

STAFF REPORT

Date: May 7, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Ordinance Introduction - Bill No. _____ (For Possible Action): Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Ordinance to amend Title 18, Chapter 18.02 of the Reno Municipal Code, entitled "Zoning", to change the text in the Rancharrah Planned Unit Development (PUD) design standards handbook to: a) change a ± 7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to "equestrian" and "riding facilities"; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references; together with matters which pertain to or are connected therewith. [Ward 2]

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

The ± 140 acre PUD is generally located on the northwest corner of Kietzke Lane and Del Monte Lane. This is a request for an amendment to the Rancharrah Planned Unit Development (PUD) design standards handbook to: a) change a ± 7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to "equestrian" and "riding facilities"; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references. Key issues related to the request are: 1) compatibility of the proposed amendments with surrounding land uses; 2) conformance with current code and the PUD Handbook; and 3) public benefit. The proposed amendments to the handbook are appropriate and compatible with the surrounding land uses and zoning. The Planning Commission recommends approval of this request.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Planning Commission recommends Council adopt the requested zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.

Attachments:

Ordinance