

RANCHARRAH

MPA & PUD AMENDMENT

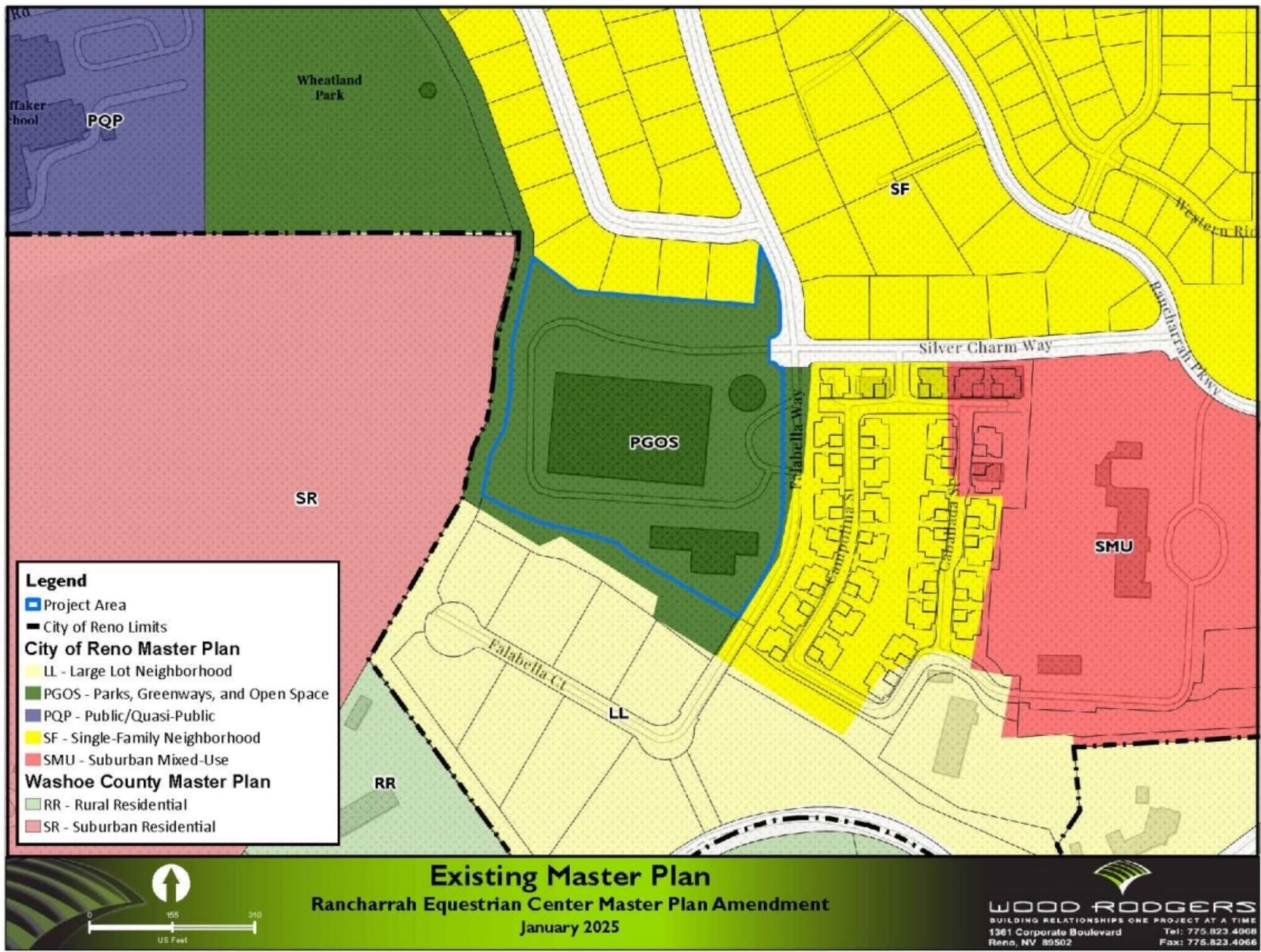
LDC25-00037

CITY COUNCIL | MAY 7, 2025

- Master Plan Amendment
 - PGOS to Single Family
- Planned Unit Development (PUD) Amendment
 - Equestrian Center to Single Family (Village 8)



Project Request



- Not intended as an open space or common area amenity in the PUD
- Originally intended to be a livestock event facility
- Operated as a commercial stable
- Does not meet criteria for PGOS
- Council stipulated that residential density shall be applied to the Equestrian Center

PGOS Criteria



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.

Characteristics

- Provides for the active and passive recreational needs of the community.
- Protects the scenic and environmental quality of sensitive natural areas.
- Generally owned by public agencies (city, county, state or federal); however, may also include privately-owned open spaces such as golf courses or HOA open space, or private lands under conservation easement or other similar mechanism.

7.2C: OPEN SPACE CRITERIA

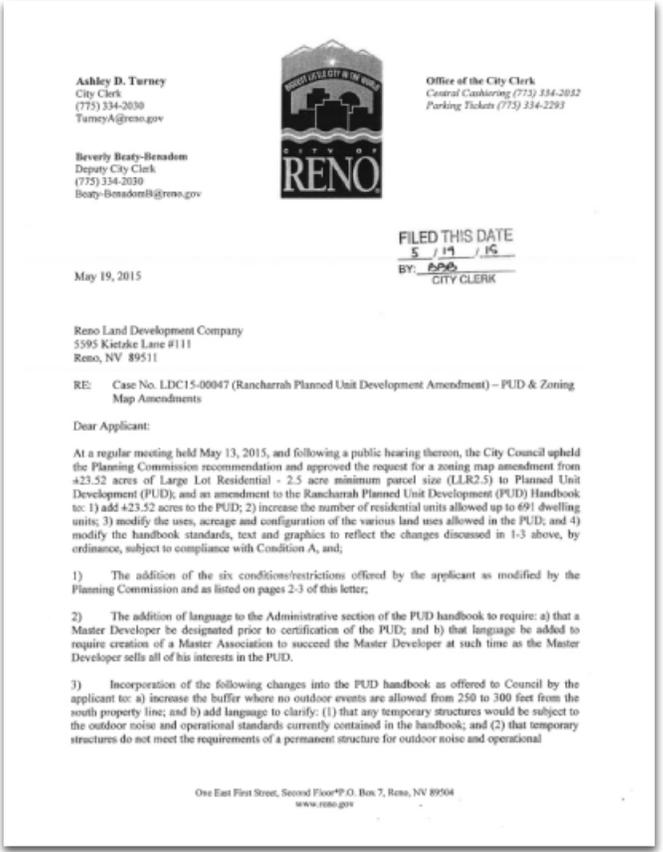
Identify, prioritize, and protect as open space land within and surrounding the City's limits or SOI using the following criteria:

- Areas that provide watershed functions including perennial streams, natural and man-made canals or drainageways, critical flood pools, areas in floodways and floodplains, stormwater storage, and groundwater recharge areas.
- Areas that provide wildlife habitat, including primary plant communities found in the area and corridors connecting large open space areas, especially those used for migration.
- Areas that support rare and sensitive plant communities, as defined by the Nevada Natural Heritage Program.
- Areas with existing development constraints, such as those with slopes greater than 30 percent.
- Acquisitions that would provide lesser-served neighborhoods



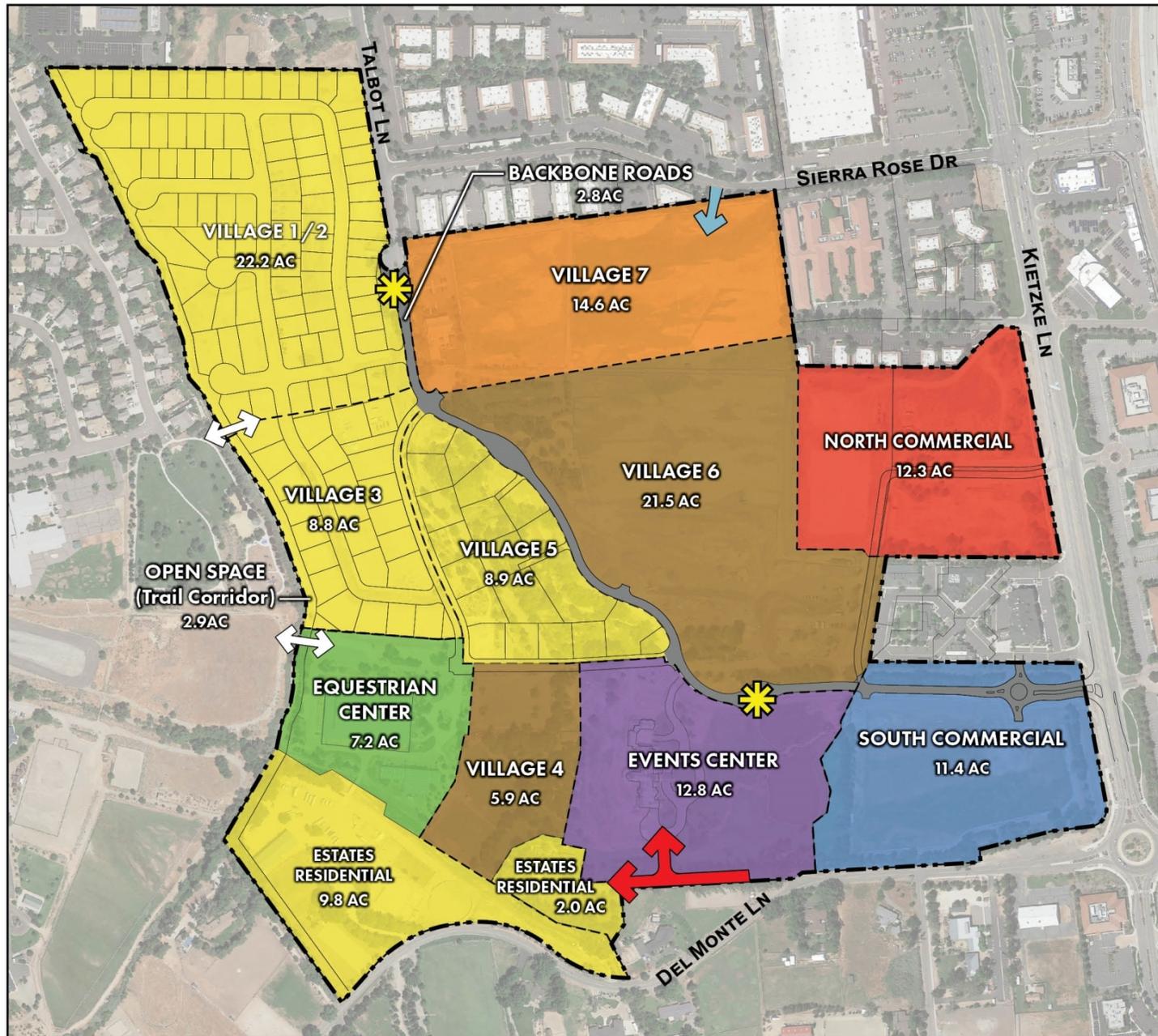
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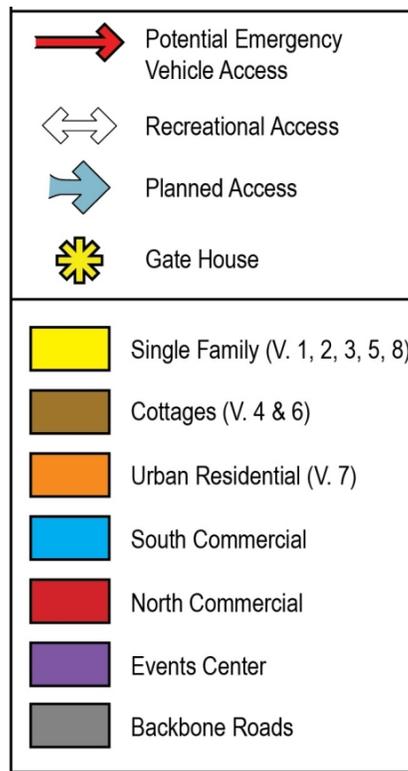
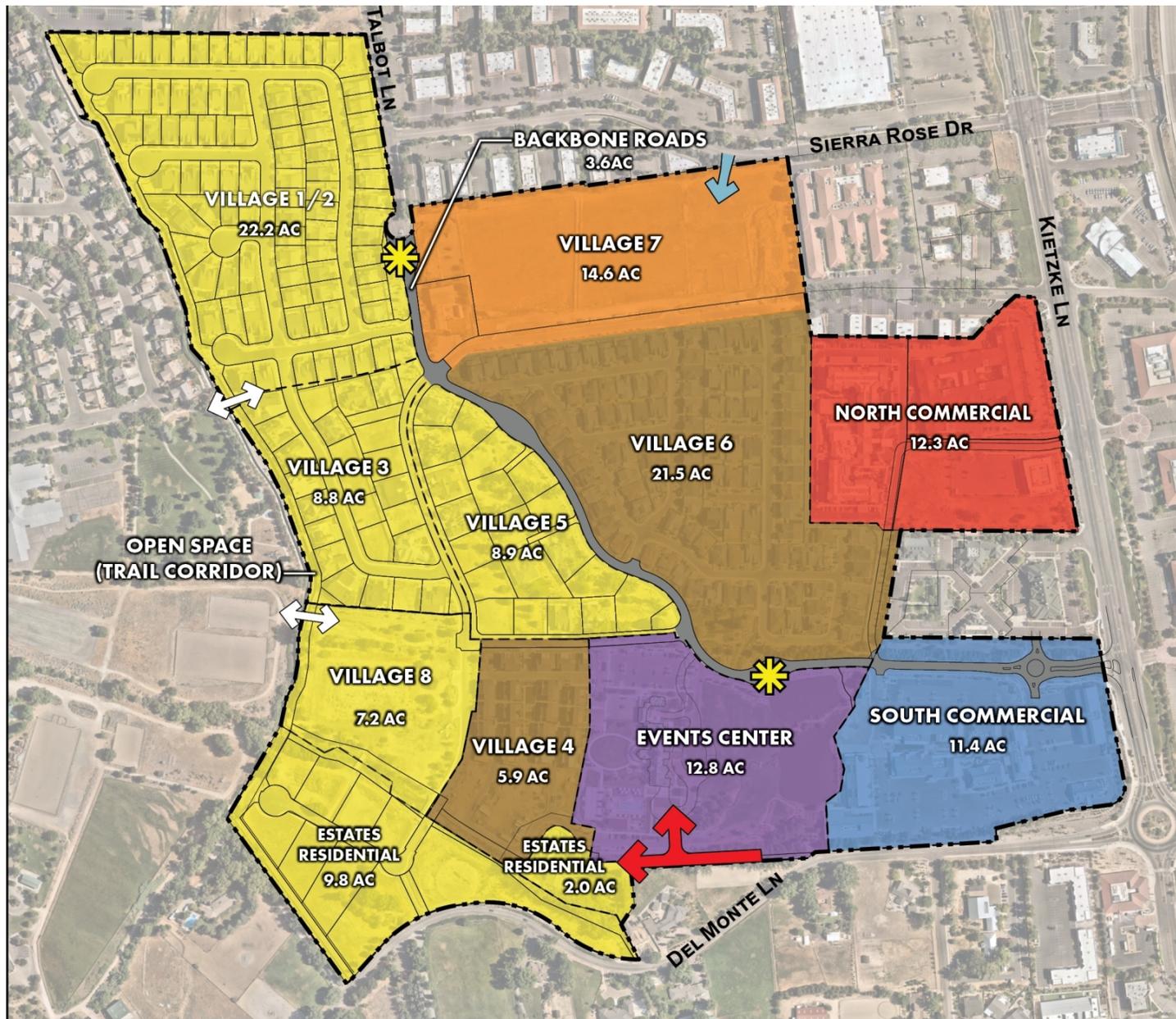
THREE CONDITIONS/STIPULATIONS APPROVED AND ADDED BY THE CITY COUNCIL ON MAY 13, 2015:

3. In the event that the combined +/- 31.9 acre Equestrian Center and/or the Events Center are discontinued, the aforementioned land use categories shall have an underlying allowable residential density of 1 du/acre. The potential to add 31 residential units is allowed in addition to the approved 691 dwelling units identified in the PUD (maximum of 722 residential units).

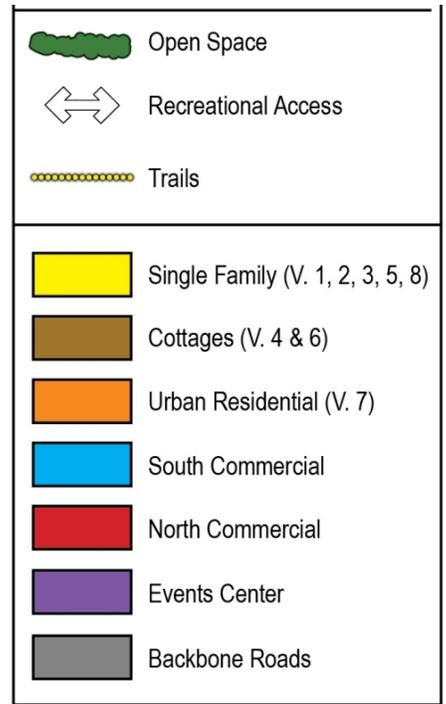
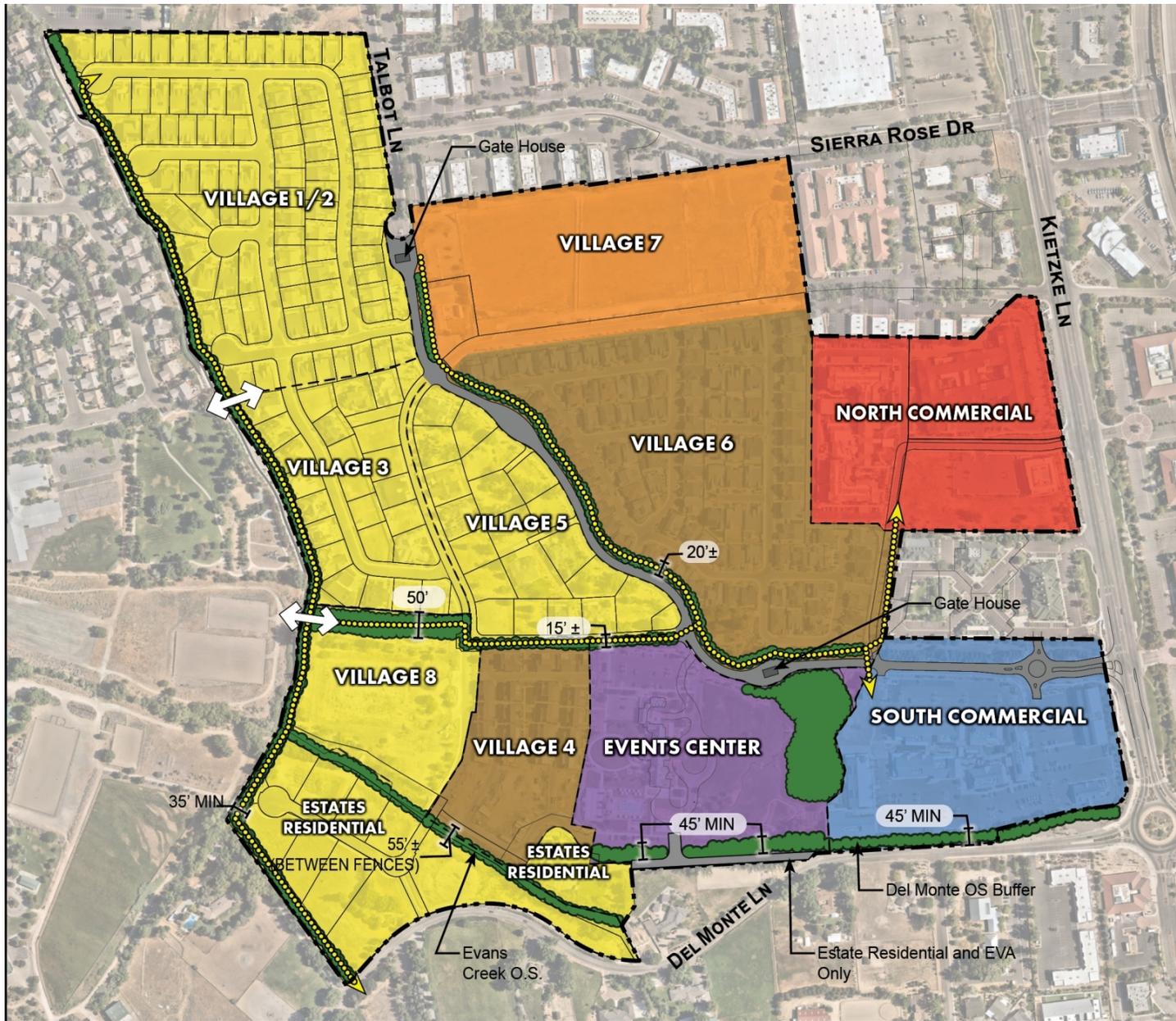


LEGEND	
	Potential Emergency Vehicle Access
	Recreational Access
	Planned Access
	Gate House
	Single Family (V. 1, 2, 3, 5)
	Cottages (V. 4 & 6)
	Urban Residential (V. 7)
	South Commercial
	North Commercial
	Equestrian Center
	Events Center
	Backbone Roads

4th Amendment Land Use Plan 2018



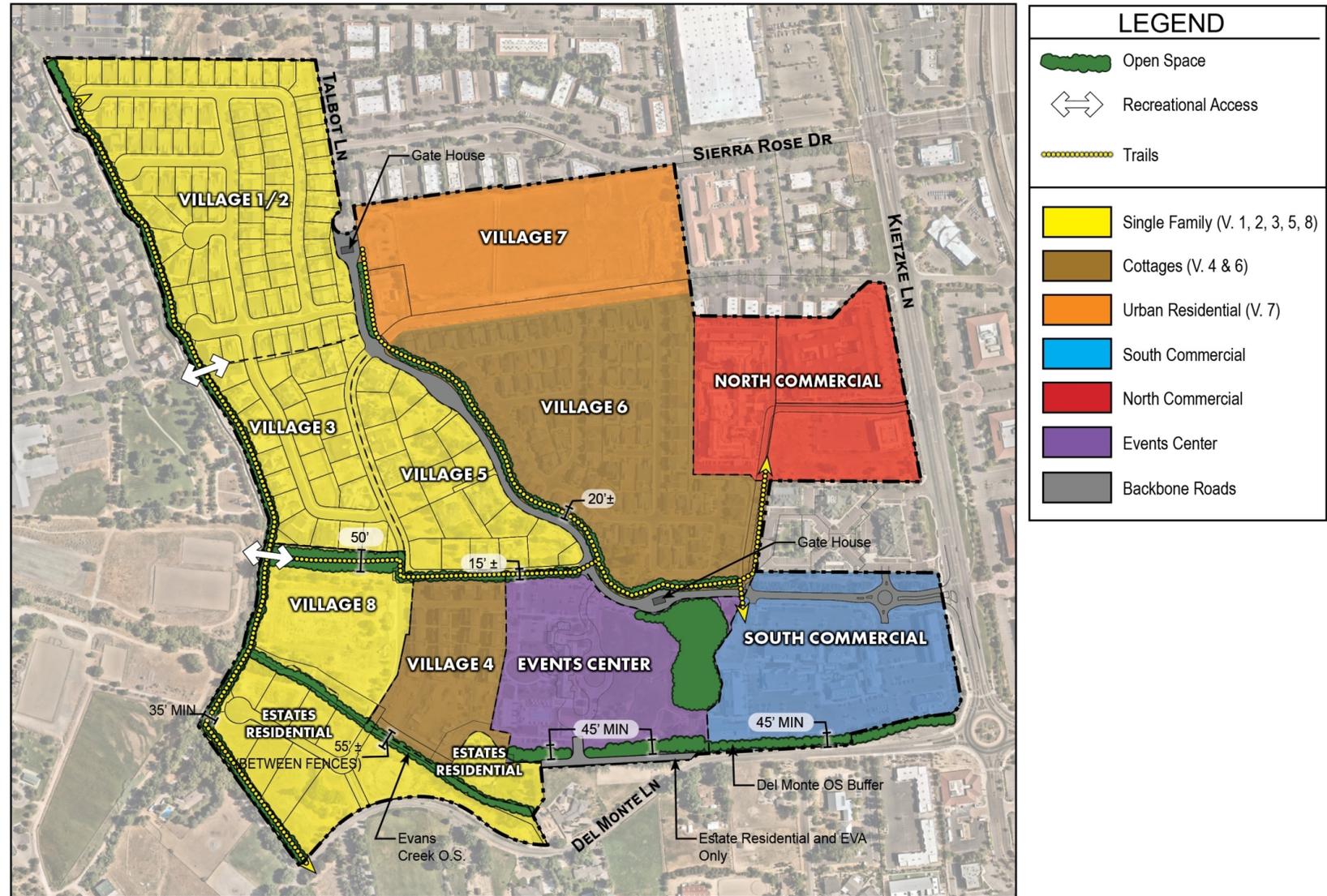
Proposed 5th Amendment Land Use Plan 2025



Proposed 5th Amendment Open Space

Village 8

- Proposed 50-foot open space buffer on north
 - 1 tree/30 lineal feet
 - Trail corridor with connection to Lake Ditch Trail
- 29 allowable units
- Restrict future homes to 1-story adjacent to northern and southern open space corridors



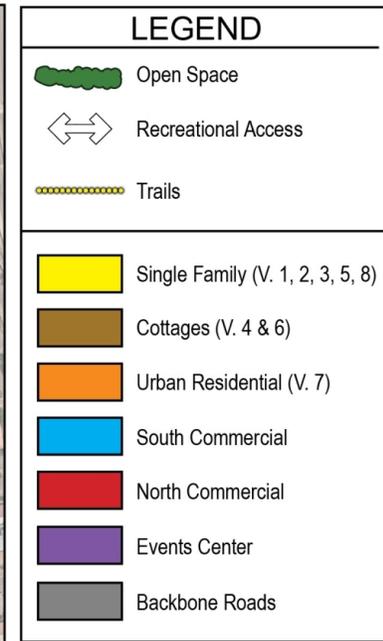
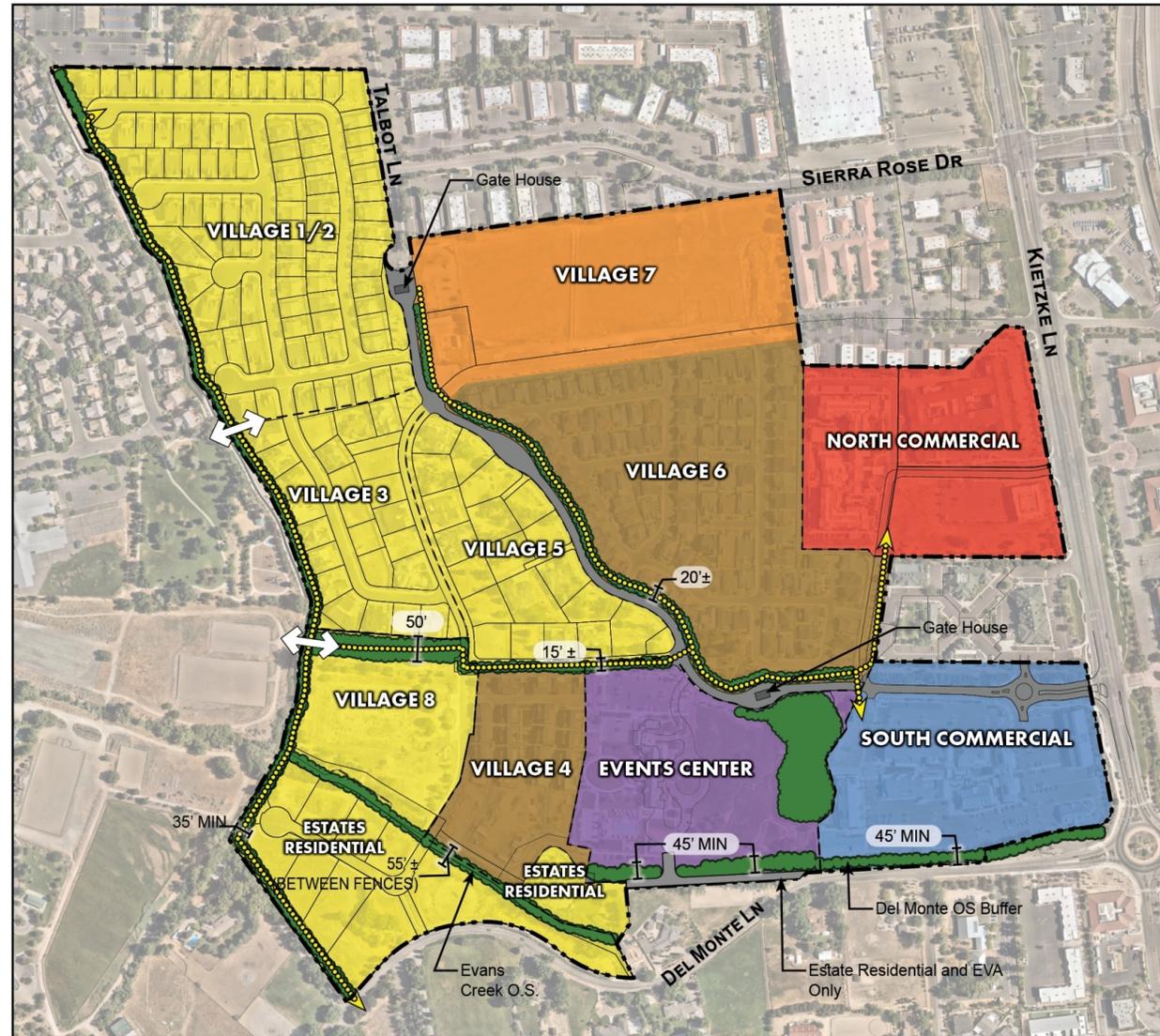
PUD Modifications

- Reduced overall unit count from 722 to 469

Res. Land Uses	Existing	Proposed
Events Center	12	12
Equestrian*	7	0
Estates Res.	10	10
Urban Res.	310	107
Cottages	250	178
Single Family	133	162
Total	722	469**

* Equestrian Center proposed to change to Single Family

** Based upon existing & planned development, proposed V. 8, and contingency



PUD Modifications

Neighbors' Proposal	Applicant's Response
Reduce proposed Village 8 from 29 units to 15 units	<ul style="list-style-type: none"> • Applicant proposes reduce Village 8 units to 24
Provide Open Space Amenity in Village 8	<ul style="list-style-type: none"> • Accepted • Applicant request Council approve addition of language in PUD to require an open space amenity (e.g. dog park, flat turf area, etc.) be constructed in the drainage basin within Village 8
Emergency Evacuation Plan	<ul style="list-style-type: none"> • Facilitated by Applicant and adopted by HOA
Increase buffer from 50' to 100'	<ul style="list-style-type: none"> • Not accepted • The 50' buffer contains the existing trail and is commensurate with other buffers (Lake Ditch Trail, Evans Creek Corridor, Del Monte)
Retain Sales Center	<ul style="list-style-type: none"> • Not accepted • The sales center parcel has always had underlying high density residential allowed • PUD states that the reuse of the sales center is an option and <u>not required</u> by the developer

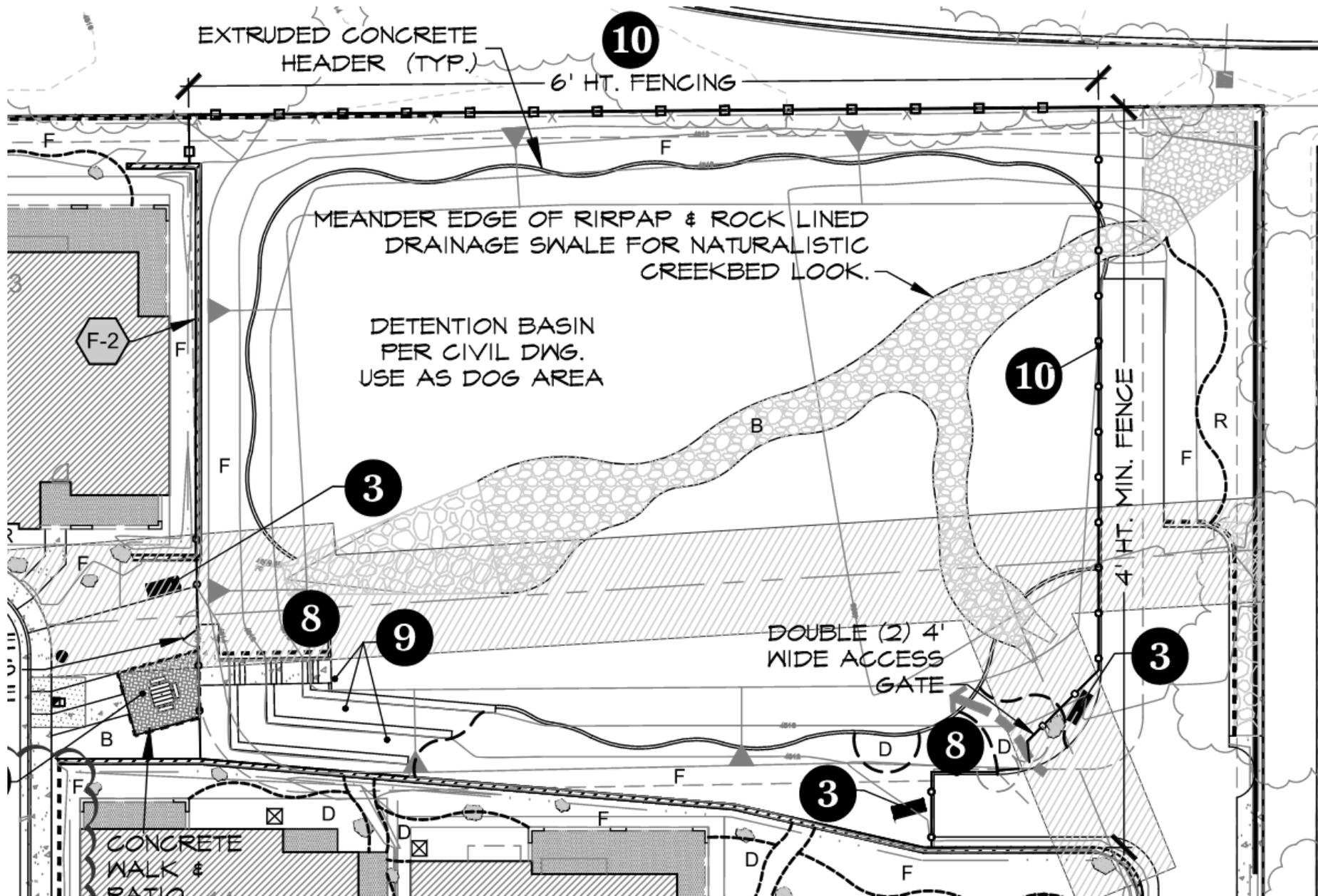


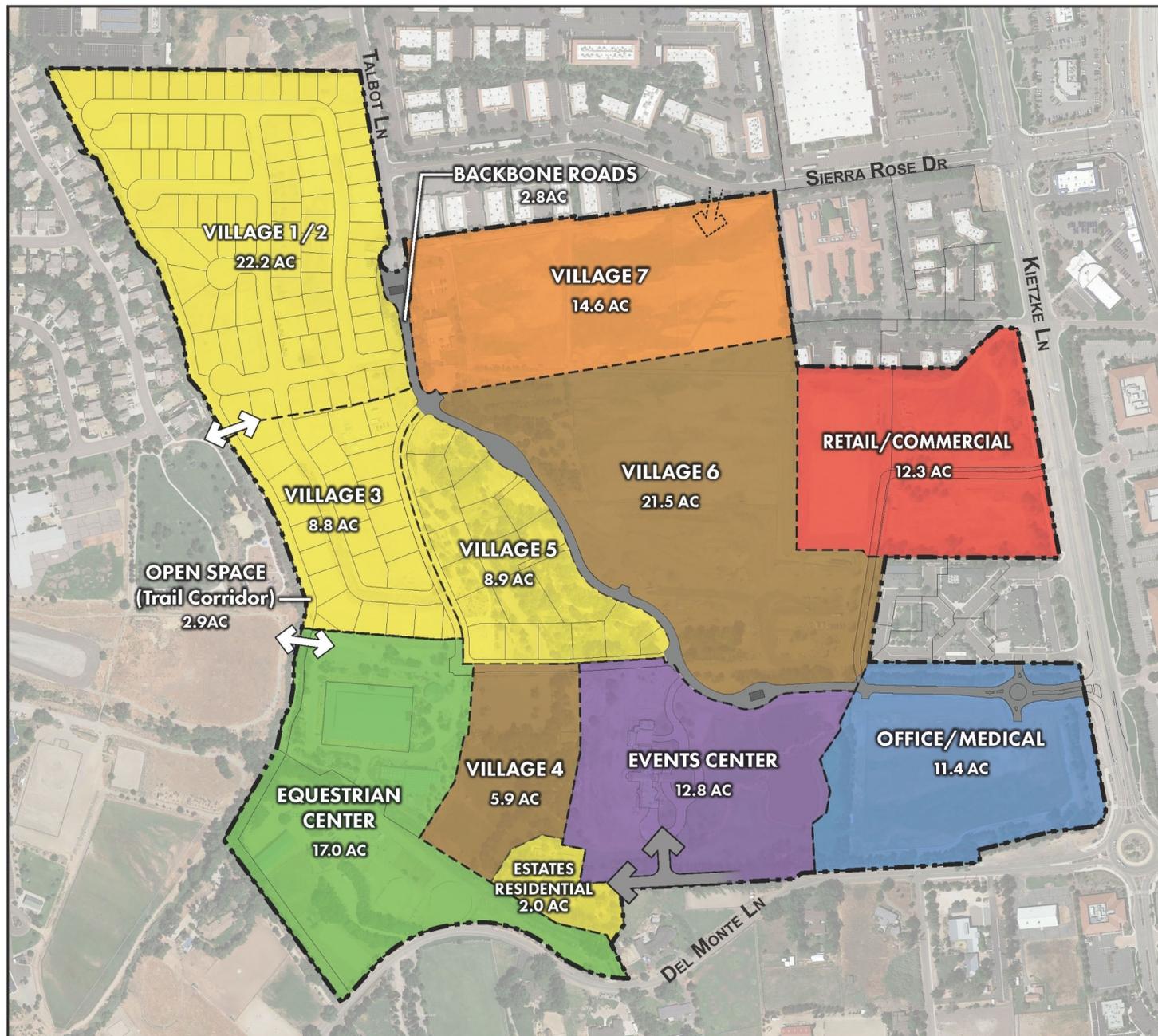
WOOD RODGERS

Andy Durling, AICP

adurling@woodrogers.com







LEGEND	
	Potential Access
	Recreational Access
	Planned Access
	Single Family (V. 1, 2, 3, 5)
	Cottages (V. 4 & 6)
	Urban Residential (V. 7)
	Office/Medical
	Retail/Commercial
	Equestrian Center
	Events Center
	Backbone Roads

3rd Amendment Land Use Plan 2014