

# SILVER VISTA AT BELLA VISTA RANCH

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CITY OF RENO PLANNING COMMISSION | JANUARY 3, 2018



- APN 165-060-01
- ~6.5 acre parcel
- Located in Bella Vista Ranch PUD
- Master Plan and Zoning
  - Special Planning Area (SPA)
  - Planned Unit Development (PUD)
- Surrounding uses:
  - Cyan Park (north)
  - Single Family (south, east and west)



## Project Location

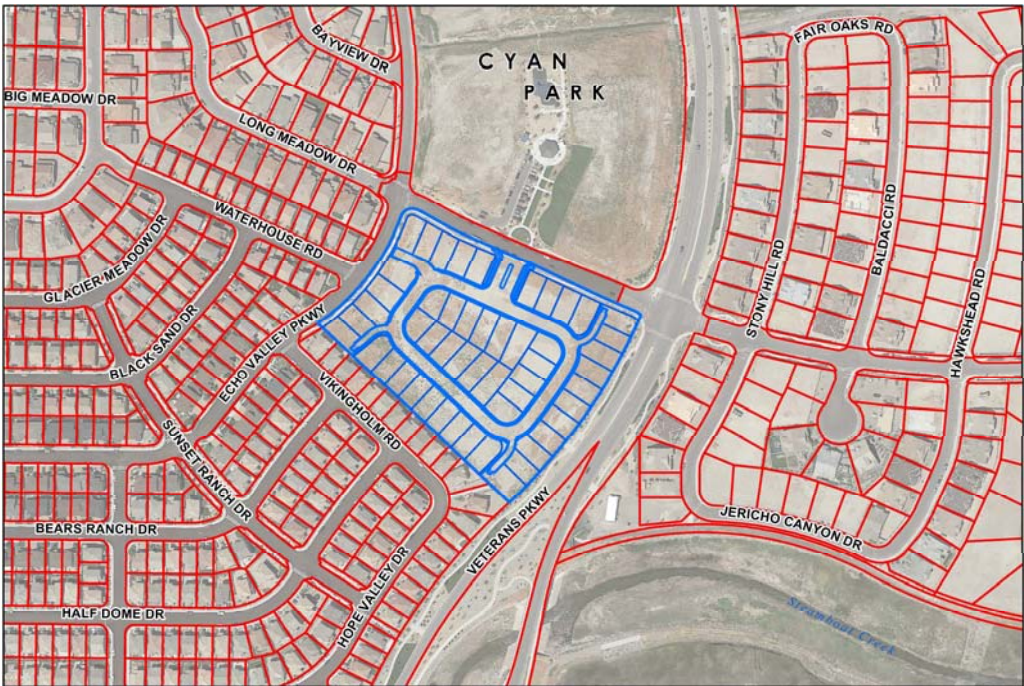


- Bella Vista Ranch PUD, Phase I adopted 2005
- Parcel dedicated to City of Reno for potential Public Facility
- PUD allows City to sell parcel if not needed for Public Facility
  - If sold, parcel developed under PUD Village B standards
  - Village B allows Residential Lots up to 10 du/ac



## Project Background

- Tentative Map
  - 51 Single Family Detached
  - 7.85 du/ac (10 du/ac allowed)
  - Average Lot Size 4,108± sqft



Project Request





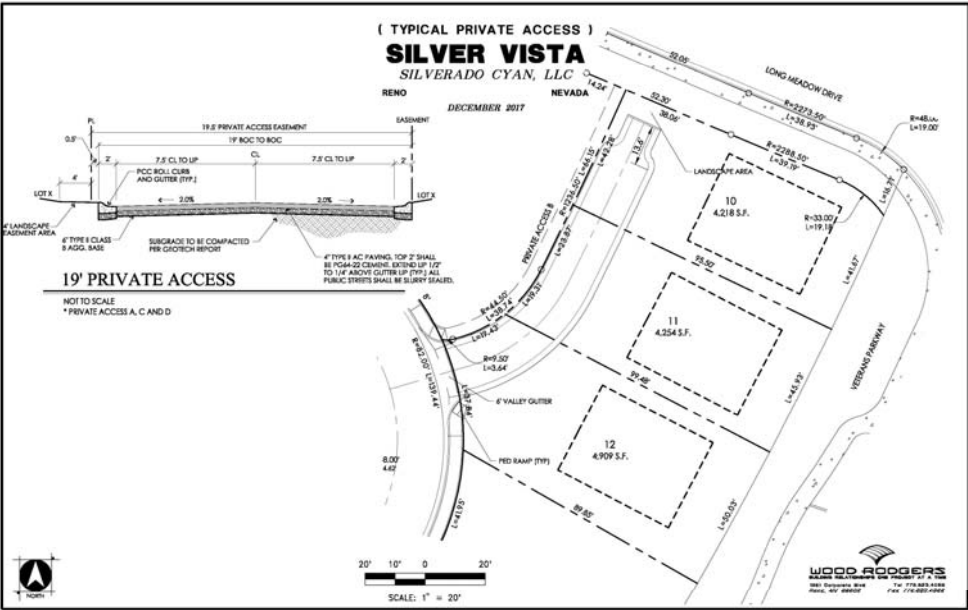
- Landscape/Common Areas
  - 20% Landscaping (including common area, front yards and right of way)
  - Enhance Existing Landscape
  - Maintained by HOA
- Sound Wall/Fencing
  - Match Existing
- Traffic and Circulation
  - Minimal Traffic Impact
  - Entrance on Long Meadow Dr.
  - Sidewalk on Both Sides

## Project Details



- Private Driveways

- Serve Up to 3 Lots
- Located on Private Property with Access Easement
- Concrete or Similar Material
- Landscape Buffering
- Meets Fire Code



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## Project Details

- Lot Design
  - 3,500± ft<sup>2</sup> to 5,900± ft<sup>2</sup>
  - 20 foot Long Driveways
- Architecture
  - Mix of One & Two-Story
  - Style Similar to Existing Homes



CONCEPTUAL LOT LAYOUT

SCALE: 1"=20'



## Project Details



- Consistent with Bella Vista Ranch PUD requirements
- Compatible with surrounding neighborhoods
- Provides additional housing option in South Reno

## Closing

