

RANCHARRAH

VILLAGE 7

TENTATIVE MAP

CITY OF RENO PLANNING COMMISSION MEETING | MAY 1, 2024



WOOD RODGERS

- Tentative Map to establish a 59-unit patio home subdivision on 12.1± acres within the Rancharrah Planned Unit Development (Village 7)



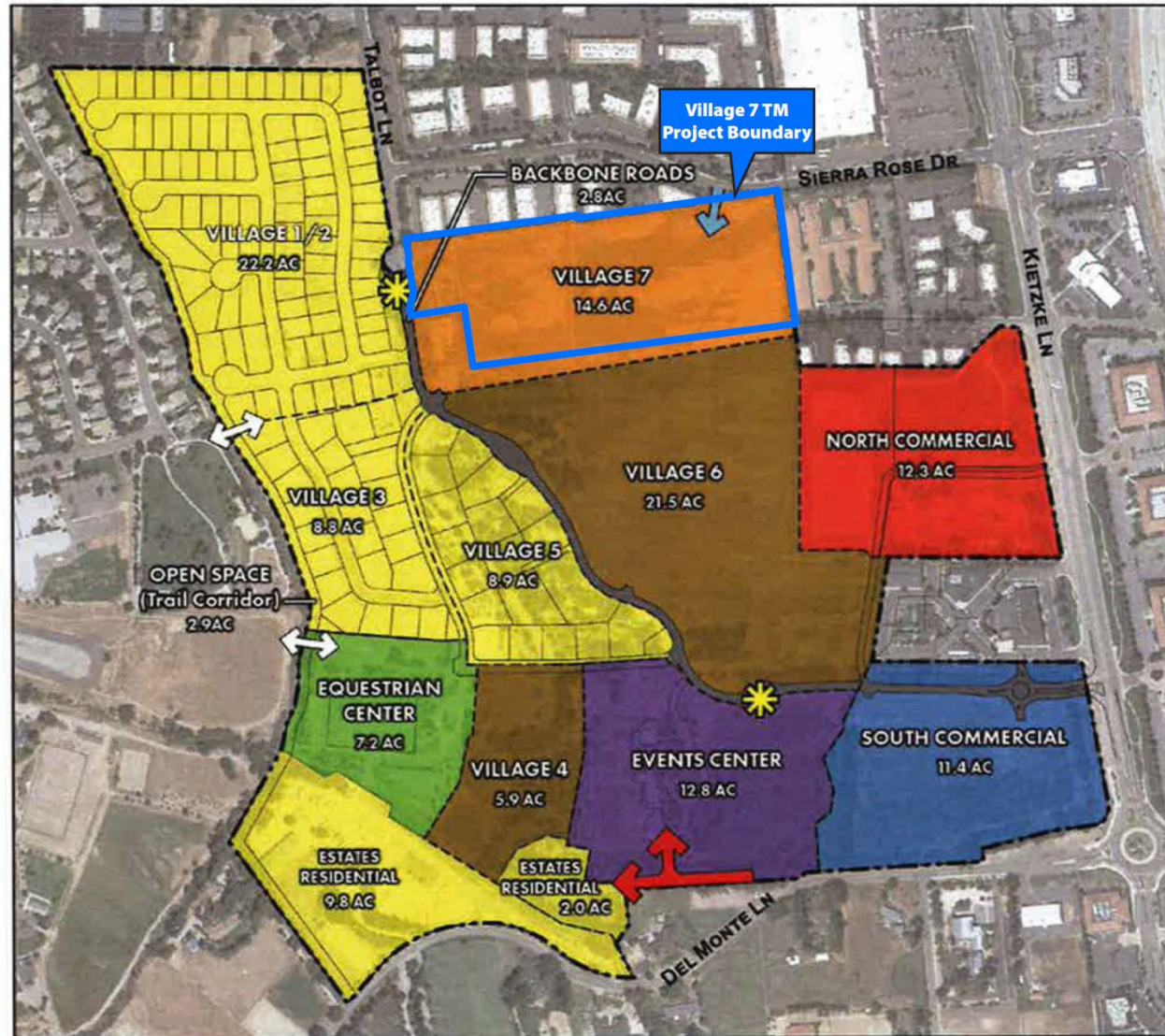
Project Request

Village 7:

- Designated as “Urban Residential” in PUD
- Allows for a mix of single family detached and single family attached housing products

Rancharrah Approved Units

Rancharrah Land Use	Maximum Allowed Units	Approve/ Proposed Units	Units Remaining
Single Family (Villages 1, 2, 3, & 5)	133	133	0
Estates Residential (Equestrian Village)	10	10	0
Cottages (Village 4 & 6)	250	200	50
Urban Residential (Village 7)	310	59	251
Events Center	12	0	12
Equestrian Center	7	0	7
TOTALS:	722	402	320

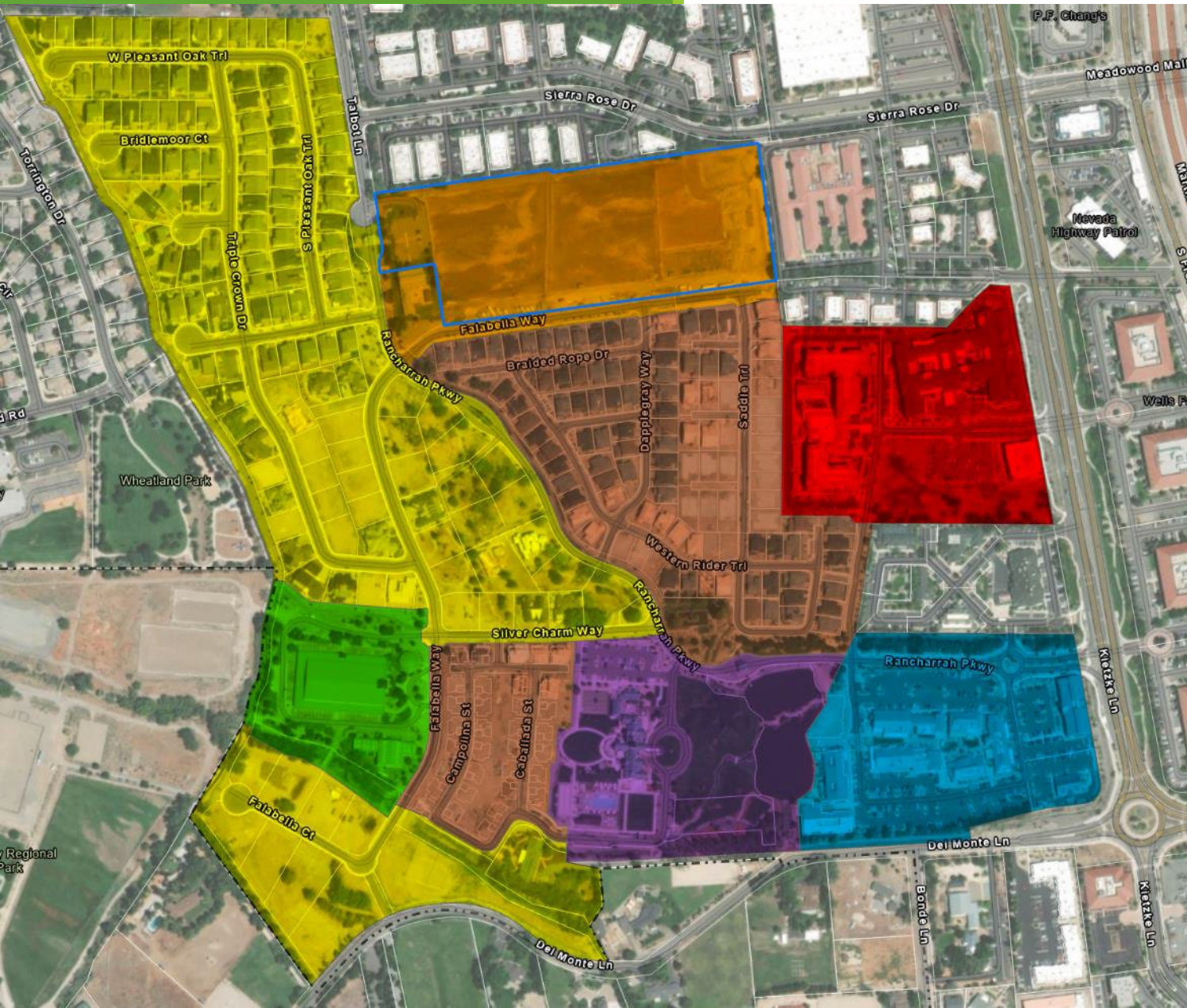


LEGEND	
	Potential Emergency Vehicle Access
	Recreational Access
	Planned Access
	Gate House
	Single Family (V. 1, 2, 3, 5)
	Cottages (V. 4 & 6)
	Urban Residential (V. 7)
	South Commercial
	North Commercial
	Equestrian Center
	Events Center
	Backbone Roads

Land Use Plan

PUD Conformance

PUD Conformance



Rancherarrh Traffic:

- Master traffic study performed with the PUD approval for full buildout (722 units & assumptions of typical commercial/office)
- Required mitigation improvements to McCarran/Talbot intersection & Kietzke Lane
- Mitigation improvements were made proactively with initial phases, which addressed full buildout
- All projects must ensure that the trip generation is less than the buildout assumptions in the master traffic study
- All projects will additionally pay RRIF to address overall regional growth

- North Parking Lot to be Removed
 - Used for sales at Rancharrah
 - Remove vehicle access from Talbot Drive
 - Pedestrian Access to Sidewalk on Talbot and Village 7
- South Parking Lot to Remain
 - Access from Falabella Way
 - Parking lot has been restriped to meet RMC
 - Existing building to used as office

Project Specifics



Village 7:

- 12.1± acre site
- 59 lot subdivision
- 4.9 du/ac
- Patio style homes with shared driveway
- Zero lot line
- Common open space
- Off-street parking provided at 3 per unit
- Existing trees on this site to the northwest (proposed to be preserved)
- One story with a two-story option

Project Specifics



PLANT LEGEND

- ORNAMENTAL TREES
- DECIDUOUS SHADE TREES
- EVERGREEN TREES
- PATHWAY CORRIDOR LANDSCAPE AREA
- LANDSCAPE AREA
- RE-VEGETATION AREAS
- POTENTIAL AREA FOR BENCH / PICNIC TABLE



- Primary street includes sidewalk on both sides; off-street parking; garage parking; and sidewalks in common area
- Additional height setbacks along north/eastern boundary
- Landscaped common areas
- 3 parking spaces provided per unit; requires 1 per 1,250 sq ft
- Shared Driveways –
 - Two garage parking spaces
 - Additional off-street parking stalls
 - Pedestrian access to guest parking via sidewalks



PLAN 1



PLAN 2



PLAN 1X



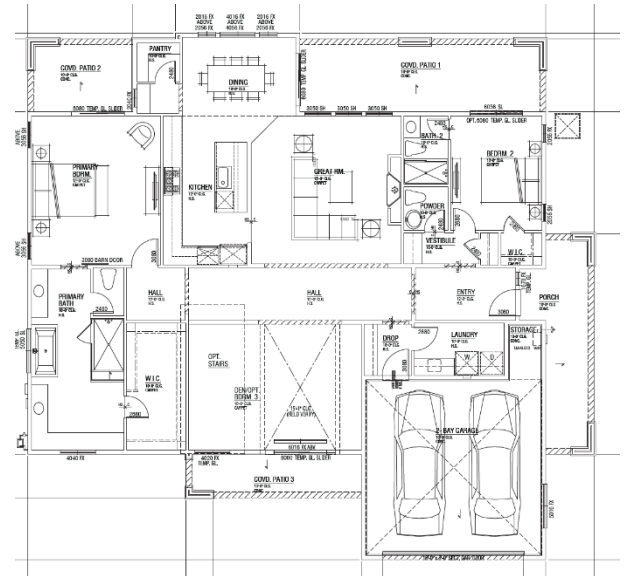
PLAN 2X



PLAN 3



PLAN 3X



Project Specifics



PLANT LEGEND

-  ORNAMENTAL TREES
-  DECIDUOUS SHADE TREES
-  EVERGREEN TREES
-  PATHWAY CORRIDOR LANDSCAPE AREA
-  LANDSCAPE AREA
-  RE-VEGETATION AREAS
-  POTENTIAL AREA FOR BENCH / PICNIC TABLE

LANDSCAPE DATA

SITE AREA: 526,409.4 SQ. FT. (12.09 ACRES)
JURISDICTION: RENO
APN: 226-061-16

ZONING: PD (PLANNED DEVELOPMENT)
RANCHARRAH PLANNED UNIT DEVELOPMENT
VILLAGE 7 - URBAN RESIDENTIAL

REQUIRED LANDSCAPE AREA = 105,282 SQ. FT. (2.42 ACRES)
• 20% OF TOTAL SITE AREA

PROVIDED LANDSCAPE AREA = 105,282 SQ. FT. MIN.

REQUIRED TREES = 357 MIN.

- (1 TREE PER 300 SQ. FT. OF REQUIRED LANDSCAPE AREA) = 351
 - (1 TREE PER 10 PARKING SPACES - 60 SPACES) = 6
- INCLUDED: 40 STREET TREES (1 TREE PER 30 LN. FT. OF STREET FRONTAGE)
32 FALABELLA WAY (970 LN. FT.)
8 RANCHARRAH PARKWAY (249 LN. FT.)

GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.
2. TREES
 - DECIDUOUS TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES.
 - EVERGREEN TREES SHALL HAVE A MINIMUM HEIGHT OF 6 FEET.
 - ADDITIONAL TREES, BEYOND THOSE REQUIRED BY CODE, MAY BE REDUCED IN SIZE AT INSTALLATION AND PROVIDED AT THE DISCRETION OF THE OWNER.
3. FINAL PLANT SELECTION AND LAYOUT WILL BE BASED ON SOUND HORTICULTURAL PRACTICES RELATING TO MICRO-CLIMATE, SOIL, AND WATER REGIMES. ALL TREES WILL BE STAKED SO AS TO REMAIN UPRIGHT AND PLUMB FOLLOWING INSTALLATION. PLANT SIZE AND QUALITY AT TIME OF PLANTING WILL BE PER THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-1990).
4. ALL SHRUB BEDS WILL RECEIVE 3" DEPTH MULCH WITH WEED CONTROL.
5. ALL LANDSCAPING WILL BE AUTOMATICALLY IRRIGATED. CONTAINER PLANTINGS WILL BE DRIP IRRIGATED BASED ON THE SPECIFIC HORTICULTURAL REQUIREMENTS OF EACH