

LDC25-00037

(Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Reno City Planning Commission

April 2, 2025



Site:

- ±140 acre site

Request #1

Amend the Handbook to:

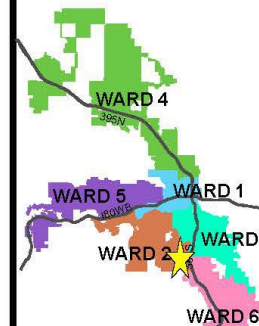
- Eliminate the Equestrian Center and create Village 8;
- Reduce the total number of units from 722 to 469 units;
- Modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and
- Update the Flexibility section

AREA MAP

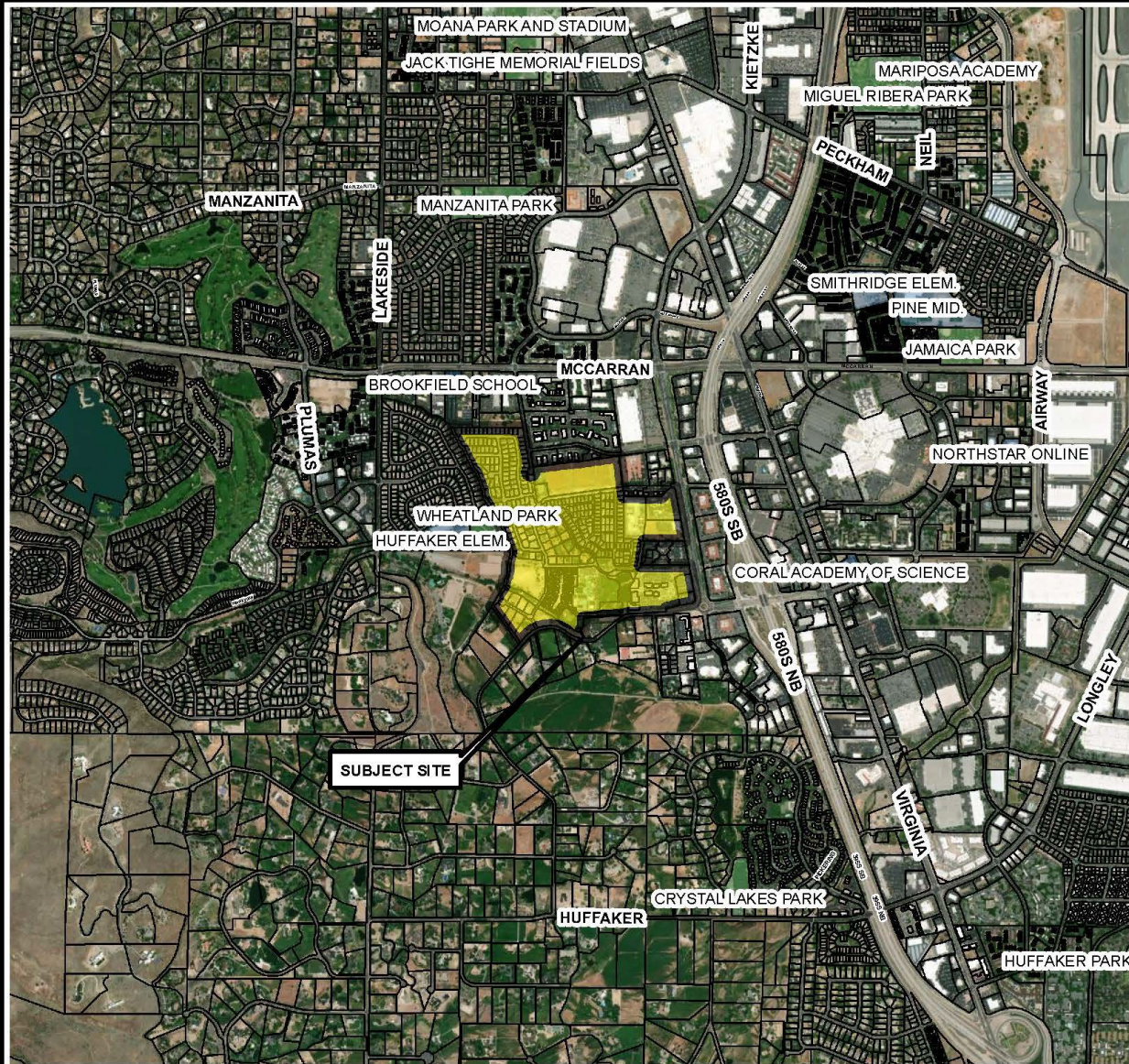
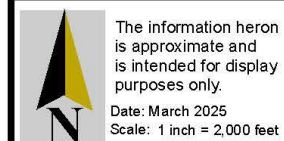
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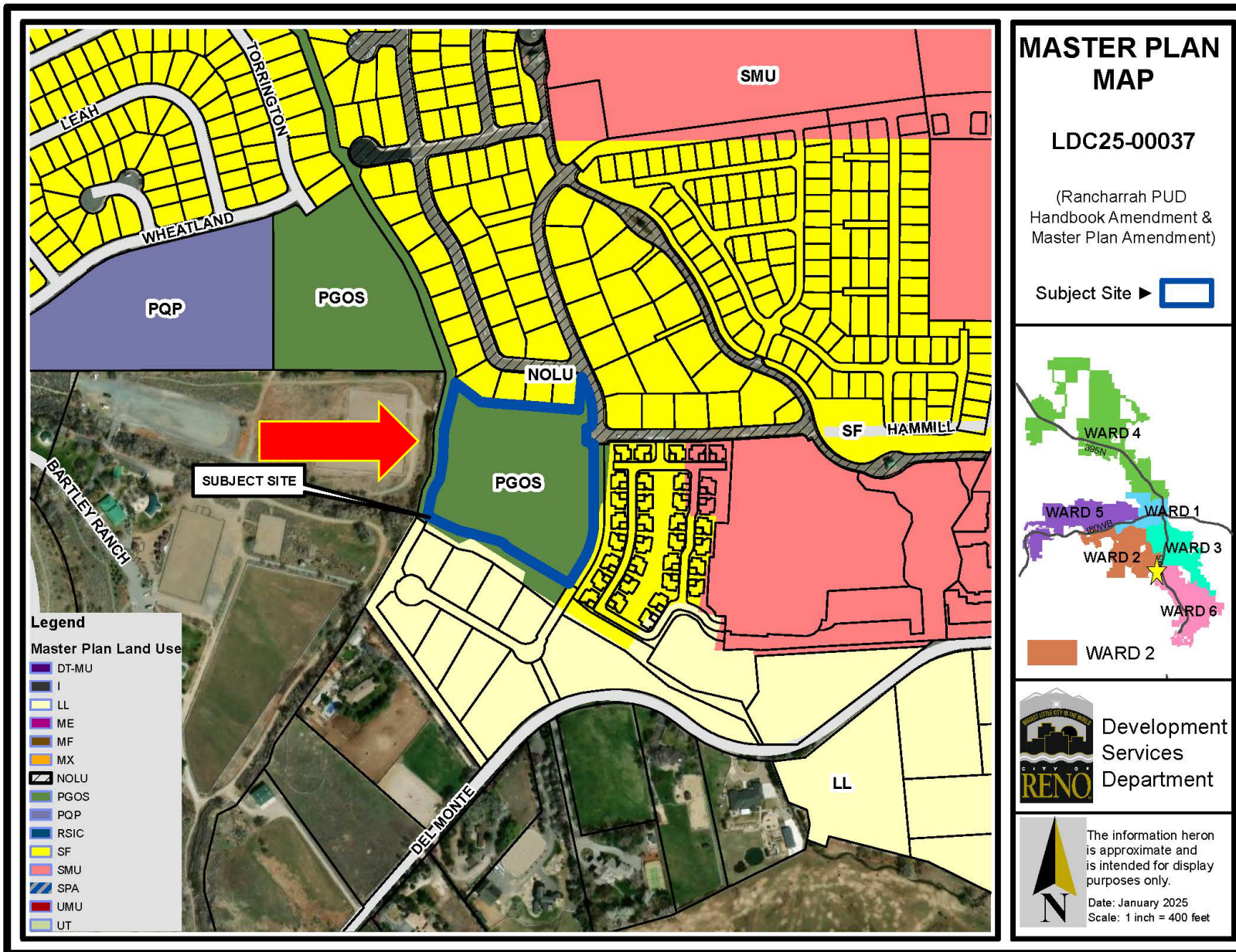
(Rancharra PUD
Handbook Amendment &
Master Plan Amendment)

Subject Site ► 



 WARD 2





Site:

- ±6.0 acre site

Request #2

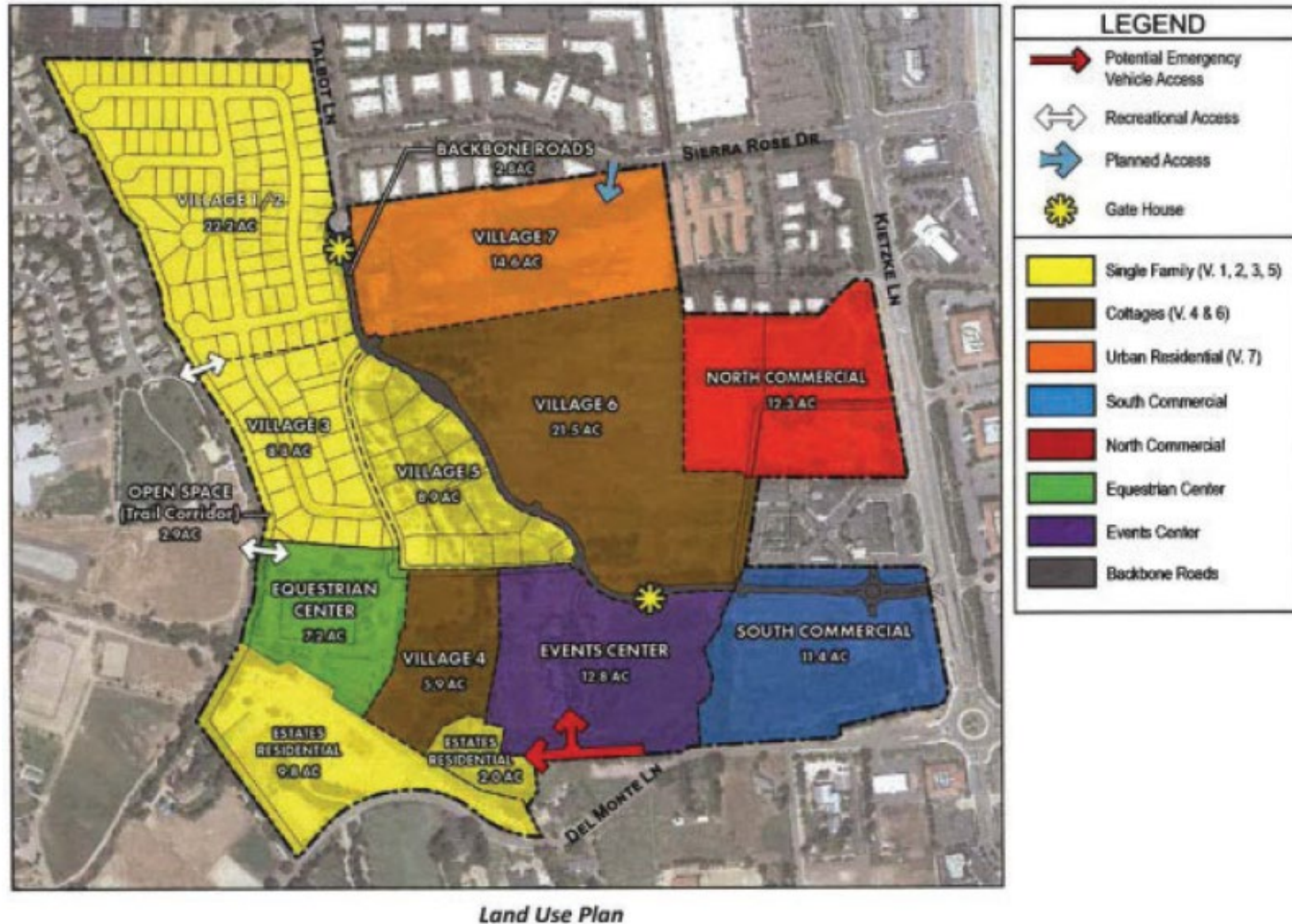
Master Plan Amendment:

- From Parks, Greenways, and Open Space (PGOS)
- To Single-Family Neighborhood (SF)

Key Issues:

- Total number of units
- Density of the Equestrian Center/Village 8
- Handbook conformance with Reno Municipal Code
- Master Plan Amendment

Existing Land Use Plan



Total Number of Units

Request

- Reduce the total number of units from 722 to 469

Background

- 1995 - 188 units
155 units + 33 on the EQ
- 2015 - 722 units
691 units + 31 on the EQ

Result

- Overall density is reduced from 5.1 to 3.3 d/u per acre
- Residents gain majority control of the HOA Board.

CONTROL OF THE HOME OWNER'S ASSOCIATION BOARD		
	Current	Proposed
Total Units	722	469
25% Threshold 1 resident elected member, 2 assigned by the declarant	181 units	117 units
50% Threshold 2 resident elected members, 1 assigned by the declarant	361 units	234 units
75% Threshold 3 resident elected members, 0 assigned by the declarant	542 units	351 units
March 2025 292 units sold	40%	62%

Density of the Equestrian Center/Village 8

Request

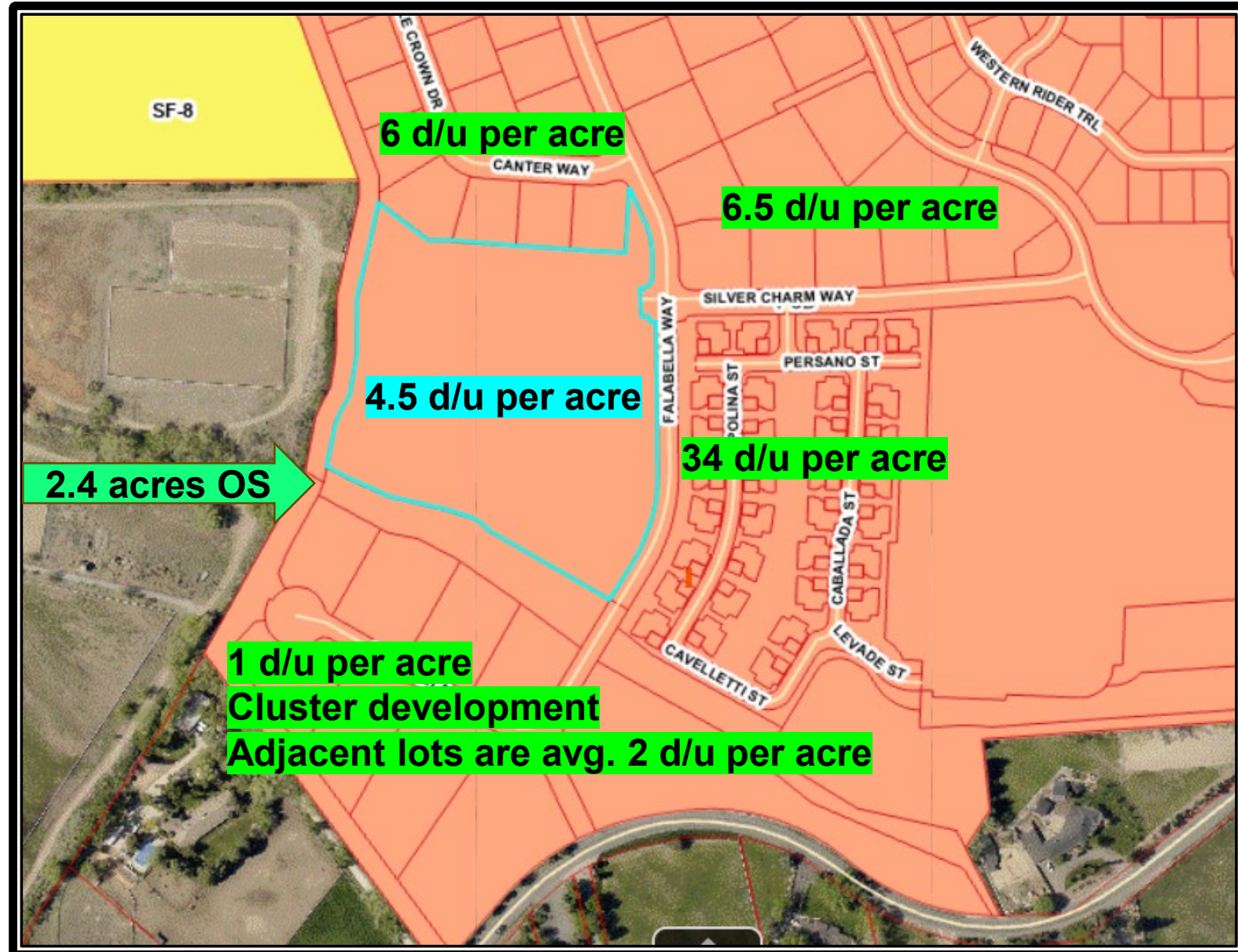
- Increase the total number of units from 7 to 29 (1 d/u to 4.5 d/u per acre)

Background

- 1995 – 16.5 acres allowing 33 units (2 d/u per acre)
- 2015 – 17.4 acres allowing 17 units (1 d/u per acre)
- 2018 – 7.2 acres allowing 7 dwelling units (1 d/u per acre)

Result

- Overall density is increased from 1 to 4.5 d/u per acre



Request

- Update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references.

Background

- 2018 - Current Handbook was approved
- 2021 - RMC was updated

Result

- Handbook conforms to RMC

Handbook conformance with Reno Municipal Code (RMC)

Table 2-3 Zoning District Conversion	
Base Zoning Districts	Former Zoning Districts
Residential Districts	
LLR-2.5 — Large Lot Residential (2.5 acres)	LLR-2.5 — Large Lot Residential (2.5 acres)
LLR-1 — Large Lot Residential (1 acre)	LLR-1 — Large Lot Residential (1 acre)
LLR-.5 — Large Lot Residential (0.5 acres)	LLR-.5 — Large Lot Residential (0.5 acres)
SF-3 — Single-Family Residential	SF-15 — Single-Family Residential
SF-5 — Single-Family Residential	SF-9 — Single-Family Residential
SF-8 — Single-Family Residential	SF-6 — Single-Family Residential
SF-11 — Single-Family Residential	SF-4 — Single-Family Residential

Article 8 Flexibility and Relief

18.08.801 Variance

18.08.802 Major Deviation

18.08.803 Alternative Equivalent Compliance...

18.08.804 Minor Deviation

18.08.805 Development Agreement





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.



Master Plan Amendment

Request

Master Plan Amendment:

- From Parks, Greenways, and Open Space (PGOS)
- To Single-Family Neighborhood (SF)

Background

- Prior to 2017 – Master Plan Land Use Designation of Special Plan Area (SPA)
- 2017 – Master Plan was updated SPA to PGOS

Result

- Master Plan will conform to approved uses

Planned Unit Development Review Recommended Findings	Analysis	Staff Review
Consistent with objectives of a PUD	The amendment is consistent with the modified objectives.	✓ Yes
Changes are in the public interest	Reduced number of units will give residents control of the HOA Board	✓ Yes
Compatible ratio of residential to non-residential	No change	✓ Yes
Provides appropriate open space	No change	✓ Yes
Provides public services, control over vehicular traffic, light & air amenities, recreation, and visual enjoyment	No change	✓ Yes
Compatible with surrounding neighborhood	Proposed density is appropriate	✓ Yes
Addresses a unique situation, provides a benefit, innovative design, layout, or configuration	The amendment addresses the changes over the past 7 years	✓ Yes
Compatible with the Master Plan	Brings the site into conformance with MP	✓ Yes
Provides a public benefit	Benefits the residents/HOA Board	✓ Yes

Master Plan Amendment Recommended Findings	Analysis	Staff Review
Substantial conformance with Master Plan priorities and policies	SF designation bring the site into conformance	✓ Yes
Activities and development compatible with surrounding	MPA does not change allowed development	✓ Yes
Availability of public services in accordance with Concurrency Management System	No change	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and PUD amendments, subject to conformance review by the Regional Planning Commission.