

05-07-2025 - Reno City Council Meeting - Item D.1 Case No.LDC25-00037 (Rancharra Planned Unit Development Master Plan Amendment & Handbook Amendment)

Written or Voicemail	Name	On Behalf Of	Ward	Email Address	Phone Number	Address	Support	Oppose	Concerned	Total	Date
							3	63	3	69	
Written	Pamela Gray		Ward 2	pgray57@gmail.com	847-910-0808	730 Canter Way Reno NN 89511		1			April 27, 2025 at 10:49 AM
Written	Glenn Gray		Ward 2	glenn@cncexchange.com	847-951-7701	730 Canter Way Reno, NV 89511		1			April 28, 2025 at 4:46 PM
Written	Aina Trodden		Ward 2	eestilapse@charter.net	775-825-1691	953 Leah Cir, Reno		1			April 28, 2025 at 5:32 PM
Written	Penny Whittaker		Ward 2	Pwhitshop@gmail.com	707-489-0104	6112 Triple Crown drive		1			April 30, 2025 at 9:35 AM
Written	Edwin Hsu			edjhsu@gmail.com		723 W Pleasant Oak Trail		1			April 30, 2025 at 11:01 AM
Written	Jennifer Hsu			kumijen@gmail.com	310-938-6353	723 W Pleasant Oak Trail, Reno, NV		1			April 30, 2025 at 12:20 PM
Written	Kevin Morgan		Ward 2					1			April 30, 2025 at 12:46 PM
Written	Tedra Flowers		Ward 2	tedraann@gmail.com		727 W Pleasant Oak Trail, Reno NV 89511	1				April 30, 2025 at 4:21 PM
Written	Lori Savidge			lorijberney@gmail.com	925-787-8214	6114 Triple Crown Drive		1			May 01, 2025 at 6:44 AM
Written	Denny Gray			dennygray4@aol.com	775-971-4193	5530 Western Rider Trail		1			May 01, 2025 at 3:37 PM
Written	Cindi Chandler		Ward 2	cindicha@msn.com		6184 Carriage House Way		1			May 02, 2025 at 2:51 AM
Written	Donald and Wanda Dunbar		Ward 2	ddunbar8278@gmail.com	707-756-2755	5517 Western Rider Trail, Reno, NV 89511		1			5/5/2025 8:04
Written	Danielle Dolan			daniellecdolan@yahoo.com				1			May 3, 2025 at 4:26 PM
Written	Patrick Novak			pnov@me.com	808258888	6101 Ranch Harrah PKW		1			5/4/2025 19:35
Written	Amy Schoen		Ward 2	amyr Schoen@gmail.com	510-589-4708	5524 Dapplegray Way Reno NV 89511		1			5/4/2025 15:46
Written	Glennnda Baumgardner		Ward 2	glennndabaumgardner323@gmail.com	775 971-4050	69 Caballada St. Reno, Nv. 89511		1			5/4/2025 15:16
Written	Pamela Bauter			pbauter@mac.com	7758482105	6108 S Pleasant Oak Trail		1			5/5/2025 12:43
Written	Matthew Halvorson		Ward 2					1			5/4/2025 13:17
Written	Andrew Halvorson		Ward 2	halvorsonandrew75@gmail.com	224-475-7059	5417 Side Saddle Trl		1			5/4/2025 12:36
Written	David Jensen			davidevansjensen@gmail.com	1-539-356-8813	715 W Pleasant Oak Trail Reno NV 89511		1			5/5/2025 13:37
Written	Luke Braud				408-316-0495	6115 S Pleasant Oak Trail (in Rancharrah)		1			May 04, 2025 at 9:46 AM
Written	Deborah Burke			rafgeorge13@gmail.com	408-218-2295	6114 S Pleasant Oak Trail, Reno, Nevada, 89511			1		5/5/2025 13:53
Written	George Phirippidis		Ward 2	gphirippidis@kerrhill.com	510-928-0439	627 Camargue Trail		1			5/5/2025 18:58
Written	Kathleen Miles		Ward 2	kathleen_miles@mac.com	312.952.7724	623 Camargue Trail, Reno, NV 89511		1			5/6/2025 5:43
Written	Allan Burt		Ward 2	Allanburt48@iCloud.com	808-298-4518	6111 S. Pleasant Oak Trail, Reno 89511		1			5/6/2025 8:33
Written	Lynn Ann Martin			coolhomes@aol.com	702-348-4557	5513 Western Rider Trail		1			5/6/2025 9:22
Written	Colin Wells		Ward 2	gebelbarkel@hotmail.com	805-499-6993	110 Bridlemoor Ct, Reno, NV 89511		1			May 06, 2025 at 9:55 AM
Written	April Fazio								1		5/6/2025 14:19
Written	John Christensen				(714) 473-7705			1			5/6/2025 14:02
Written	Scott Free					5567 Western Rider Trail	1				May 06, 2025 at 2:05 PM
Written	John Skow			jskow5005@gmail.com	916-801-1672			1			May 06, 2025 at 2:39 PM
Written	Jen Rosser				775-842-0263			1			May 06, 2025 at 2:48 PM
Written	Gene Thistle					6112 S. Pleasant Oak Trail		1			May 06, 2025 at 9:55 AM
Written	Stephanie Rundin		Ward 2	srundin@gmail.com	510-604-2364	725 Marewood Trail Reno, NV 89511		1			May 06, 2025 at 3:12 PM
Written	Stephanie Rundin			srundin@gmail.com		725 Marewood Trail Reno, NV 89511		0			5/6/2025 15:02
Written	Liesel Kemmelmeier		Ward 5	lieselk@unr.edu	775-338-6554	1244 Saint Alberts Drive, Reno, NV 89503		1			May 06, 2025 at 3:15 PM
Written	Ryan Cobb							1			5/6/2025 11:01
Written	Roger Christensen			ltahoe.rog@gmail.com				1			May 06, 2025 at 3:27 PM
Written	Tom & Dorsey Dobry			tdobry@lithia.com	313-657-5472	205 Criollo Ct.		1			May 06, 2025 at 3:27 PM
Written	Glenn Gray		Ward 2	glenn@cncexchange.com	847-951-7701	730 Canter Way Reno, NV 89511		1			May 06, 2025 at 3:27 PM
Written	Brian Kennedy							1			May 06, 2025 at 3:27 PM
Written	Justin Horvath.			justin.horvath@gmail.com				1			May 06, 2025 at 3:28 PM
Written	Colin J. Wells					110 Bridlemoor Ct Reno, NV 89511		0			5/6/2025 10:15
Written	Julie Ott							1			5/6/2025 10:33
Written	Patt Brown					6152 Falabella Way		1			May 06, 2025 at 3:28 PM
Written	Janet Parry-Smolak					633 Braided Rope Dr Reno, NV 89511		1			5/6/2025 9:45
Written	LynnAnn Martin				702-348-4557	5513 Western Rider Trail Reno, NV 89511		1			5/6/2025 9:26
Written	Jim Beres					5575 Western Rider Trail		1			May 06, 2025 at 3:28 PM
Written	Rick Smith					5414 Cremello Way Reno, NV 89511		1			5/6/2025 8:10
Written	Andrew Halvorson			halvorsonandrew75@gmail.com				1			May 06, 2025 at 3:28 PM
Written	Kate Miles					623 Camargue Trail Reno 89511		1			5/6/2025 5:53
Written	Robin Beres					5575 Western Rider Trail		1			May 06, 2025 at 3:28 PM
Written	George Phirippidis			gphirippidis@kerrhill.com				0			5/5/2025 19:14
Written	James R Colgan			jamesrcolgan@gmail.com				1			May 06, 2025 at 3:28 PM
Written	Tedra Flowers					727 W Pleasant Oak Trail Reno, NV 89511	1				4/30/2025 18:02
Written	Amy Larner Schoen				(510) 589-4708	amyr Schoen@gmail.com		1			May 06, 2025 at 3:28 PM
Written	Marla Miller			mandjskow@gmail.com	(916)275-0702	728 Canter Way Reno NV 89511			1		5/5/2025 16:09
Written	Christine Speed			pine.aberdeen@gmail.com				1			May 06, 2025 at 3:28 PM
Written	Pamela Dolan							1			5/5/2025 15:46
Written	Matt Halvorson			matthalvorson89@gmail.com				1			May 06, 2025 at 3:28 PM

[illegible]

[illegible]

[illegible]



Fw: May 7th meeting - Maintain the walking trail at Rancharrah :)

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Amy Schoen <amyschoen@gmail.com>

Sent: Sunday, May 4, 2025 3:52 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: May 7th meeting - Maintain the walking trail at Rancharrah :)

Hello,

As one of the original Rancharrah residents,
I would like you to vote with our neighborhood interests in mind.

1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. Our community is already very crowded with homes very close to each other or on top of one another.

Maintain the current trail. Our only access to the park and hiking at Bartley Ranch is via the current walking path.

2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).

3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center). This is a lovely historical building that we would like to turn into a recreation center that the entire community can enjoy.

Thank you,

Amy Schoen

--

Amy Larner Schoen

(510) 589-4708

amyschoen@gmail.com



Fw: Concerned resident of Rancharrah over case number: LDC25-00037

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Andrew Halvorson <halvorson.andrew75@gmail.com>

Sent: Sunday, May 4, 2025 12:12 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Concerned resident of Rancharrah over case number: LDC25-00037

On the topic of case number: LDC25-00037 to be heard on 5/7/2025

Thank you for taking the time to hear directly from a citizen in the neighborhood.

Rezoning the equestrian lots is not only strongly opposed by the majority of residents but also directly undermines why the city initially approved Wood Rogers' development of this historic space.

What I believe are the appropriate actions for the city:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 with a 20% carve out for recreational use only
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center) and require it to become a community center

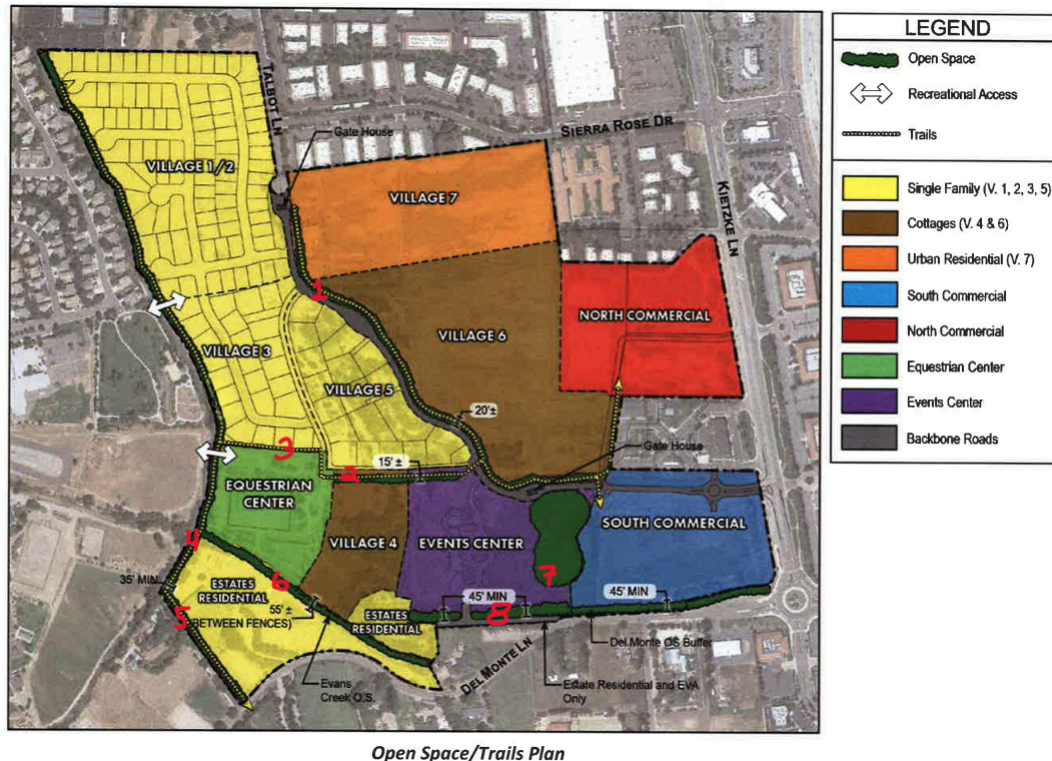
Here is a link to the PUD adopted 7/28/2018 which I will refer to directly: <https://rereno2.wordpress.com/wp-content/uploads/2019/02/rancharrah-pud-1.pdf>

The very 1st objective bullet point on pg. 1 states that the development will "utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues." Further, the objectives included to "remain sensitive to and maintain the low density and rural residential character of the area to the south of the ranch on Del Monte Lane."

Beyond already destroying the original Equestrian Center, the existing zoning is already going to average up the local area housing density. There are 12 homes along Del Monte Ln north of Anderson Park that I believe the original PUD was referring to. Based on available Zillow property information, those properties average 2.65 acres per home. The Equestrian Lots today are zoned for 1 house per 1 acre with the intention of rezoning them to a 9,000 sq. ft. minimum lot size or 4.1 homes per acre. Instead of 7 homes, the area would be rezoned to accommodate 29.

Many residents chose to move to the neighborhood because of the promise of mixed residential and equestrian space or even simply the promise of open space in general. These objectives are also outlined on pg. 1: "maintain the ranch aesthetic, of the property, including tree lined lanes, open spaces, and single family architectural styles," as well as "sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and amenities within Bartley Ranch Regional Park and Wheatland Park."

I think many residents took these promises to mean the neighborhood itself would copy some of the features of both of these parks. Below is the open space/trail plan included in the PUD. I've included photos of the mapped out "open spaces" which are little more than sidewalks or in more egregious cases drainage ditches along busy roads. These spaces do not reflect the open fields or dirt trails of the neighboring parks.



1.



2.



3.



4.



5.



6.



7.



8.



In the PUD 13.2 acres of open space is listed. Utilizing google Earth Harrah's Pond is 1.75ac, the drainage ditch in photo 8 is 0.8ac, and the extension of Evans Creek is ~2ac. So in reality there is 4.55ac of unusable space and 8.65ac of paved walkway, substantially adjacent to roads. None of this space is suitable for horseback riding, as found in Bartley Ranch, or reminiscent of the open grass fields of Wheatland Park. In fact I believe the only reason these sidewalks are listed as "open space" and not the other sidewalks throughout the neighborhood is to satisfy "the open space requirements in addition to the general landscape requirements of this PUD handbook...to provide appropriate open space **adjacent** to this land use category," as found on pgs 46, 41, 33, 29, 26, and 21. These sidewalks are designated as special open space to conveniently trace the boundaries of each of the subdivisions within the community.

The only true open space left within Rancharra is the space formerly known as the Equestrian Center. It pains me to compromise but I understand Wood Rogers has financial considerations of their own. I believe rezoning the site from 7 units to a maximum of 15 is more than reasonable. A 20% carve out for recreational use is not pulled out of thin air, it was what the original PUD requires for landscaped space as found on pg. 55:

Minimum Required Landscape Area:

Events Center	20%
Equestrian Events	20%
North Commercial	15%
South Commercial	20%
Estates Residential	Refer to RMC 18.12.1205
Urban Residential	Refer to RMC 18.12.1205
Cottages	Refer to RMC 18.12.1205
Single Family	Refer to RMC 18.12.1205

Right now the only space within the neighborhood that a family can sit and actually recreate on (not just walk through) are the lawns in front of and in back of the historic main house. This ~12.8 acres of land is not owned by the HOA but rather the club currently controlled by Wood Rogers. This space is zoned the same way as the equestrian center. There is no guarantee this open space will continue to exist in the future. Wood Roger's has already shown their willingness to destroy historic spaces in order to sell more houses.

thank you,
Andrew Halvorson
halvorsonandrew75@gmail.com
5417 Side Saddle Trl



Fw: Public Comment on: Case No. LDC25-00037 (Rancharra PUD Master Plan Amendment & Handbook Amendment)

From Naomi Duerr <DuerrN@reno.gov>

Date Tue 5/6/2025 2:20 PM

To Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: April Fazio <aprilfazio4@gmail.com>

Sent: Tuesday, May 6, 2025 2:19:11 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Public Comment on: Case No. LDC25-00037 (Rancharra PUD Master Plan Amendment & Handbook Amendment)

Hello City Mayor and Counsel Members,

As a three year resident of Rancharra, I am concerned and against the developers PUD amendments being submitted on 5/7/25. This will cause more stress and congestion for the residents who live here as they are the ones who have to deal with this increase in homes. Not to mention, the people who live directly within that vicinity will have to look at more homes in their backyard than originally planned, taking away their privacy, beautiful views, and soon to be more busy streets.

I really hope the city council can come to an agreement with the developers and homeowners to reduce the numbers of homes to a maximize of 15 or less.

There should also be an increase in the 'open space buffer' on the north side of the equestrian property (Village 8) from 50 feet to 100 feet and deed this land in perpetuity to the Rancharra HOA as 50" is not enough space.

And lastly, I want to prohibit the Sales Pavillion parcel (building, outdoor space and parking lot inside the gate) from being converted and zoned for five more residential housing units. We were told the Sales Pavilion would not be sellable without zoning for five homes which is simply not true. Now once again here we are being deceived and misinformed.

I really hope the counsel members will consider how much all these proposed plans will affect and change the everyday life for residents in Rancharra which will not be for the better.

So much of what we valued in the community and bought into like the open green space, Equestrian center, less traffic, and mountain views from the clubhouse have already been taken away from us.

Hopefully this will not be the case where the developers win yet again, and instead a decision will be made to do what's best for both parties.

I appreciate your consideration and hope you do what is right vs. what's best for the developers pockets.

Sincerely,
April Fazio



Fw: Public Comment on: Case No. LDC25-00037 (Rancharrah PUD Master Plan Amendment & Handbook Amendment)

From Naomi Duerr <DuerrN@reno.gov>

Date Tue 5/6/2025 2:20 PM

To Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: April Fazio <aprilfazio4@gmail.com>

Sent: Tuesday, May 6, 2025 2:19:11 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

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Hopefully this will not be the case where the developers win yet again, and instead a decision will be made to do what's best for both parties.

I appreciate your consideration and hope you do what is right vs. what's best for the developers pockets.

Sincerely,
April Fazio




Fw: RANCHARRAH PUD hearing May 7th

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (69 KB)

Condition 100 ft buffer.pdf;

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Audrey M Keller <audrey@swissfamilykeller.com>

Sent: Sunday, May 4, 2025 7:45 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: RANCHARRAH PUD hearing May 7th

Dear Reno City Council members and Madame Mayor,

The homeowners of Rancharra have been continuously stressed by the developer of Rancharra. Why, because at every turn of the Council agenda, or Planning Commission Meeting we are told one thing by our declarant management and Wood Rogers says (and does) something else.

Truth or not, it has been gut wrenching as an unwilling participant and homeowner.

Voting with the developer should not be without some wise consideration for the needs of the homeowners who invested millions of dollars in their properties, like my husband and I.

We are so distraught by these actions that destroy the unique vision of Rancharrah.

Aren't you?

Some of you have been at Council for years and know that the PUD promised many beautiful things in this community and instead over time, we've become just another overly built community in Reno.

Please consider the homeowners and **support these three conditions** - simple requests by the homeowners as a part of your vote:

1 - Increase the existing PUD from 7 SF units to a **maximum of 15 units**.

The reasonable homeowners are over doubling the current PUD requirement to 15 - *instead of 29 units requested by the developer.*

2 - ~~Provide for a 100-foot open space buffer~~ **deded to the homeowners in perpetuity** at the northern border of Village 8 (between Villages 3 and 8).

Declarant has proposed a 50 foot, which doesn't include the pathway or the mature trees that line it, to Bartley Ranch Park. (See photo below)

3 - ~~Deny housing of any kind~~ for APN 226-105-01 at Village 7 (currently zoned Urban Residential, known as the Sales Center).

Declarant has offered the homeowners to buy the Sales Pavilion Center as an additional social center. Wood Rogers knows this offer has been made.



This photo clearly demonstrates the 50 ft. "buffer - aka open space" proposed by the developer. Located on the north side of the prior Equestrian Center. The tape measure doesn't lie.

Most of the 50 ft buffer is on a severe rock-covered upslope to the adjacent lots and is unusable.

The white paper on the path shows where 50 ft. is from the property line of the neighbors.

Can you believe it that this is what the developer considers a "buffer"? Instead it eliminates the connectivity to Bartley Ranch and Wheatland Park.

100 ft. buffer includes the path and the magnificent trees that will "buffer and benefit" the new development too.

Please condition the 100 ft. buffer.

Kind Regards,
Audrey Keller
Rancharrah homeowner

(818) 292-0447



Fw: RANCHARRAH PUD hearing May 7th

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: BARBARA BEAM <bbeam@me.com>

Sent: Monday, May 5, 2025 11:41 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Cc: Ron Beam <rgbeam@icloud.com>

Subject: RANCHARRAH PUD hearing May 7th

Dear Reno City Council members and Madame Mayor,

We were sold our custom lot in Rancharrah with the understanding that the equestrian center was part of the development and was given no information that it would be torn down and divided into smaller lots.

We have invested over \$4,000,000 in our custom built home and are very concerned the proposed additions will devalue our property as well as create additional traffic and congestion. Without the proposed additions, you sometimes wait for up to 15 minutes before leaving the area due to the limited exits. In an emergency this could be disastrous.

We understand there is an alternate proposal being submitted by the homeowners to reduce the number of homes proposed for the equestrian site from 29 to 15 in the area where the equestrian

center was located. We would really like to see it go back to the original 7 lots as promised. Obviously we support 15 proposed lots if compared to the 29. We would also ask that you consider increasing the distance between the existing homes and the new area to 100 feet so that the walking path can be preserved and the trees and area can be preserved as a beautiful border between the newer sites and the existing custom homes.

Please put yourselves in our shoes when making a decision on this project. We and our neighbors have worked our whole lives for what we have put into our retirement homes to find out the area was sold to us presenting a prestigious neighborhood with high-end custom homes but is now being sold off in smaller parcels destroying the uniqueness of the Rancharra that we bought into.

Thank you for your consideration of the existing homeowners while making your decision.

Barbara and Ron Beam
6144 Falabella Way
Reno, NV 89511

972-342-2050



Fw: Fwd:

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Brian Kennedy <b.kennedy@argonautnevada.com>

Sent: Sunday, May 4, 2025 10:18 AM

To: Schievech@reno.gov <Schievech@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reesed@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Fwd:

Sent from my iPhone

Begin forwarded message:

From: Brian Kennedy <b.kennedy@argonautnevada.com>

Date: May 4, 2025 at 8:34:00 AM PDT

Dear Reno City Councilmembers and Madame Mayor

I am a new resident of Rancharrah but a long term Nevada resident.

The development was a perfect turn key attraction with convenient access to commercial and medical facilities.

New proposals are eliminating much of the open space low density appeal. All being proposed by developers in the eleventh hour of the project.

The high density of the core Rancharrah plus extensive office additions in the immediate areas have taxed the traffic flow.

We believe these issues were appropriately addressed and balanced in the currently approved development plan.

And therefore we oppose the requested changes.

Nancy and Brian Kennedy



Fw: LDC25-00037 Rancharrah

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

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MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Christine Speed <pine.aberdeen@gmail.com>

Sent: Sunday, May 4, 2025 2:30 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah

Dear Council Member Duerr,

I'm writing to request that you sponsor an amendment to support three compromise requests from the residents of Rancharrah as you consider the developer's request for an amendment to the Rancharrah Planned Unit Development Handbook. We are trying to meet the developer half way and hope you'll agree to our proposals.

1. Village 8, the old Equestrian Center

I do not oppose the developer's request of a zoning change from PGOS to Single Family lots for Village 8.

I do not oppose the developer's desire to build single family residences there. **I actually propose increasing the allowable housing on the equestrian property from the current 7 homes to a maximum of 15.**

Discussion: Emotionally, I've always considered this parcel as open space not only because it was zoned PGOS, but because the horses were there. Apart from the barn, there were a lot of outdoor corrals, green landscaping, open space and mature trees around it.









However, I do understand the developer's desire to develop this land. At this point, it feels like an infill project because the areas around the former equestrian center are heading toward completion. IMHO, it therefore deserves far greater sensitivity and care in its design because it will directly affect the three adjacent neighborhoods. 15 homes would be a much better fit in this context.

2. The Northern Buffer

Please also ask that the developer's current **request of a northern 50 foot buffer be increased to 100 feet on behalf of retaining the open space we already enjoy**. Currently, there exists a connecting trail there that is bordered by mature trees. In order to preserve the existing trail and the mature trees, the buffer needs to be 100 feet wide.

3. The Historic Sales Pavilion

Please do not approve a zone change to permit 5 more houses on this site.

I think that I can speak for many in the community when I say, we all care about this building. In the past,

we've used it to host summer block parties on its back lawn. We're now using it to host HOA meetings.

It has

a far more personal meaning to us than, the Events Center. Although it's not old enough to qualify as a historical landmark, it does have 'Harrah cultural significance' and that is not nothing. It even matches our

two front entrance gates.

In the spirit of RMC18.02.602(d),

we value the Pavilion as a way to promote community engagement and foster a sense of belonging among residents. At a recent resident meeting, there was a unanimous show of hands among the 35 people gathered there on behalf of eventually buying it and retaining it for community purposes.

The Pavilion



The front gate at Talbot Lane



I hope that you'll agree that my requests are reasonable. I would very much appreciate a City Council amendment to pass all three of them.

Sincerely,

Christine Speed
602 Braided Rope Drive
Rancharrah



Outlook

City Council Comment received from Colin Wells

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 5/6/2025 9:55 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Colin Wells

Commenting on behalf of:

none

Ward #:

Ward 2

Email Address:

gebelbarkel@hotmail.com

Phone Number:

805-499-6993

Address:

110 Bridlemoor Ct, Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-0003t.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

Sir/Madam I write to support the compromise to change the allowable housing in Village 8, Rancharra from seven houses to a maximum of 15. I also support the change in the buffer zone on the north of the property of Village 8 from 50 feet to 100 feet to preserve the existing walking path so that the existing walking path can be preserved. I oppose designating the Village 7 Sales Center as residential housing. The Sales Center has been here a long time and as is, is part of the community.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's

meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

No



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Colin Wells <gebelbarkel@hotmail.com>

Sent: Tuesday, May 6, 2025 10:15 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Ms Duerr

I write to support the compromise that will be discussed at the May 7, 2025 City Council meeting to change the allowable housing in Village 8, Rancharrah, from seven houses to a maximum of 15. I also support the change in the buffer zone on the north of the property of Village 8 from 50 feet to 100 feet to preserve the existing walking path so that the existing walking path can be preserved. I oppose designating the Village 7 Sales Center as residential housing. The Sales Center has been here a long time and as is, is part of the community.

I also would like to thank you again for your time and thoughts at the meeting we had at Mimi's. I appreciated the information you gave us and the recommendations.

Sincerely,

Colin J. Wells
110 Bridlemoor Ct
Reno, NV 89511



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Danielle Dolan <daniellecdolan@yahoo.com>

Sent: Saturday, May 3, 2025 4:26 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Members of the Reno City Council,

My name is Danielle Dolan, and I'm writing to express my strong opposition to the proposed rezoning of the land adjacent to The Estates in Rancharrah, where the Equestrian Center once stood.

This issue is deeply personal for me. I'm currently building my dream home in The Estates—a home that was the last project I shared with my father, Tom Dolan, whom many of you may have known for his long-standing dedication to the City of Reno. Before he became gravely ill, my father showed me this piece of land and told me he could see me living there. We moved forward, and just four days after I broke ground, my father passed away. This home is not just a house—it is a symbol of my father's legacy and our shared vision.

When we purchased the lot, the understanding was that the adjacent land would be limited to seven one-acre custom home lots—maintaining the integrity, character, and exclusivity of The Estates. The new proposal to increase that number to 29 homes would drastically alter the neighborhood, increase traffic, reduce privacy, and ultimately diminish the value of the investment I—and many others—have made in this community.

I respectfully urge you to deny this rezoning request and uphold the original development plan. Doing so would protect the interests of current residents and honor the vision of a neighborhood that was carefully planned and promised to all of us.

Thank you for your time and consideration.

Sincerely,

Danielle Dolan



Fw: Public Hearing Wednesday May 7, 2025 Regarding Rancharra Subdivision

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: wldunbar8@gmail.com <wldunbar8@gmail.com>

Sent: Monday, May 5, 2025 8:11 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Public Hearing Wednesday May 7, 2025 Regarding Rancharra Subdivision

Public Hearing Item D

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 the following modifications:

- 1 - Increase the existing PUD from 7 SF units to a **maximum** of 15 units.
- 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).
- 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).

Donald and Wanda Dunbar
5517 Western Rider Trail
Reno, NV 89511
775-544-8028



Fw: Public Comment on: Case No. LDC25-00037 (Rancharrah PUD Master Plan Amendment & Handbook Amendment)

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: gphirippidis <gphirippidis@kerrhill.com>

Sent: Monday, May 5, 2025 7:14 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Cc: gphirippidis <gphirippidis@kerrhill.com>

Subject: Public Comment on: Case No. LDC25-00037 (Rancharrah PUD Master Plan Amendment & Handbook Amendment)

Hello City Mayor and Counsel Members,

I live in Rancharrah, in the Cantaro development for the last three years, and bought into a beautiful community with an open and relaxed lifestyle. While continued and final development of the community is imminent, it should be done with the homeowners feedback and quality of life in mind. I have been attending all of the city and planning meetings on the Rancharrah development, and it seems that the Developers always get what they want. The counsel in previous meetings has recommended the homeowners and developer meet to come to a compromise, but then it seems the developer submits and gets approvals on what they want at the counsel meetings. We met twice with the developers and while they answered questions, they did flex at all on most all of our requests and concerns. In fact Naomi Duerr attended the second meeting and could see how unanimous the homeowners were in being opposed to the developers PUD amendments.

On one positive note, the developer in this case is proposing one beneficial change to the amendment for the homeowners (reducing the total number of housing units to be built) but has also added new changes at the last Planning meeting (increase housing count in village 7 from 59-107, add a 5-house zoning allowance the Sales Pavilion parcel) and has not accommodated other requests by homeowners (Make village 8, 15 homes versus 29, create more open space). All the changes the developer is asking for are not favorable for this community, either in the short or long term for this development.

In order to prevent a win-lose situation, (whereby the developer gets everything they want, and we the homeowners lose) I would like to propose and ask the City counsel to consider a compromise, a "win-win", middle-ground solution on the amendment being submitted on 5/7/25.

I am asking the Council to "condition" the following three items to be included in the language of the revised Rancharra PUD Handbook:

1) Increase the allowable housing on the equestrian property (called Village 8) from 7 homes to a maximum of 15 homes. The developer is asking for 29 homes.

2) Increase the 'open space buffer' on the north side of the equestrian property (Village 8) from 50 feet to 100 feet and deed this land in perpetuity to the Rancharra HOA.

While 50' sounds wide, in real scale it shrinks the open space corridor and path leading to Bartly Ranch significantly. See image below.

3) Specifically prohibit the Sales Pavillion parcel (building, outdoor space and parking lot inside the gate) from being converted and zoned for five more residential housing units. This would allow the current developer to purchase the Sales Pavilion and add five more homes. We have been told the Pavilion would not be sellable without zoning for five homes, which is not true. This was a positioning statement by the developer and Robert Cuillard in a homeowners-Developer meeting to lead us to believe this property needs to be zoned for more housing.

Please consider the following points as part of the homeowners assessment and request for maintaining the Rancharra community as it was intended to be.

- The spacing limit of 15 homes on the equestrian center site aligns with the 120 homes adjacent to the equestrian property.
- Increasing the northern public space buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path and mature trees).
- Preserving the historic Harrah sales center (Sales Pavillion) will enhance the Rancharra community and allow for uses that supplement the existing Event Center / Club.

PLEASE, PLEASE, PLEASE provide a compromise vote to reflect the three conditions above, otherwise Rancharra will fall victim to all the developer wants and needs. The homeowners are realistic that development will take place but hope the Counsel will provide a win-win decision. that supports both parties.

Thank you,

George Phirippidis



GEORGE PHIRIPPIDIS | CONSULTANT | FACILITATOR | COACH



KerrHill, Inc.
2603 Camino Ramon, Suite 200
San Ramon, CA 94583

O: 925.355.7388 | E: gphirippidis@kerrhill.com | www.kerrhill.com





Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Support the Compromise!

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Glenn Gray <glenn@cncexchange.com>

Sent: Sunday, May 4, 2025 9:27 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) Support the Compromise!

May

4, 2025

Dear Honorable Mayor Schieve and Honorable City Councilmen

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

I support a compromise motion for changing the PUD in Rancharrah.

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing

I Support the Compromise language because:

15 homes in village 7 will allow the developer to sell the property without delay (important to the developer)
15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property
15 homes will be of similar size and value to the homes around it and will not devalue the surrounding homes

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path)

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate over crowding of the Event Center Club. The Rancharra HOA is interested in acquiring both the event center club and the Sales center from the developer.(if it is still there)

This is a win for the developer. The number of homes that can be built increases from 7 to 15 and enables the developer to sell the property expediently. I met with two land developers that have expressed interest in the property with 15 home maximum zoning. The developer has repeatedly expressed selling quickly is very important to them.

This is a win for Rancharra in they get 15 homes instead of 29 homes and the 15 homes fit with the surrounding existing homes. They also preserve the possible use of the Sales Center for Rancharra in the future.

This is a large win for the City Council and the Mayor. You show all that government works and works for all the parties. The 300 residents of Rancharra, the developer, and the members of the City Council will have achieved a successful outcome. City Government will shine and instill confidence in the members of Rancharra and the greater Reno community that our City Council and Mayor were there for all of us, and we thank you and support you.

Please add these compromise changes to the proposed amendment.....help us save Rancharra!!

Proposed City Council Motion Language

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 the following modifications:

- 1 - Increase the existing PUD from 7 SF units to a **maximum** of 15 units.
- 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).
- 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential Sales Center).

Glenn Gray
730 Canter Way (Rancharrah)
Reno, NV 89511
847-951-7701
glenn@cncexchange.com



Fw: MASTER Plan Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: James R Colgan <jamesrcolgan@gmail.com>

Sent: Sunday, May 4, 2025 1:48 PM

To: Naomi Duerr <DuerrN@reno.gov>

Cc: James Colgan <jamesrcolgan@gmail.com>

Subject: Fwd: MASTER Plan Amendment

Begin forwarded message:

From: James R Colgan <jamesrcolgan@gmail.com>

Subject: Fwd: MASTER Plan Amendment

Date: May 4, 2025 at 1:44:50 PM PDT

To: Taylorl@reno.gov

Cc: James Colgan <jamesrcolgan@gmail.com>

Begin forwarded message:

From: James R Colgan <jamesrcolgan@gmail.com>

Subject: MASTER Plan Amendment

Date: May 4, 2025 at 1:40:07 PM PDT

To: "Shieveh@reno.gov" <Shieveh@Reno.gov>, James Colgan
<jamesrcolgan@gmail.com>

Dear Mayor Shieve , I was born in Reno in 1941 and practiced medicine here for over 40 years . Upon my retirement several years ago my wife Elaine and i chase to build a home on Triple Crown Drive in RANCHARRAH expecting to live the remainder of our lives in the beautiful land that Bill Harrah called HOME .Sadly things have changed with the loss of the Equestrian Center and plans to put 29 homes on the property along with the taking down of the Sales Pavilion .

We are hoping that you will approve no more than 15 MAX homes on the Equestrian property and that you will deny houses of any kind on the SALES Pavilion Property , and that you will provide for an easement of 100 feet open space buffer zone between Villages 3 and 8 .

Sincerely , Elaine and Jim COLGAN



Fw: LDC25-00037 - Rancharrah

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Janet Parry-Smolak <pups4us@aol.com>

Sent: Tuesday, May 6, 2025 9:45 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: LDC25-00037 - Rancharrah

Last week I sent most of you an email requesting you vote no on the developers revised zoning. Today I'm asking you to support a compromised zoning plan that the homeowners of Rancharrah can support.

- **Allow 15 homes in Village 8 the equestrian site. This is an increase 8 additional homes.**
- **Increase the buffer on the north end of the equestrian site form 50 feet to100 feet. This keeps continuity of the walking paths and mature trees within Rancharrah.**
- **Do not permit the sales center in Village 7 to become residential housing. Currently there are 59 homes being built on the adjacent property and any additional residential homes within the area will create an unacceptable strain on Fallabella Way and the Talbot Gate.**

Thank you for your consideration.

5/6/25, 3:50 PM

Mail - Public Comment - CC - Outlook

Janet Parry-Smolak
633 Braided Rope Dr
Reno, NV 89511



Comments on LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

From Jen Rosser <jenrosser1@gmail.com>

Date Tue 5/6/2025 2:48 PM

To Public Comment - CC <PublicComment@reno.gov>; Leah Piccotti <PiccottiL@reno.gov>

Cc Peter Rosser <prosser@rocketmail.com>; vm@gmail.com <vm@gmail.com>

Hello Ms. Piccotti, Reno Planning Dept. and Reno City Council,

We live at 1175 Del Monte Lane, Reno and we share a property line with Rancharrah. We would like the following comment to be formally included in the public record. We oppose any proposal to convert the open space between the Rancharrah Club House and the Village at Rancharrah to any development uses. Our concern is the developer is now requesting to rezone Open Space to single family on the parcel shown on the map below which would appear to allow them to build single family homes within the 300 foot open space buffer between our property at 1175 Del Monte Lane and the Rancharrah Club House. The blue card you sent to our home did not include the Rancharrah parcel number so we cannot provide that to you.

Please confirm receipt of this opposition letter.

Thank you,

Peter and Jennifer Rosser



Jen Rosser

Cell 775-842-0263



Chief Deputy City Clerk
City Clerk's Office
775-334-2030 (o) or 775-772-5745 (c)
MorrisL@Reno.Gov
1 E. First St., Reno, NV 89501

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Dear Honorable Mayor Schieve and Honorable City Councilmen
Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing

15 homes in village 7 will allow the developer to sell the property without delay (important to the developer)

15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property

15 homes will be of similar size and value to the homes around it and will not devalue the surrounding homes

<https://outlook.office365.com/mail/PublicComment@reno.gov/inbox/id/AAQkADqwOTFhZjkwLTJiODAtNGM5OS1hNjI3LWU4YzUwY2QzMjMwYQAQ...>

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate over crowding of the Event Center Club. The Rancharra HOA is interested in acquiring both the event center club and the Sales center from the developer.(if it is still there)

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This is a win for Rancharra in they get 15 homes instead of 29 homes and the 15 homes fit with the surrounding existing homes. They also preserve the possible use of the Sales Center for Rancharra in the future.

This is a large win for the City Council and the Mayor. You show all that government works and works for all the parties. The 300 residents of Rancharra, the developer, and the members of the City Council will have achieved a successful outcome. City Government will shine and instill confidence in the members of Rancharra and the greater Reno community that our City Council and Mayor were there for all of us, and we thank you and support you.

Please add these compromise changes to the proposed amendment.....help us save Rancharra!!

Proposed City Council Motion Language

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 the following modifications:

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- 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).
- 3 - Deny housing of **any kind** for APN 226-105-01 at Village 7 (current Urban Residential Sales Center).

Thank you for your consideration,

Jim Beres
5575 Western Rider Trail
Reno, NV

jimberes@comcast.net

Confidentiality Note: This e-mail message and all attachments to it are intended only for the named recipients and may contain information that is privileged, confidential, or otherwise protected from disclosure. If you are not one of the intended recipients, please do not duplicate or forward this email message and immediately delete it from your computer.



Fw: LDC25-00037 (Rancharrah PUD Master Plan & Handbook Amendment 5/7/25)

From Naomi Duerr <DuerrN@reno.gov>

Date Tue 5/6/2025 2:06 PM

To Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: John Christensen <jchristoch@gmail.com>

Sent: Tuesday, May 6, 2025 2:02:31 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reeseD@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Cc: Yvette Christensen <yvette_fifi@yahoo.com>

Subject: LDC25-00037 (Rancharrah PUD Master Plan & Handbook Amendment 5/7/25)

Dear Mayor and City Council Members,

My wife and I have been Rancharrah residents for two years and we love our community. We love the history, our beautiful clubhouse, and the historic Harrah sales center located at Falabella and Rancharrah Parkway (which is very close to our home). The aesthetic of these buildings makes Rancharrah a truly unique place to live. Occasionally, outdoor events are held at the Harrah sales center on summer and fall evenings, and it reminds me of going to family garden BBQs outside my grandparents barn when I was a kid. It gives me an indescribable feeling of peace, family, and happiness. It is a big reason why I love this community.

We understand the need and desire to develop Villages 7 and 8, but it is important to us (and reasonable to expect) that the characteristics that make Rancharrah truly unique be preserved in the process.

We OPPOSE the proposed amendments, and SUPPORT the compromise recommended by the Friends of Rancharrah, which includes:

1. Increasing the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 to maintain continuity in the community (not the 29 that is proposed).
2. Increasing the proposed buffer on the north end of the equestrian property Village 8 from 50' to 100' in order to preserve the existing path and mature landscaping.
3. Do not permit the sales center in Village 7 to become residential housing. It would be a huge disappointment for me personally if this building were to be demolished to make room for more homes.

Thank you for your consideration.

John & Yvette Christensen

Mobile: (714) 473-7705

For the Record:

My name is John Skow and I thank you for giving me the chance to speak on the proposal at hand.

I am a resident of Rancharrah, living at 728 Canter Way in the Lariat section of the neighborhood

My home sits on the northern boundary of the proposed amendment to the PUD for rezoning of the parcel now called Village 8.

I am in opposition to the proposal as it currently stands.

Seven is too few and twenty nine is too many for the Rancharrah neighborhood.

I honestly believe that there is a middle ground where all parties involved in this discussion would be in a win-win situation.

I am in favor of the potential proposed solution of 15 homes.

I am also in favor of the 100 foot buffer on the northern side of Village 8. It would allow for the preservation of the existing "mature" trees.

I thank you for your time and hope that you might see the wisdom in these alternative suggestions for the neighborhood that I live in.



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment Request

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Julie Ott <ottjulie1reno@gmail.com>

Sent: Tuesday, May 6, 2025 10:33 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment Request

Dear Councilwoman Naomi:

The purpose of this correspondence is to express my opposition to the request for a Master Plan Amendment from PGOS to SF associated with the 6 +/- acre former equestrian site.

Per the Rancharrah PUD handbook on page 25, it states "Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1 dwelling unit per acre density."

Furthermore, on page 4 of the PUD handbook, it states, "Additionally, the open space addresses the need to buffer certain activities within the PUD from surrounding properties to the south and west."

I am a resident of the Lewis subdivision to the northwest of this former equestrian parcel and outside of the Rancharrah PUD. The PUD is explicit in maintaining this buffer and transition area from the adjacent Bartley Ranch Park to the west and larger home sites to the south.

It is understood that the owner of this parcel is requesting this master plan amendment in order to

construct approximately 29 units (4.8 du/acre). A master land use amendment/ change is yet another opportunity to develop the property to a much higher density – even up to 8 units per acre, which is allowed in the SF master plan. This bait and switch tactic has been done on other occasions, so familiar to us (Lakeridge tennis club).

The portion of Rancharra PUD to the immediate south side of the former Equestrian Center contains 9 lots ranging in size from .429 acre to 2.053 acres, with this large parcel being oblong. These parcels sold in early 2022 to late 2023 at prices ranging from \$550,000 to \$1,300,000 or \$937,222, on average with the first few homes under construction.

The lot sales to the immediate north of the equestrian center sold in the \$395,000 to \$650,000 per lot range with lot sizes ranging in size from .25 acre up to .55 acre. Most lots sold in early 2017 up to 2022.

These lot and home owners purchased their lots, knowing that the equestrian center would exist and/or worst case, there would be six added home sites. It is extremely unfair to those residents, who own lots and have built homes on the immediate north side of the Equestrian site, along with residents on the south side and within the greater Rancharra and surrounding developments.

Yes, infrastructure costs will need to be incurred to develop the former equestrian center to 6 home sites; however, certainly, the lot sales indicate that there would be demand for 6 home sites on the former equestrian parcel while maintaining the marketability of the larger PUD.

Many of us in the area miss the Equestrian Center along with the smell of hay and horses! While we no longer have the Equestrian Center, provisions were made and communicated in the PUD handbook, that this Equestrian Center might not continue to exist, due to feasibility issues, which is understandable. However, the request for this master plan amendment to SF and increase in density really "stinks!"

Please vote "NO" on this Rancharra PUD Master Plan amendment request.

Julie Ott
Lewis Lakeside Resident



Fw: Rancharrah City Council Motion

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Justin Horvath <justin.horvath@gmail.com>

Sent: Sunday, May 4, 2025 10:29 AM

To: Naomi Duerr <DuerrN@reno.gov>

Cc: Amy Horvath <amy.l.horvath@gmail.com>

Subject: Rancharrah City Council Motion

Greetings,

My name is Justin Horvath, a resident of Rancharrah. Thank you for your time and consideration in this important matter. My thoughts are below - first in simple form, and next with more relevant detail about each of the 3 points.

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 the following modifications:

1 - Increase the existing PUD from 7 SF units to a **maximum** of 15 units.

2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).

3 - Deny housing of **any kind** for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).

APPROVE the proposed MPA amendment from PGOS to SF.

APPROVE the proposed PUD Amendment before you **with the following modifications:**

-
- 1 - Increase the existing PUD from 7 SF units to a **maximum** of 15 units.
 - This is over a 50% increase.
 - This is within the Applicant's ask of a 10% contingency of SF homes.
 - Supports NRS 278.250(2):
 - To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
 - To promote health and the general welfare;
 - Supports RMC NRS 278.250(2) - To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
 - Supports RMC Section 18.08.304(e) & Section 18.08.503(d):
 - Is consistent with the statement of objectives of a PUD.
 - Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development.
 - Is compatible with the neighborhood in which it is proposed to be established.
 - Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
 - Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
 - Additional public use facilities, such as but not limited to pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
 - Preservation or enhancement of natural and cultural assets, such as historic 12 landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
 - Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
 - A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

- 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).
- This asks for an additional 50 feet of open space buffer.
 - Preserves the **existing** walking path and mature trees.
 - Applicants proposal of a 50 feet of buffer does **not** preserve the **existing** walking path or mature trees.
 - Supports RMC NRS 278.250(2):
 - To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
 - To promote health and the general welfare;
 - Supports RMC NRS 278.250(2) - To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
 - Supports RMC Section 18.08.304(e) & Section 18.08.503(d):
 - Is consistent with the statement of objectives of a PUD.
 - Provides an appropriate location and amount of the common open space and provides for the maintenance and conservation of the common open space in relation to the proposed density and type of residential development.
 - Is compatible with the neighborhood in which it is proposed to be established.
 - Is compatible with a Master Plan land use category or categories, including Master Plan guidance on the desired density, use, and characteristics of the land use category; and
 - Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
 - Additional public use facilities, such as but not limited to pedestrian and bicycle trails, parks, open spaces, streets improving local circulation, or public access to a lake or stream;
 - Preservation or enhancement of natural and cultural assets, such as historic 12 landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
 - Other general public benefit features that contribute to improving the environment and ecology of the vicinity, such as incorporating green infrastructure improvements to enhance stormwater infiltration and/or provision of additional flood protection facilities; and/or
 -



A significantly higher quality development than following traditional development practices would allow, including more efficient use of land, energy, and resources, a more unified design concept, and a more carefully planned, considered, and livable community.

- 3 - Deny housing of **any kind** for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).
- Supports RMC 18.02.602(d) Historical Landmark - the preservation of buildings of cultural and landmark significance, as well as historical landscapes fit into discussion here of open space as a way to promote community engagement and sense of belonging among residents.

******This motion shows respect for the property rights of the developer, as well as the residents. It also preserves the historical Rancharra neighborhood for all of Reno, as Rancharra is visible from Windy Hill, the surrounding areas, and the many frequenters of The Village shopping center. ******

Justin Horvath. ///

justin.horvath@gmail.com

SALES PAVILION aka 'COMMUNITY CENTER' (LOCATED ADJACENT TO VILLAGE 7)

Yellow permitted uses ONLY apply to APN 226-061-16 (proposed Village 7)	Red lines apply ONLY to APN 226-105-01 (potential Community Center site)	RANCHARRAH																				
<p>Urban Residential</p> <p>Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.</p> <p>A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.</p> <p>The following standards shall apply to the Urban Residential land use category.</p> <p>Permitted Uses:</p> <ul style="list-style-type: none"> Single family, detached Small lot single family Cluster development Zero lot line Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.) <p>Single family attached/townhomes</p> <p>Duplexes</p> <p>Condominiums</p> <p>Apartments</p>	<p>Senior housing, assisted living, active adult, skilled nursing</p> <ul style="list-style-type: none"> Park/recreation area Trails Utility Box, Well House, Backup Generator, Pumping or Booster Station Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation <p>Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner</p> <p>Minimum Lot Size: N/A</p> <p>Minimum Lot Width: N/A</p> <p>Setbacks:¹</p> <p>Single Family Detached/Attached</p> <table border="1"> <tbody> <tr> <td>Front yard</td> <td>10-feet</td> </tr> <tr> <td>Garage</td> <td>3-feet or 20-feet</td> </tr> <tr> <td>Side yard</td> <td>0-feet or 5-feet</td> </tr> <tr> <td>Rear yard</td> <td>10-feet</td> </tr> <tr> <td>Separation between buildings</td> <td>10-feet</td> </tr> <tr> <td>Driveway Length</td> <td>19-feet min.</td> </tr> </tbody> </table> <p>Multifamily</p> <table border="1"> <tbody> <tr> <td>Front yard</td> <td>15-feet</td> </tr> <tr> <td>Side yard</td> <td>5-feet</td> </tr> <tr> <td>Rear yard</td> <td>10-feet</td> </tr> </tbody> </table> <p>Building Height²</p> <table border="1"> <tbody> <tr> <td></td> <td>45-feet (max. 3-stories)</td> </tr> </tbody> </table>	Front yard	10-feet	Garage	3-feet or 20-feet	Side yard	0-feet or 5-feet	Rear yard	10-feet	Separation between buildings	10-feet	Driveway Length	19-feet min.	Front yard	15-feet	Side yard	5-feet	Rear yard	10-feet		45-feet (max. 3-stories)	
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Chapter 2
p. 48

Justin Horvath. ///

justin.horvath@gmail.com

SALES PAVILION aka 'COMMUNITY CENTER' (LOCATED ADJACENT TO VILLAGE 7)

RANCHARRAH

Parking³

Single Family

Per RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended

Multifamily

Per RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended

Regarding APN 226-105-01 ONLY:

Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses for APN 226-105-01 permitted by this PUD shall be subject to applicable parking requirements per RMC.

Notes:

1. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Buildings directly adjacent to existing buildings to the north and east of Village 7 (along Sierra Rose Drive) shall provide a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.
3. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. For Single Family uses, the "per bedroom" parking requirement shall be provided as off-street parking and guest parking may be provided on-street and/or in parking pockets.

Chapter 2
p. 49



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Kate Miles <kathleen_miles@mac.com>

Sent: Tuesday, May 6, 2025 5:53 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Mayor and City Council Members:

I purchased my home in Rancharrah about three years ago. Over the last three years, I have watched with dismay the dismantling of every unique feature of what was originally planned as a community that honored the Harrah family and their equestrian ranch. Now we are just another development. Too bad for Reno.

Now we have an opportunity to modify a bad situation. I urge you to reject the developers latest proposed amendment and instead support a compromise plan that has been negotiated. This compromise requires the following changes to the proposed PUD amendment:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15

2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing ever

Please support this compromise.

Kathleen Miles
623 Camargue Trail
Reno 89511



Fw: Where are the Advocates for the Rancharrah PUD?

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Keller, Werner <wkeller@kellerpartners.com>

Sent: Monday, May 5, 2025 10:00 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Where are the Advocates for the Rancharrah PUD?

Dear Reno City Council Members and Madame Mayor,

(1) Significant changes to the Rancharrah PUD Handbook are being submitted to the Reno City Council this week. As a homeowner, my question is, "who represents the interests of the PUD in this matter?"

It seems the answer is, "no one."

(2) The Rancharrah development interests and the Declarant in charge of the Rancharrah HOA are the same legal person;

(3) The current language of the PUD identifies a "Zoning Administrator" of the City of Reno as an arbiter of sorts (p.7 of the PUD):

The Rancharrah PUD shall be administered by the Zoning Administrator or his/her designee as defined in the City of Reno Annexation and Land Development Code. The administrator shall have the authority to reasonably interpret and apply this PUD handbook.

(4) Does anyone actually hold this title? My search on the Reno website was unsuccessful.

Thank you for your consideration.

Kind Regards,

\werner keller\

Werner Keller CFA

818-970-4514 (mobile)

wkeller@kellerpartners.com

<https://www.kellerpartners.com>



City Council Comment received from Liesel Kimmelmeier

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 5/6/2025 3:15 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Liesel Kimmelmeier

Commenting on behalf of:

N/A

Ward #:

Ward 5

Email Address:

lieselk@unr.edu

Phone Number:

775-338-6554

Address:

1244 Saint Alberts Drive, Reno, NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

B Items - Consent Agenda Items

Item:

May 7, 2025 Redevelopment Agency Board Meeting B Department Items B.1.

Position:

In Favor

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

My name is Liesel Kimmelmeier. I was born and raised here in Reno, and I'm writing in strong support of agency item B1 as a graduating senior at the University of Nevada, Reno, the former undergraduate student body vice president, and an incoming MPA student this fall. This arena project strengthens the University in numerous ways: it enhances student life, raises academic visibility for recruitment, and elevates both alumni pride and our broader institutional reputation. The University will directly benefit, not just as a future tenant of the arena, but as a central community stakeholder. Importantly, no student fees or University dollars will be used for this project, which is projected to carry lasting economic and community value for the region. According to the independent study conducted by

Hunden Partners, Reno stands to gain over \$2.6 billion in new spending and at least \$22.7 million in new tax revenue to the City alone. Washoe County could receive nearly \$300 million. These outcomes simply do not occur without this arena and the surrounding district. The TIF model and justification proposed for Redevelopment Area 2 is consistent with Nevada law and has been upheld in similar cases before the Nevada Supreme Court. Without this funding mechanism, and with RDA 2 scheduled to sunset in 2035, combined with rising construction costs, this 100% privately driven project would not be financially feasible, a conclusion supported by the independent study's "but for" analysis. That means losing out on hundreds of full-time jobs and even part-time roles for students in entertainment, hospitality, and operations. This TIF mechanism does not take existing revenue streams away from public services. The base property tax revenue continues to flow to those entities as it always has. Only the new tax growth generated by the development is temporarily redirected into a separate RDA fund, which by law can only be used to support infrastructure, improvements, and reinvestment within the RDA itself. In addition to its economic impacts, this project offers significant benefits to Nevada Athletics. It enhances the Wolf Pack gameday experience, supports program growth, and boosts recruiting potential. The Grand Sierra Resort has already made meaningful investments in NIL opportunities for men's and women's basketball, helping our student-athletes compete at the highest level. A state-of-the-art arena will only strengthen that trajectory. And importantly, transportation options will be provided to ensure student access and a vibrant game day atmosphere as they cheer the Wolf Pack on in a first-class arena. This is about more than basketball. It's about creating a thriving community anchor, stimulating long-term growth, and enabling Reno to finally host events, concerts, and tournaments that have historically passed us by. According to the independent study, unlike similar university development deals across the country, this proposal carries no public subsidy, no University dollars, and no general fund risk. This is by-the-book TIF: a proven tool to activate growth now and expand the tax base and funding for public programs for the future. As someone deeply invested in this city's future and a soon-to-be University of Nevada alumna, I believe this is exactly the kind of innovative, forward-thinking development Reno needs. Thank you.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

Yes



Outlook

City Council Comment received from Lynn Ann Martin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 5/6/2025 9:22 AM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Lynn Ann Martin

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

coolhomes@aol.com

Phone Number:

702-348-4557

Address:

5513 Western Rider Trail

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

Position:

In opposition

Are they speaking in person?

No, I am submitting a written comment only.

If no, enter comments below:

I support a compromise motion for changing the PUD in Rancharrah: Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' Do not permit the sales center in Village 7 to become residential housing These 3 things were based upon insight into the realities of development and city politics. We all want a "Win" for the Citizens of Rancharrah and if we achieve this it will be. Support the Compromise because: 15 homes in village 8 will allow the developer to sell the property without delay (important to the developer) 15 homes completely fits in with the surrounding

120 homes adjacent to the equestrian property 15 homes will be of similar size and value to the homes around it and will support the aesthetics of the entire community. Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path). This preserves the beautiful walking path and some mature trees. Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate overcrowding of the Event Center Club. This is a win for the developer. They increase the number of homes from 7-15 and can sell the property expediently. This is a win for Rancharra in we get 15 homes instead of 29 and the 15 homes fit with the surrounding existing homes. We also preserve the possible use of the Sales Center for us in the future This is a large win for the City Council and Mayor. They show all that government works and works for all the parties. The 300 residents who have invested in Rancharra , the developer and the members of the City Council will have achieved a successful outcome.

ACKNOWLEDGEMENTS:

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

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Yes



Fw: LDC25-00037 Rancharrah

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: coolhomes@aol.com <coolhomes@aol.com>

Sent: Tuesday, May 6, 2025 9:26 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah

I support a compromise motion for changing the PUD in Rancharrah:
Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
Do not permit the sales center in Village 7 to become residential housing

These 3 things were based upon insight into the realities of development and city politics. We all want a "Win" for the Citizens of Rancharrah and if we achieve this it will be.

Support the Compromise because:

15 homes in village 8 will allow the developer to sell the property without delay (important to the developer)

15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property

15 homes will be of similar size and value to the homes around it and will support the aesthetics of the entire community.

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path). This preserves the beautiful walking path and some mature trees.

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate overcrowding of the Event Center Club.

This is a win for the developer. They increase the number of homes from 7-15 and can sell the property expediently.

This is a win for Rancharra in we get 15 homes instead of 29 and the 15 homes fit with the surrounding existing homes. We also preserve the possible use of the Sales Center for us in the future

This is a large win for the City Council and Mayor. They show all that government works and works for all the parties. The 300 residents who have invested in Rancharra, the developer and the members of the City Council will have achieved a successful outcome.

LynnAnn Martin
5513 Western Rider Trail
Reno, NV 85911
702-348-4557



Fw: Case No. LDC-00037 Rancharra Planned Unit Development Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:30 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Marla Miller <mandjskow@gmail.com>

Sent: Monday, May 5, 2025 4:09 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Case No. LDC-00037 Rancharra Planned Unit Development Amendment

Marla Miller
728 Canter Way
Reno NV 89511
(916)275-0702
mandjskow@gmail.com

Case No. LDC25-00037 Rancharra Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Councilmember Duerr,

My husband and I were early supporters of the Rancharra development-purchasing our lot in December 2017. We were convinced this was the most unique development to grace Reno and we were excited to be part of it. We were sold on the western theme and wanted to be surrounded by a Nevada vibe. The lot we selected was adjacent to the Equestrian Center because our motto was "horses, not houses". There was never any suggestion to us that the Equestrian Center was on the chopping block and scheduled for eventual demolition. As that became the reality, we knew it would result in seven, one-acre lots that would be available for development. Not ideal; but acceptable. We are now facing the likelihood that this will be amended to 29 small homes on even smaller lots. I find it ludicrous it could come to this.

The development of Village 8 is the final opportunity to confirm the uniqueness of Rancharra and let it stand as a distinct Reno community. But building twenty-nine semi-custom homes between Village 3, all custom homes on ¼ to 1/3 acre lots and the Estates, custom homes on 1 acre lots, is unacceptable. If you approve this amendment

you are slapping the faces of those who bought in and supported what was to be an extraordinary development for Reno and may now become ordinary, at best.

We accept that progress often brings changes we didn't anticipate nor support. However, you must consider the compatibility to what already exists when approving these requests. Please remember your previous approval of seven lots should the Equestrian Center be removed. Please think about the members who took the risk to develop this unique place. Please consider their concerns when supporting developers instead of the people that built this community.

We solidly support the **approval of 15 lots**-making it a win for both residents and developers.

Respectfully,

Marla Miller



Fw: Community Invested Resident of Rancharra: Case number LDC25-00037 to be heard on 5/7/2025

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Matt Halvorson <matthalvorson89@gmail.com>

Sent: Sunday, May 4, 2025 12:47 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Community Invested Resident of Rancharra: Case number LDC25-00037 to be heard on 5/7/2025

Councilmember Duerr-

First, I appreciate your time and consideration. After visiting Reno several years ago and potentially for some of the same reasons you did, I immediately connected with Reno and moved from Chicago. I moved into Rancharra in part due to what seemed to me to be an innovative balance of recreation and community very close to home with plenty of space for my family and I to be outside and build ties with the community.

While I ended up investing in a house with a very small lot, I was comfortable doing so in Rancharra in part because of the recreation space available within the neighborhood. I was excited about the Equestrian center in the neighborhood as it was both a nod to the heritage of Rancharra and also added a very unique aspect to a residential community. I am disappointed about losing the Equestrian center and Equestrian heritage that embodied Rancharra but given that fate I ask for fairness for the community in return for continued compromise to the original PUD. As a resident who is invested in the community and will be here far longer than the developer, I believe the following compromise is a win-win-win for the community, developer and City.

I support the following compromise:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 and carve out 20% for recreational use only
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing and require it to be a community center

As I will describe below, I think usable open space is an essential distinction as much of the technical open space within the community (ditches and ponds) is not usable for recreational purposes nor is it consistent with the historical heritage of Rancharrah. Here is a link to the PUD adopted 7/28/2018 which I will refer to directly: <https://reren2.wordpress.com/wp-content/uploads/2019/02/rancharrah-pud-1.pdf>

The very first objective bullet point on pg. 1 states that the development will

- "utilize existing structures, including the main house and riding facilities to establish unique equestrian and special events venues."
- Further, the objectives included to "remain sensitive to and maintain the low density and rural residential character of the area to the south of the ranch on Del Monte Lane."

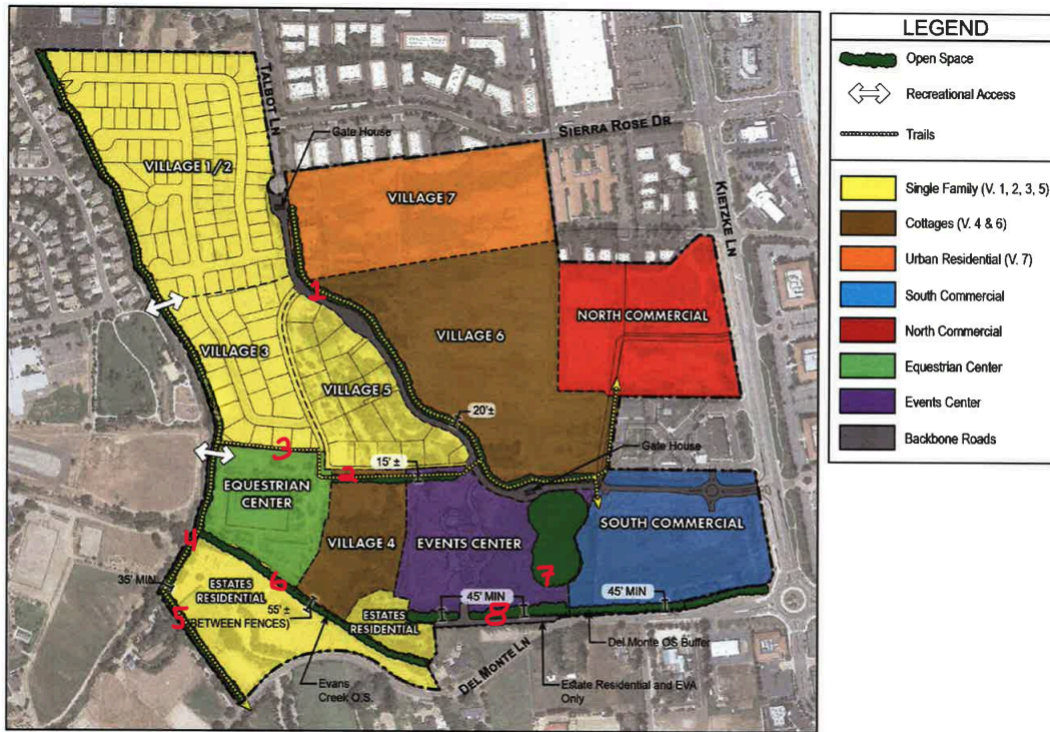
Beyond already removing the Equestrian Center, the existing zoning is already going to average up the local area housing density.

- There are 12 homes along Del Monte Ln north of Anderson Park that I believe the original PUD was referring to.
- Based on available Zillow property information, those properties average 2.65 acres per home.
- The Equestrian Lots today are zoned for 1 house per 1 acre with the intention of rezoning them to a 9,000 sq. ft. minimum lot size or 4.1 homes per acre. Instead of 7 homes, the area would be rezoned to accommodate 29.

Many residents including myself chose to move to the neighborhood because of the promise of mixed residential and equestrian space or even simply the promise of open space in general. These objectives are also outlined on pg. 1:

- "maintain the ranch aesthetic of the property, including tree lined lanes, open spaces, and single family architectural styles,"
- As well as "sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and amenities within Bartley Ranch Regional Park and Wheatland Park."

It appears to me that as the development has progressed, it has been less and less consistent with these statements. Below is the open space/trail plan included in the PUD. **I've included photos of the mapped out "open spaces" which are primarily sidewalks or in other cases drainage ditches along busy roads.** These spaces do not reflect the open fields or trails of the neighboring parks nor are they usable spaces for community gathering/recreating.



Open Space/Trails Plan

1.



2.



3.



4.



5.



6.



7.



8.



In the PUD 13.2 acres of open space is listed. Utilizing Google Earth Harrah's Pond is 1.75ac, the drainage ditch in photo 8 is 0.8ac, and the extension of Evans Creek is ~2ac. So in reality there is 4.55ac of unusable space and 8.65ac of paved walkway, substantially adjacent to roads. None of this space is suitable for horseback riding, as found in Bartley Ranch, or reminiscent of the open grass of Wheatland Park.

Rezoning the equestrian lots to 15 will make the property easier for the developer to sell (a compromise for the community) while adding space for a park will give us usable open space within the community as originally contemplated in the PUD. A 20% carve out for recreational use is what the original PUD requires for landscaped space as found on pg. 55:

image.png

Right now, the only space within the neighborhood that a family can sit and actually recreate in (not just walk through) are the lawns in front of and in back of the historic main house. This ~12.8 acres of land is not owned by the HOA but rather the club currently controlled by the developer. This space is zoned the same way as the equestrian center. There is no guarantee this open space will continue to exist in the future.

Thank you again for your consideration and commitment to making Reno and Rancharrah the best they can be.

Matthew Halvorson
5417 Side Saddle Trl



Fw: Proposed Rancharrah Compromise

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Michael Gagne <mcgagne@gmail.com>

Sent: Monday, May 5, 2025 11:54 AM

To: Michael Gagne <mcgagne@gmail.com>

Cc: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Proposed Rancharrah Compromise

Dear City Council Members,

I am writing to strongly advocate for your support of the proposed compromise for the Rancharrah development. This carefully crafted plan effectively addresses key concerns and offers a constructive way forward for everyone involved.

The compromise suggests three important adjustments: increasing the allowable housing in Village 8, the equestrian property, from 7 to a maximum of 15 homes; increasing the buffer on the north end of Village 8 from 50 to 100 feet; and ensuring the sales center in Village 7 does not become residential housing.

This compromise represents a practical approach to development and city governance. Approving it would be a significant positive outcome for the Citizens of Rancharrah, who have experienced several changes from the initial sales brochure since purchasing their homes.

Supporting this compromise offers several key benefits:

- * Allowing 15 homes in Village 7 will enable the developer to sell the property without further delay, which is a critical factor for them.
- * Fifteen homes align with the approximately 120 existing homes adjacent to the equestrian property and will likely be of similar size and value, thus preventing devaluation of current properties.
- * Increasing the northern buffer to 100 feet is essential to protect the existing walking path, as 50 feet is insufficient for this purpose.
- * Preserving the historic Harrah sales center provides a valuable asset to the Ranchharrah community, potentially serving as additional space for the existing Event Center Club as the remaining 100+ residences are constructed.

This compromise offers significant advantages to all stakeholders:

- * ****For the Developer:**** It facilitates a timely sale of the property by increasing the allowable number of homes from 7 to 15.
- * ****For Ranchharrah Residents:**** It results in 15 homes rather than a potentially larger number like 29, ensuring better integration with the existing neighborhood, and it preserves the potential future use of the Sales Center for community needs.
- * ****For the City Council and Mayor:**** Approving this compromise will demonstrate effective leadership and a commitment to finding balanced solutions that benefit all parties, fostering public trust among Ranchharrah residents and the broader Reno community.

We respectfully ask for your support of this well-reasoned compromise.

Thank you for your time and careful consideration of this important matter.

Sincerely,
Michael Gagne
6144 Triple Crown Drive, Reno NV 89511



Fw: Rancharra Lot 8 Comprise

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

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From: Mike Mellow <mikemellow.serrano@gmail.com>

Sent: Monday, May 5, 2025 10:14 AM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Rancharra Lot 8 Comprise

Dear City Council Persons:

My name is Michael Mellow and I am a resident in Rancharra. I am adamantly apposed to the proposed PUD Amendment of reducing Rancharra's Lot 8 from 7 one acre lots to 29 tiny lots to accommodate Patio Style Homes, some even with shared driveways!

This change to the Rancharra community is unfair and it will reduce the values of the beautiful homes that border Lot 8 (the demolished Equestrian site) on the North and South. The people who built their beautiful homes (some with their life savings I am told) were promised by the planners and developer that there would be consistence with the homes to be built in this part of Rancharra. But now the planner and developer are trying to move goal posts again!

To allow a developer to build 29 low priced homes right in the middle high end homes, when the homeowners were lead to believe something totally the opposite is worse than unfair! Having said that, we also understand sometimes things need to change and people need to compromise thru negotiation.

So the compromise we suggest and that would keep Rancharrah custom home values in tact and allow the developer to quickly sell their Lot 8 properties, is to amend the PUD to allow a maximum of 14-15 lots not 29. This gives the developer beautiful 1/2 acre flat buildable lots that would quickly sell and it also gives them the 100' buffer needed on the West end of the property needed for the pathway.

This compromise is a "FAIR SOLUTION" for the residents of Rancharrah and it gives the developer and the Council a way bring all the parties together so everyone feels that they won! I hope you will all view it as such at the May 7th meeting. Thank you all for your time and for your service to the Reno community it is very much appreciated.

Respectfully;
Michael Mellow
United States of America
Retired Combat Veteran

Sent from my iPhone



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

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From: Team Cabot <me@cabot.email>

Sent: Monday, May 5, 2025 12:16 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

My name is Oscar Cabot, a resident of Rancharrah at 5460 Side Saddle Trail. I am writing to express my strong support for the proposed compromise regarding the amendments to the Rancharrah Planned Unit Development (PUD). I respectfully request that you incorporate the following changes into the final amendment:

1. Increase the allowable housing on the equestrian property (Village 8) from 7 homes to a maximum of 15.
2. Expand the northern buffer of Village 8 from 50 feet to 100 feet to preserve the existing walking path.
3. Do not permit residential housing on APN 226-105-01 in Village 7 (currently designated as the Sales Center).

Why I Support This Compromise:

- A 15-home cap on Village 8 is consistent with the scale and character of the 120 homes adjacent to the equestrian property. It maintains property values and neighborhood continuity.
- A 100-foot buffer is necessary to preserve the current walking path—something the community values and the developer has indicated they support.
- Preserving the Historic Harrah Sales Center offers long-term benefit to the neighborhood, with potential future use as overflow for the Event Center Club. With over 100 residences still to be built, this is a practical and valuable community resource. The HOA has also expressed interest in acquiring this property, should it remain available.

This compromise represents a **win for all parties**:

- The **developer** gains a practical path forward with zoning that makes the property marketable—interest has already been expressed at the 15-home density.
- The **Rancharrah community** retains a balanced development plan, essential green space, and future access to a key amenity.
- The **City Council and Mayor** have the opportunity to demonstrate effective, collaborative leadership that serves the interests of both constituents and property owners.

Please support this compromise and help ensure a positive outcome for the residents of Rancharrah, the developer, and the greater Reno community.

Sincerely,

Oscar Cabot

5460 Side Saddle Trail

Rancharrah Resident



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

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From: PAMELA BAUTER <pbauter@mac.com>

Sent: Monday, May 5, 2025 12:37 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear City Council members and Madame Mayor,

I am a resident of Rancharrah. We moved to Reno from Carson City four years ago and chose Rancharrah because of its unique offerings. We have always loved the Harrah's Ranch whether living in Carson or Reno. Unfortunately as the time has gone by we have seen what we thought were the original plans errod. I watched this happen in Carson City and laughed at the mention of a planning commission because nothing ever remained in the vision it was originally planned.

Hopefully Reno has a better vision.

We the members of the Rancharrah community are willing to compromise on the following points

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'

3. Do not permit the sales center in Village 7 to become residential housing

We would like to see Rancharra and Reno remain a desirable place to live but the recent changes in zoning seems to have become a traffic and visual problem in our area.

Please consider this proposal and give us some hope that the people we elect are not just on the side of the developers, but also the residents for whom these compromises affect in everyday life and the commitment we have made to this Rancharra community that we now call Home.

Sincerely.

Pamela Bouter
6108 S Pleasant Oak Trail
Reno, NV



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:30 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

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1 E. First St., Reno, NV 89501

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From: Charter <pamdolan@charter.net>

Sent: Monday, May 5, 2025 3:46 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

To the Members of the City Council,

My name is Pamela Dolan, and I have been a proud resident of Rancharrah since 2022, when I completed construction on my dream home. At the time, the neighboring equestrian center was in operation and contributed to the unique character of our community. Since then, the facility has been demolished, and the landowners are now proposing a rezoning to allow the development of 29 homes on that site—an area that sits very close to my property.

I am writing to express my opposition to this rezoning proposal and to voice my support for an alternative plan recently submitted by the residents of Rancharrah. This community-backed proposal allows for a more appropriate development of up to 15 homes, not 29, and includes an expanded buffer zone on the northern end—

from 50 feet to 100 feet—to better preserve the privacy and character of our neighborhood. Additionally, we strongly oppose converting the existing Sales Center into residential housing, as we believe it holds long-term value for community use.

This compromise presents a win-win-win situation:

- For the developer, it allows an increase in homes from the original 7 to 15 and supports a faster sale of the property—something we understand is very important to them.
- For the residents of Rancharra, it aligns the new development with the existing neighborhood's character and scale, while preserving the potential community use of the Sales Center.
- For the City Council and Mayor, it demonstrates that government can work effectively to balance the interests of residents, developers, and the broader city. Supporting this compromise sends a powerful message of responsive and responsible leadership.

I respectfully urge you to support the alternative proposal and help ensure a thoughtful and harmonious path forward for all involved.

Sincerely,

Pamela Dolan



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

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From: Pamela Gray <pgray57@gmail.com>

Sent: Thursday, May 1, 2025 7:36 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Honorable City Councilmen Duerr,

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. I sincerely appreciate your attention to our issues.

We purchased our lot in Rancharrah in 2018 when visiting Reno with our daughter. We had been looking all over the country for a place to retire and build. On our first meeting we were so impressed with the vision of Rancharrah that we put a deposit on a lot at that time. Being thorough, we went beyond the salesmen and met with one of the developers no less than 4 times to go through the potential changes that could happen around us. We were told again and again that there was the possibility that the Equestrian Center, directly behind our property could come down, but as stated in the PUD only 6-7 custom homes on 1 acre lots would replace it. Over the next couple of years we planned our home and investment based on that information and built in Rancharrah. We actually looked forward to the potential possibility of purchasing one of those lots behind us for our daughter to build on. Rancharrah was such a special place when we moved in here in 2021 and over the past few years we all have been

surprised with the bait and switch changes by the developers happening in this development. The most recent petition to change the zoning and PUD to allow 29 homes to replace the 6-7 currently zoned on the equestrian property is not fair and has absolutely no merit or benefit to anyone except the developers. They claim they can't sell the property as custom lots, but have never tried. The property sits between real-estate that is selling at roughly \$500-800 per square foot. If 22-29 patio homes at \$300/sq ft are put in between all these high end properties it will depreciate the investments of all the homes surrounding. It is apparent to all that it doesn't fit in that location. Traffic is another issue. With 2 cars/home there is a big difference between 12-14 cars and up to 60 additional cars going in and out of a 7 acres parcel flowing through the already congested streets in this development. Right now, no one in Rancharrah wants this proposed change. What would really fit well in this area are 12-14 custom homes. At 12-14 lots the investment on these would be similar to the homes surrounding, but this would require more effort from the developers and they want a quick turn. You as a city council representatives are the only ones that can help us save our investments and keep Rancharrah a special place. It is your responsibility to listen to the residents in Rancharrah and hear their concerns and help us fight this unfair change by the developers who's only interest is being able to flip the property more quickly for more money. Please if you feel the need to change the designation of the Equestrian property put restrictions that limit it to no more than 12-14 homes.

Also in this change they want to change the zoning for the Sales Center to 5 lots for homes. This was sold to the community as an event space for all of us to use. Another bait and switch. That and the club are the only remnants left of Harrah's ranch. The only reason they need that change is to sell it for more money to developers. Please save Rancharrah and it's history and charm. Say NO to the bait and switch the developers are try to accomplish with this PUD change.

Thank you for your time and consideration.

Pamela Gray
730 Canter Way
Reno, NV 89511
847 910-0808



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

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MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Pamela Gray <pgray57@gmail.com>

Sent: Sunday, May 4, 2025 10:28 AM

To: Hillary Schieve <SchieveH@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Reno City Council members and Madame Mayor,

On Wednesday when the motion to change the Rancharrah PUD comes to the docket, please think of the FAIRNESS to our community of Rancharrah. Why Vote with the developer? Perhaps vote with the homeowners who live there and who invested there and who will remain there long after the developer leaves. We are all very distraught by the actions of the developers and decisions made that negatively impact the unique vision of Rancharrah. Some of you have been at Council for years and know that the PUD promised many beautiful things in this community and instead over time, we've become just another overly built community in Reno.

Please consider the homeowners and **support these three conditions.**

- 1 - Increase the existing PUD from 7 SF units to a **maximum of 15 units**.
The reasonable homeowners are over doubling the current PUD requirement to 15 - *instead of 29 units requested by the developer.*
- 2 - Provide for a 100-foot open space buffer **deeded to the homeowners in perpetuity** at the northern border of Village 8 (between Villages 3 and 8).
Declarant has proposed a 50 foot, which doesn't include the pathway or the mature trees that line it, to Bartley Ranch Park. (See photo below)
- 3 - **Deny housing of any kind** for APN 226-105-01 at Village 7 (currently zoned Urban Residential, known as the Sales Center).
Declarant has offered the homeowners to buy the Sales Pavilion Center as an additional social center. Wood Rogers knows this offer has been made.

Thank you for your time and consideration, and for saving Rancharrah.

Pamela Gray
730 Canter Way
Reno, NV 89511



Fw: LDC25-00037 (Rancharrah Plannend Unit Development Master Plan Amendment & Handbook Amendment)

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

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MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Patt Brown <winokenb@sbcglobal.net>

Sent: Sunday, May 4, 2025 12:25 PM

To: Hillary Schieve <SchieveH@reno.gov>; Devon Reese <reeseD@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>

Subject: LDC25-00037 (Rancharrah Plannend Unit Development Master Plan Amendment & Handbook Amendment)

May 4, 2025

Dear Reno City Council members and Madame Mayor:

I am a five year resident of Rancharrah who lives close to the proposed Village 8. I would appreciate your consideration of a compromise to the amendment to change the zoning of the Equestrian Property, Village 8, and the related PUD by:

1. Increasing the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increasing the buffer on the north end of the equestrian property Village 8 from 50' to 100'

3. Prohibit the conversion of the sales center in Village 7 into residential housing

I believe that 15 homes in Village 7 is a good compromise and would allow the developer to sell the property without delay which would be good for the developer. 15 homes in this area would also fit better with the existing homes adjacent to the equestrian property and would also be of similar size and value to the homes around it. It would also ensure that this development would have no negative impact on the value of neighboring properties.

Expanding the northern buffer from 50' to 100' helps maintain the current walking path, which adds to the natural beauty of the area. This path is a popular spot for residents to walk their dogs, bike, and enjoy the outdoors.

Preserving the Historic Harrah Sales Center will benefit the Rancharra community by providing additional space to support the Event Center Club, helping to ease overcrowding. With more than 100 homes still to be constructed in Rancharra, the Sales Center can serve as a valuable overflow venue for the Club.

I understand there are many other changes and desires we'd all like to see in Rancharra, and perhaps there will be an opportunity to address them in the future. For now, let's support the compromise.

Patt Brown
6152 Falabella Way
Reno, NV 89851



Fw: Rancharra LDC25-00037

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

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From: Penny Whittaker <pwhitshop@gmail.com>

Sent: Monday, May 5, 2025 11:05 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Rancharra LDC25-00037

To Duerrn,

Re: LDC25-00037 Rancharra Planned Unit Development

- a. Increase the allowable housing on the equestrian property (called Village 8) from 7 homes to a maximum of 15 homes. The developer is asking for 29 homes.
- b. Increase the 'open space buffer' on the north side of the equestrian property (Village 8) from 50 feet to 100 feet, and deed this land in perpetuity to the Rancharra HOA.
- c. Specifically prohibit the Sales Pavillion parcel (building, outdoor space and parking lot inside the gate) from being converted to five more residential housing units. Hopefully the HOA can get the Urban residential Sales office.

Point (a) This allow the 15 homes to be more inline with the Custom home around them.

Point (c) reduces with the maximum number of units in the development, which is critical for our eventual HOA board control.

Thank You for your time

Penny Whittaker
6112 Triple Crown Dr
Reno Nevada 89511
707-489-0401
Rancharrah



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: George Haddad <rafgeorge13@gmail.com>

Sent: Monday, May 5, 2025 1:32 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>; George Haddad <Rafgeorge13@gmail.com>

Subject: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Dear Honorable Mayor Schieve and Honorable City Councilmen

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Thank you, thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. I sincerely appreciate your attention to our issues.

I purchased my lot in Rancharrah in 2019. I was informed that the Equestrian Center was not economically viable and may need to be demolished. I was also informed that if the Equestrian Center were to be demolished, the property would be zoned for 6-7 one acre lots for residential development. What is currently in the PUD today. We read the PUD and after looking at many neighborhoods in the

RENO Sparks area decided to settle in Rancharra. The PUD described a nice space where my wife who is disabled and I could enjoy usable park space, visit the equestrian center and support our community. We understand that the Equestrian center with the 7 homes is now being considered for many more homes and NO consideration for additional usable park space for our grandkids or ourselves. The roads being considered are not even to the city standards and do cause us a danger when we walk or stroll. The homes being developed on the Equestrian Center property would be one acre lots with homes built on those lots more likely equal to or greater than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. **We made life-changing financial decisions based upon the existing PUD.**

The proposed new PUD simply does not fit with the original PUD 3-4 iterations ago that we all bought into only 3 years ago.

I would appreciate your indulgence to help represent DISABLED PEOPLE and THEIR KIDS AND GRANDKIDS to ensure we have 100 feet USABLE SPACE PATHWAYS, Parks and city streets being proposed to be no less than city street standards. The ones being proposed are too narrow and do not give any consideration to wheelchairs on the street or wide sidewalks. The amount of usable space is not suitable of disabled people or elderly walking in the community. The PUD has changed so many times that we are losing sight of the original vision we signed up to.

Please Help represent us and make amendments to the Proposed PUD to support elderly Disabled people!!

Thank You!!

We are proud residents of Reno and Rancharra and invested in our home based on the PUD we read when we moved in. Since then it has been modified multiple times and it seems to not take into consideration, disabled people, older demographics. The proposed usable space is lacking and actually could be considered dangerous to the elderly and disabled community here now and in the future.

Best Regards

Rafik Haddad and Deborah Burke

6114 S Pleasant Oak Trail

Reno, Nevada

89511

408-218-2295



Fw: LDC25-00037 Rancharrah

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Rick Smith <rick@rcsproperty.com>

Sent: Tuesday, May 6, 2025 8:10 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah

Please consider a well thought out compromise for the zoning change request for the property in Rancharrah:

We are suggesting only 3 things:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing

These 3 things were based upon our insight into the realities of development and city politics. We all want a "Win" for the Citizens of Rancharrah and if we achieve this it will be.

Please support the Compromise because:

15 homes in village 8 will allow the developer to sell the property without delay (important to the developer)

15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property

15 homes will be of similar size and value to the homes around it and will support the aesthetics of the entire community.

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path) This preserves the beautiful walking path and some older mature trees.

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate overcrowding of the Event Center Club.

This is a win for the developer. They increase the number of homes from 7-15 and can sell the property expediently.

Rick Smith
5414 Cremello Way
Reno, NV 89511

Rick Smith

Broker, DRE: 00907087

Past President (2017) Santa Clara County Association of Realtors
Director, NAR, Region 13 2021 - 2026
Director, California Association of Realtors
Vice Chair, CAR Defense Strategy Advisory
CAR Ombudsman



Fw: Rancharrah

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Robert Bauter <rbauter@me.com>

Sent: Monday, May 5, 2025 8:01 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Rancharrah

Dear Reno City Council members and Madame Mayor,

The homeowners of Rancharrah have been continuously stressed by the developer of Rancharrah. Why, because at every turn of the Council agenda, or Planning Commission Meeting we are told one thing by our declarant management and Wood Rogers says (and does) something else.

Truth or not, it has been gut wrenching as an unwilling participant and homeowner.

Voting with the developer should not be without some wise consideration for the needs of the homeowners who invested millions of dollars in their properties, like my husband and I.

We are so distraught by these actions that destroy the unique vision of Rancharrah.

Aren't you?

Some of you have been at Council for years and know that the PUD promised many beautiful things in this community and instead over time, we've become just another overly built community in Reno.

Please consider the homeowners and **support these three conditions** - simple requests by the homeowners as a part of your vote:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing

Sincerely Robert Bauter 6108 S Pleasant Oak Trl



Fw: Save Rancharrah - Equestrian Property

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:28 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: robin.beres@icloud.com <robin.beres@icloud.com>

Sent: Sunday, May 4, 2025 12:28 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Save Rancharrah - Equestrian Property

Dear Honorable Mayor Schieve and Honorable City Councilmen

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

As a current owner in the Rancharrah community, I support a compromise motion for changing the PUD in Rancharrah.

- 1) Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
- 2) Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
- 3) Do not permit the sales center in Village 7 to become residential housing

I Support the Compromise language because:

15 homes in village 7 will allow the developer to sell the property without delay (important to the developer)

15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property

15 homes will be of similar size and value to the homes around it and will not devalue the surrounding homes

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path)

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the Sales center could be used to alleviate overcrowding of the Event Center Club. The Rancharra HOA is interested in acquiring both the event center club and the Sales center from the developer.(if it is still there)

This is a win for the developer. The number of homes that can be built increases from 7 to 15 and enables the developer to sell the property expediently. I met with two land developers that have expressed interest in the property with 15 home maximum zoning. The developer has repeatedly expressed selling quickly is very important to them.

This is a win for Rancharra in they get 15 homes instead of 29 homes and the 15 homes fit with the surrounding existing homes. They also preserve the possible use of the Sales Center for Rancharra in the future.

This is a large win for the City Council and the Mayor. You show all that government works and works for all the parties. The 300 residents of Rancharra , the developer, and the members of the City Council will have achieved a successful outcome. City Government will shine and instill confidence in the members of Rancharra and the greater Reno community that our City Council and Mayor were there for all of us, and we thank you and support you.

Please add these compromise changes to the proposed amendment.....help us save Rancharra!!

Proposed City Council Motion Language

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 the following modifications:

1 - Increase the existing PUD from 7 SF units to a maximum of 15 units.

2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).

3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential Sales Center).

Thank you for your consideration.

Robin Beres

5575 Western Rider Trail

Reno, Nevada



Fw: Send

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

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From: Roger Christensen <ltahoe.rog@gmail.com>

Sent: Wednesday, April 30, 2025 4:56 PM

To: Hillary Schieve <SchieveH@reno.gov>

Cc: Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reesed@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Subject: Fwd: Send

Dear Mayor & Council Persons,

We were the very first to move into our Latigo neighborhood.

The Rancharra development is a fantastic place to live.

This current zoning change request is most likely the final one.

Seven homes would add to the ambiance vs additional traffic.

We respectfully request the multiple home zoning request be denied

Roger & Katie Christensen'

722 W Pleasant Oak Trail



Fw: LDC25-00037 Rancharrah compromise support

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:31 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

[Reno.Gov](#) | Connect with us:     

From: Ryan Cobb <ryan.w.cobb@gmail.com>

Sent: Tuesday, May 6, 2025 11:01 AM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LDC25-00037 Rancharrah compromise support

Dear Councilwoman Duerr,

I hope this message finds you well. I'm writing as a resident of Rancharrah to express my strong support for the community-led compromise proposal related to the Planned Unit Development (PUD) Amendment currently under consideration. Unfortunately, I cannot attend the meeting in person, so please accept this in my stead.

While I recognize the importance of responsible development, I believe the compromise proposal strikes a fair and thoughtful balance between growth and preservation. In particular, I'm quite concerned about the historic Harrah ranch house and its surrounding property. This structure is a cornerstone of our city and neighborhood's identity and history, and preserving it is essential to maintaining the unique character of our community. It's a beautiful ranch house where even my cousin's great grandparents once worked. Destroying it would be a significant loss to the community. The compromise being proposed includes three specific modifications that I believe are both reasonable and respectful of all parties:

1. Increase the number of homes in Village 8 from 7 to 15 – This allows the developer to move forward without delay, while maintaining the character and scale of the existing homes in the area.

2. Expand the buffer on the north end of Village 8 from 50' to 100' – This is critical to preserving the existing walking path and mature trees that residents use and value daily.
3. Preserve the historic Harrah ranch house in Village 7 – Instead of converting this space to residential use, keeping this building preserves our history and offers much-needed overflow support for the Event Center Club, especially with over 100 residences still to come.

This compromise is a win-win-win: it provides the developer with a viable path forward, maintains the integrity and aesthetics of our neighborhood, and demonstrates how city leadership can work collaboratively with residents for the greater good.

Thank you for your time and for considering the voices of Rancharra residents. I hope you'll support this thoughtful compromise and help ensure the long-term value and livability of our neighborhood.

Sincerely,

Ryan Cobb

5433 Side Saddle Trail

Reno, NV 89511

May 4, 2025

Dear Honorable City Councilmember,

Re: LDC25-00037 Rancharra Planned Unit Development Master Plan Amendment & Handbook Amendment

We support a compromise motion for changing the PUD in Rancharra.

- 1) Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
- 2) Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
- 3) Do not permit the sales center in Village 7 to become residential housing

We Support the Compromise language because:

- 1) 15 homes in village 7 will allow the developer to sell the property without delay (important to the developer)
- 2) 15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property
- 3) 15 homes will be of similar size and value to the homes around it and will not devalue the surrounding homes

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path).

Preserving the Historic Harrah sales center will enhance the Rancharra community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharra and the sales center could be used to alleviate over crowding of the Event Center Club. The Rancharra HOA is interested in acquiring both the event center club and the sales center from the developer. (if it is still there)

This is a win for the developer. The number of homes that can be built increases from 7 to 15 and enables the developer to sell the property expediently. We met with two land developers that have expressed interest in the property with 15 home maximum zoning. The developer has repeatedly expressed selling quickly is very important to them.

This is a win for Rancharra in they get 15 homes instead of 29 homes and the 15 homes fit with the surrounding existing homes. They also preserve the possible use of the Sales Center for Rancharra in the future.

This is a large win for the City Council and the Mayor. You show all that government works and works for all the parties. The 300 residents of Rancharra, the developer, and the members of the City Council will have achieved a successful outcome. City Government will shine and instill confidence in the members of Rancharra and the greater Reno community that our City Council and Mayor were there for all of us, and we thank you and support you.

Please add these compromise changes to the proposed amendment.....help us save Rancharra!!

Sincerely,

Scott & Franci Free
5567 Western Rider Trail
Reno, NV 89511



City Council Comment received from Stephanie Rundin

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Tue 5/6/2025 3:12 PM

To Public Comment - CC <PublicComment@reno.gov>

Contact Info:

Name:

Stephanie Rundin

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

srundin@gmail.com

Phone Number:

(510) 604-2364

Address:

725 Marewood Trail Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

Section:

C Items - Public Hearing Items

Item:

LCD25-0037 Rancharrah Planned Unit Development Master Plan Amendment and Handbook Amendment .

Position:

In opposition

Are they speaking in person?

Yes, I will check-in with the City Clerk upon arrival.

If no, enter comments below:**ACKNOWLEDGEMENTS:**

By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.

Yes

By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.

Yes

Do you wish to sign-up for Reno Connect e-newsletters?

Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit www.Reno.Gov/RenoConnect to view all newsletter topic lists.

No



Fw: LCD25-0037 Rancharrah Planned Unit Development Master Plan Amendment and Handbook Amendment

From Naomi Duerr <DuerrN@reno.gov>

Date Tue 5/6/2025 3:32 PM

To Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Stephanie Rundin <srundin@gmail.com>

Sent: Tuesday, May 6, 2025 3:02:59 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: LCD25-0037 Rancharrah Planned Unit Development Master Plan Amendment and Handbook Amendment

Dear Council Member Duerr;

Tomorrow you will have the opportunity to vote on a proposed amendment to the Rancharrah Planned Unit Development Master Plan Amendment and Handbook Amendment. Note that this will be the third time the petitioner, Wood Rogers, has requested a change to the Master Plan for our community. When we purchased our home in 2021, we relied on good faith that we were buying into a unique community designed to honor the rich legacy of Bill Harrah. We have been disappointed with the events that have led to changes including the building of condominiums at a height that completely obstructed views of the mountains and the demolition of the beautiful equestrian center. The current proposal for 29 homes on the equestrian center site and other amendments will further erode the unique nature of our community. Therefore, I am asking you to support a compromise motion for changing the PUD in Rancharrah as follows:

- 1) Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15. Fifteen homes in Village 8 will allow the developer to sell the property without delay (which they have indicated is an important consideration), fits with the surrounding 120 homes adjacent to the equestrian center property and will be of similar size and value to the homes nearby.
- 2) Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path.)
- 3) Do not permit the sales center in Village 7 to become residential housing. This building, once Mr. Harrah's office, is a treasure. Keeping it intact will help preserve the unique feel of the Rancharrah community. Further, it allows for overflow usage to the existing Event Center Club. With over 100 residences yet to be built in Rancharrah this beautiful site with its existing outdoor patio space could be used to alleviate overcrowding of the Event Center Club. The Rancharrah HOA is interested in acquiring both the Event Center Club and the Sales Center from the developer.

We believe that these modifications present a win-win for the developer, the Rancharrah community and the city of Reno.

Please add these compromise changes to the proposed amendment.



Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:29 PM

To Public Comment - CC <PublicComment@reno.gov>



Lauren Morris

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Steve Petersen <petersen.sjm@gmail.com>

Sent: Monday, May 5, 2025 2:22 PM

To: Naomi Duerr <DuerrN@reno.gov>

Subject: Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Councilman Duerr:

I have expressed my opposition to the proposed PUD expansion from 6 units to 29 units in a letter to you of April 30, 2025. The demolition of the Equestrian Center at Rancharrah removed a valued property amenity that the community was promised through marketing presentations. Once done, nothing was offered as a substitute. Now rather than replacing said Equestrian attraction with something else to enhance the Rancharrah property, the proposed PUD expansion threatens to create higher density, additional traffic, crowded landscape, and safety, noise and other environmental issues, resulting in the opposite of what initially attracted the community's investments into the development. Myself and others are alarmed that as HOA members we receive minimal consideration in exchange for the continued investment and good faith we have extended into this development, neighborhood and City.

Compromise Proposal

I am writing, in support of a new Rancharrah community proposal - from my fellow residents to the investor land owner - to develop a mutually acceptable compromise that helps move from conflict to mutually beneficial resolution. There are three main components of the proposal:

1. Increase the allowable housing on the equestrian property Village 8 from seven homes to a maximum of fifteen.
2. Increase the buffer on the North end of the Equestrian property Village 8 from fifty feet to one hundred feet.
3. Do not permit the sales center in Village 7 to become residential housing, but maintain it for community use.

The benefits of this proposal are:

- 15 homes in village 7 will allow the developer to sell the property without delay.
- 15 homes fits in with the surrounding 120 homes adjacent to the equestrian property.
- 15 homes of similar size and value to the homes around it will not devalue the surrounding homes.
- Increasing the northern buffer from 50' to 100' preserves the existing pedestrian walking path.
- Preserving the Historic Harrah sales center will enhance the Rancharrah community and allows for an overflow usage to the existing Event Center Club. Note: the property still has over 100 residences yet to be built in Rancharrah and the Sales center could be used to alleviate overcrowding of the Event Center Club. This is a valuable resource that needs to be preserved.

I ask you to please support this compromise proposal and preserve the enjoyment and investment of the Rancharrah residents.

Sincerely Yours,

Steve Petersen
207 Criollo Court
Reno, NV 89511

petersen.sjm@gmail.com
415-377-1681



Fw: IN FAVOR: LDC25-00037 Rancharra PUD Handbook Amendment & MPA

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:30 PM

To Public Comment - CC <PublicComment@reno.gov>

 1 attachment (136 KB)

LDC25-00037_In Favor_[2025.04.30].pdf;

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: tedraann@gmail.com <tedraann@gmail.com>

Sent: Wednesday, April 30, 2025 6:02 PM

To: tedraann@gmail.com <tedraann@gmail.com>

Subject: IN FAVOR: LDC25-00037 Rancharra PUD Handbook Amendment & MPA

Dear Council Member,

As a homeowner of the Rancharra community since 2020, I am in **favor** of the Rancharra PUD Handbook Amendment & MPA which reduces the total number of planned units from 722 to 469 and rezones the Equestrian Center for single family residential homes in Village 8. The proposed plans provide financial benefit to our community and will improve the surrounding home property values.

As an avid equestrian (who once boarded horses at Rancharra), I purchased in Rancharra aware of the likely possibility of the Equestrian Center demolition and re-zoning. All sales materials and HOA materials clearly outlined the proposed plans, possible changes, and max unit capacity of 722 units. With that in mind, I find the new plans to be a huge improvement to surrounding property values over the frequent traffic, noise, unsightly tin roofed barn, dust, and smell (of ammonia and manure) that accompanied the former Equestrian Center. The privacy and views of the eight (8) adjacent custom lots, located to the North and South of the Equestrian Center parcel, are protected by existing mature trees, dramatic

variations in elevation, and large setbacks provided by the natural ditch to the South and HOA maintained 30 ft. wide Common Area walking path to the North of the Equestrian Center site.

As the previous PUD allowed for 722 units, this reduction by over 200 units leaves our community infrastructure with more than ample ability to accommodate an increase in units at the Equestrian Center site. The new homes to go in at the Equestrian Center site will be a great improvement to our community, bringing HOA operating and reserve revenue, clientele to local commercial businesses, Club memberships, valuable tax revenue for local government, wonderful community-minded new neighbors, and beautiful new construction in harmony with the natural landscape to improve upon the existing vacant dirt lot. Thank you for your thoughtful consideration.

Sincerely,

Tedra Flowers
727 W Pleasant Oak Trail
Reno, NV 89511



Fw: Rancharrah-Equestrian Center Zoning Proposal

From Lauren Morris <MorrisL@reno.gov>

Date Tue 5/6/2025 3:27 PM

To Public Comment - CC <PublicComment@reno.gov>

**Lauren Morris**

Chief Deputy City Clerk

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

MorrisL@Reno.Gov

1 E. First St., Reno, NV 89501

Reno.Gov | Connect with us:     

From: Tom Dobry <tdobry@lithia.com>

Sent: Saturday, May 3, 2025 1:45 PM

To: Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

Cc: glenn@cncexchange.com <glenn@cncexchange.com>

Subject: Rancharrah-Equestrian Center Zoning Proposal

Dear Honorable Mayor Schieve and Honorable City Councilmen,

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Thank you for your time to consider our concerns about the developer's proposal to convert Rancharrah's former equestrian center from 7 homes to 29 homes.

When we purchased our home last year, we learned of the plan to convert the former equestrian center to 7 one-acre home lots. Although disappointed, we did not believe it would significantly alter the experience of living in Rancharrah-which requires significant HOA fees.

The developer's proposal to increase the number of home sites from 7 to 29 within the equestrian center area will negatively impact the character and experience of living in Rancharrah. The reduction in open space, the increased traffic and the increased demand on our amenities will negatively change the Rancharrah community.

We carefully researched many neighborhoods in the Reno area and chose Rancharrah based on the current development plans. The fact that the developer has delayed appropriate homeowner representation on the HOA Board and is attempting to advance a new proposal against the wishes of the residents is very unfair.

Please vote NO on the developer's proposal to increase the housing density on Rancharrah's former equestrian center parcel. We have yet to meet any current Rancharrah homeowners who are in favor of this proposal.

Thank you very much for your thoughtful consideration of this matter.

Tom & Dorsey Dobry
205 Criollo Ct.
Reno, NV 89511
313-657-5472
tdobry@lithia.com