



C I T Y O F  
**RENO**  
Memorandum

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**DATE:** February 19, 2025  
**TO:** Leah Piccotti, Associate Planner  
**FROM:** Jeff Foster, Associate Planner  
**DEPT:** Development Services  
**SUBJECT:** February 18, 2025 Ward 2 NAB meeting

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**LDC25-00037 (Rancharra PUD Handbook Amendment & Master Plan Amendment)**

The applicant's representative, Andy Durling, made a presentation. One NAB member asked about the minimum lot size for the proposed Village 8 and what the lot and building standards would be. Another NAB member, who identified that she lives in Rancharra, said the 1 unit per acre allowance should not be changed, asked about the flood zone, and wanted more open space. Infrastructure sizing was brought up by one NAB member. CM Duerr asked about the existing allowed and proposed density and requested that the PUD handbook and CC&Rs be squared up in terms of the total number of allowed units in relation to the mechanism for the residents to take control of the HOA board. There were many public comments in opposition during the general public comment period at the beginning of the meeting and during the portion of the meeting dedicated to this item. Most comments centered on the loss of area designated as open space, the lack of formal recreation/park area/open space within the Rancharra development, and opposition to the proposed change in density from 7 to 29 lots. Multiple comments addressed congestion and circulation challenges within Rancharra and in the immediate area and requested an updated traffic analysis.

**LDC25-00038 (Arlington Office Master Plan Amendment & Zoning Map Amendment)**

The applicants briefly described their request and why it is being made. NAB members asked for clarification on the location, what is eventually proposed to be developed on the site, and if input had been solicited from neighbors. The applicants indicated they had conducted the required neighborhood meeting last week and received feedback from two neighbors who were generally supportive after providing feedback on potential concerns they had regarding parking on the street and impacts from lighting, noise and being able to look into their yard. One member of the public asked if developing the vacant site would be an improvement to the neighborhood. Overall, the NAB seemed supportive of the request.