

I request that City Council move to adopt the resolution before you:

A. Approve proposed MPA amendment from PGOS to SF

B. Approve proposed PUD Amendment with THREE modifications:

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

- ★ Provides an over 50% increase from the current PUD.
- ★ Supports NRS 278.250(2)
- ★ Supports RMC Section 18.08.304(e) & 18.08.503(d)

2) Provide for a 100 foot open space buffer at the northern border of Village 8.

- ★ Protects the existing walking path and specimen trees.
- ★ Supports & is consistent with the objectives of this PUD.
- ★ Supports NRS 278.250(2)
- ★ Supports RMC Section 18.08.304(e) & 18.08.503(d)
- ★ Applicant's proposal of 50 feet reduces current open space.

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

- ★ Preserve the historic "Sales Pavilion," atop the annexed parcel in Village 7 (Urban Residential, that residents were told would be an additional community center, is protected amendment. Do not allow it to become 5 more SF homes, offices, day care, or a medical building.
- ★ Supports RMC Section 18.02.602(d) Historical Landmark - preservation of buildings of cultural and landmark significance, (...) promote community engagement and sense of belonging among residents.
- ★ Supports and is consistent with the objectives of this PUD:

#### Objective

The objective of the Rancherak 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
- Maintain the ranch aesthetic of the property including tree lined lanes, open spaces, and single family architectural styles complementary with existing