

RENO CITY COUNCIL PUBLIC COMMENT CARD

Thank you for participating. We know your time is valuable and we look forward to hearing your comments, ideas and questions. The Mayor and City Council request that all comments are expressed in a courteous manner. Public comment is limited to three minutes each. Comments should be addressed to the council as a whole, not an individual member.

NAME:

VERNER KELLER

ADDRESS:

720 MAKEWOOD TRAIL

CONTACT PHONE:

(888) 970-4514

E-MAIL:

vkeller@kellerpartners.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1

☒ WARD 2

☐ WARD 3

☐ WARD 4

☐ WARD 5

☐ OTHER

DO YOU WISH TO SPEAK? YES ☒ NO ☐

11

AGENDA ITEM

PLAN COMM APPEAL

☐ IN FAVOR

☐ IN OPPOSITION

☒ NO POSITION STATED - CONCERNED

COMMENTS:

SAVE THE PAVILLION

☐ PLEASE SIGN ME UP TO RECEIVE IMPORTANT NEWS AND INFORMATION ABOUT THE CITY OF RENO BY E-MAIL.

WHEN COMPLETED, PLEASE RETURN TO THE CITY OF RENO CITY CLERK

THANK YOU FOR YOUR COOPERATION AND PARTICIPATION



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NAME: Amy Horvath
ADDRESS: 5400 Side Saddle Trail Reno 89511
CONTACT PHONE: 310-418-1664
E-MAIL: AMY.L.HORVATH@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I-1

☒ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: in favor with additional
conditions

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NAME: PENNY WHITTAKER
ADDRESS: 6112 Triple Crown
CONTACT PHONE: 707 489 6401 Reno
E-MAIL: pwhitshop@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☒ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☐ NO ☐

AGENDA ITEM 11

☐ IN FAVOR ☒ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: Rancheros
#7

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NAME: Christine Speed

ADDRESS: 602 Braided Rope Drive

CONTACT PHONE: 949-500-4842

E-MAIL: pine.aberdeen@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5

☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I #1 Rancherwah

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Nancy Podewils Baba
ADDRESS: 6116 S. Pleasant Oak Trl
CONTACT PHONE: 775-343-8100
E-MAIL: NJPODEWILS@GMAIL.COM

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Rancherette Redevelopment II

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: Building homes on their owned parcel
of land is their right, but the design
of the homes & entry way and the planned
use of an over-used gate need to be
changed.

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NAME: Teri Iaconis
ADDRESS: 4135 Fala bella way 89511
CONTACT PHONE: 775-691-0621
E-MAIL: teri.iaconis@gmail.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☐ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM Rancher's Appeal II

☐ IN FAVOR ☐ IN OPPOSITION ☐ NO POSITION STATED - CONCERNED

COMMENTS: _____

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NAME: Roy CAGE
ADDRESS: 6135 Fababella Way Reno 89511
CONTACT PHONE: 775-827-4477
E-MAIL: cleanthink@nym.hush.com

If you are representing someone, other than yourself, please indicate whom:

☐ WARD 1 ☒ WARD 2 ☐ WARD 3 ☐ WARD 4 ☐ WARD 5
☐ OTHER _____

DO YOU WISH TO SPEAK? YES ☒ NO ☐

AGENDA ITEM I1

☐ IN FAVOR ☐ IN OPPOSITION ☒ NO POSITION STATED - CONCERNED

COMMENTS: Ranchorrah Appeal

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Good evening, my name is Christine Speed. I live in the Cantaro section of Rancharrah.

I'd like to align myself with Audrey Keller's presentation. Due to our declarant-controlled HOA, she represents the true interests of the homeowners and has invested significant time and energy into understanding your arcane ways in order to improve Village 7 for everyone and make this appeal worth your attention.

My issue has to do with the failed ^{quality of life} traffic planning thru Cantaro that occurred when Latigo II was built. With no direct and dedicated exit for Latigo II, they've been reduced to having to drive through our neighborhood on the narrow, 22 foot wide lane that was never designed to be a thru street called Dapplegray Way.

This current traffic failure will be compounded by Village 7 unless you restore Village 7's direct exit driveway onto Sierra Rose Parkway. That exit was originally included in the developer's 2018 map but then omitted in their 2024 ^{tentative} map.

MAP

If the crucial Village 7 access point onto Sierra Rose is not restored, we, in Cantaro are going to have to live with much more of this.

TRUCKS

Thank you very much

I ask City Council to add ⁴~~3~~ additional conditions of approval to the tentative plan for Village 7/G:

- ①- Require the preservation of healthy trees located adjacent to Talbot Lane and Falabella Lane.

Per Leah Piccotti, Associative Planner:

Healthy trees located adjacent to a public right of way should be preserved.

~~2 - Include verbiage to prospective home buyers and home owners indicating that residents and guests of Village 7 may only park within Village 7 and not outside of Village 7 on Side Saddle Trail, Falabella Way, or in Cantero's guest parking spaces.~~

~~Per Leah Piccotti, Associative Planner:~~

~~The City Council can add conditions of approval.~~

- ~~②~~ - Require "like-for-like" wall along Talbot Lane so east wall and west wall along Talbot Lane, which function as a security wall match in style and height.
- ③ - Provide for additional setbacks between the current Sales Pavilion and the residences that will abut.
- ④ - Amend the PUD to accurately reflect realized/actual number of homes in Rancharrah.

Administration

The Rancharrah PUD shall be administered by the Zoning Administrator or his/her designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply this PUD handbook.

Rancharrah Holdings LLC (dba Rancharrah), shall be the master developer in place from the first phase of development of the PUD. Should the master developer be designated or assigned to another entity, the assignee shall notify the City of Reno in writing and provide documentation of the change in entity. This master developer shall continue throughout the development of the PUD until and unless a master property owners association or other such entity is created to serve the role of master developer. Master developer rights may be assigned by land use categories, dependent on the underlying property ownership and previous assignment of declarant rights, which shall be disclosed to the City of Reno upon application for development permits. The role of the master developer, for the purposes of this PUD, shall be:

- To prescribe and administer methods and procedures to ensure and control the quality of development that occurs within Rancharrah PUD;
- To maintain all common area improvements, storm drain and/or irrigation channels (not including the Lake Ditch), detention and/or other flood control facilities (including Evans Creek – the City of Reno may provide

emergency maintenance during flood events, if necessary);

- To construct, or have constructed, all pedestrian/equestrian trails, pathways, and sidewalks, and
- To establish Covenants, Conditions and Restrictions (CC&R's), which may allow for the creation of: an Architectural Review Committee to maintain consistent project architecture; and a master owners association to provide maintenance and operations of the common elements of the PUD and enforcement of the CC&R's.
- To continue to pay to the Lake Ditch Company, on a yearly basis, an amount equivalent to the ownership of 274 ditch shares.

Only the City of Reno, the master developer or its authorized designee or assignee may initiate an amendment to the PUD handbook.

Review Process

Prior to the submittal of a development application to the City, the proposed development shall be reviewed by the master developer at their sole discretion. Each development application submitted to the City shall include written documentation of approval from the master developer. Written approval by the master developer does not constitute City approval of a development application. The construction of individual projects, including accessory structures shall follow the City of Reno building permit process. For some uses where a tentative map, special use permit, or site plan review

PER PUD

Total Units Allowed: 722 units

25% Threshold - 181 units - allows 1 resident onto Board - met

50% Threshold - 361 units - allows 2 residents onto Board - won't be met for years

75% Threshold - 542 units - Declarant fully turns over Board to Residents

****This will never be met****

ACTUAL/REALIZED

Total Units: 401 units

(Assuming 22 units at Equestrian Village, even though PUD calls for 7 units)

Currently: 271 units, with 9 more in escrow

25% Threshold - 101 units - allows 1 resident onto Board - met

50% Threshold - 201 units - allows 2 residents onto Board - met

75% Threshold - 301 units - Declarant fully turns over Board to Residents

**Currently at
67.58%
of actual/realized
number of homes to be built
in Rancharrah**

	PER PUD	ACTUAL/REALIZED BUILD	CURRENTLY (As of July 31, 2024)
Total Units	722	401	271 9 additional homes in escrow
25% Threshold (1 resident elected by residents, 2 assigned by declarant)	181 met	101 met	101 met
50% Threshold (2 residents elected by residents, 1 assigned by declarant)	361 Won't be met for years to come	201 met	201 met
75% Threshold (board fully turned over by declarant)	542 **This will never be met**	301	Currently at 67.58% of actual/realized built homes

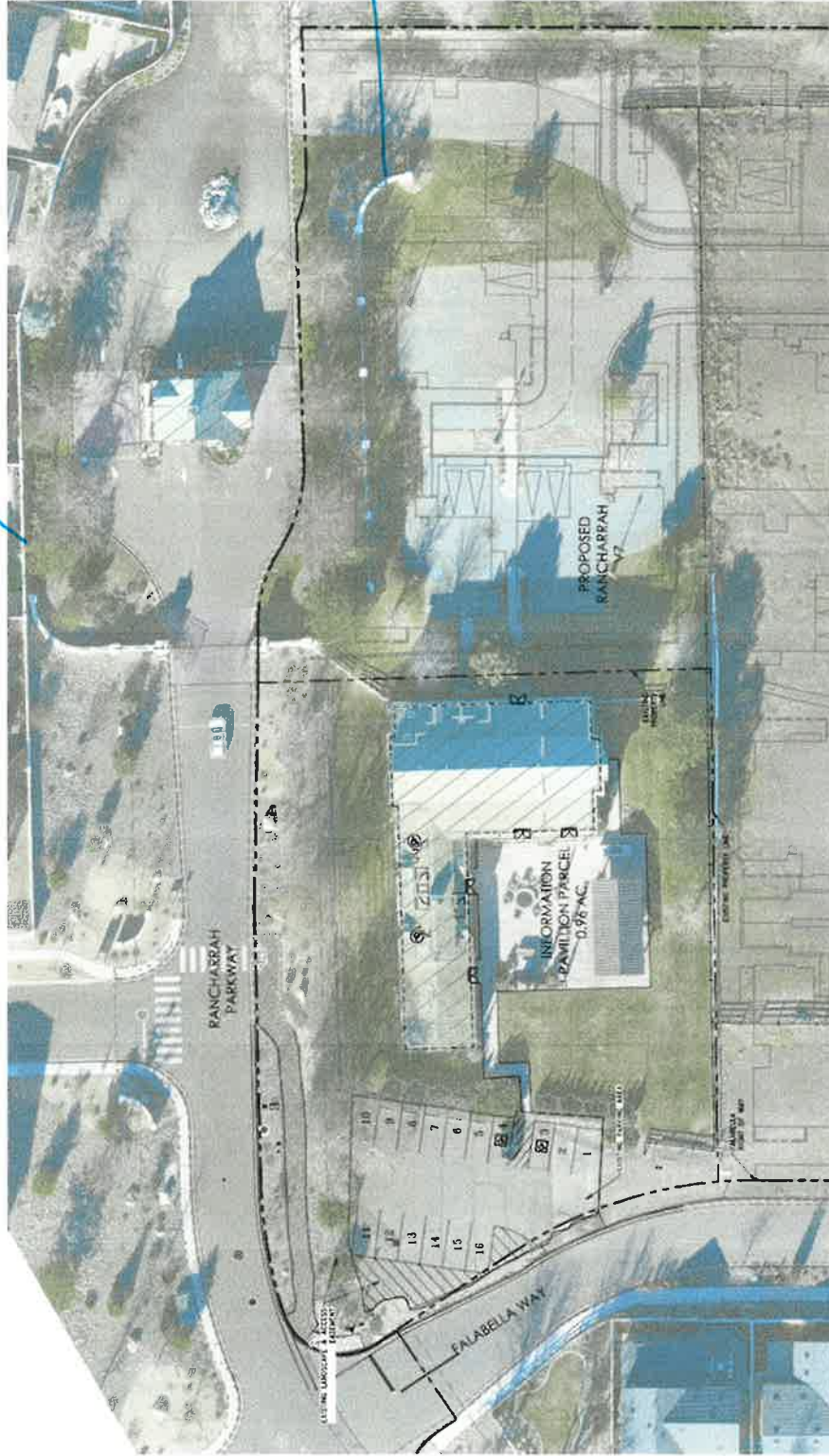
//

INFORMATION PAVILION PARKING EXHIBIT RANCHARRAH

RENO, NEVADA
APRIL, 2024

mirror 10 foot tall masonry wall

230 feet of fence line to be demised



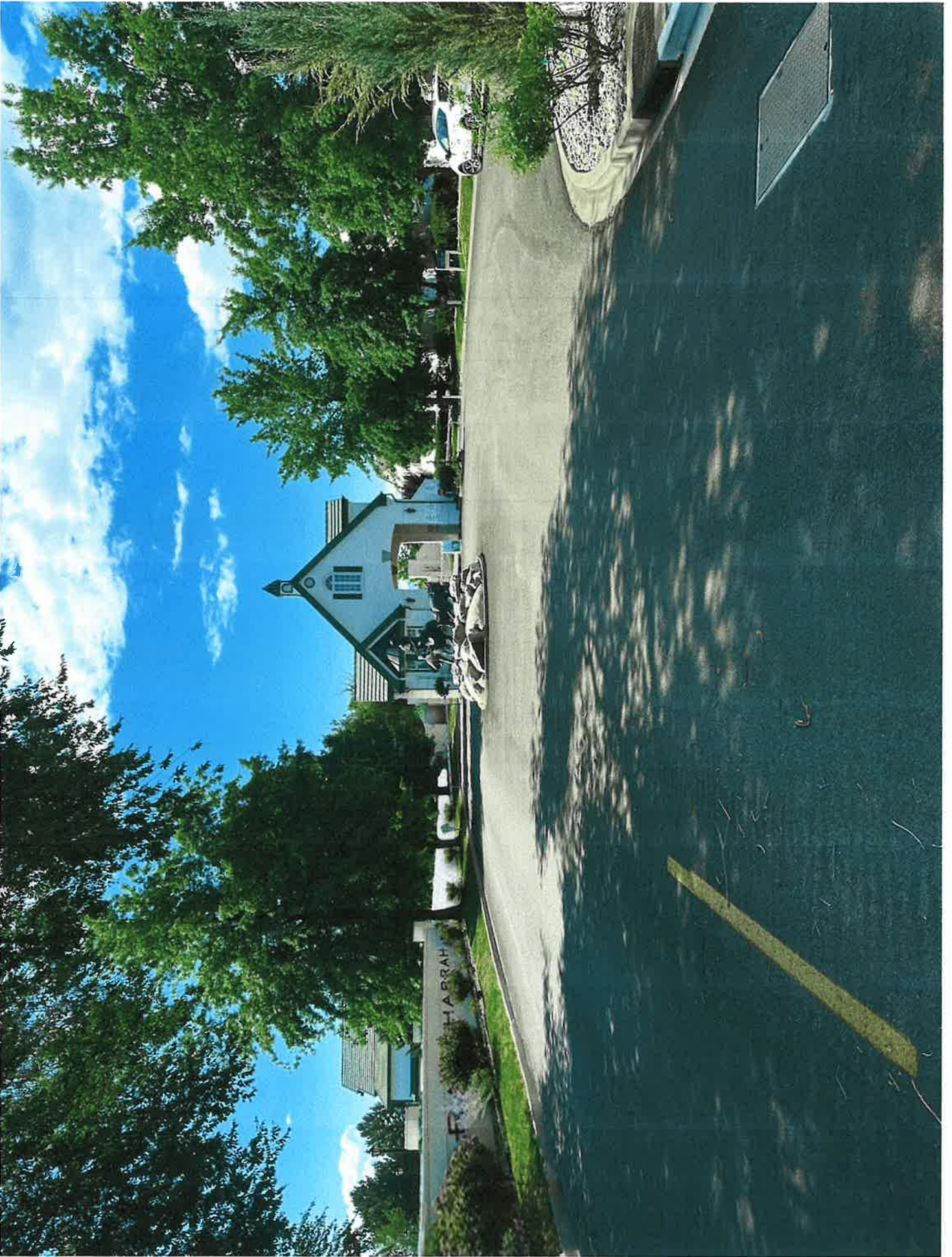
REQUIRED PARKING
(1000 VEHICLES)
(1000 VEHICLES)

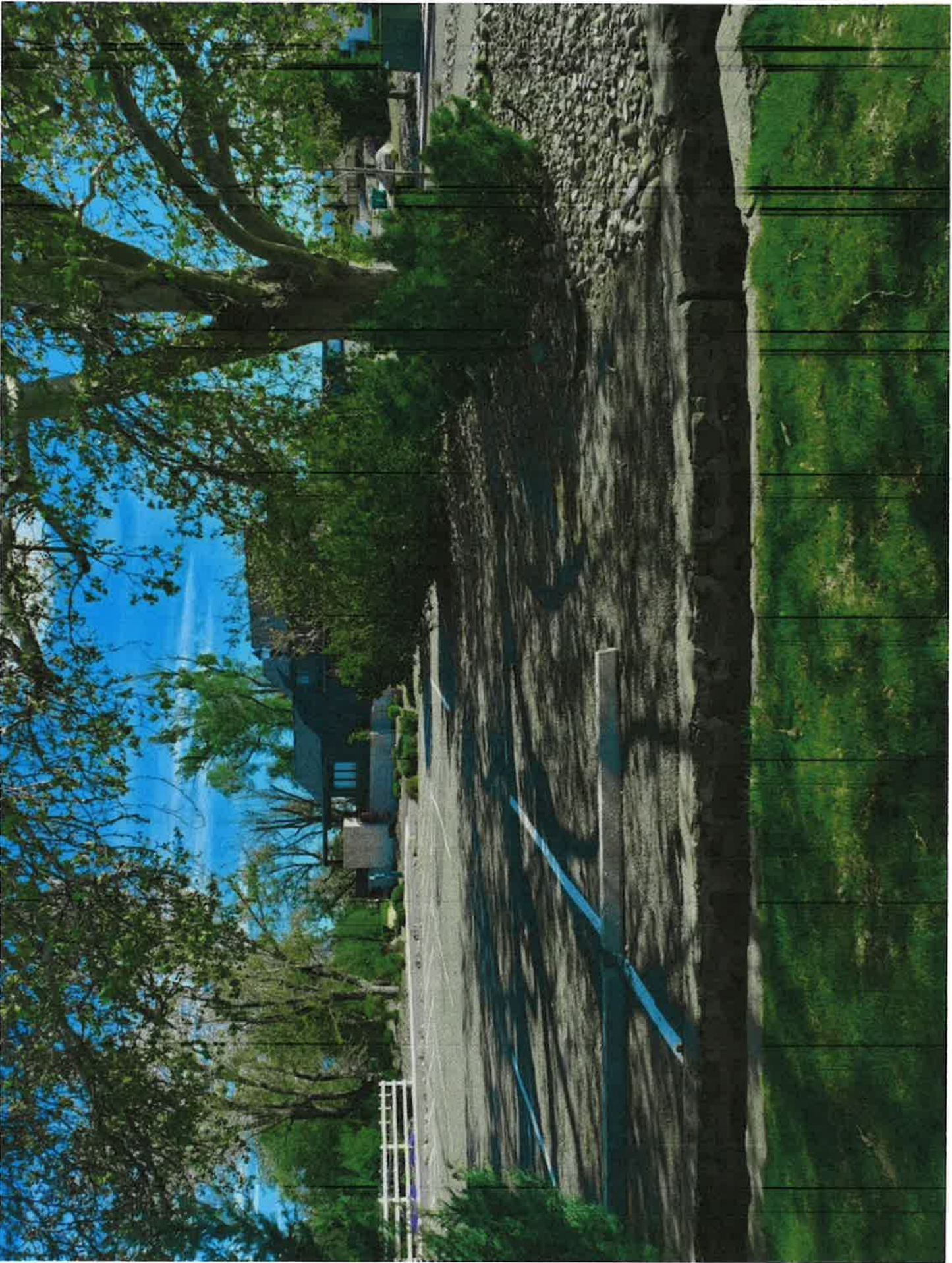
AVAILABLE PARKING IN
EXISTING LOT
(1000 VEHICLES)



WOOD RODGERS
ARCHITECTS
1000 COPPER BLVD
SUITE 100
RENO, NV 89502
TEL: 775.333.3000
FAX: 775.333.3000









no tree demo
indicated

REMOVE ±30 LF FENCE

REMOVE ±123 LF FENCE

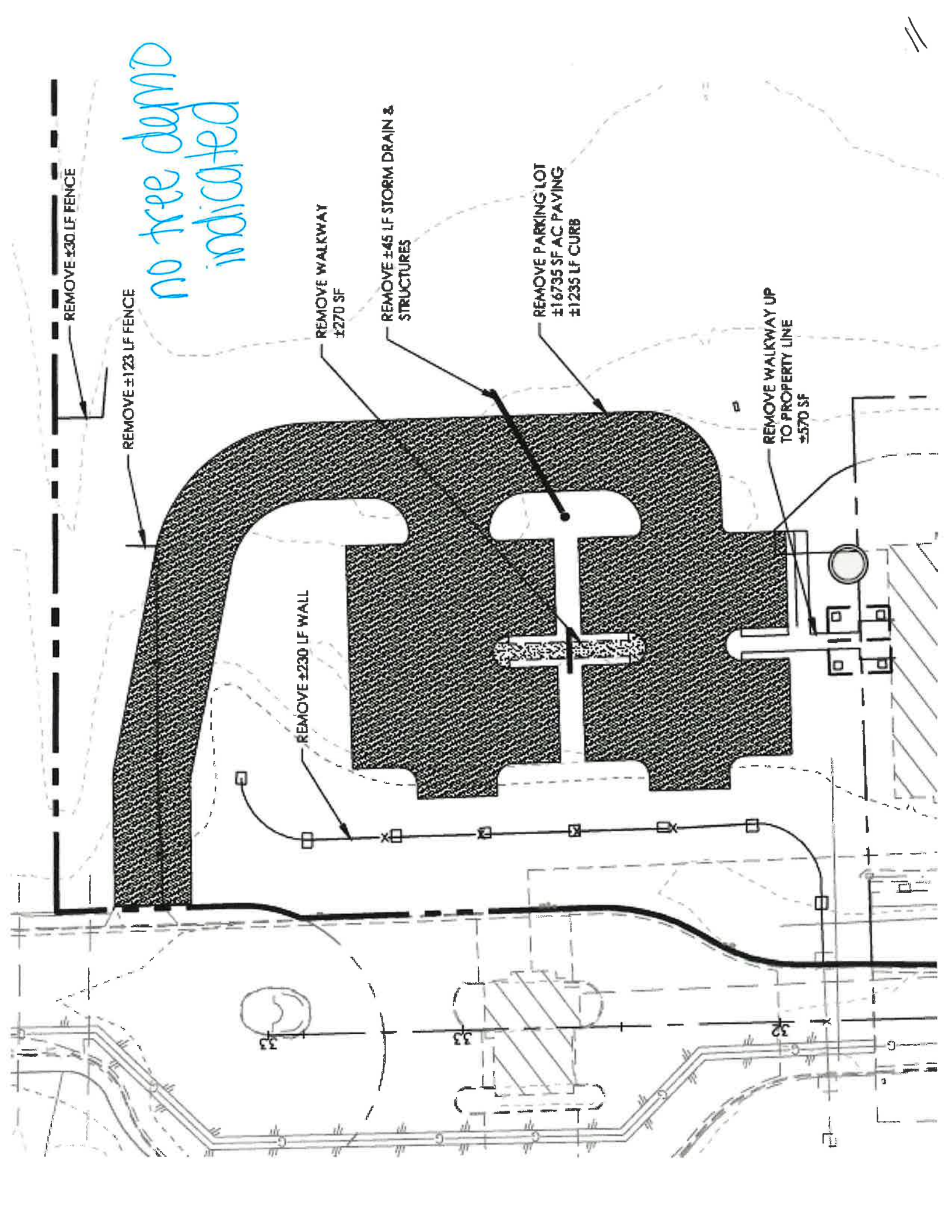
REMOVE WALKWAY
±270 SF

REMOVE ±45 LF STORM DRAIN &
STRUCTURES

REMOVE PARKING LOT
±16735 SF AC PAVING
±1235 LF CURB

REMOVE WALKWAY UP
TO PROPERTY LINE
±570 SF

REMOVE ±230 LF WALL



Urban Residential

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- Single family attached/townhomes
- Duplexes
- Condominiums
- Apartments

- Senior housing, assisted living, active adult, skilled nursing
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner

Minimum Lot Size:

N/A

Minimum Lot Width:

N/A

Setbacks:¹

Single Family Detached/Attached

Front yard

Garage

Side yard

Rear yard

Separation between buildings

Driveway Length

10-foot
3-foot or 20-foot
0-foot or 5-foot
10-foot
10-foot
19-foot min.

Multifamily

Front yard

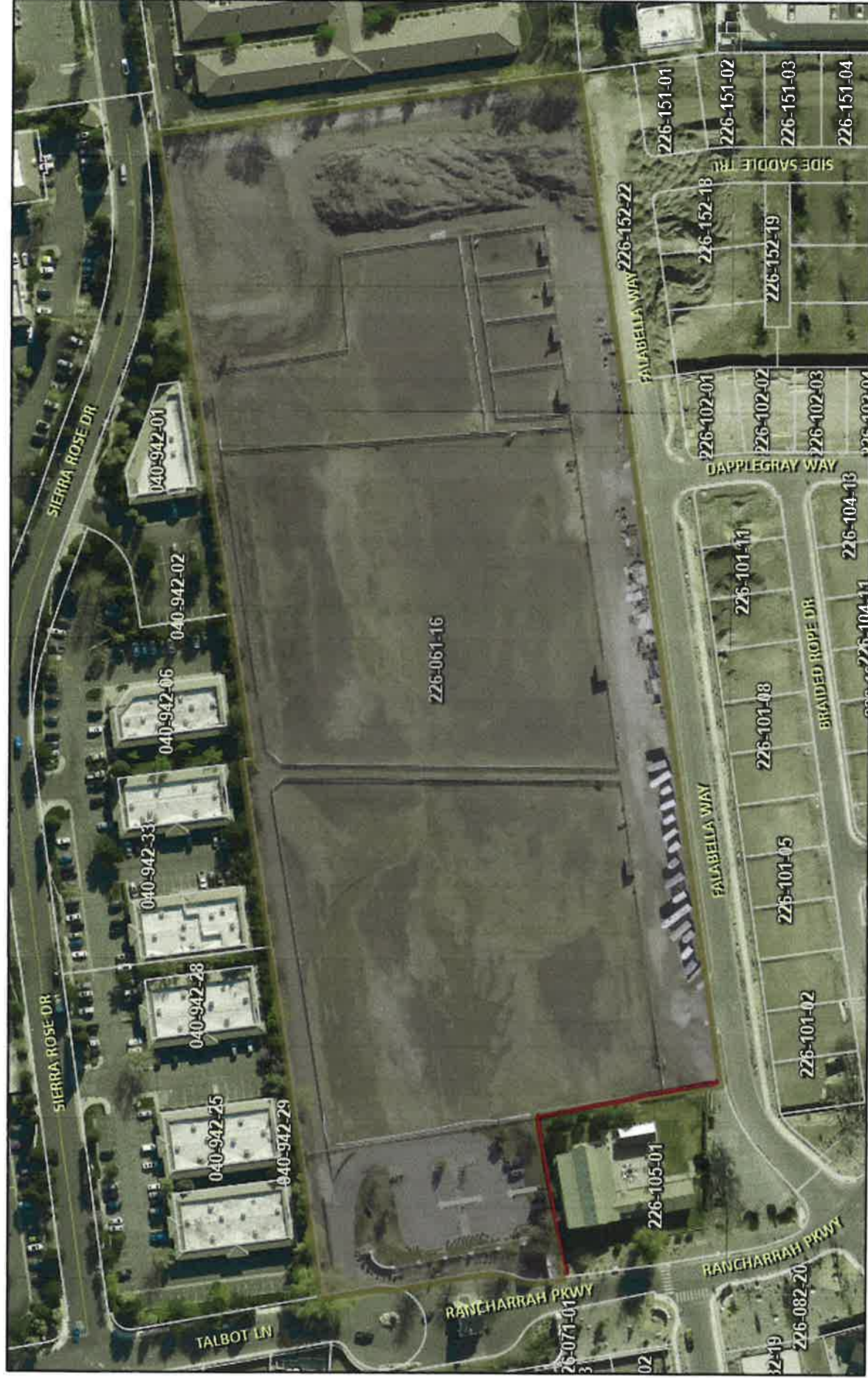
Side yard

Rear yard

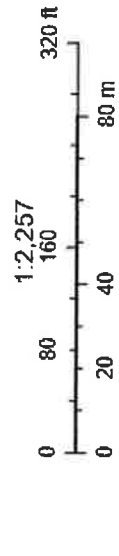
Building Height²

15-foot
5-foot
10-foot
45-foot
(max. 3-stories)

Rancharrah Village G / Village 7 226-061-16



May 18, 2024



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the
GIS User Community

This information for illustrative purposes only. Not be used for boundary

