

# RANCHARRAH

## MPA & PUD AMENDMENT

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LDC25-00037

CITY COUNCIL | MAY 7, 2025



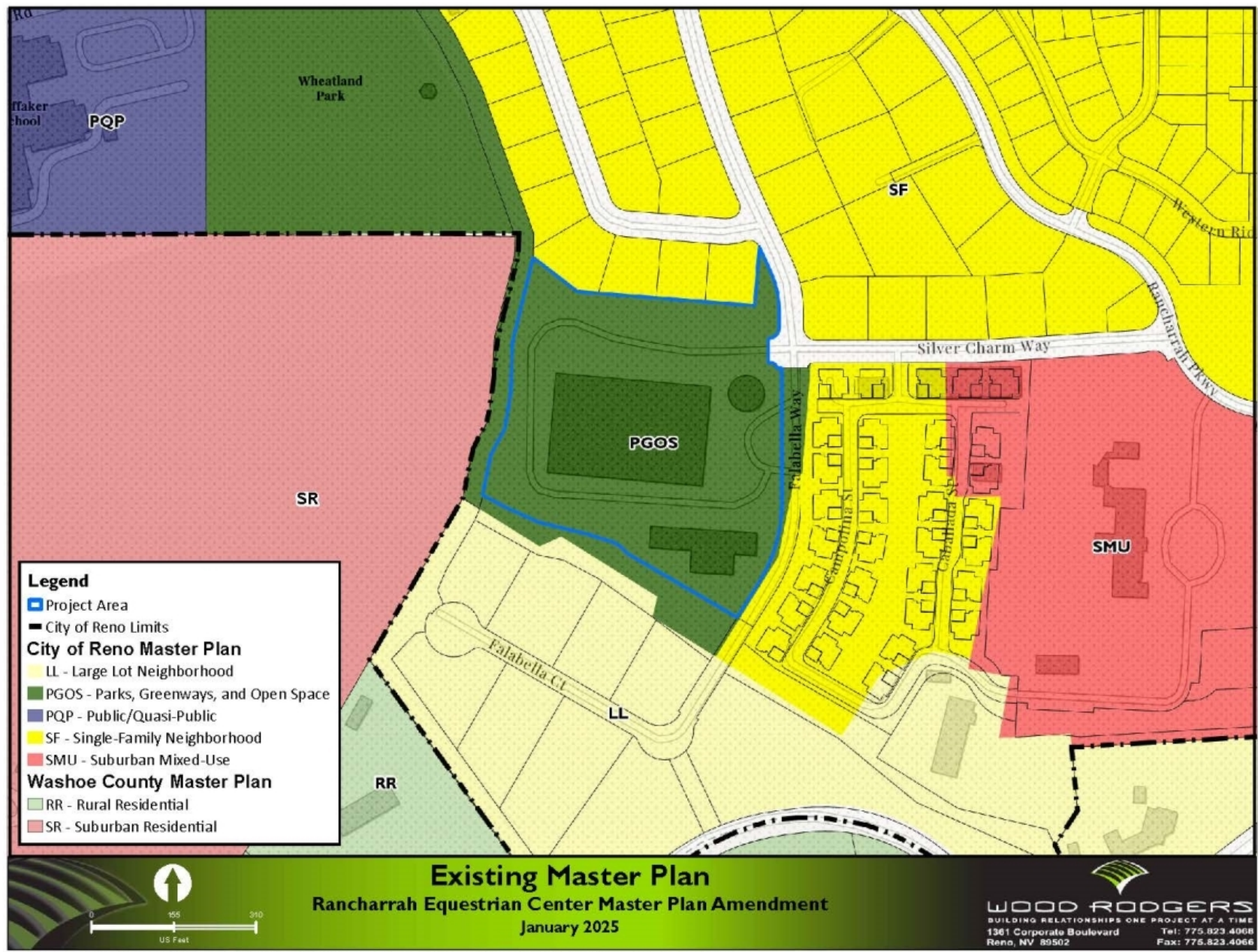
WOOD RODGERS

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

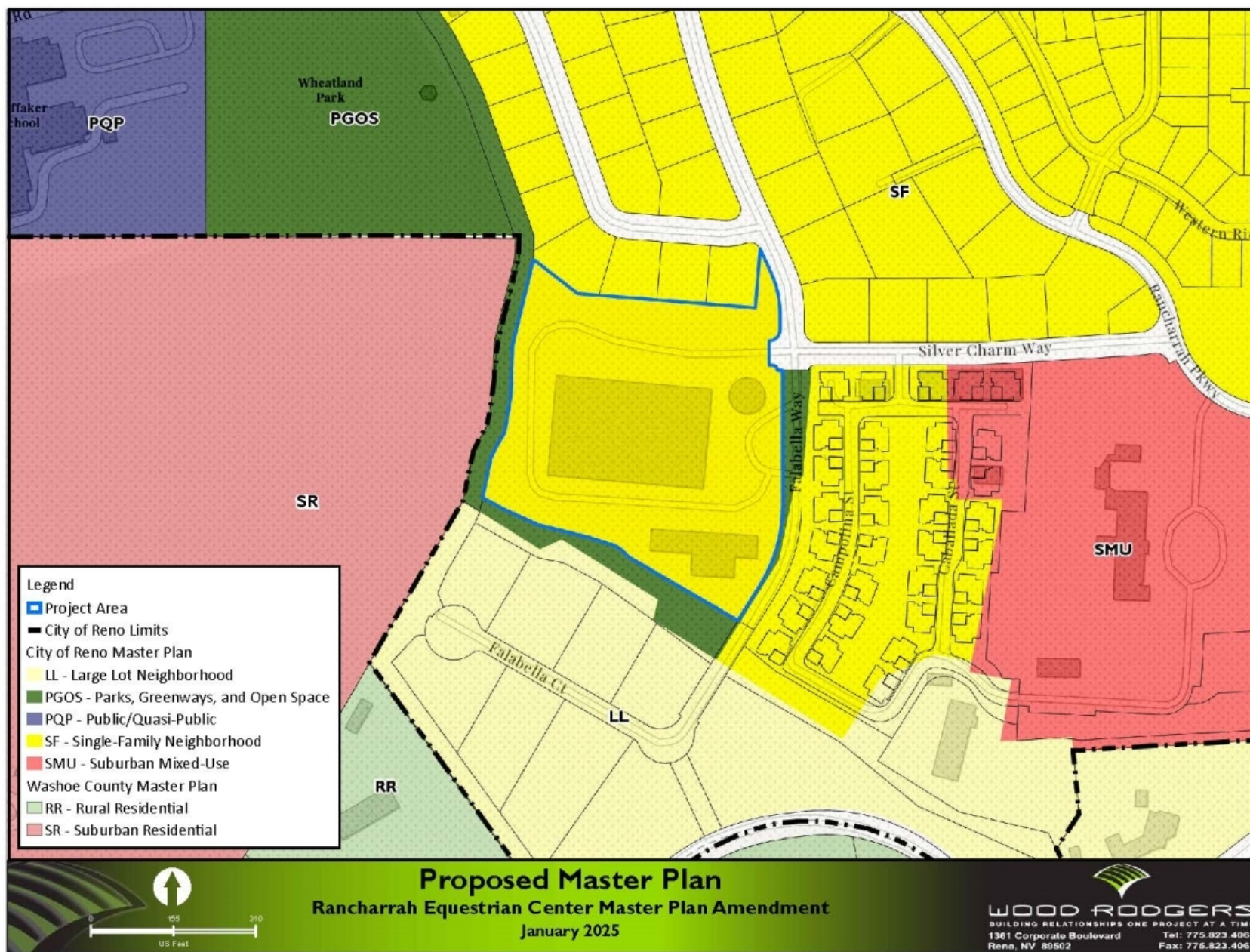


# Project Request











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

## PGOS Criteria



PHOTO CREDIT: CITY OF RENO

### Parks, Greenways, and Open Space (PGOS)

#### Range of Densities

Size varies by type of facility.

#### Uses

Parks, open space, greenways, natural areas, and agriculture lands that have been preserved through conservation easements or other mechanisms.

#### Characteristics

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

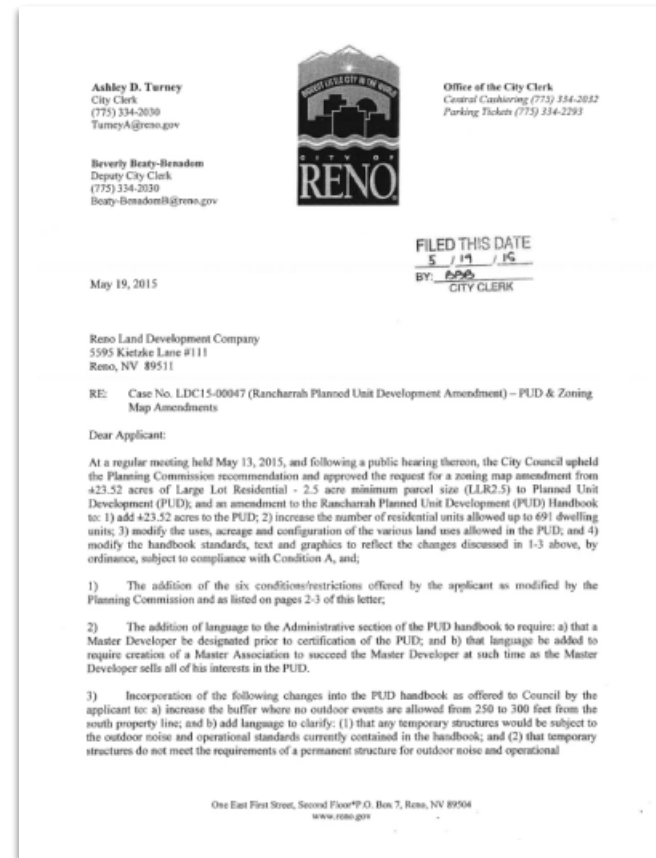
#### 7.2C: OPEN SPACE CRITERIA

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

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

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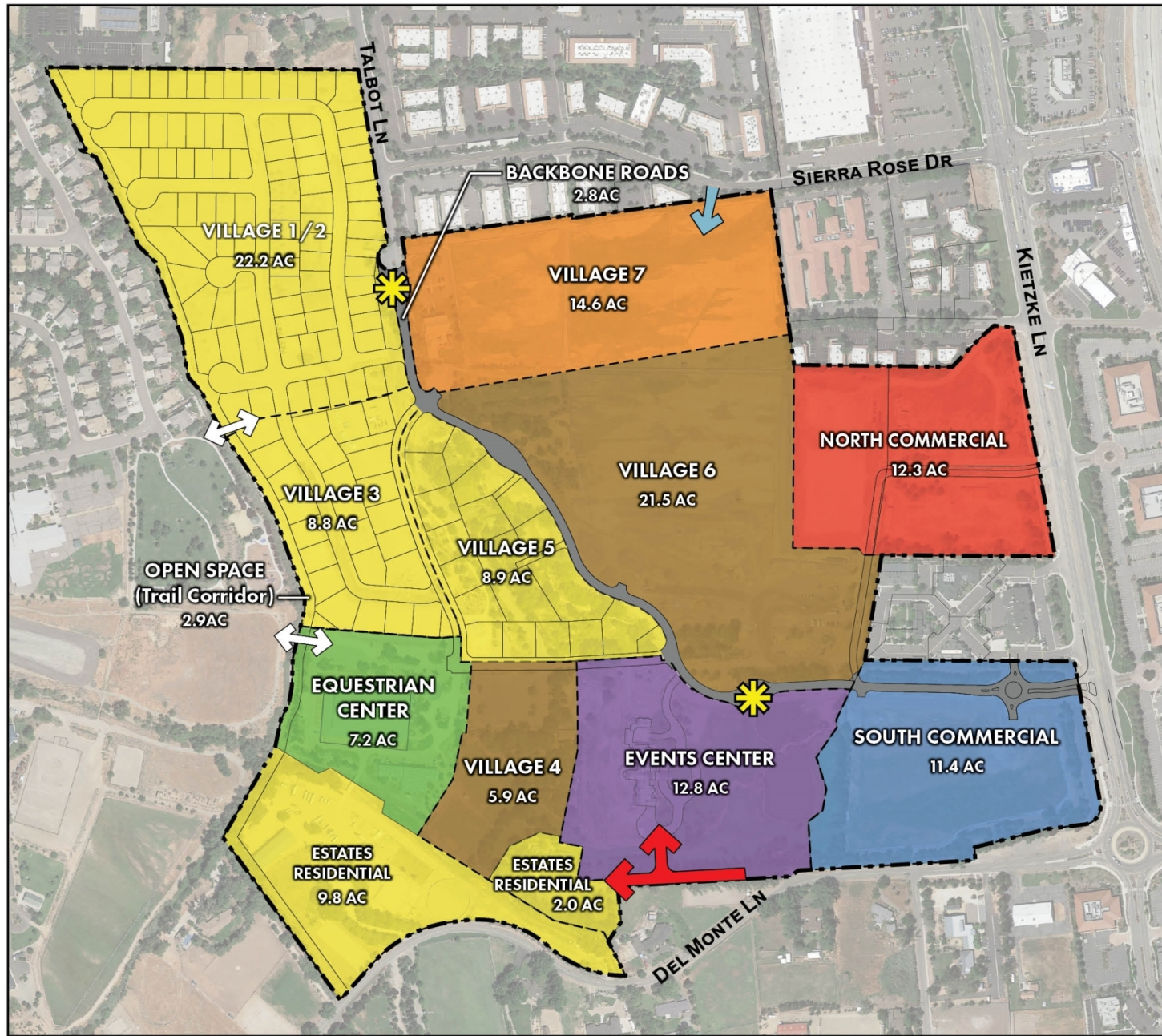
## PGOS Criteria



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

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

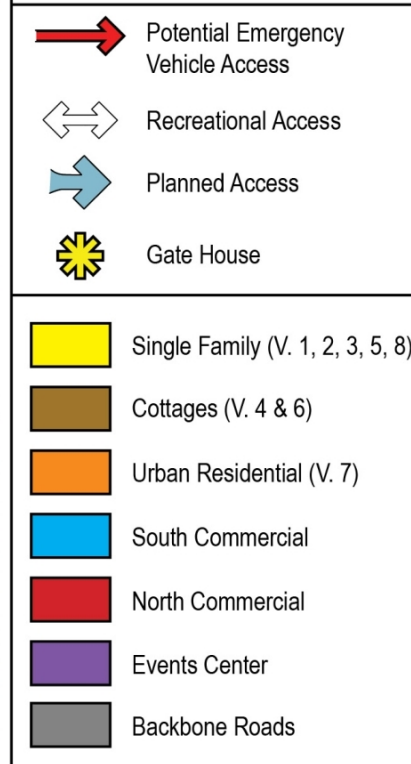
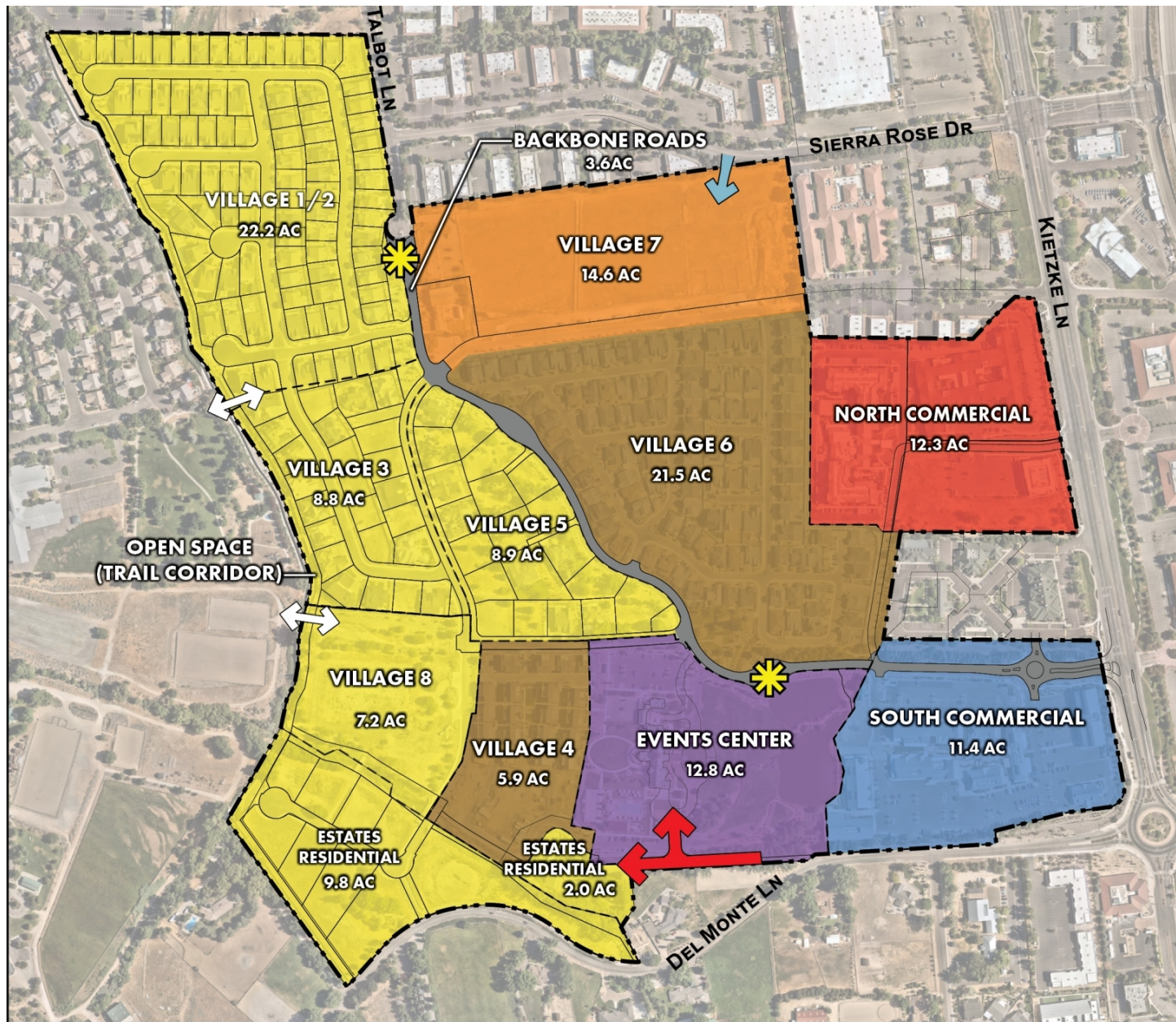




| LEGEND |                                    |
|--------|------------------------------------|
|        | Potential Emergency Vehicle Access |
|        | Recreational Access                |
|        | Planned Access                     |
|        | Gate House                         |
|        | Single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

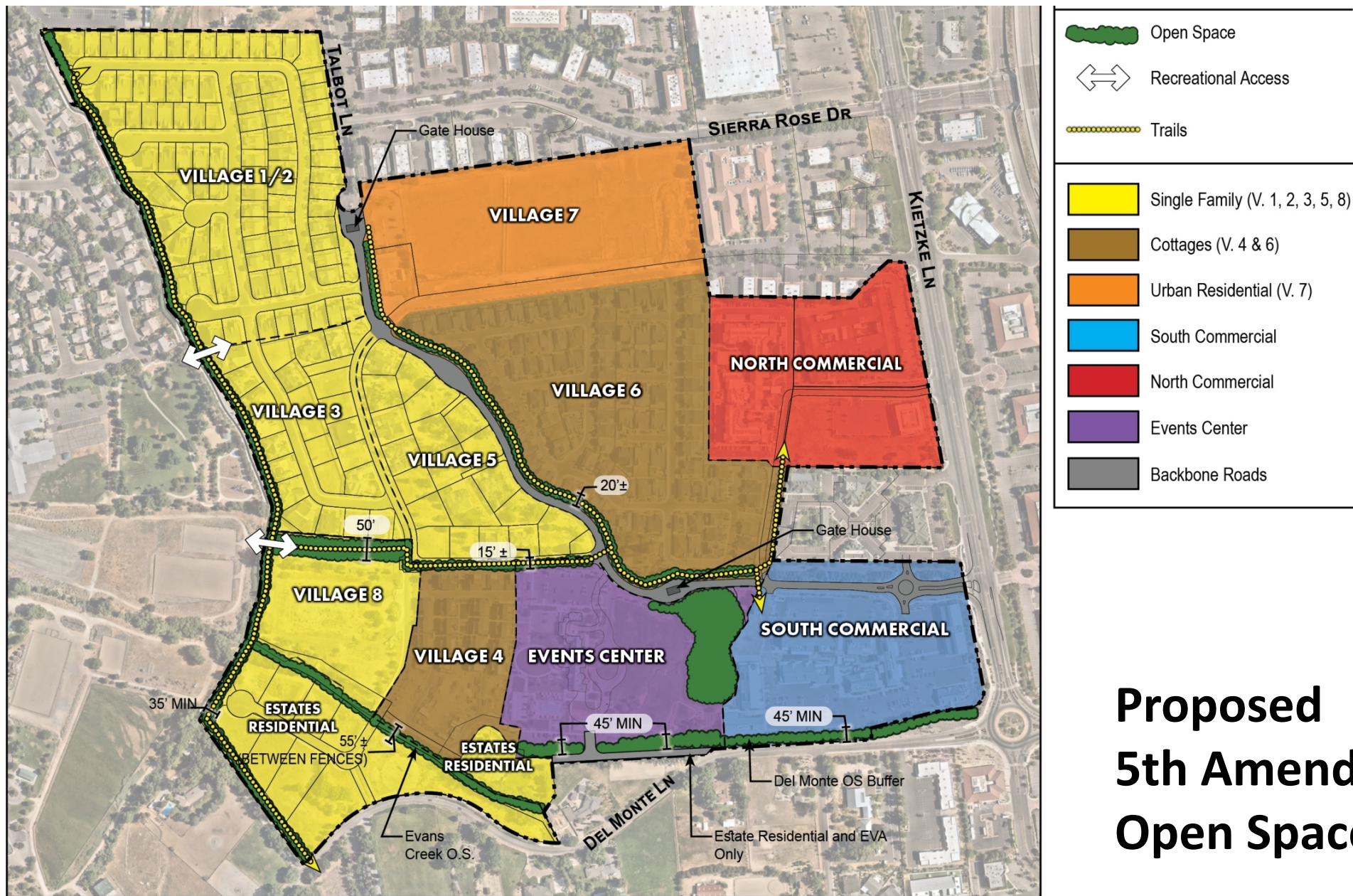
# 4<sup>th</sup> Amendment Land Use Plan 2018





# Proposed 5th Amendment Land Use Plan 2025



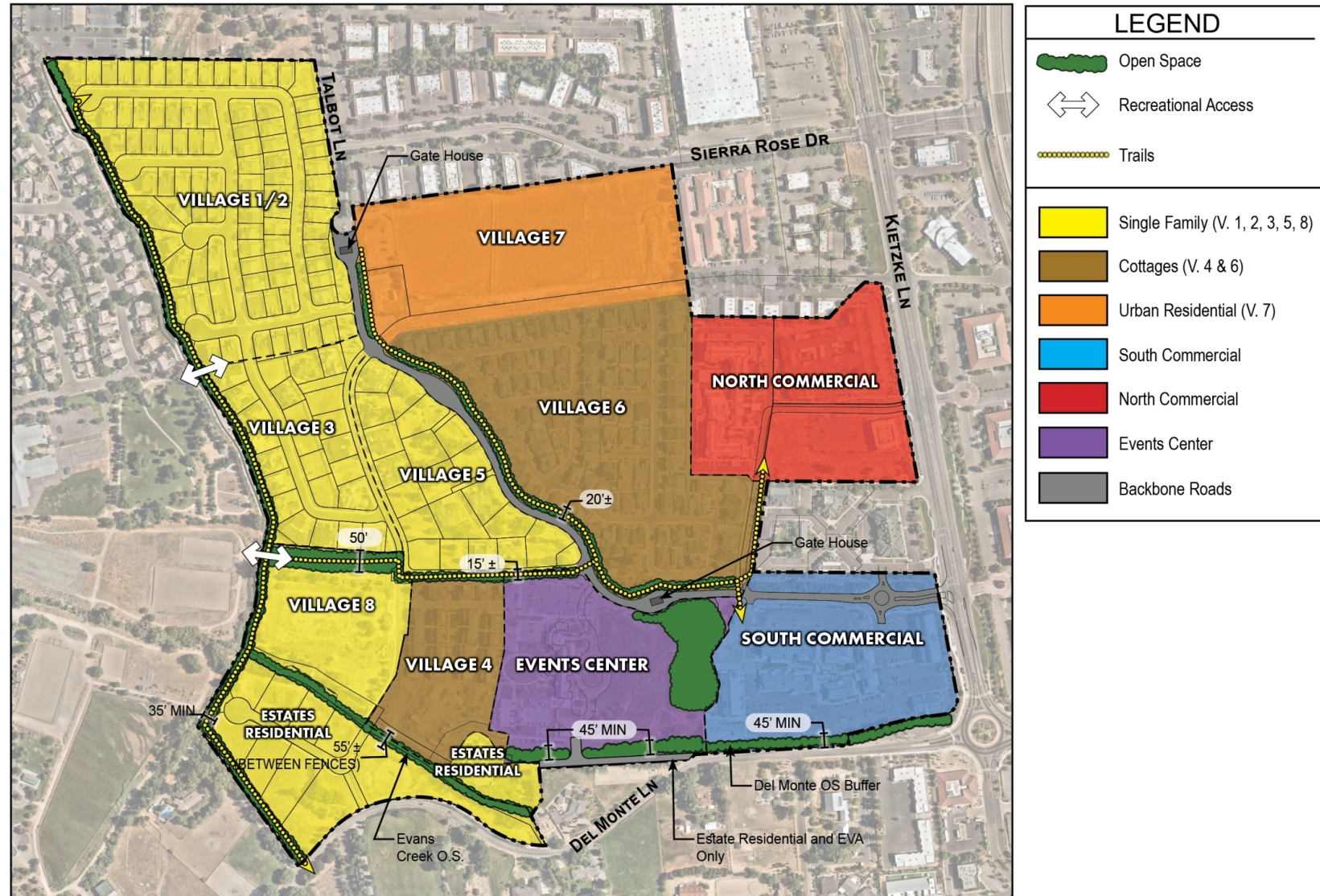


## Proposed 5th Amendment Open Space



## Village 8

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



# PUD Modifications



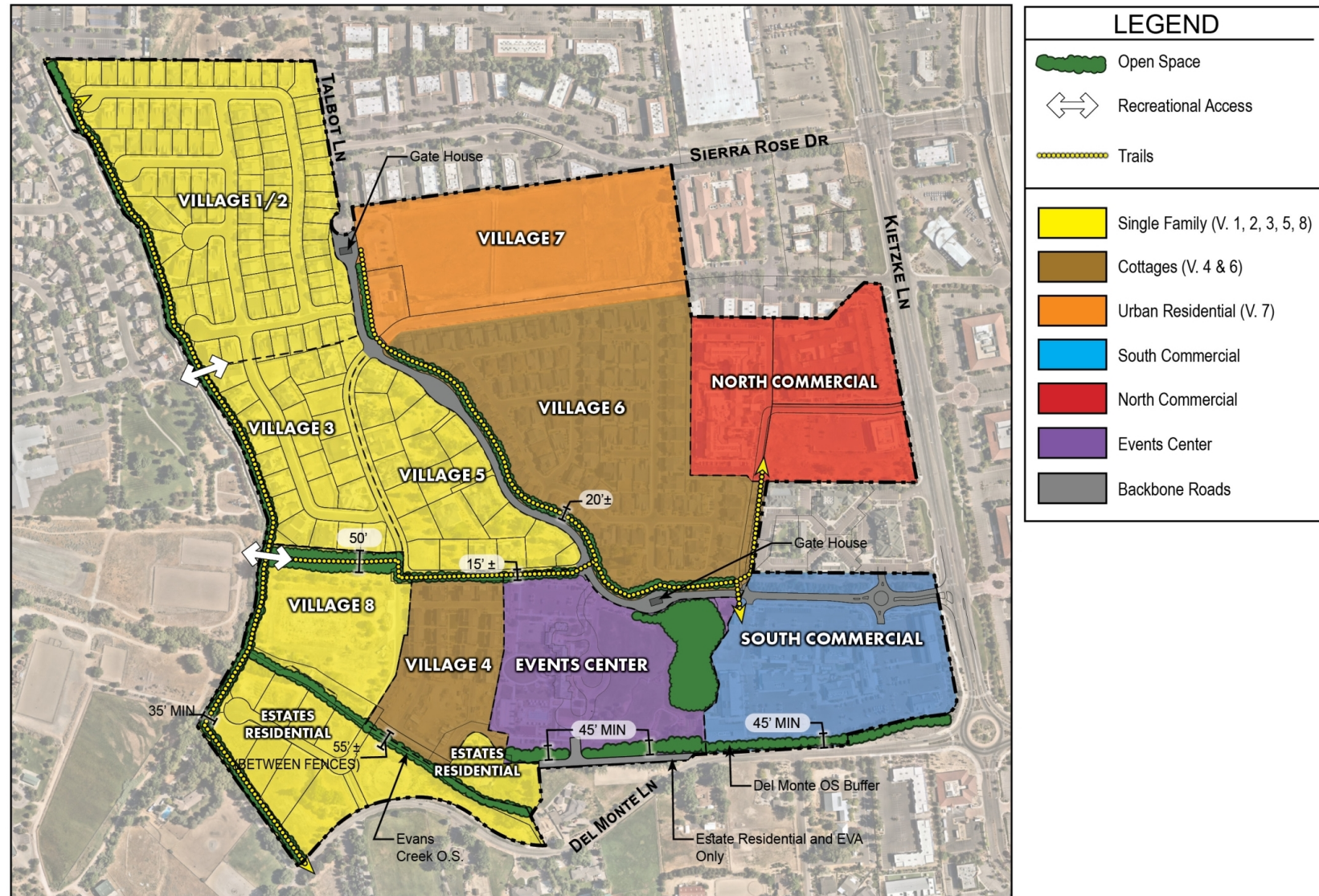
- Reduced overall unit count from 722 to 469

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

\* Equestrian Center proposed to change to Single Family

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

## PUD Modifications



| Neighbors' Proposal                                 | Applicant's Response   |
|---|--|
| Reduce proposed Village 8 from 29 units to 15 units | <ul style="list-style-type: none"> <li>• Applicant proposes reduce Village 8 units to 24</li> </ul>  |
| Provide Open Space Amenity in Village 7             | <ul style="list-style-type: none"> <li>• Accepted</li> <li>• Applicant request Council approve addition of language in PUD to require an open space amenity (e.g. dog park, flat turf area, etc.) be constructed in the drainage basin within Village 7</li> </ul>                   |
| Emergency Evacuation Plan                           | <ul style="list-style-type: none"> <li>• Facilitated by Applicant and adopted by HOA</li> </ul>  |
| Increase buffer from 50' to 100'                    | <ul style="list-style-type: none"> <li>• Not accepted</li> <li>• The 50' buffer contains the existing trail and is commensurate with other buffers (Lake Ditch Trail, Evans Creek Corridor, Del Monte)</li> </ul>  |
| Retain Sales Center                                 | <ul style="list-style-type: none"> <li>• Not accepted</li> <li>• The sales center parcel has always had underlying high density residential allowed</li> <li>• PUD states that the reuse of the sales center is an option and <b><u>not required</u></b> by the developer</li> </ul> |





WOOD RODGERS

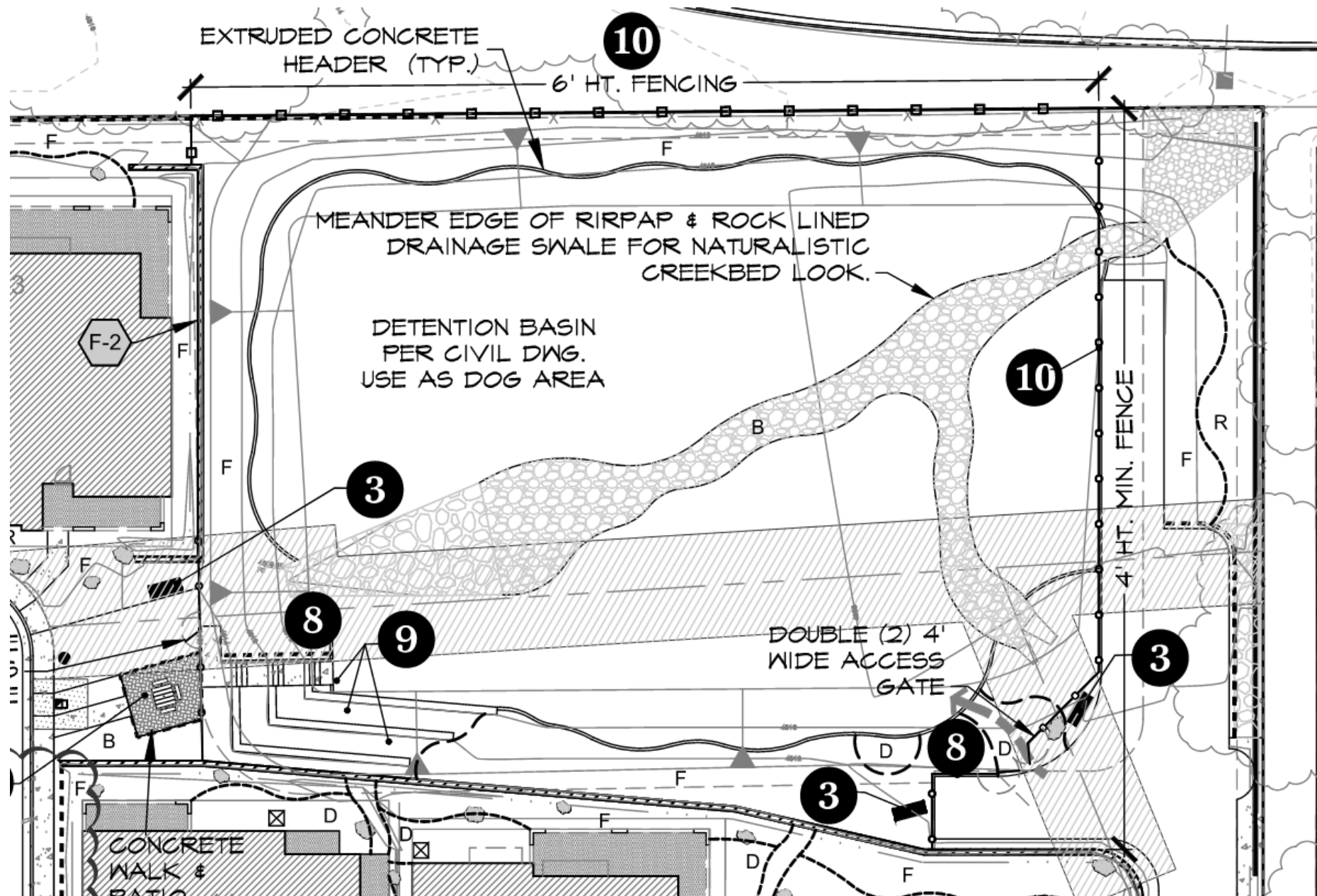
Andy Durling, AICP

[adurling@woodrogers.com](mailto:adurling@woodrogers.com)

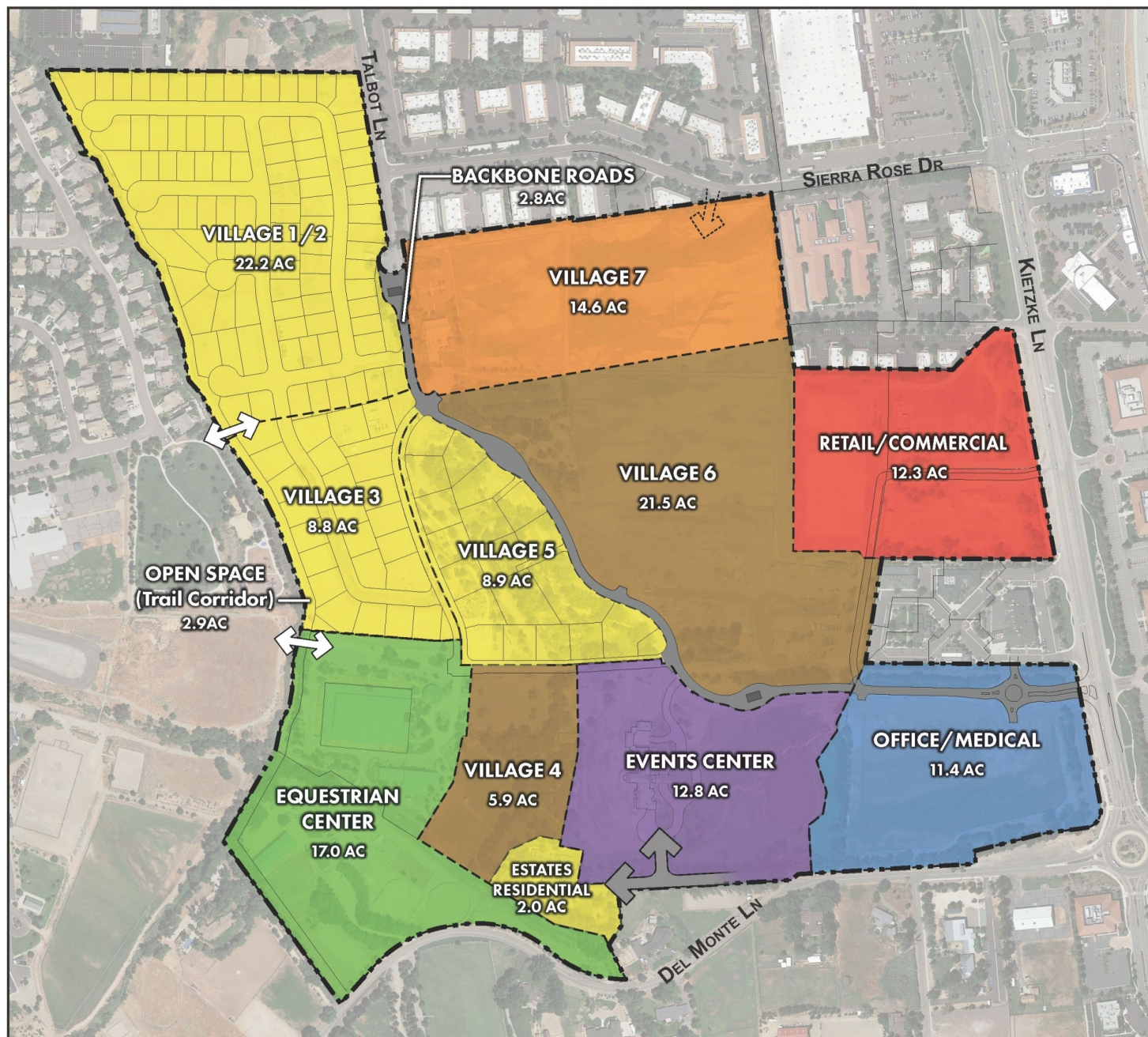












| LEGEND |                               |
|--------|-------------------------------|
|        | Potential Access              |
|        | Recreational Access           |
|        | Planned Access                |
|        | Single Family (V. 1, 2, 3, 5) |
|        | Cottages (V. 4 & 6)           |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

## 3<sup>rd</sup> Amendment Land Use Plan 2014