

RANCHARRAH

MPA & PUD AMENDMENT

LDC25-00037

PLANNING COMMISSION | APRIL 2, 2025

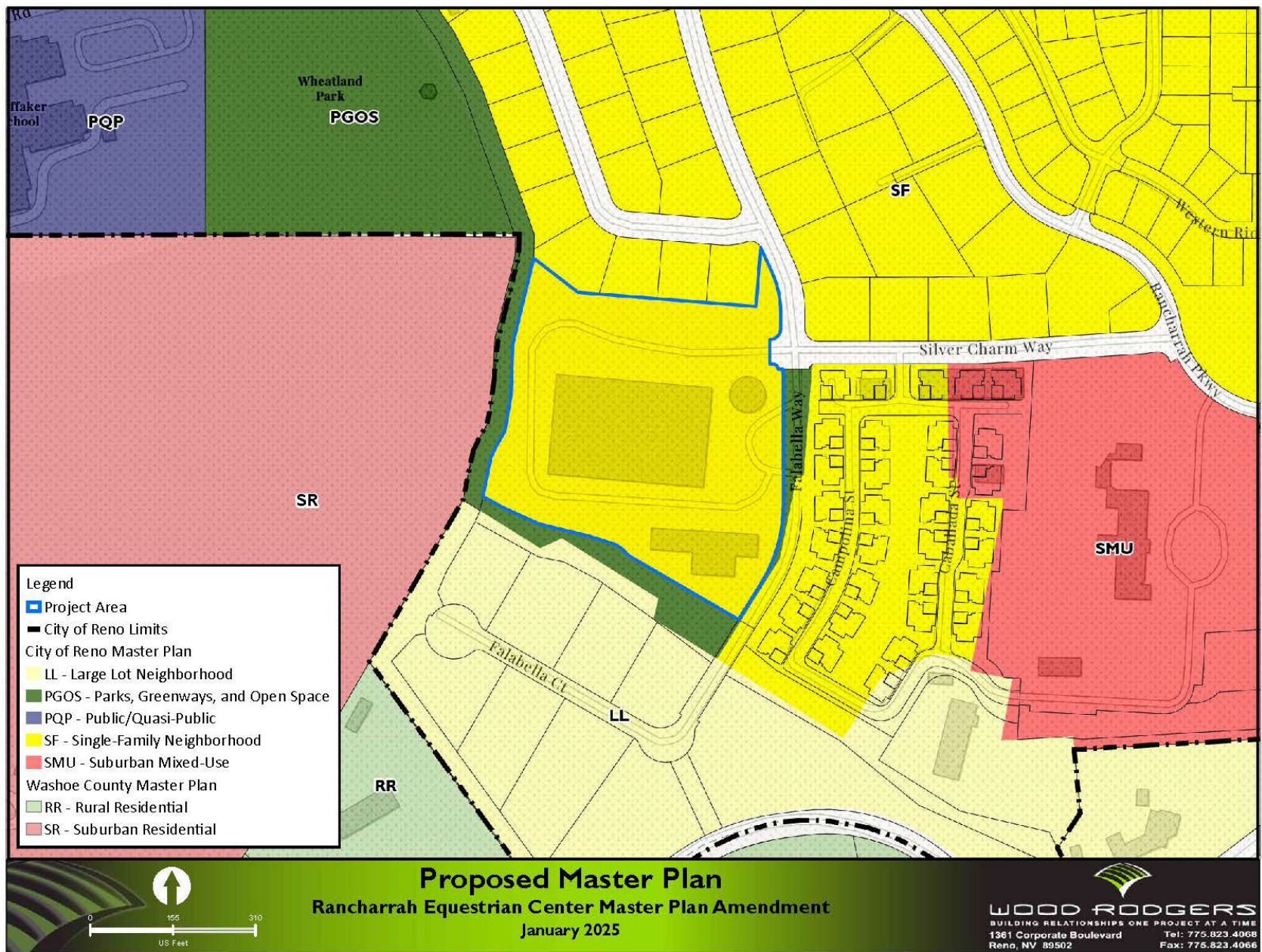


WOOD RODGERS

- Master Plan Amendment
 - PGOS to Single Family
- Planned Unit Development (PUD) Amendment
 - Equestrian Center to Single Family (Village 8)



Project Request



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- Not intended as an open space or common area amenity in the PUD
- Originally intended to be a livestock event facility
- Operated as a commercial stable
- Does not meet criteria for PGOS
- Council stipulated that residential density shall be applied to the Equestrian Center

PGOS Criteria



PHOTO CREDIT: CITY OF RENO

Parks, Greenways, and Open Space (PGOS)

Range of Densities

Size varies by type of facility.

Uses

Parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms.

Characteristics

- Provides for the active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Generally owned by public agencies (city, county, state or federal); however, may also include privately-owned open spaces such as golf courses or HOA open space, or private lands under conservation easement or other similar mechanism.

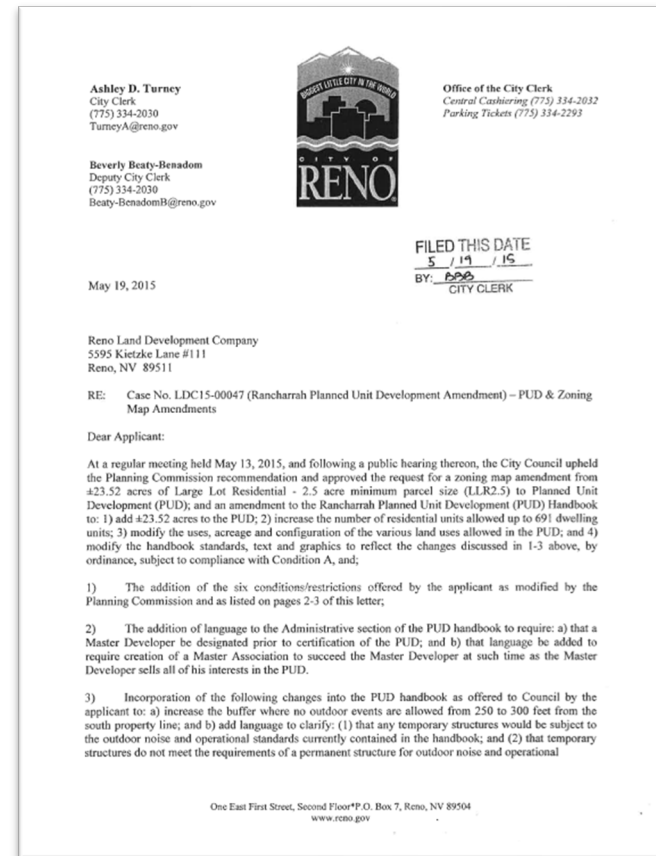
7.2C: OPEN SPACE CRITERIA

Identify, prioritize, and protect as open space land within and surrounding the City's limits or SOI using the following criteria:

- Areas that provide watershed functions including perennial streams, natural and man-made canals or drainageways, critical flood pools, areas in floodways and floodplains, stormwater storage, and groundwater recharge areas.
- Areas that provide wildlife habitat, including primary plant communities found in the area and corridors connecting large open space areas, especially those used for migration.
- Areas that support rare and sensitive plant communities, as defined by the Nevada Natural Heritage Program.
- Areas with existing development constraints, such as those with slopes greater than 30 percent.
- Acquisitions that would provide lesser-served neighborhoods

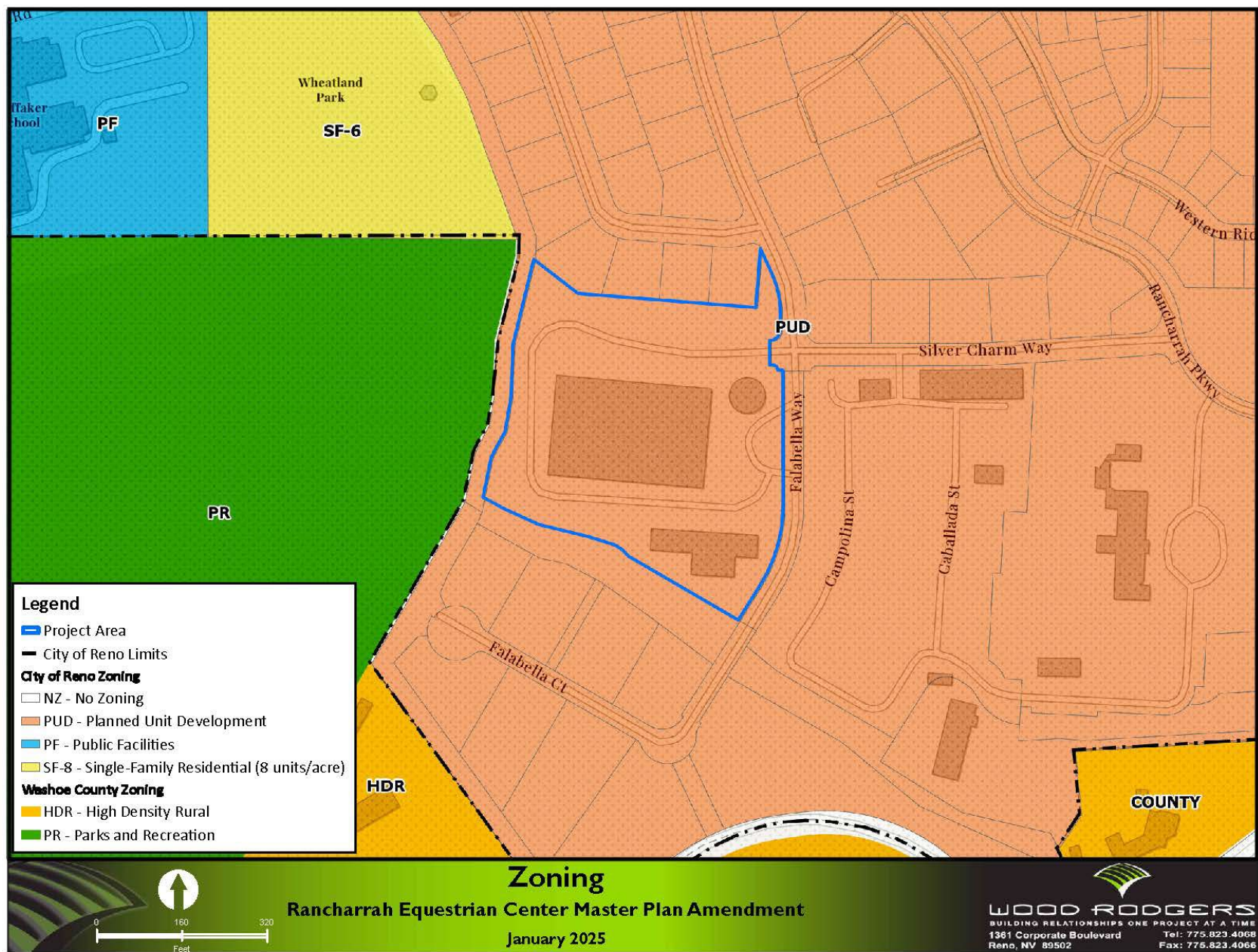
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PGOS Criteria

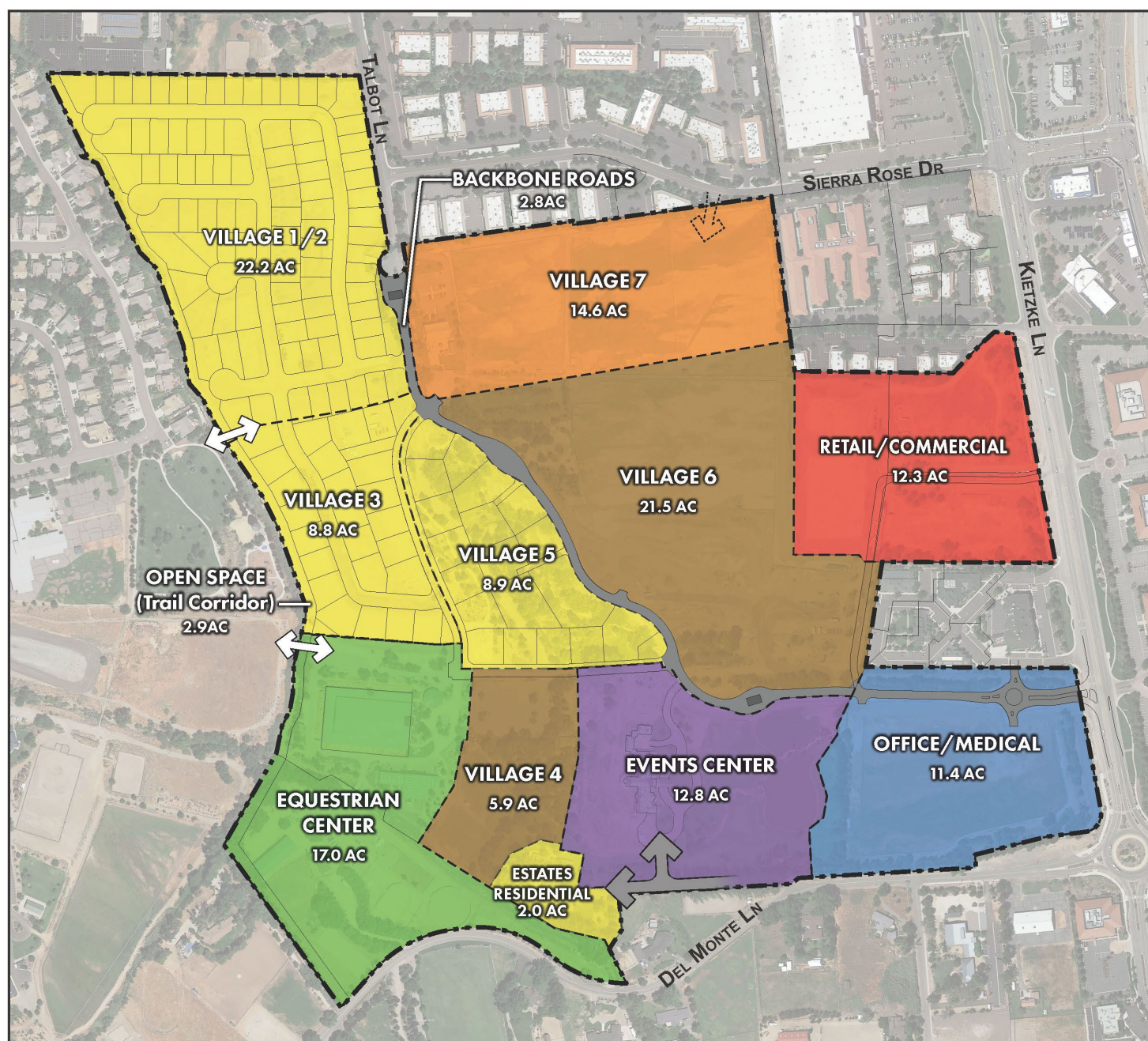


THREE CONDITIONS/STIPULATIONS APPROVED AND ADDED BY THE CITY COUNCIL ON MAY 13, 2015:

3. In the event that the combined +/- 31.9 acre Equestrian Center and/or the Events Center are discontinued, the aforementioned land use categories shall have an underlying allowable residential density of 1 du/acre. The potential to add 31 residential units is allowed in addition to the approved 691 dwelling units identified in the PUD (maximum of 722 residential units).

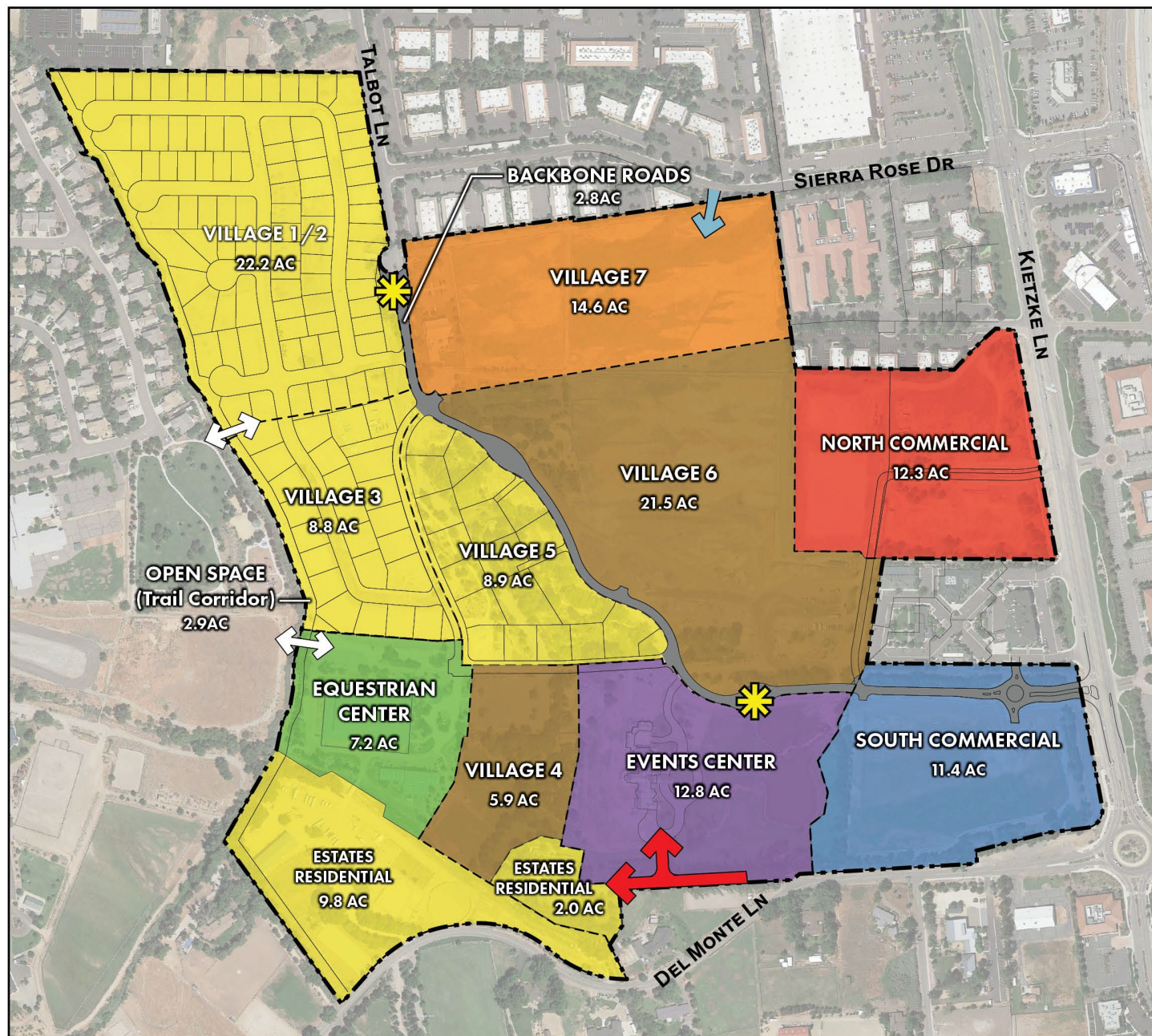


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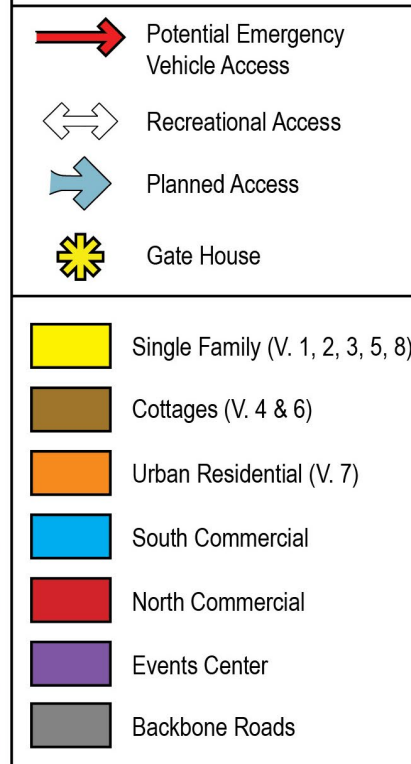
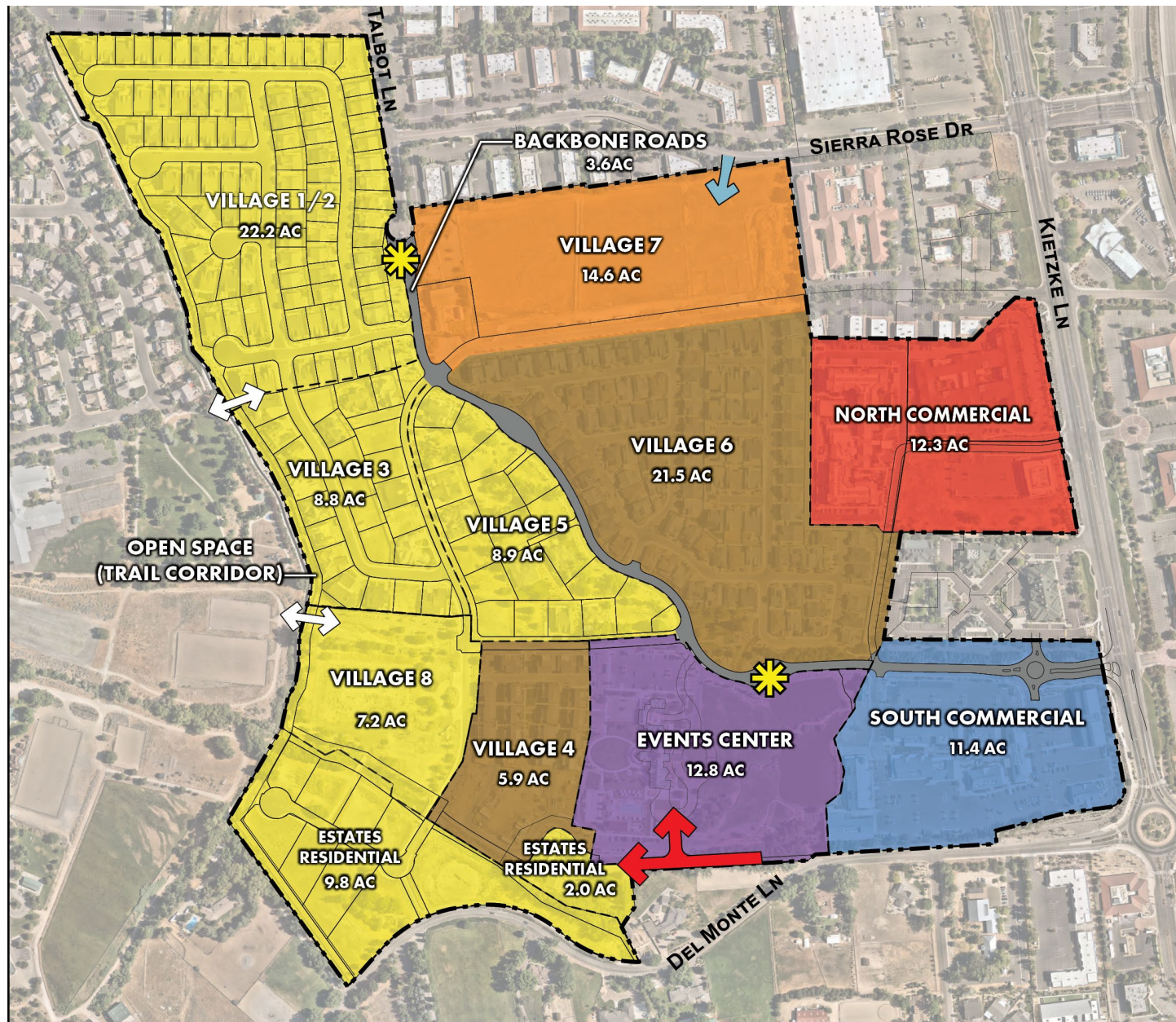
| LEGEND | |
|--------|-------------------------------|
| | Potential Access |
| | Recreational Access |
| | Planned Access |
| | Single Family (V. 1, 2, 3, 5) |
| | Cottages (V. 4 & 6) |
| | Urban Residential (V. 7) |
| | Office/Medical |
| | Retail/Commercial |
| | Equestrian Center |
| | Events Center |
| | Backbone Roads |

3rd Amendment Land Use Plan 2014

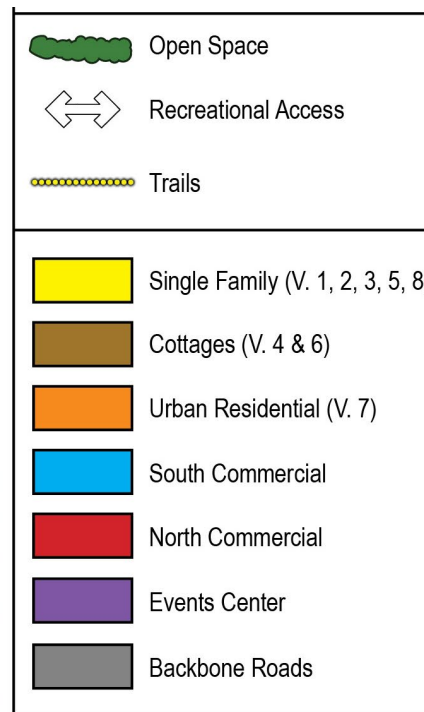
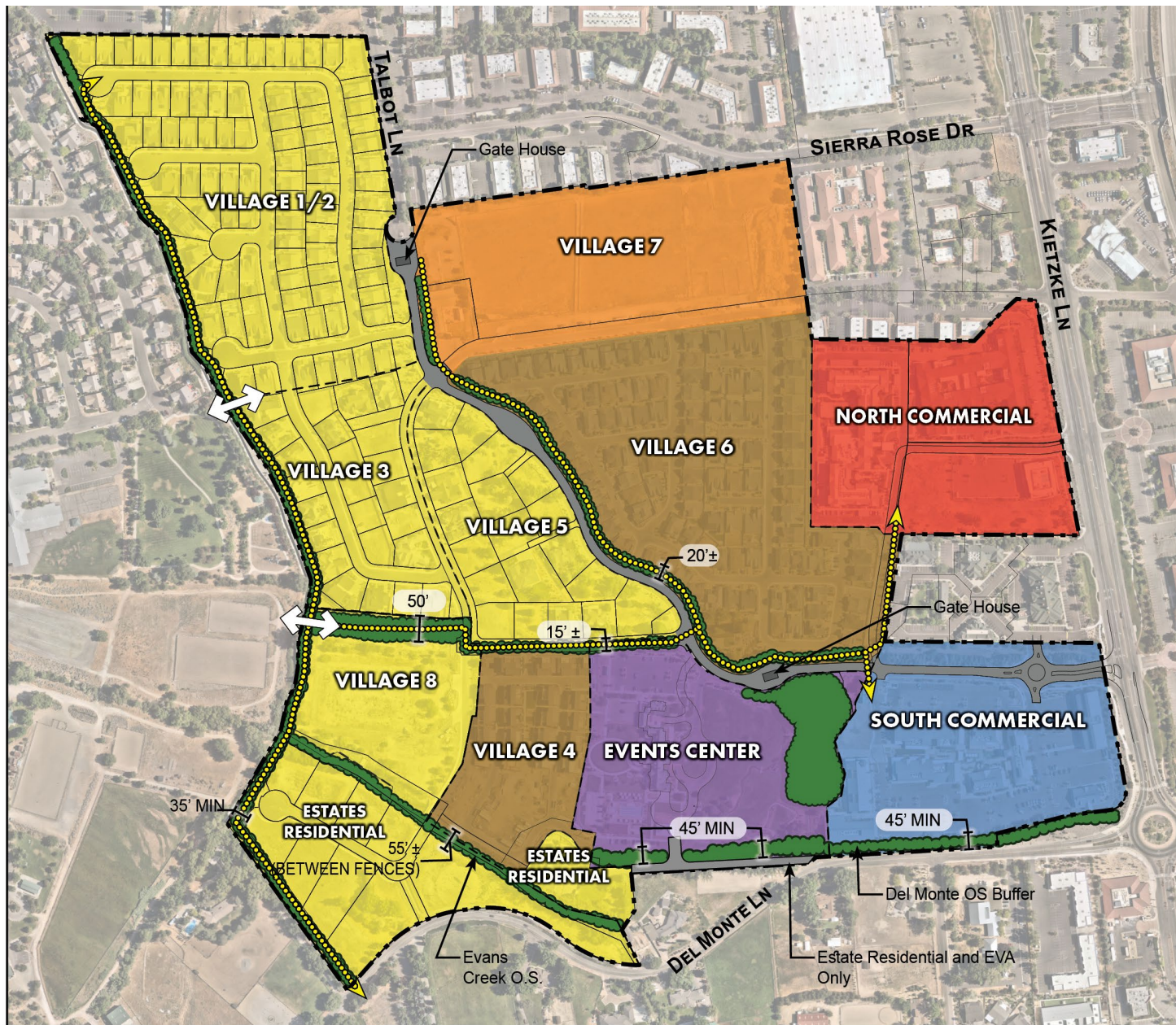


| LEGEND | |
|--------|------------------------------------|
| | Potential Emergency Vehicle Access |
| | Recreational Access |
| | Planned Access |
| | Gate House |
| | Single Family (V. 1, 2, 3, 5) |
| | Cottages (V. 4 & 6) |
| | Urban Residential (V. 7) |
| | South Commercial |
| | North Commercial |
| | Equestrian Center |
| | Events Center |
| | Backbone Roads |

4th Amendment Land Use Plan 2018



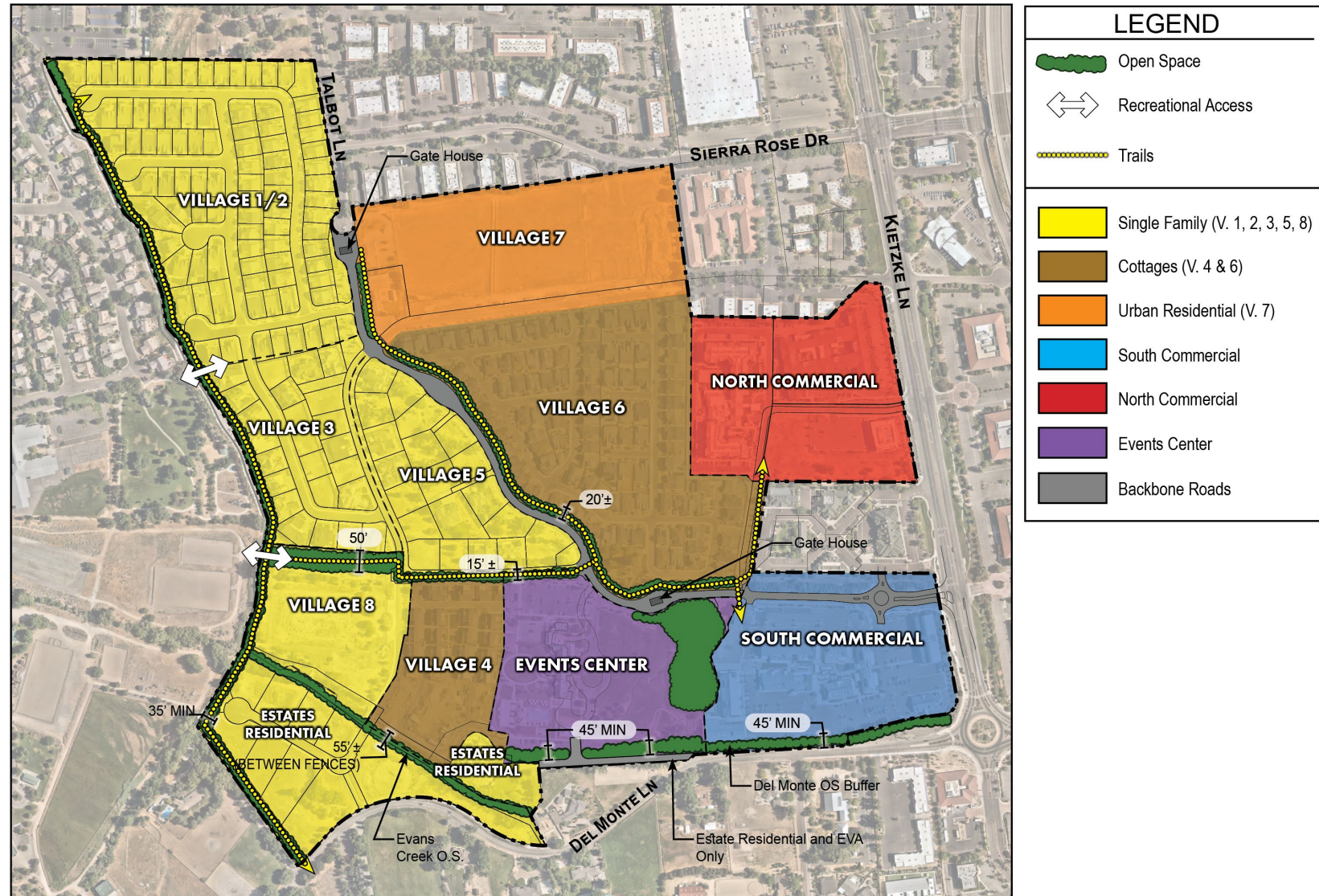
Proposed 5th Amendment Land Use Plan 2025



Proposed 5th Amendment Open Space

Village 8

- Proposed 50-foot open space buffer on north
 - 1 tree/30 lineal feet
 - Trail corridor with connection to Lake Ditch Trail
- 29 allowable units
- Restrict future homes to 1-story adjacent to northern and southern open space corridors



PUD Modifications

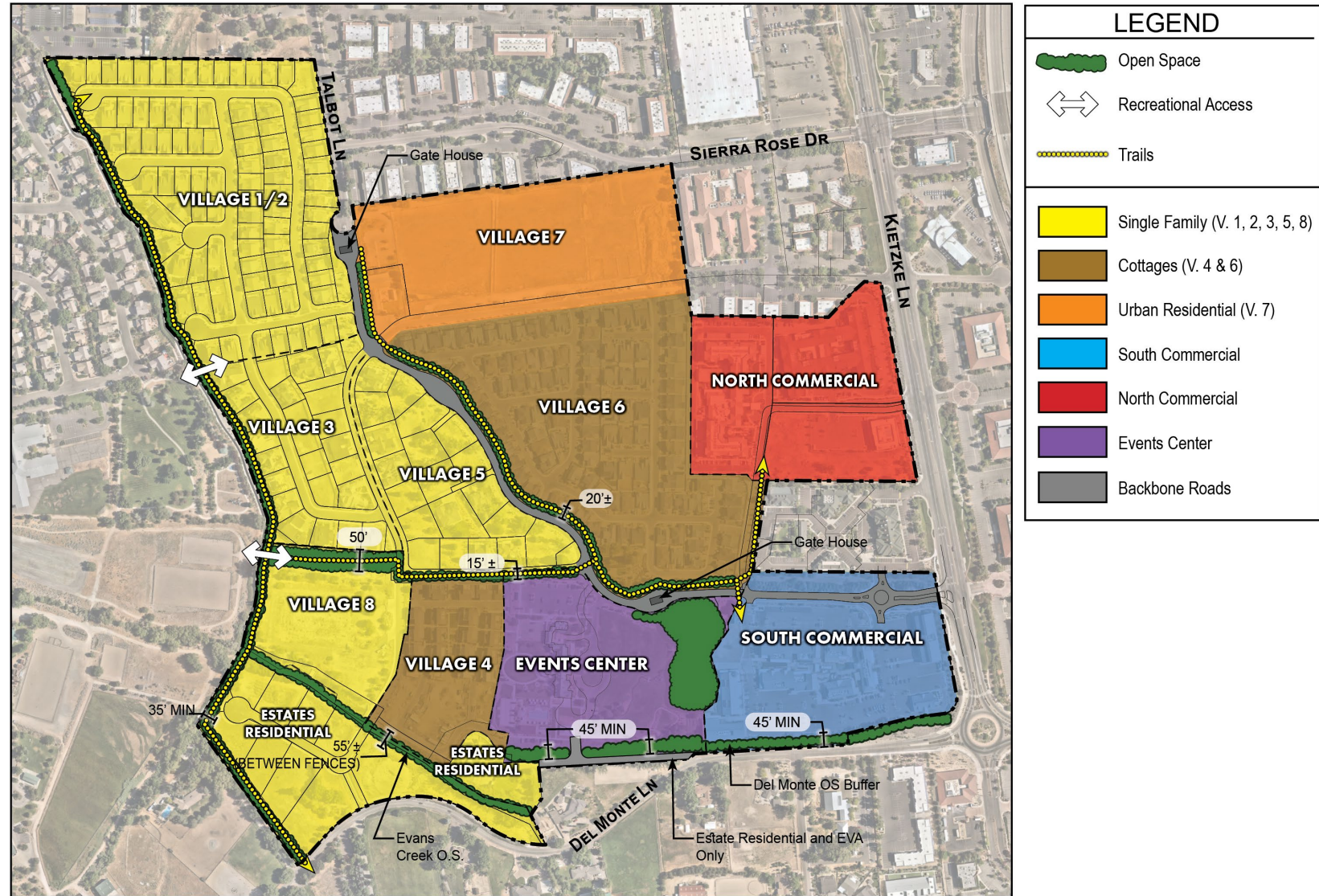
- Reduced overall unit count from 722 to 469

| Res. Land Uses | Existing | Proposed |
|----------------|------------|--------------|
| Events Center | 12 | 12 |
| Equestrian* | 7 | 0 |
| Estates Res. | 10 | 10 |
| Urban Res. | 310 | 107 |
| Cottages | 250 | 178 |
| Single Family | 133 | 162 |
| Total | 722 | 469** |

* Equestrian Center proposed to change to Single Family

** Based upon existing & planned development, proposed V. 8, and contingency

PUD Modifications



Response to Resident's Comments

| Comment | Response |
|--------------------------------|--|
| Sales Pavilion | <ul style="list-style-type: none">• Always part of Urban Residential land use area• No plans to demolish, but prudent to allocate an underlying density (similar to the Club) |
| Club Condos | <ul style="list-style-type: none">• 12 units have been associated with the Club since 2014• Existing tentative map approved for 8 club cottages |
| Contingency Plans | <ul style="list-style-type: none">• The PUD is a zoning document. Until such time as villages are final mapped and built, there is a need for contingencies dependent on market conditions |
| Outreach to Adjacent Neighbors | <ul style="list-style-type: none">• Solicited input that could be incorporated into the PUD |
| Future Plans for Village 8 | <ul style="list-style-type: none">• Conceptual plans have been prepared, but no builder has been identified. |



WOOD RODGERS

Andy Durling, AICP

adurling@woodrogers.com