

**PLANNING COMMISSION
STAFF REPORT**

Date: April 2, 2025

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council) - Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment): A request has been made for: 1) a Master Plan amendment from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); and, 2) an amendment to the Rancharrah Planned Unit Development (PUD) Handbook to: a) change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8; b) reduce the total number of units from 722 to 469 units; c) modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and d) update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references. The ±6.0 acre Master Plan Amendment site is located west of the intersection of Falabella Way and Silver Charm Way, east of Bartley Ranch Regional Park. The ±140 acre PUD is generally located on the northwest corner of Kietzke Lane and Del Monte Lane. The PUD has Master Plan land use designations of PGOS, Single-Family Neighborhood (SF), Large-Lot Neighborhood (LL), and Suburban Mixed-Use (SMU).

From: Leah Piccotti, Associate Planner

Ward #: 2

Case No.: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Applicant: Rancharrah Holdings, LLC

APN: 040-900-23 thru -25; 040-900-24 & -25; 226-061-06 & 07; 226-061-16; 226-061-18; 226-061-20 thru -25; 226-071-01 thru -29; 226-072-01 thru -14; 226-073-01 thru -16; 226-074-01 thru -25; 226-081-01 thru -13; 226-082-01 thru -20; 226-091-01 thru -23; 226-101-01 thru -23; 226-102-01 thru -11; 226-103-01 thru -09; 226-104-01 thru -14; 226-105-01;

226-111-01 thru -06; 226-112-01 thru -05; 26-112-07; 226-112-10 & -11; 226-112-13 thru -21; 226-112-23 thru -25; 226-113-01 thru -08; 226-121-01; 226-121-03; 226-121-06 thru -12; 226-121-16 thru -20; 226-131-02 thru -07; 226-151-01 thru -12; 226-152-01 thru -22; 226-160-01 thru -04; 226-162-01 thru -34; 226-163-01 thru -32

Request:

Master Plan Amendment from:

- ±6.0 acres of Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF); and,

Planned Unit Development Handbook Amendment to:

- a. Change a ±7.2 acre portion of the land use plan from Equestrian Center to Single-Family in order to create Village 8;
- b. Reduce the total number of units from 722 to 469 units;
- c. Modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and,
- d. Update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references.

Location:

See Case Maps (**Exhibit A**)

Proposed Motion:

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

Recommended Condition of Approval:

1. Approval of the amendment to Rancharrah Planned Unit Development (PUD) Design Guidelines is subject to the modifications to the Handbook as noted in **Exhibit B**, and any modifications made by the Planning Commission and City Council at their respective public hearings. The conditions of any revisions shall be incorporated into the Design Guidelines Handbook and submitted to staff in both paper and electronic versions for review within two months of the date of City Council approval; and submitted for certification by the City Council within four months of the date of City Council approval. Failure by the applicant to conform to either time deadline shall render this approval null and void.

Summary: This is a request to change the Master Plan land use designation of the ±6.0 acre Equestrian Center parcel from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF) and amend the Rancharrah PUD Handbook. Updates to the handbook include eliminating the Equestrian Center and replacing it with Village 8, increasing the number of allowed units on the Equestrian Center/Village 8 site from 7 to 29 units, reducing the total number of units in Rancharrah from 722 to 469, and updates to the Flexibility section to align with current Reno Municipal Code (RMC) processes. Key issues related to the request are: 1) compatibility of the proposed amendments with surrounding land uses; 2) conformance with current code and the PUD Handbook; and 3) public benefit. Staff can make all of the findings and recommends approval of the Master Plan Amendment and the PUD amendment.

Background: The Rancharrah PUD Handbook has gone through several significant modifications since its first amendment in 1995 and the current adopted handbook. The PUD initially started out as a predominantly single-family and equestrian community. An amendment in 2011 reduced the amount of planned single-family residential, maintained the equestrian and livestock facilities, and incorporated commercial development and event space. The handbook was amended again in 2015 and 2018 resulting in various types of single-family residential (e.g. cottages, condominiums, townhomes, detached single-family residential), multifamily residential, commercial, office, and special event uses. Each amendment incorporated more land until it reached its current size of ±141 acres; allowing for a maximum of 722 dwelling units. **Exhibit C – Figure 1** demonstrates how the land uses have changed since 1995 and **Exhibit C – Figure 2** demonstrates how the maximum number of units have changed since 2015.

The Equestrian Center was originally envisioned to provide outdoor riding arenas, storage of large equipment and trailers, indoor storage, etc. In 1995, the Handbook allowed for 156 single-family residences, plus 33 additional single-family homes in the equestrian/agricultural area at a density of one dwelling unit per 0.5 acres, for a total of 188 dwelling units (**Exhibit C – Figure 3**).

In 2015, Council approved significant changes to the Handbook (LDC15-00047) increasing the number of allowed units from 156 single family residences to 691 units. Council also added a condition of approval (**Exhibit C – Figure 4**) to allow for single-family residential development with a density of one dwelling unit per acre on portions of the site not used for equestrian purposes. This brought the total number of allowable units up to 722. This was also reiterated through Administrative Interpretation (LDC17-00036) and the verbiage was added to the handbook in 2018 (LDC18-00036).

Tentative maps have been approved for Villages 1, 2, 3, 4, 5, 6A, 6B, 7, and the Events Center. The tables below summarize the total number of allowed units, total proposed units, and remaining units for the various villages within the PUD. The first table summarizes the existing PUD while the second table reflects the proposed revisions, including the reduction in allowed units.

EXISTING						
Total PUD Units Allowed 722						
	Events Center	Estates Residential (Equestrian)	Equestrian Center	Urban Residential (V7)	Cottages (V4, V6)	Single Family (V1, V2, V3, V5)
PUD allowed Number of Lots	12	10	7	310	250	162
Proposed Number of Lots	8	10	0	59	200	133
Remaining Lots Per Land Use	4	0	7	251	20	0
Total Units Remaining in PUD 282						

PROPOSED					
Total PUD Units Allowed 469					
	Events Center	Estates Residential	Urban Residential (V7)	Cottages (V4, V6)	Single Family (V1, V2, V3, V5, V8)
PUD allowed Number of Lots	12	10	107	178	162
Number of Approved Lots	8	10	59	178	133
Remaining Lots Per Land Use	4	0	48	0	29
Total Units Remaining in PUD 81					

Discussion: Although Covenants, Conditions, and Restrictions (CC&Rs) and the Homeowner's Association (HOA) are outside of the purview of a zoning document, it is worth noting that the reduction in units from 722 to 469 will give the Rancharrahomeowners majority control of the HOA Board. The number of units is significant because Nevada Revised Statutes (NRS) 116.310.32 and the adopted CC&Rs set the thresholds at which the residents have representation on the HOA Board. When 25 percent of the total allowed units are sold, the residents assign one member to the three member HOA Board. When 50 percent of the total units are sold, the residents assign two members to the board, and when 75 percent of the total units are sold, the residents assign all three members to the board. As shown in **Exhibit D**, without this amendment, the residents would likely never gain full control of the HOA Board because 75 percent of 722 unit is 542 units, and per the applicant no more than 469 units will be developed.

Analysis:

Overview of the requested Handbook amendments: Requested modifications to the PUD Handbook include:

- Reduce the total number of units from 722 to 469 units.
- Modify the objectives of the PUD by removing all references to equestrian uses.
- Eliminate the Equestrian Center land use area and replace it with Village 8.
- Increase the number of allowed residential units in the Equestrian Center/Village 8 from 7 units to 29 units.
- Update the Flexibility section to reflect current RMC processes (Minor Deviations, Major Deviations, Alternative Equivalent Compliance, and Variances).
- Other miscellaneous updates to reflect current RMC references.

Objectives of the PUD: Since the first amendment in 1995, Rancharrahas maintained the original objectives of the PUD related to equestrian uses. The 1995 land use plan incorporated 24.6 acres of equestrian and agricultural uses. That was expanded in 2011 to 48.8 acres of equestrian facilities and pastures, plus 10.8 acres of open space. The 2015 amendment significantly reduced this, eliminating the pastures and designated open space, and maintained only 17.4 acres of the Equestrian Center. In 2018, it was reduced again to 7.2 acres. In 2023, the equestrian facilities were removed from the property. Should the current amendment be approved, all references to the Equestrian Center, and all equestrian uses, will be removed from the Handbook. The 7.2 acre site would allow for a maximum of 29 single-family homes. If the amendment is not approved, the site currently allows for 7 single-family homes. The provision to allow residential development on this site has existed in the Handbook since 1995.

Per the PUD findings, the Planning Commission and City Council shall find that the Tentative

PUD Plan is consistent with the statement of objectives of a PUD. The current Handbook states the first objective as “Utilize existing structures, including the main house and riding facilities to establish unique equestrian country club and special events venues” (Rancharrah PUD Handbook, page 1). This requested amendment includes a revision to that objective, shown below. Since the equestrian facilities have been removed, the revised Handbook has removed all references to equestrian uses and riding facilities.

Objective

The objective of the Rancharrah PUD is to establish design standards and expectations to develop a mix of uses on the property that will address the following:

- Utilize existing structures, including the main house ~~and riding facilities~~ to establish unique ~~equestrian country club~~ and special events venues;
- Construct commercial and office uses consistent with uses found in the adjacent commercial and office uses to the north, south, and east;
- Compatibility with adjacent Bartley Ranch Regional Park and Wheatland Park to the west;
- Sensitivity to, and connectivity with, adjacent open space/park features including equestrian trails and

Changes in land use: Rancharrah is currently divided into seven land use categories (**Exhibit E**). The proposed amendment removes the Equestrian Center land use and adds the 7.2 acre site to the Single-Family land use category, creating Village 8. Currently, the subject site allows single-family residential, one unit per acre, for a maximum of 7 units. The proposed amendment does not increase the overall density of the PUD; it reallocates excess units allowed in the Urban Residential and Cottage designations to the Single-Family land use category. The amendment will allow for a total of 29 units on the 7.2 acre site, resulting in a density of 4.5 units per acre. Below is a comparison of the existing and the proposed land uses.

STANDARDS	EQUESTRIAN CENTER	VILLAGE 8
Permitted Uses	Equestrian Uses Single-family detached	Single Family detached or attached Cluster development Zero lot line Clubhouse
Minimum Lot Size	1 acre	9,000 sq. ft.

STANDARDS	EQUESTRIAN CENTER	VILLAGE 8
Minimum Setbacks - Front/Side/Rear	30'; 15'; 30'	10' or 20'; 5'; 10'
Maximum Height	30'	35'
Maximum Stories	2	2

An open space buffer and trail corridor shall be provided between Village 3 and Village 8. The open space buffer shall be a minimum of 50-feet in width and include one tree per 30 linear feet on average. Trails shall meet the trails standards contained in the Handbook (Chapter 1, Roadway Standards). Truckee Meadows Trails Regional Trails Program (TMT) has reviewed this application (**Exhibit F**) and determined that no planned trail resources will be impacted by this request. Existing access to the adjacent trail systems will be maintained. The applicant has agreed to comply with TMT's recommendations. This includes installing signage, reviewing the trail access for sustainability with County Standards, and coordinating all work with the Bartley Ranch Regional Park ranger Staff (although all trails exist and no changes to those trails are proposed).

The request also includes a Master Plan Amendment from PGOS to SF. The PGOS land use designation uses are specific to "parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms." PGOS is an appropriate designation for agricultural uses, however, the site was never preserved through any mechanism and has allowed for single-family residential development for 30+ years. The PGOS land use designation does not conform to any residential zoning districts. Staff supports this request since the site has allowed residential development since 1995.

Updates to the Flexibility section: When the Rancharrah Handbook was last updated in 2018, the only options for deviations from the standards were minor deviations. In 2021, RMC Title 18 was completely revised and additional mechanisms for deviations were added. This amendment to the Handbook simply updates the Rancharrah Handbook Flexibility section to be consistent with the current RMC 18.08 Article 8 Flexibility and Relief section. This would allow applicants to apply for flexibility such as Major Deviations, Variances, and Alternative Equivalent Compliance through the processes outlined in RMC.

Additional minor revisions are proposed throughout the Handbook. Those revisions correct outdated references to RMC. Examples include:

- Updates to zoning districts: SF-9 (which no longer exists) to SF-5 consistent with RMC 18.02.109 Zoning District Conversion Table.
- Updates to code references: Parking shall be provided and constructed in accordance with RMC 18.12.1101 (which no longer exists) to 18.04 Article 7 Parking.

Compatibility of the proposed zoning and development standards with surrounding land uses:

The table below outlines the predominately residential uses surrounding the Equestrian Center/Village 8. The requested increase in density from one dwelling unit per acre to 4.5 dwelling units per acre is relatively similar to surrounding densities. The proposed open space buffer and trail corridor between Village 3 and Village 8 will further enhance compatibility with the residential subdivision to the north. The subdivision to the south was created using cluster development. Approximately 2.4 acres of open space, Evans Creek, and a landscaped multi-use trail along the Lake Ditch, were preserved between the subdivision and the Equestrian Center. This buffer will further mitigate impacts between the different densities.

AREA DESCRIPTION			
	Land Use	Master Plan Designation	Zoning
North	Single Family 6 units per acre	Single-Family Neighborhood (SF)	Rancharrah PUD Village 3 – Single Family
South	Single Family 1 unit per acre	Large-Lot Neighborhood (LL)	Rancharrah PUD Estates Residential – Single Family
East	Single Family 34 units per acre	Single-Family Neighborhood (SF)	Rancharrah PUD Village 4 – Cottages
West	Regional Park	(Washoe County Master Plan) Suburban Residential	(Washoe County zoning) Parks & Recreation (PR) Bartley Ranch Regional Park
PROPOSED VILLAGE 8			
Site	Single Family 4.5 units per acre	FROM: Parks, Greenways and Open Space TO: Single-Family Neighborhood	Rancharrah PUD Village 8 – Single Family

Traffic Access and Circulation: The application materials do not indicate any adverse effects or impacts to City infrastructure facilities beyond existing uses. Traffic will be analyzed when applications for development are submitted, such as a tentative map for the proposed Village 8.

Staff has requested that the access gate at Talbot Lane be manned during construction. Staff is concerned that the construction traffic entering from the manned gate off Kietzke Lane will use Dapplegrey Way and Silver Charm way as a cut-throughs to access Villages 7 and 8 (**Exhibit G**). Both Dapplegrey Way and Silver Charm Way are narrow residential streets with on street

parking. Staff has received comments from residents, on previous development applications, requesting that construction traffic be restricted to Falabella Way and Rancharrah Parkway. The applicant contends that the HOA is responsible for the gate and the applicant has no authority over the HOA. The applicant states that the Village 7 developer was instructed to use the existing entrance that is outside of the gate for construction access to Village 7 (Talbot Lane – outside of the gate). If the Kietzke Lane gate is used to access Village 8 construction traffic will cut through Silver Charm Way. Staff may add a condition of approval to future entitlements, such as the tentative map for Village 8, restricting construction traffic access.

Emergency Services: No noted concerns were received from either the Reno Fire Department or Reno Police Department in regards to this request. The closest fire station is Station 3 located at 580 W. Moana Lane. The current response time from Station 3 is seven minutes. Rancharrah exceeds the required six-minute response time, and as such, fire sprinklers are required in all single/multi-family occupancies.

Master Plan Conformance: The subject site has Master Plan land use designations of PGOS, Single-Family Neighborhood (SF), Large Lot Residential (LL) and Suburban Mixed-Use (SMU), and is located within the Outer Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The proposed amendments to the PUD Handbook are consistent with the existing land use designations surrounding the site. The proposed amendments will preserve the characteristics of the single-family neighborhood designations and maintain trail access into the regional park.

The proposed Master Plan land use designation of SF is an appropriate designation for a site that has been approved for single-family development for 30+ years. SF land use is complementary to the LL to the south and the Suburban Residential (SR – Washoe County Master Plan) to the west. The applicant proposes a density of 4.5 dwelling units per acre. This land use pattern is consistent with the subdivisions to the north and east, which are also designated SF and developed with similar uses.

The current PGOS zoning designation will become non-conforming when this site is developed with single-family uses, as allowed regardless if the proposed amendments are approved. The change to the SF land use designation will bring current allowed uses into conformance with the Master Plan. Both the Master Plan Amendment and the PUD amendments are in substantial conformance with the Master Plan land use designations and the following applicable Master Plan goals and policies:

- Guiding Principle 4.2C: Innovative Design
- Guiding Principle 4.2E: Neighborhood Connections
- Guiding Principle 4.5A: Connectivity and Access

- Guiding Principle 7.2D: Regional Connections Concepts
- Guiding Principle 7.2G: Regional Coordination

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners. The applicant attended the Ward 2 Neighborhood Advisory Board (NAB) on February 18, 2025 (**Exhibit H**). Comments and concerns expressed at NAB include opposition to the increased density from seven to 29 units in the proposed Village 8, the loss of open space, control of the HOA board, lack of a recreation/park area/open space within the Rancharra development, congestion and circulation challenges within Rancharra and in the immediate area, and an updated traffic analysis. Staff received two letters of opposition (**Exhibit I**), in addition to the comments provided at the NAB.

The applicant held a neighborhood meeting to satisfy requirements of NRS 278.210 on March 17, 2025 (**Exhibit J**).

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan: The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve and application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18: The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts: The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment: The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Master Plan Amendment: To adopt an amendment to the Master Plan Land Use Map, the City Council shall find that:

- 1) The amendment is in substantial conformance with Master Plan priorities and policies;
- 2) Activities and development allowed by the proposed land use will be reasonably compatible with nearby land uses; and
- 3) Plans are in place to provide public services and facilities in accordance with the Master Plan Concurrency Management System.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approved Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below);

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;

- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Planned Unit Development: In addition to meeting the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications* and the findings for approval of zoning map amendments in Section 18.08.503(d), *Findings*, the Planning Commission and City Council shall find that the Tentative PUD Plan:

- (1) Is consistent with the statement of objectives of a PUD.
- (2) Ensures that any departures from standard zoning and subdivision regulations otherwise applicable to the property, including but not limited to density, bulk and use, are in the public interest.
- (3) Has a ratio of residential to nonresidential use that is appropriate for the area and compatible with nearby land uses.
- (4) 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.
- (5) Includes an adequate provision for public services, adequate control over vehicular traffic, and furthers the amenities of light and air, recreation, and visual enjoyment
- (6) Is compatible with the neighborhood in which it is proposed to be established.
- (7) For PUD Plans that propose phased development over a period of years, sufficient terms and conditions are included to protect the interests of the public, residents, and owners of the PUD in the integrity of the plan. Addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what would typically be accomplished through strict application of a base zoning district or other standards of this Title;
- (8) 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
- (9) Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
 - a. Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
 - b. 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;
 - c. Preservation or enhancement of natural and cultural assets, such as historic

- landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
- d. 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
 - e. 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.

Attachments:

Exhibit A - Case Maps
Exhibit B - PUD Handbook (Clean version & Track Changes Version)
Exhibit C – Historical Data
Exhibit D – HOA Board Resident Control
Exhibit E – Land Use Plan Comparison
Exhibit F – Truckee Meadows Trails Review
Exhibit G – Construction Traffic Access
Exhibit H – NAB Summary and Comments
Exhibit I – Public Comment
Exhibit J – Master Plan Amendment Community Meeting

**RESOLUTION ADOPTING AN AMENDMENT
TO THE MASTER PLAN, PLANNING CASE
NO. LDC25-00037 (RANCHARRAH PLANNED
UNIT DEVELOPMENT MASTER PLAN
AMENDMENT & HANDBOOK AMENDMENT)
FROM ±6.0 ACRE PARKS, GREENWAYS, AND
OPEN SPACE (PGOS) TO SINGLE-FAMILY
NEIGHBORHOOD (SF); LOCATED WEST OF
THE INTERSECTION OF FALABELLA WAY
AND SILVER CHARM WAY, EAST OF
BARTLEY RANCH REGIONAL PARK; AND
FURTHER DESCRIBED IN PLANNING CASE
NO. LDC25-00037 (RANCHARRAH PLANNED
UNIT DEVELOPMENT MASTER PLAN
AMENDMENT & HANDBOOK
AMENDMENT), AS A PART OF THE LAND
USE PLAN, AND RECOMMENDING THE
SAME TO THE RENO CITY COUNCIL.**

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on April 2, 2025, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all

evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

1. That the maps, documents and descriptive material in Planning Case No. LDC25-00037 (Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) (hereafter referred to as “the Amendments”) are related to the planning and physical development of the City and are hereby **ADOPTED** as Amendments to the City of Reno Master Plan; and
2. That the Planning Commission recommends that the City Council make the determination that with the Amendments, the City of Reno Master Plan will continue to serve as:
 - (a) A pattern and guide for that kind of orderly physical growth and development of the city which will cause the least amount of natural resource impairment and will conform to the adopted population plan, where required, and ensure an adequate supply of housing, including affordable housing; and
 - (b) A basis for the efficient expenditure of funds thereof relating to the subjects in the master plan.
3. That the Planning Commission recommends that the City Council adopt such parts of the Amendments as may practicably be applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of _____, seconded by _____, the foregoing Resolution was passed and adopted this 2nd day of April 2025, by the following vote of the Commission:

AYES: _____
NAYS: _____
ABSTAIN: _____

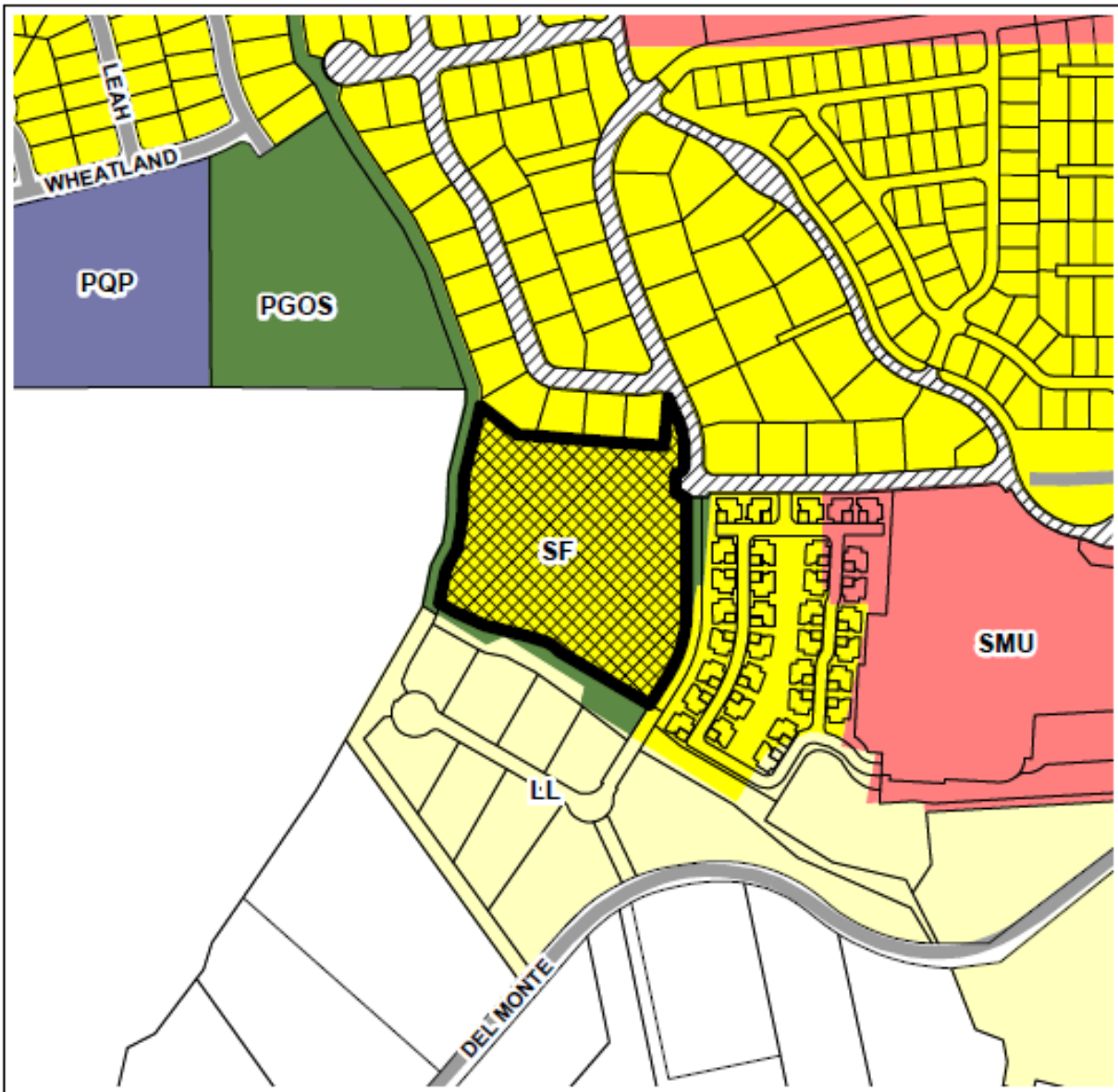
ABSENT: _____

APPROVED this __ day of _____, 20__.


CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



LDC25-00037
(Rancharra PUD Handbook
Amendment and Master Plan Amendment)

 **MASTER PLAN AMENDMENT**
FROM | ±6.0 Acres of PGOS
TO | ±6.0 Acres of SF



0 0.02 0.04 0.08
Miles

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Development Services Department.



**Development Services
Department**

1 East 1st Street Phone: 321-8309
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Map Produced: March 2025