

LDC25-00037

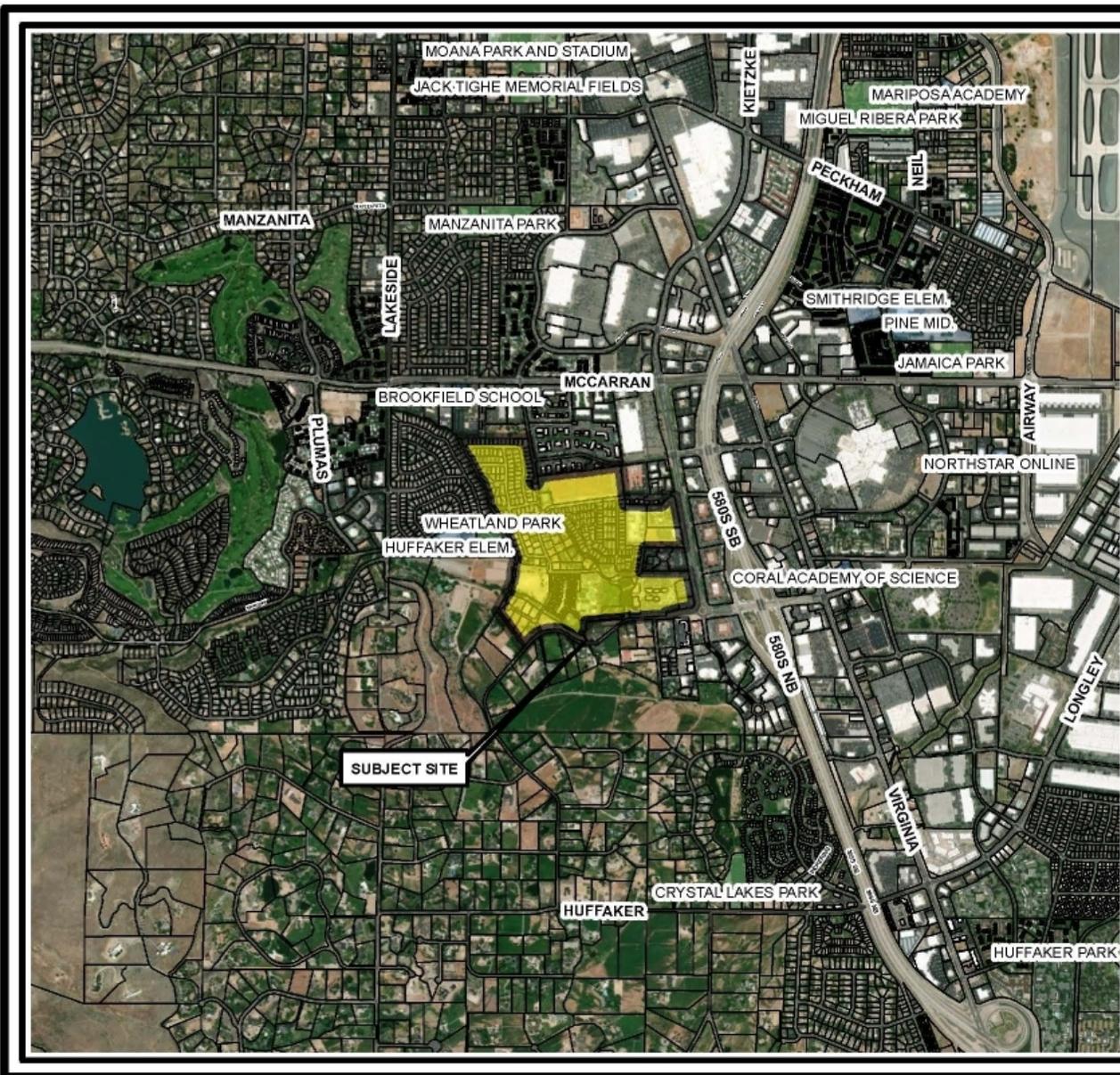
(Rancharrah Planned Unit Development Master Plan Amendment & Handbook
Amendment)

Reno City Council

May 7, 2025



C I T Y O F
RENO



AREA MAP

LDC25-00037

(Rancharrah PUD
Handbook Amendment &
Master Plan Amendment)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.
Date: March 2025
Scale: 1 inch = 2,000 feet

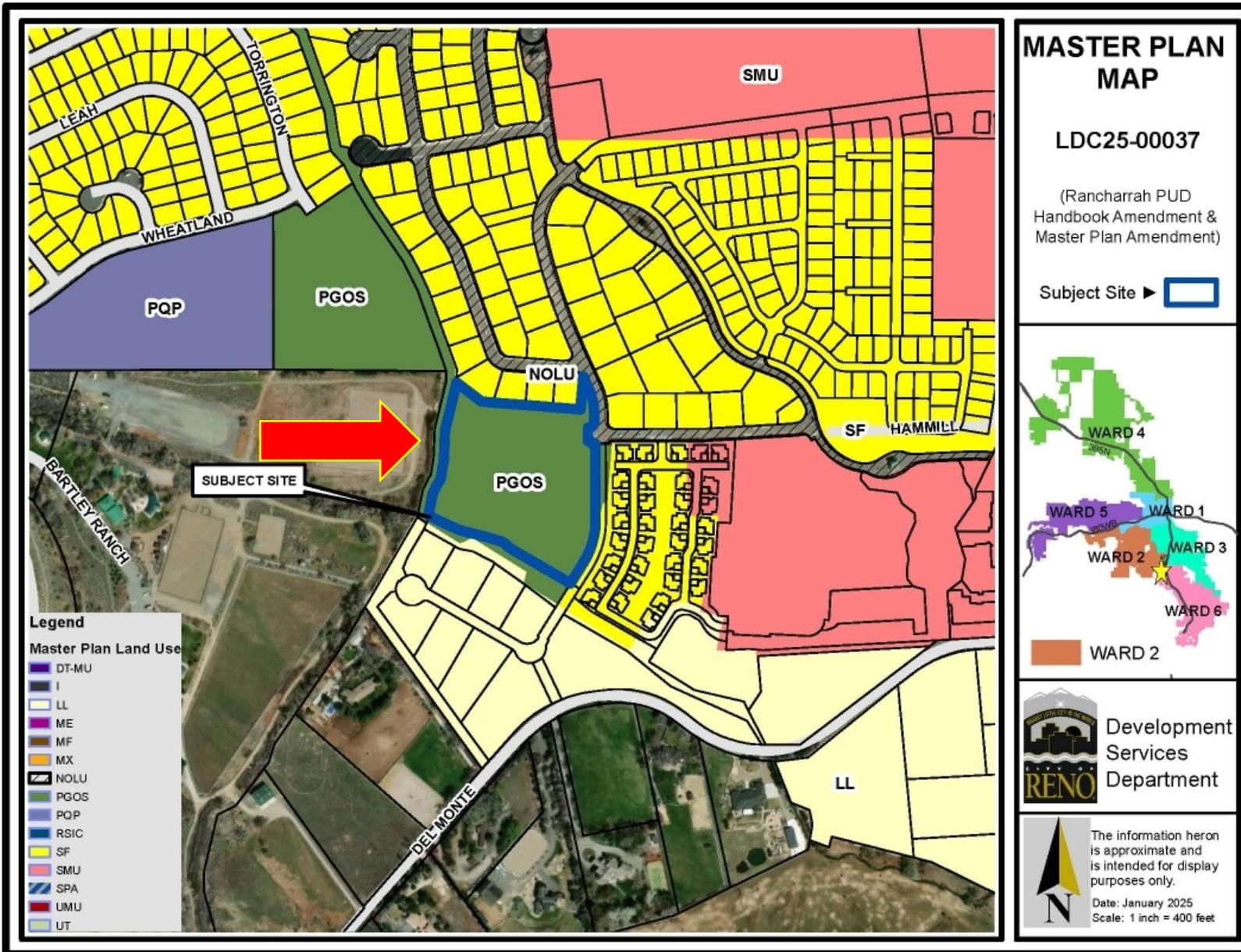
Site:

- ±140 acre site

Request #1

Amend the Handbook to:

- Eliminate the Equestrian Center and create Village 8;
- Reduce the total number of units from 722 to 469 units;
- Modify the objectives of the PUD by removing all references to “equestrian” and “riding facilities”; and
- Update the Flexibility section



Site:

- ±6.0 acre site

Request #2

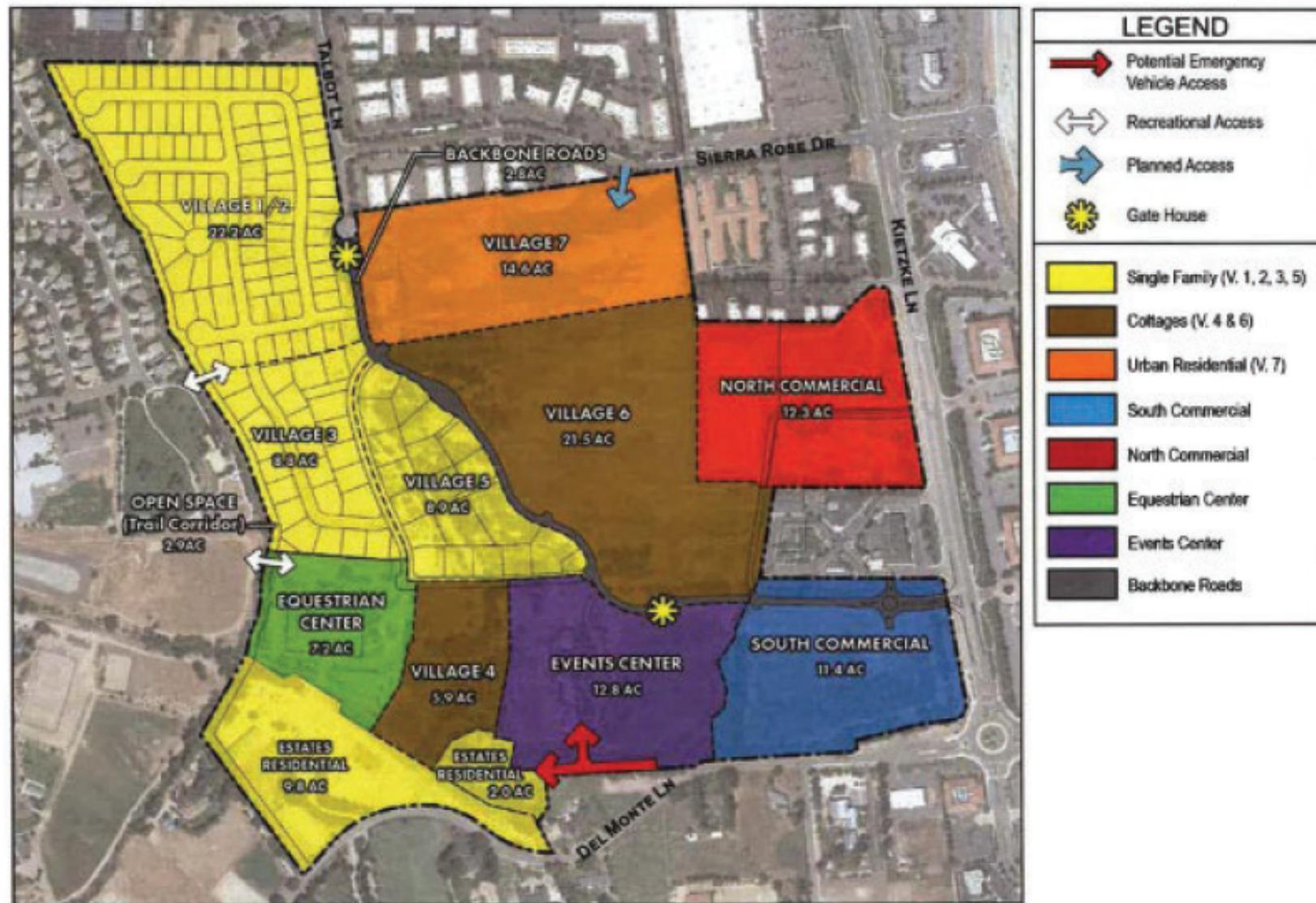
Master Plan Amendment:

- From Parks, Greenways, and Open Space (PGOS)
- To Single-Family Neighborhood (SF)

Existing Land Use Plan

Key Issues:

- Total number of units
- Density of the Equestrian Center/Village 8
- Handbook conformance with Reno Municipal Code
- Master Plan Amendment



Land Use Plan

Total Number of Units

Request

- Reduce the total number of units from 722 to 469

Background

- 1995 - 188 units
155 units + 33 on the EQ
- 2015 - 722 units
691 units + 31 on the EQ

Result

- Overall density is reduced from 5.1 to 3.3 d/u per acre
- Residents gain majority control of the HOA Board.

| CONTROL OF THE HOME OWNER'S ASSOCIATION BOARD | | |
|---|-----------|-----------|
| | Current | Proposed |
| Total Units | 722 | 469 |
| 25% Threshold 1 resident elected member, 2 assigned by the declarant | 181 units | 117 units |
| 50% Threshold 2 resident elected members, 1 assigned by the declarant | 361 units | 234 units |
| 75% Threshold 3 resident elected members, 0 assigned by the declarant | 542 units | 351 units |
| March 2025 292 units sold | 40% | 62% |



Density of the Equestrian Center/Village 8

Request

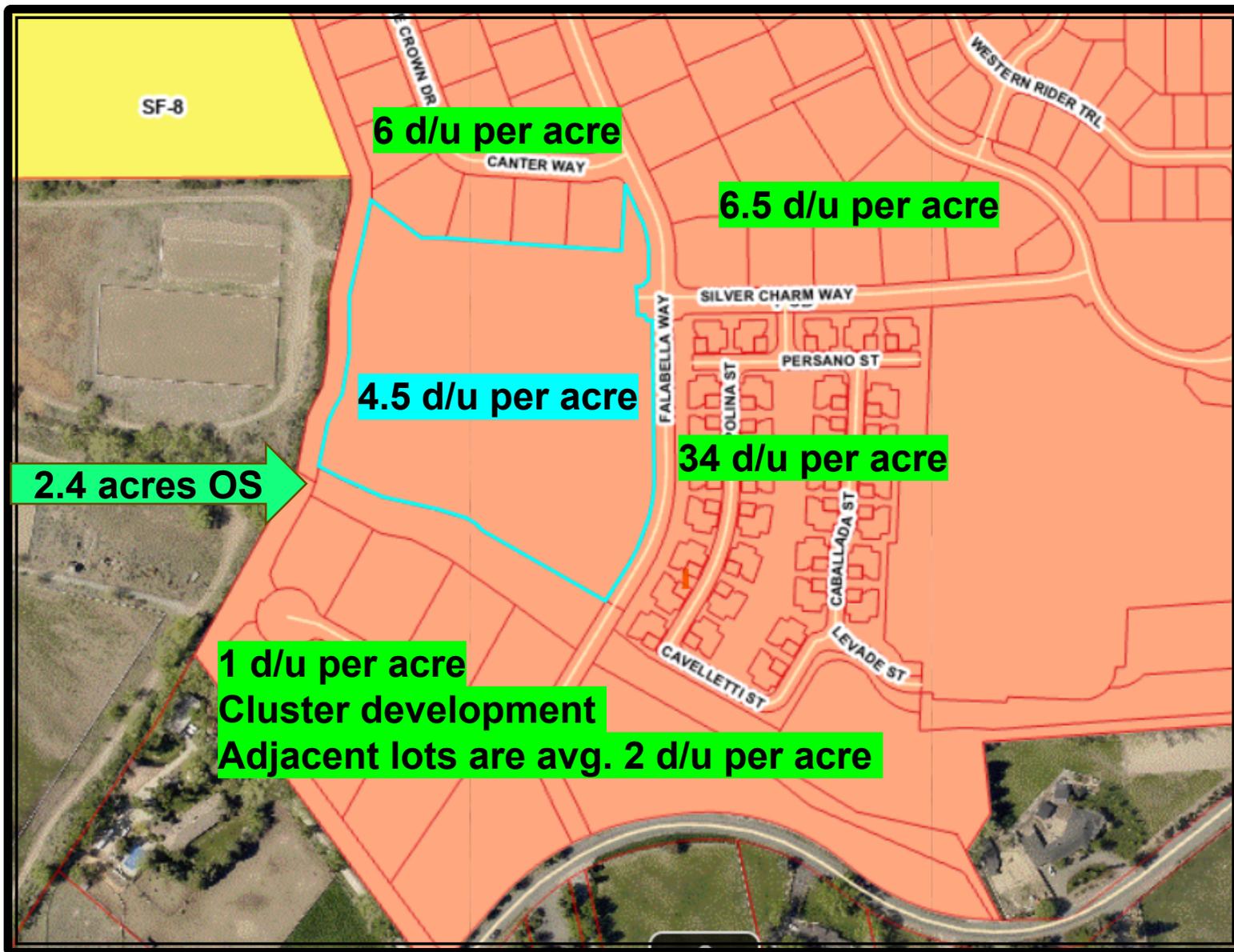
- Increase the total number of units from 7 to 29 (1 d/u to 4.5 d/u per acre)

Background

- 1995 – 16.5 acres allowing 33 units (2 d/u per acre)
- 2015 – 17.4 acres allowing 17 units (1 d/u per acre)
- 2018 – 7.2 acres allowing 7 dwelling units (1 d/u per acre)

Result

- Overall density is increased from 1 to 4.5 d/u per acre



Request

- Update the Flexibility section to reflect current RMC processes and other miscellaneous updates to reflect current RMC references.

Background

- 2018 - Current Handbook was approved
- 2021 - RMC was updated

Result

- Handbook conforms to RMC

Handbook conformance with Reno Municipal Code (RMC)

The following conditions shall apply to the future development of Rancharrah and shall not be varied without an amendment to the PUD handbook:

- The density and lot sizes of Village 2 shall not be less than the SF9 zone, as defined in RMC.
- No changes to the buffers and other limitations required along the southern and western boundaries, as described in the individual land use categories.
- Access to Del Monte Lane is limited to access to the stated Residential parcel and for emergency vehicle ingress/egress only.
- No vehicle access or connection is allowed from the west of the PUD. Specifically, no vehicle access to Ridgeview Drive shall be allowed.

Modifications:

The Administrator shall have the ability to grant minor deviations as outlined in RMC 18.06.411(a)(1), as amended. Minor deviations shall be subject to written approval from the master developer. Deviations of 10% or more shall conform to the City of Reno Variance process as outlined in RMC 18.06.408, as amended.



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.



Master Plan Amendment

Request

Master Plan Amendment:

- From Parks, Greenways, and Open Space (PGOS)
- To Single-Family Neighborhood (SF)

Background

- Prior to 2017 – Master Plan Land Use Designation of Special Plan Area (SPA)
- 2017 – Master Plan was updated SPA to PGOS

Result

- Master Plan will conform to approved uses

| Planned Unit Development Review Recommended Findings | Analysis | Staff Review |
|--|--|--------------|
| Consistent with objectives of a PUD | The amendment is consistent with the modified objectives. | ✓ Yes |
| Changes are in the public interest | Reduced number of units will give residents control of the HOA Board | ✓ Yes |
| Compatible ratio of residential to non-residential | No change | ✓ Yes |
| Provides appropriate open space | No change | ✓ Yes |
| Provides public services, control over vehicular traffic, light & air amenities, recreation, and visual enjoyment | No change | ✓ Yes |
| Compatible with surrounding neighborhood | Proposed density is appropriate | ✓ Yes |
| Addresses a unique situation, provides a benefit, innovative design, layout, or configuration | The amendment addresses the changes over the past 7 years | ✓ Yes |
| Compatible with the Master Plan | Brings the site into conformance with MP | ✓ Yes |
| Provides a public benefit | Benefits the residents/HOA Board | ✓ Yes |

| Master Plan Amendment Recommended Findings | Analysis | Staff Review |
|---|--|-----------------|
| Substantial conformance with Master Plan priorities and policies | SF designation bring the site into conformance | ✓ Yes |
| Activities and development compatible with surrounding | MPA does not change allowed development | ✓ Yes |
| Availability of public services in accordance with Concurrency Management System | No change | ✓ Yes |

Recommended Motions

Master Plan Amendment: Based upon compliance with the applicable findings, I move to adopt the amendment to the Master Plan by resolution, subject to conformance review by the Truckee Meadows Regional Planning Commission.

Zoning Map Amendment: Based upon compliance with the applicable findings, I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.