

LDC24-00046

(Rancharrah Village 7 Tentative Map)

Reno Planning Commission
May 1, 2024



Project Information

Site:

- ±12.09 acre site

Request:

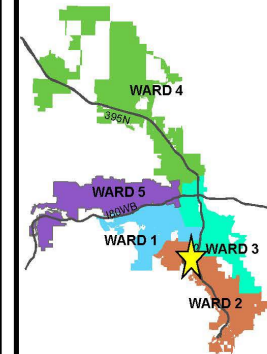
- Tentative map to allow for a 59-lot single-family detached subdivision

AREA MAP

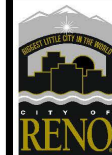
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(Rancharra Village
7 Tentative Map)

Subject Site ► 



 WARD 2

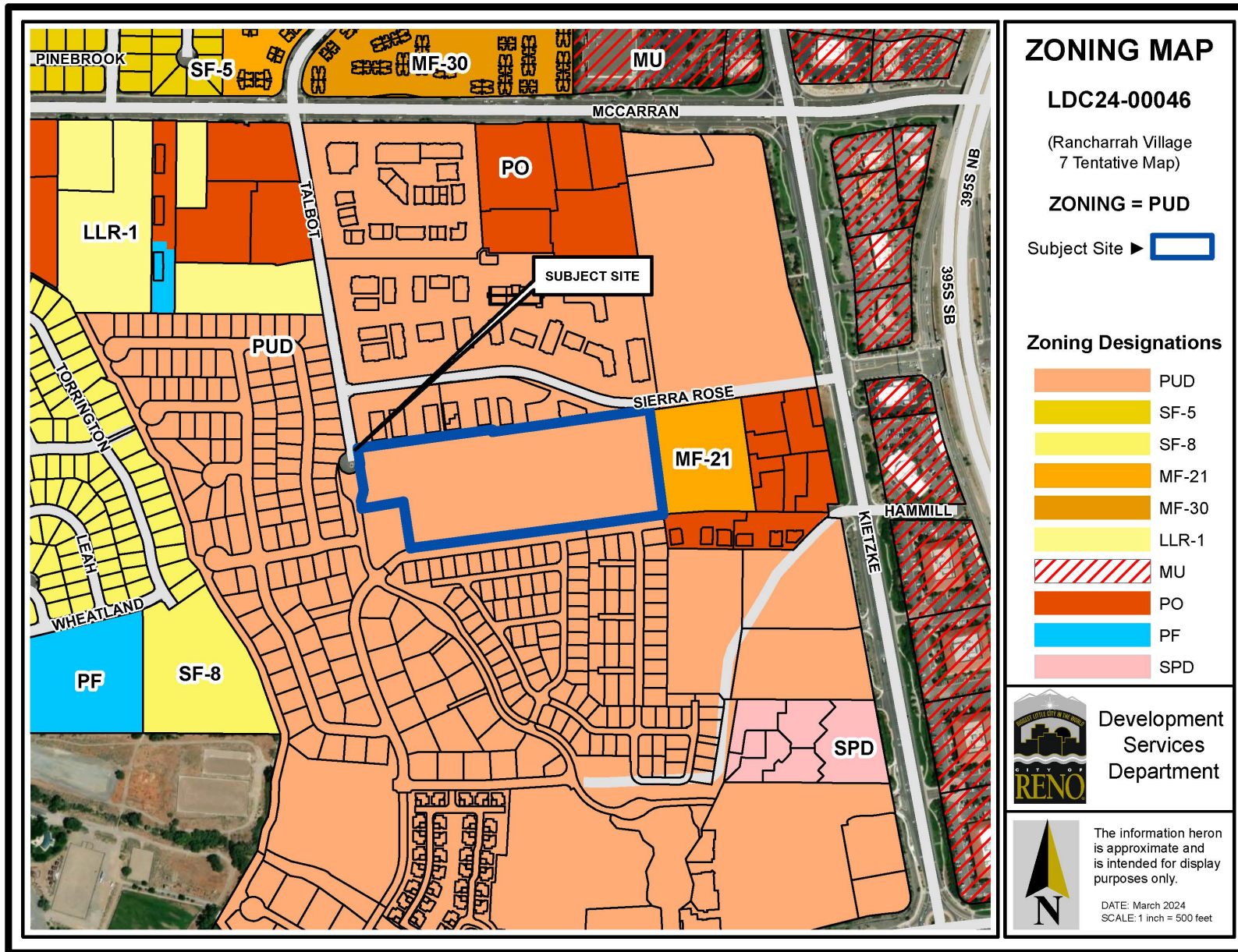


Development
Services
Department



The information hereon
is approximate and
is intended for display
purposes only.

Date: March 2024
Scale: 1 inch = 1,000 feet



Zoning District

- Rancharra Planned Unit Development (PUD)

Key Issues

- Overall Site Design
- Compatibility with surrounding developments & uses
- Parking
- Access and Circulation

Background

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	133
Proposed Number of Lots	0	10	0	59	200	133
Remaining Lots Per Land Use	12	0	7	251	20	0
Total Units Remaining in PUD	284					

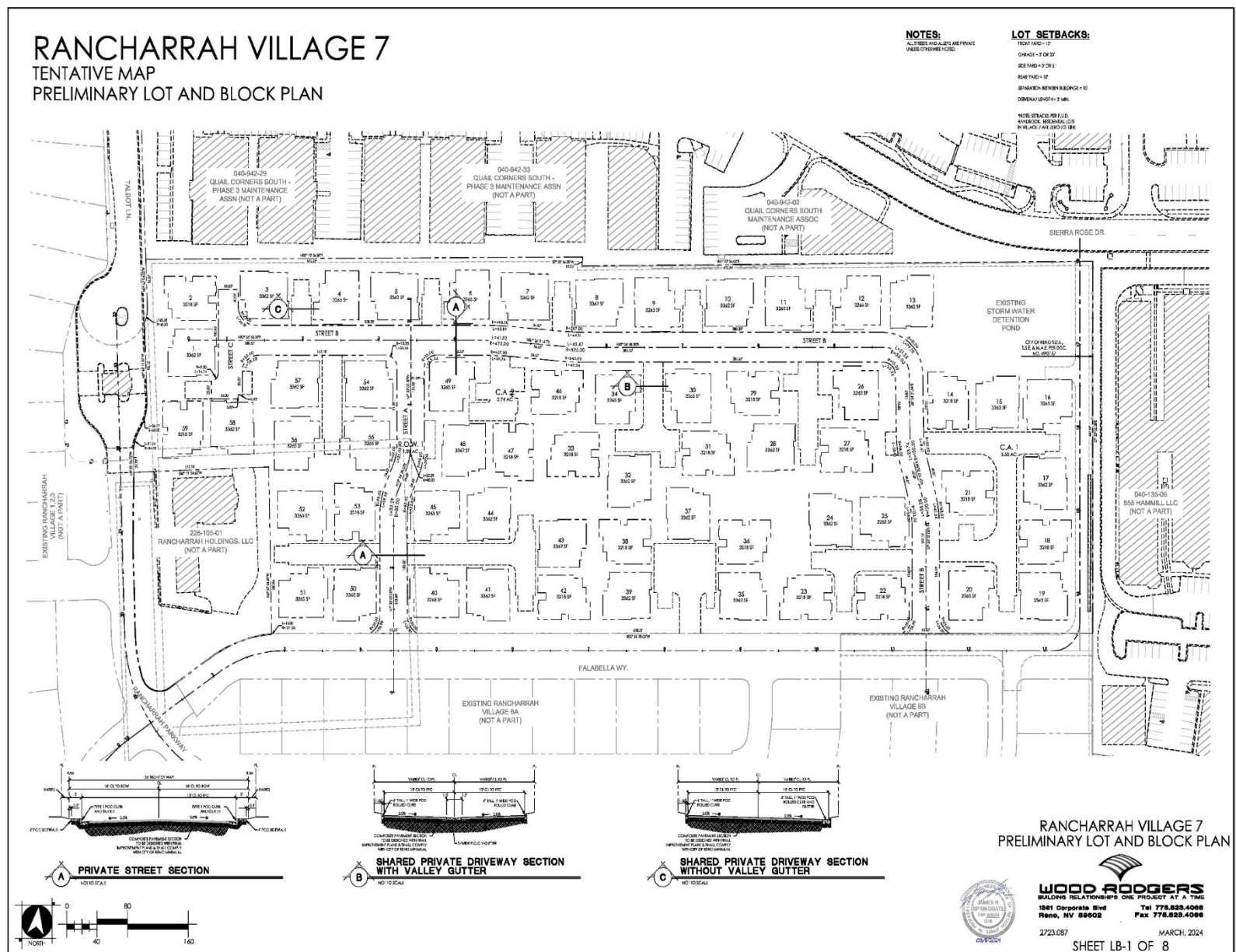
- Tentative maps have been approved for Villages 1, 2, 3, 4, 5, 6A, and 6B.
- Village 7 is approved for 310 units

Overall Site Design

Condition No. 6: HOA shall maintain the common areas

Condition No. 11: Sidewalks on both sides of the roadway connecting to the entrance of each residence

Condition No. 14: PUE relinquished





Compatibility

Condition No. 9:
Additional setbacks
adjacent to existing
building to the north &
east

Condition No. 10:
Days/Hours of
construction limited

Parking

Condition No. 7:
3 Parking spaces
per unit

Condition No. 8:
Driveways Length



Project Element	Acres	Daily	AM Peak Hour	PM Peak Hour	Estimated Development
Residential, Events Center, & Equestrian Center	113.5	4,860	365	450	162 Single-Family Housing Units
					310 Multi-Family Apartments
					250 Cottages Combined 17,000 square feet of Event Center and Equestrian Center
North Commercial	12.3	1,293	104	129	37,500 square feet of Office 331 assisted living beds

Condition No. 12: RTC's Smart Trips Program



Access & Circulation

- Traffic Impact Study (2014)
- Traffic Generation/Traffic Study Update (2018)
- Estimated 3100 trips per day
- Actual proposed 590 per day

Project Element	Acres	Daily	AM Peak Hour	PM Peak Hour	Estimated Development
South Commercial	11.4	5,970	349	104	45,200 square feet of Office 8,000 square feet of Bank 26,600 square feet of Retail 30,000 square feet of Restaurant
SUBTOTAL	137.2	12,123	818	1,221	
PUD APPROVED TOTAL	141	13,077	939	1,301	

Public Comment – Concerns & Mitigations

CONCERN	MITIGATION
Traffic/ Limited Access In/Out	The proposed use anticipated 2,510 (77%) less daily trips than anticipated in the traffic study.
Narrow Roadways	Roadways have been designed to meet the minimum requirements. There will be no on street parking permitted.
Removing the existing parking lot	A parking lot to the south has been developed with the required number of spaces. Future uses will require adequate parking.
Lack of parking in the Village	RMC requires 2 spaces for up to 2500 sq. ft. COA 7 requires 3 spaces per unit.
Demolition of the existing parking lot	Staff recommends the Planning Commission add a Condition of Approval: Prior to the demolition of the existing parking lot, the parking lot to the south of the existing sales center shall be brought into compliance with RMC.

Tentative Map Findings

Findings	Staff Review and Analysis
Compatible	✓ Yes
Complies Master Plan, RMC, NRS	✓ Yes
Public services and utilities are available	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the tentative map subject to the conditions listed in the staff report, with the addition of a condition to bring the parking area into compliance with Reno Municipal Code.

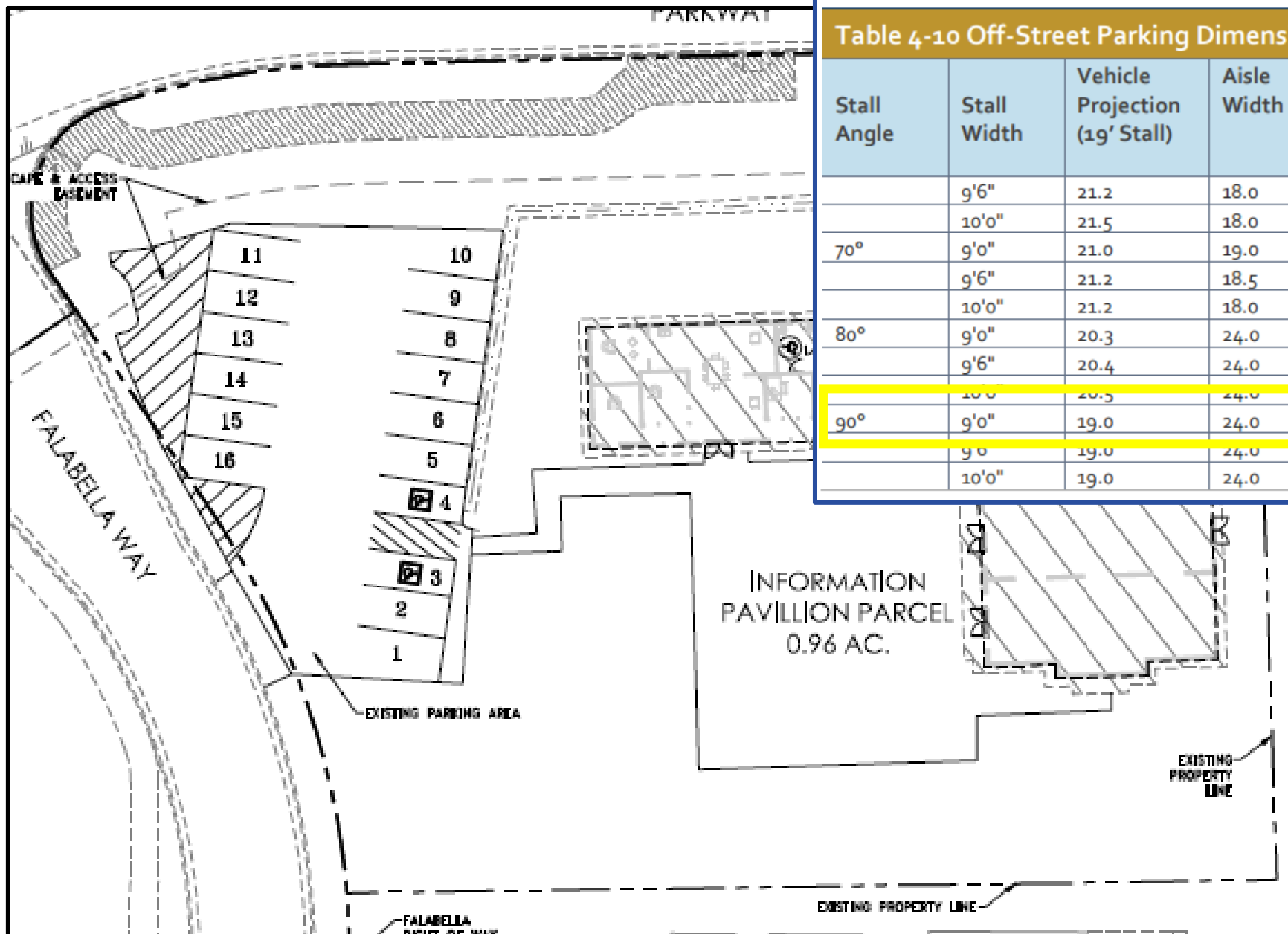


Table 4-10 Off-Street Parking Dimensional Standards

Stall Angle	Stall Width	Vehicle Projection (19' Stall)	Aisle Width	Curb Length Per Car	Double Aisle Width	Overlap Center Width for Double Aisle
70°	9'6"	21.2	18.0	11.0	60.4	55.6
	10'0"	21.5	18.0	11.5	61.0	56.0
	9'0"	21.0	19.0	9.6	61.0	57.9
	9'6"	21.2	18.5	10.1	60.9	57.7
80°	10'0"	21.2	18.0	10.6	60.4	57.0
	9'0"	20.3	24.0	9.1	64.3	62.7
	9'6"	20.4	24.0	9.6	64.4	62.7
	10'0"	20.5	24.0	10.2	65.0	63.3
90°	9'0"	19.0	24.0	9.0	62.0	—
	9'6"	19.0	24.0	9.5	62.0	—
	10'0"	19.0	24.0	10.0	62.0	—







