided showing proposed additions in yellow highlighting and deletions in strike through (**Exhibit B**).

Analysis: Findings of fact required for approval of a PUD: In addition to the City's zoning map amendment findings, the Planning Commission and City Council must make the findings that the project is consistent with Nevada Revised Statutes (NRS) 278A.410 2(a), (b) and (c), 278A.500 1-7, and 278A.510. These findings are listed below:

NRS 278A.410 - Modification of plan by city or county. All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:

- a) Is consistent with the efficient development and preservation of the entire planned unit development;
- b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and
- c) Is not granted solely to confer a private benefit upon any person.

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

A PUD encourages flexibility in the development of land to promote the most appropriate and compatible uses. This includes improved design, character, and quality of development. The PUD should facilitate the adequate and economical provision of streets and utilities; and preserve the natural and scenic features in the community. More specifically, the purpose of the PUD is:

1. To encourage flexibility in the development of land in Reno;
2. To promote its most appropriate and compatible use;
3. To improve the design, character, and quality of new development;
4. To facilitate the adequate and economical provision of streets and utilities

5. To preserve the natural and scenic features of open areas in the community

The approved Bella Vista Phase II PUD and proposed amendments are consistent with the purpose of a PUD and in combination with the Bella Vista Ranch PUD provide for recreation and emergency service agreements. Natural areas will be preserved and enhanced while using disturbed and vacant land to a more appropriate and compatible use. Landscape and architectural design standards have been established to maintain a compatible character with existing neighborhoods.

2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.

The proposed changes will increase the overall dwelling units of the project while reducing the density of Villages A and B from 30 dwelling units per acre to 20 dwelling units per acre. The amendment proposes converting the commercial area in the PUD to a residential area of 20 units per acre. This will allow for a maximum of 712 dwelling units, which is an increase of 137 dwelling units from the currently allowed 575 dwelling units.

The initial approval of the commercial area was due to the proximity to the existing gun club and the impacts this use would have on residential units. The area to the east is no longer used as a gun club and remediation efforts have begun. With the change in use the gun club area would be anticipated to develop as residential in the future. The consistency density of 20 units per acre and residential development is consistent with the surrounding proposed and existing uses.

Several of the properties surrounding this proposed zoning amendment are either fully constructed, under construction, or planned for development. Existing constructed infrastructure also surrounds this proposed amendment area. This zone change will provide for the orderly physical growth of the city by "filling in" the area with compatible land uses and inter-connecting infrastructure.

3. The ratio of residential to nonresidential use in the planned unit development.

If, approved, the proposed PUD amendment would only allow for residential uses. The proposal is consistent with the existing and proposed surrounding uses and overall location of the project. Modification to the Land Use table can be found on page nine of the PUD Handbook.

4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the

common open space as related to the proposed density and type of residential development.

Bella Vista Ranch Phase II was proposed to be served by the Cyan park recreation facility to be constructed with the Bella Vista Ranch PUD. Residential impact fees from Phase II will go to support the development of the park. Additionally open space and recreation facilities along the wetlands consolidation corridor will serve the additional population and existing neighborhoods. The PUD is planned to include a ±3.9 acre pocket park will be constructed and programmed to meet the needs of the residents in the PUD. In addition, there will be several trails and sidewalks within the development that will extend existing trails in surrounding neighborhoods and connect to the regional trail system and will encourage pedestrian and bicycle use. A Home Owners Association will be established for the development and be responsible for maintenance of common areas.

The PUD will preserve and enhance wetlands and the Steamboat Creek Restoration corridor with over 45% of the total acreage of the project in open space.

5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

Sewer Facilities: Public sanitary sewer infrastructure is currently in place to serve the Bella Vista Ranch Phase II site. There is a sanitary sewer interceptor near the northwest corner of the proposed development which will be evaluated at the tentative map and final map phase of development to determine available capacity. The closest sewer treatment facility is the South Truckee Meadows Water Reclamation Facility (STMWRF), which is owned and operated by Washoe County. All proposed sanitary sewer infrastructure constructed as a part of this development is considered in the interlocal agreement between the City of Reno and Washoe County. This interlocal agreement addresses payment of connection fees and user fees for end users. Although development of residentially zoned property often results in higher sewage treatment volumes than that for commercial properties, it is anticipated that adequate sanitary sewer treatment capacity will be available by Washoe County at its STMWRF facility. The applicant has provided estimates for peak and average daily flows for the proposed development of 623,000 gallons per day (GPD) and 249,200 GPD respectively.

The Master Developer is responsible for obtaining all necessary approvals and sewer will-serve letters prior to approval of each final map or building permit and for the construction of all necessary on and off-site backbone sewer infrastructure.

Water Facilities: The project site is located within the Truckee Meadows Water Authority's (TMWA's) service territory. The developer will need to dedicate sufficient water rights with each building permit or final map application. All water facilities for the project will be required to be designed and constructed to conform to TMWA standards and in conformance with Washoe County District Health requirements.

Drainage Facilities/Floodplain Improvements: The Bella Vista Ranch Phase II PUD is proposing to provide drainage and floodplain improvements that will maintain compliance with the standards included in the Truckee Meadows Regional Drainage Manual and the City's Public Works Design Manual. The BVR II PUD Villages are located directly east of the Zone A flood zone, a Special Flood Hazard Area subject to inundation by the 1% annual chance of flood without base flood elevations determined, along the Steamboat Creek alignment. There should not be the need to elevate any of the Village areas within the project limits since the land is located in an Unshaded Zone X flood zone, an area determined to be outside the 0.2% annual chance of flooding.

Traffic and Circulation: At build out, the development is proposing to add 137 residential units in lieu of the originally planned 178,600 square feet of shopping center. This proposed change is estimated to generate $\pm 1,003$ Average Daily Trips (ADT) with ± 64 AM and ± 78 PM Peak Hour Trips (PHT). The previous commercial use was estimated to generate $\pm 8,919$ ADT with ± 241 AM and ± 835 PM PHTs. Therefore, the residential Villages served by this application will generate significantly less traffic than originally planned. The application includes a Trip Generation Letter written by Paul Solaegui, P.E., dated November 21, 2018, which includes this information (**Exhibit C**).

The access to the site will remain the same as in the existing condition. The project will be accessed via the proposed extension of South Meadows Parkway to the east and extension of Rio Wrangler Parkway to the north. The project will develop the final circulation plans through the development during the tentative map and final map phases of development.

The reduced traffic volume and use will have a reduced impact on the surrounding area and is predicted to improve air quality, reduce light and noise impacts and enhance recreation opportunities.

Emergency Services: Reno Fire Department noted that the closest fire is Station 6 located at 5970 Mira Loma Drive with a current response time of four minutes. The second closest fire station is Station 12 located at 1190 Steamboat Parkway with a current response time of 13 minutes. The response time is in line with the recommended response times as outlined in the Master Plan.

All other requirements must follow the International Building Code and Fire Code as adopted at the time of building plan submittal. This includes water supply, hydrant locations and fire access. These will be addressed at the tentative and final map stages.

Section D107 of the International Fire Code requires that developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire access roads. Section D107 of the International Fire Code requires that developments of more than 200 dwelling units shall be provided with two separate and approved fire access roads. The project will be accessed by the extension of Rio Wrangle Parkway and connect to South Meadows Parkway. Additional access requirements will be addressed through the tentative map process.

This project is located in a district with a high call volume for the Fire Department. There is currently a significant burden on staff resources within the City based on limited Fire Department staffing and equipment. As growth occurs, additional resources will be necessary to accommodate that growth. Therefore, the Fire Department is concerned about the ability to provide adequate long term service city-wide as new growth occurs.

The Developer and the City have executed a Fire Station Development Agreement that has been amended to include the Bella Vista Ranch Phase II PUD. The Agreement provides for conveyance of a public facility site plus cash contributions as building permits are applied for. The Agreement is referenced and included in the appendix of the PUD Handbook.

The project was reviewed by the Reno Police Department (RPD) reviewed the request and provided comments related to natural surveillance, natural access and control, territorial reinforcement and the maintenance and management of future development. RPD will be involved in future reviews of the project and the design concerns will be addressed at the tentative and final map stages (**Exhibit D**).

The original BVR II PUD Handbook states that a police capital services fee shall be collected for each residential unit within the PUD concurrent with the adoption of a future citywide policy.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

The proposed amendment will have a beneficial relationship to neighboring properties. Future development will extend Rio Wrangler to South Meadows Parkway, increasing connectivity for vehicles and pedestrians. The removal of the commercial area will provide for additional housing and reduce traffic volumes, noise, light, and other impacts associated

with commercial development. The addition of an agreement for Developer to donate cash contributions to an affordable housing trust fund (to be designated by the City) also provides additional resources to address housing affordability in the region.

The amendments to the Virginia Range/wildlife interface fencing and reduction of turf areas will reduce the potential interactions and conflict, while supporting the horse advocates by reducing financial and resource burden associated with protection measures. The developer will be required to build a NRS compliant perimeter fence along the property line prior to any development. To reduce the financial burden on the advocacy group, staff does recommend that the Handbook include language to ensure that the fence line will be maintained by the Home Owners Association or respective homeowner.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

Agreements have been executed in conjunction the Bella Vista Ranch PUD to ensure Fire Police and Parks are funded to meet the demands of the development. BVR II PUD is subject to these agreements. A Home Owners Association will be established for the development and be responsible for maintenance of common areas, private streets, storm drain channels, detention basins, major drainage ways throughout the BVR II PUD. The Bella Vista Ranch PUD established a drainage district which the BVR II development will be a part of or a separate district will be formed and legally instituted.

The PUD shall be administered by the City of Reno Zoning Administrator or designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply the PUD handbook throughout the development of the project. The Developer will be notified of any administrative changes prior to final approval of the changes. Minor deviations shall be subject to written approval from the Developer. The Zoning Administrator shall have the ability to grant minor deviations as outlined in Reno Municipal Code (RMC) 18.06.411(a)(1) Deviations of 10% or more shall conform to the City of Reno Variance process as outlined in RMC 18.06.408 .

A timeline and phasing plan for completion the project is not included in the previously approved PUD Handbook or the proposed PUD Amendment. Staff recommends that the Bella Vista Ranch Phase II provide a phasing plan with a 15 year completion timeframe which shall commence on approval of the PUD amendment. All project phasing must include major infrastructure, parks, and wetland mitigation to support development. If the project is not completed in 15 years, then the PUD shall require an application to the Reno City Council to determine if it is appropriate to extend the development schedule prior to

further development. The timeframe shall not apply to the construction of individual homes on recorded lots of approved final maps (**Exhibit A, Condition 1**).

Zoning Map Amendment Findings: As set forth in NRS Section 278.250(2) (Zoning Districts and Regulations), the Planning Commission and City Council are required to find that the zoning map amendment is in accordance with the Master Plan and meets the following requirements as applicable. The following zoning map amendment findings analysis evaluates the appropriateness of the Planned Unit Development zoning designations for the subject site and not the suitability of a particular land use.

a. To preserve the quality of air and water resources.

The originally adopted BVRII PUD Handbook demonstrates that the development has been designed to incorporate sidewalks and trails to provide and promote pedestrian connectivity within the development as well as to surrounding neighborhoods and regional open space and parks. The pedestrian and bicycle amenities inherent to the development will decrease the reliance on vehicles, reduce emissions and support air quality goals to zoning map amendment finding h,

The project proposes preservation, mitigation and enhancement of the floodway and wetland areas. Steamboat Creek has been realigned more naturalized course and riparian habitat condition. These wetland and riparian areas will have a beneficial impact on the water quality of the Truckee River and Pyramid Lake

b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.

The original approved PUD Handbook addresses protection of wetland areas and major drainage ways. Refer to ZMA finding (a) and NRS PUD finding (4).

c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.

This will be reviewed through the tentative map process. Design and building configuration should address and minimize the potential impacts from building height on the existing views, solar resources, and shadows of the surrounding uses.

d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.

Energy consumption and the use of energy efficient products are addressed through code compliance when new construction is proposed.

e. To provide for recreational needs.

The original approved PUD Handbook addresses recreation issues and has been modified to reflect the Reimagine Reno Master Plan standards. Refer to NRS PUD finding (4).

f. To protect life and property in areas subject to floods, landslides and other natural disasters.

The Bella Vista Ranch Phase II PUD is proposing to provide drainage and floodplain improvements that will maintain compliance with the standards included in the Truckee Meadows Regional Drainage Manual and the City's Public Works Design Manual. The existing property is currently located directly east of the Zone A flood zone, a Special Flood Hazard Area subject to inundation by the 1% annual chance of flood without base flood elevations determined, along the Steamboat Creek alignment. There should not be the need to elevate any of the property within the project limits since the land is located in an Unshaded Zone X flood zone, an area determined to be outside the 0.2% annual chance of flooding.

g. To conform to the adopted population plan, if required by NRS 278.170 (Coordination of master plans; Adoption of all or parts).

The requested PUD amendment would allow for a diverse mix of housing opportunities that will assist the City in accommodating estimated population growth identified in the Master Plan Growth and Reinvestment Framework. By 2036, it is estimated that the population for the City of Reno will reach 301,068. This represents an increase of approximately 62,450 residents. At full build out, the PUD is estimated to accommodate 1,566 residents, which represents approximately two and a half percent of projected population growth.

h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.

Separated pedestrian walkways are identified in the PUD Handbook cross sections for arterial streets. These will connect to the overall network of sidewalks and trails in the area and throughout the neighborhoods of the proposed A, B and C Villages. Refer to NRS finding (5).

i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.

Approximately 55% of the BVR II PUD has slopes ranging between 0 and 15%, is located outside of the 100 year floodplains and major drainageways, and is suitable for development. Additional physical limitations on the site are present in the form of wetlands and floodplains and the treatment and mitigation of these features are addressed in the final Wetland Mitigation Plan approved by the Army Corp of Engineers.

- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.**

No fiscal analysis was submitted with the amendment request. Staff does anticipate financial benefits from new property taxes, emergency service agreements, Residential Construction Tax (RCT) and the proposed affordable housing donation.

- k. To promote health and the general welfare.**

The subject site is largely vacant and disturbed land. Approval of the requested PUD amendment would provide for an appropriate range of residential and recreational uses in close proximity to nearby commercial, employment centers, open space and parks. These types of uses on and connected to the subject site promote health and general welfare, provide for a general jobs/housing balance and support active lifestyles among residents of all ages. There is also opportunity to provide future public transportation options that would reduce vehicle trips and associated emissions. The proposed project would facilitate development in a location where infrastructure and services are currently in place reducing overall expenses. Outdoor public gathering areas will be incorporated within the proposed wetland and park area and provide the opportunity for a variety of events and gatherings. The RCT will be used to complete construction of the Cyan Park site in the Bella Vista Ranch PUD increasing access to parks in the area.

- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.**

The PUD amendment would allow for a diverse mix of housing opportunities that could expand the types of housing available in the City consistent with future demand for housing types such as detached single family on small lots, townhomes, duplexes, triplexes and multifamily dwelling units.

Considering the potential housing product and density mix and the marketing needs for the Developer an inclusionary zoning requirement that is authorized by NRS 278.235 and NRS 278.250 that would require that a certain percentage of housing units be rent restricted may be ineffective and cumbersome to administer. The Developer would prefer to make cash

contributions to an affordable housing trust fund (selected by the City) as allowed by NRS 278.235(f). This would allow the City of Reno to provide rent vouchers, rent buy downs, long term land leasing, housing project financing and other incentives to make a wider variety of housing products available to the workforce at affordable rates. Contributions to the trust would be proportionate to the housing in the development that might otherwise be subject to inclusionary restrictions. The flexibility and adaptability of such an arrangement would benefit both the Developer and City of Reno in achieving affordable housing goals.

The project does allow for densities between eight to 20 units per acre, providing the opportunity for a range of housing types. Staff recommends that the Master Developer contribute to the land trust of the City of Reno designation in amount determined per residential dwelling unit allocated to each tentative map. The Developer and City would enter into an agreement, which would be approved by the Reno City Council prior to certification of the final handbook (**Condition 2**).

m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.

New development will construct the expansion of Rio Wrangler Parkway and connection to South Meadows Parkway improving the overall connection and safety to surrounding neighborhoods. Improved wetlands and designated open space area will improve the overall functionality of the Steamboat Creek drainage way while providing habitat and maintaining the natural areas that define the character of the southeastern neighborhoods.

n. To promote systems which use solar or wind energy.

New development will be reviewed through the tentative map, special use permit and/or site plan review process and incorporation of solar and/or wind systems could be addressed as new construction is proposed. No requirements for alternative energy systems are proposed in the handbook.

o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Military base commanders were notified as required and no comments were received.

Other Reviewing Bodies: Washoe County Health District had no objection to the amendment as proposed and noted that water and sewer would be provided by municipality.

Neighborhood Advisory Board (NAB): This project was reviewed by the Ward 3 NAB on November 6, 2018. The Board did not have quorum. No written comments were received.

NRS 278A Findings

In accordance with NRS Sections 278A.410, .500 and .510 must be addressed when acting on an amendment to a PUD. The applicant has provided a PUD Handbook and related studies which adequately address these findings of 278A.410 and 500 (Exhibit B and C).

NRS 278A.510 is addressed in: (Exhibit A, Condition 1)

Legal Requirements:

NRS 278A.410	Planned Developments
NRS 278A.500	Planned Developments
NRS 278A.510	Planned Developments
NRS 278.250(2)	Zoning Map Amendment - General
RMC 18.06.403	Planned Unit Development Review
RMC 18.06.404(d)(1)	Zoning Map Amendment

Findings:

PUD Planned Unit Development: Findings of fact required for approval of a PUD (Planned Unit Development): In addition to the City's zoning map amendment findings, the Planning Commission and City Council must make the findings that the project is consistent with NRS 278A.410 2(a), (b) and (c), 278A.500 1-7, and 278A.510. These findings are listed below:

NRS 278A.410 - Modification of plan by city or county. All provisions of the plan authorized to be enforced by the city or county may be modified, removed or released by the city or county, except grants or easements relating to the service or equipment of a public utility unless expressly consented to by the public utility, subject to the following conditions:

2. No modification, removal or release of the provisions of the plan by the city or county is permitted except upon a finding by the city or county, following a public hearing that it:
 - (a) Is consistent with the efficient development and preservation of the entire planned unit development;
 - (b) Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest; and
 - (c) Is not granted solely to confer a private benefit upon any person.

NRS 278A.500 Minute order: Findings of fact required. The grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest, including but not limited to findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.
2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.
3. The ratio of residential to nonresidential use in the planned unit development.
4. The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy or inadequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.
5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.
6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.
7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

NRS 278A.510 Minute order: Specification of time for filing application for final approval. Unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the city or county shall set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed.

Zoning Map Amendment: General zoning map amendment requirements. In order to approve any zoning map amendment, the Planning Commission and City Council shall find that the zoning is in accordance with the Master Plan for land use and be designed, as applicable:

- a. To preserve the quality of air and water resources.
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment.
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments.
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings.
- e. To provide for recreational needs.
- f. To protect life and property in areas subject to floods, landslides and other natural disasters.
- g. To conform to the adopted population plan, if required by NRS 278.170.
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles.
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land.
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development.
- k. To promote health and the general welfare.
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing.
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods.
- n. To promote systems which use solar or wind energy.

- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

Attachments:

- Display Maps (PDF)
- Exhibit A- Recommended Modifications (PDF)
- Exhibit B- Revised PUD Handbook - Highlight Strik-out (PDF)
- Exhibit C-Traffic Update Letter (PDF)
- Exhibit D- Bella Vista Ranch Phase II-Agency Comments(PDF)