

STAFF REPORT

Date: May 7, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): 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). [Ward 2]

From: Leah Piccotti, Associate Planner

Department: Development Services - Planning

Summary:

This is a request to change the Master Plan land use designation of the ±6.0 acres Equestrian Center parcel from Parks, Greenways, and Open Space (PGOS) to Single-Family Neighborhood (SF) and amend the Rancharrah Planned Unit Development (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, modifying the objectives of the PUD by removing all references to equestrian uses, 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. The proposed SF Master Plan, and revisions to the associated design standards are appropriate and compatible with the surrounding land uses and zoning. The Planning Commission recommends approval of the Master Plan amendment and the PUD amendment.

Alignment with Strategic Plan:

Economic and Community Development

Previous Council Action:

The original handbook was approved in 1995. 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 to allow for single-family residential development with a density of one dwelling unit per acre for 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 officially added to the handbook in 2018 (LDC18-00036).

Background:

The Planning Commission staff report (**Exhibit A**) outlines the history of the Rancharra PUD and analyzes key aspects of the current request. These include the proposed overall reduction in density, an increase in density within the Equestrian Center/Village 8 site and the compatibility of the proposed density increase, conformance of the current handbook with the Reno Municipal Code (RMC) and the proposed Master Plan amendment.

The proposed amendment to the Master Plan, from PGOS to SF, appears consistent with the single-family residential use that was approved over 30 years ago. The proposed amendments to the handbook seem appropriate, given the changes in development patterns within Rancharra since the last update in 2018 (LDC18-00036).

Discussion:

The April 2, 2025, Planning Commission meeting minutes were not available at that time of the submittal of this staff report. Staff gave a presentation at the hearing summarizing the request and notable items in the amended handbook. The applicant's representative also gave a presentation providing details of the request and public outreach. Ten people provided public comment including concerns regarding the amount of open space, proposed residential development within the Events Center area, the motivation of the developer, the need for an updated traffic study, access from Sierra Rose Drive, the future of the Sales Pavilion, and the compatibility of the proposed density increase on the Equestrian Center/Village 8 site with surrounding development. Staff explained that the request does not modify the amount of open space, or the uses of the Sales Pavilion and Event Center. The need for an updated traffic study

will be evaluated when a request for development is submitted, such as a tentative map. The Planning Commission discussed the history of Rancharrah, the proposed overall reduction in units, the increase in density within the Equestrian Center/Village 8 site, open space and surrounding recreational opportunities, the process for tentative maps, and the proposed Master Plan amendment. The Planning Commission recommended approval of the Master Plan amendment and the handbook as proposed.

Planning Commission Recommendation:

Master Plan Amendment: Five in favor, one opposed, and one absent.

The Planning Commission recommends approval of the Master Plan amendment.

Zoning Map Amendment: Five in favor, one opposed, and one absent.

The Planning Commission recommends approval of the handbook amendment.

Financial Implications:

None at this time.

Legal Implications:

Legal review completed for compliance with City procedures and Nevada law.

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.

Recommendation:

Staff recommends Council uphold the Planning Commission recommendation and adopt the Master Plan amendment by resolution and zoning map amendment by ordinance.

Proposed Motion:

I move to uphold the recommendation of the Planning Commission.

Attachments:

Case Maps

Exhibit A – Planning Commission Staff Report