

RANCHARRAH

VILLAGE 7

TENTATIVE MAP

RENO CITY COUNCIL HEARING | JULY 31, 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)



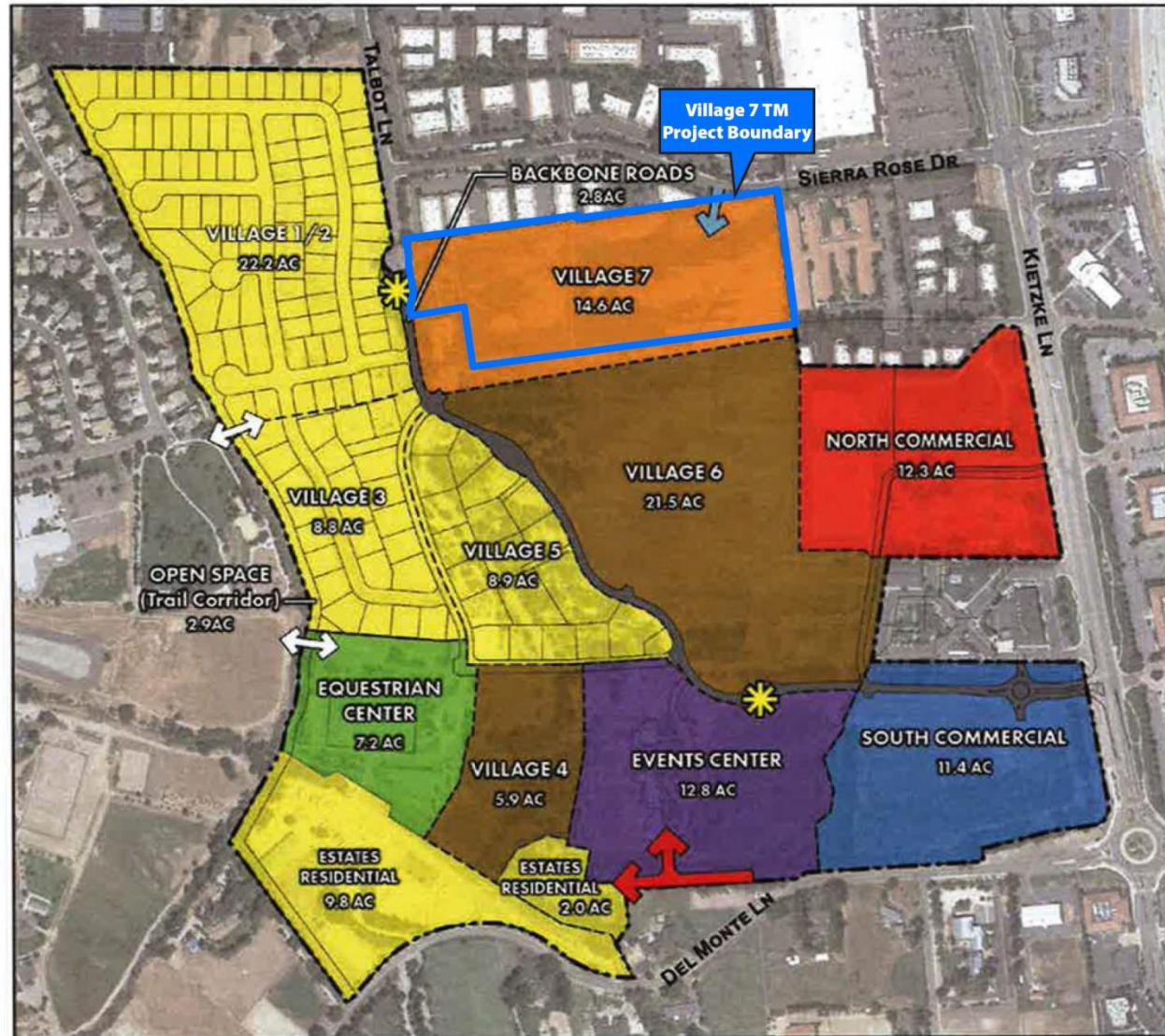
Project Request

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

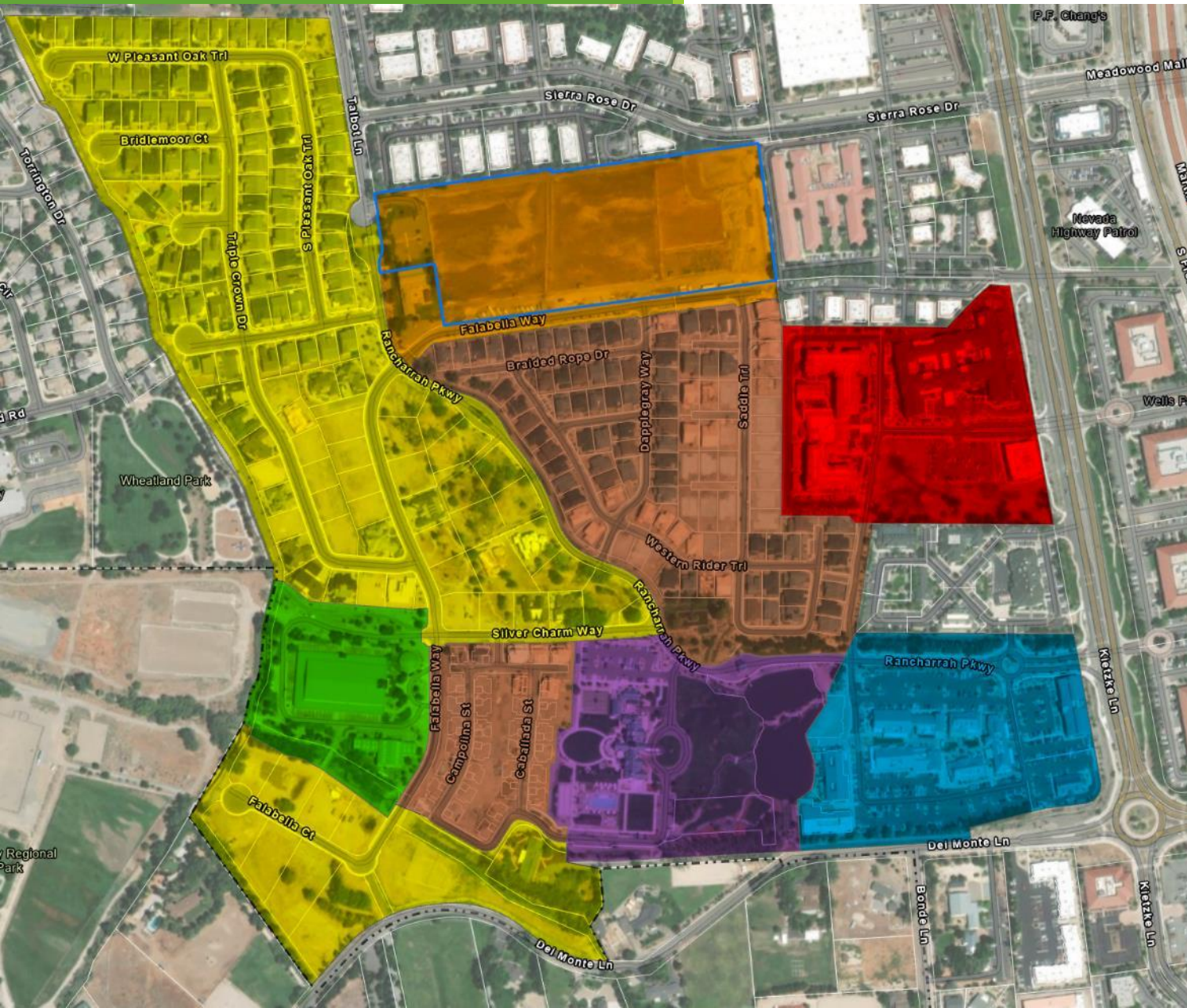


Land Use Plan

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

PUD Conformance

PUD Conformance



Rancherarra 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 Lane
 - Pedestrian Access to Sidewalk on Talbot and Village 7
- South Parking Lot to Remain
 - Access from Falabella Way
 - Parking lot to be reconstructed meet RMC
 - Condition #15

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



- Primary street includes sidewalk on both sides; off-street parking pockets; 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



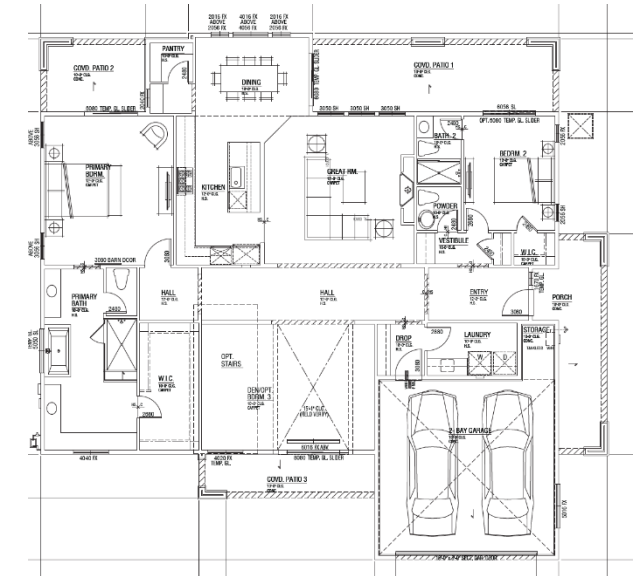
PLAN 2X



PLAN 3



PLAN 3X



Project Specifics



- CC&Rs are private covenants between land owners and not within the purview of the City of Reno
- CC&Rs identify that the developer has the ultimate right to develop the land in accordance with the PUD
- Access, parking, and traffic assumptions all conform with PUD and Code requirements
- Residents of Rancharra will benefit from less traffic and more compatible housing product than the 310 multifamily units approved with the PUD

Response to Appellant

Questions?



Andy Durling, AICP
Vice President