









AMY L. HORVATH

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Re: LDC25-00037 Rancharrah - Planned Unit Development Master Plan Amendment & Handbook Amendment

May 7, 2025

Dear Mayor Schieve & City Council Members,

Over the past number of months, as a resident of Rancharrah, I have worked tirelessly to attempt to bridge the divide between the residents and applicant to ensure the place where we elected to invest our livelihoods, investments, and futures - the place we call home - continues to be a thriving, community-centered, wonderful neighborhood within Reno.

Developers are shareholders in the community. They have rights, with regards to their property and its development. Residents are also equal shareholders within the conversations of what occurs within their neighborhoods. At this point in the development of Rancharrah, resident property ownership is larger than that of the Developers. Both residents and developers need to have equal seats and say at the table.

*I believe there can be a balancing act between the developer's quest to build and sell, the City's desire to meet housing demands in the ever changing housing market and financial climate, and the residents's rights to what they were told and sold honored, their investments protected, and their neighborhoods enjoyable.*

Per City Staff's recommendation, I have put together proposed redlines to the PUD, specifically surrounding the Events Center and Urban Residential (as it pertains to the current Sales Pavilion/ PUD proposed Community Center). (The PUD Urban Residential section references South Commercial, which is why those pages are included as well.). Please see the enclosed attachment, "Proposed Redlines to PUD Event Center & Urban Residential.docx"

Thank you for your time and consideration.

Warm Regards,



Amy Horvath  
Rancharrah Resident

# Rancharrah - Proposed Redlines to PUD RE: Events Center & Urban Residential

As it pertains to as it pertains to the  
PUD-Proposed-Community-Center  
(current Sales  
Pavilion)

## RANCHARRAH

### Events Center

The 12.8± acre Events Center encompasses the area surrounding, and including, the main house. The main house is anticipated to be reconfigured inside. Building additions are possible, ~~including permanent tented ballroom enclosures (west of the main house) to accommodate indoor event activities, such as weddings and private parties, as well as providing guest rooms.~~ The grounds surrounding the main house may include areas for patio and outdoor dining areas, outdoor wedding venues (which includes amplified music and speech), and open areas for farmers markets, animal and car shows, art fairs, etc. Additionally, recreational amenities, including but not limited to a fitness center, tennis courts, pools, bocce, volleyball, children’s play areas, etc. may be constructed on the grounds surrounding the main house.

Any residential development within the Events Center may not exceed 1 dwelling unit per acre gross density and shall utilize the design standards established for the Cottage land use category, excluding modifications to building heights that allow three stories. Residential units are only appropriate within the 300-foot buffer zone located along the southern portion of the Events Center.

A conceptual land plan for the outdoor events area (located west of the main house) is provided on page 25. This land plan shows a conceptual representation of potential elements that may be included in this outdoor events area of the events center, but does not represent the final design, programming, or absolute location of outdoor event elements. This outdoor events area is subject to the following stipulations:

- Other than parking and circulation located on the east and south sides of the main house, outdoor special events shall only be allowed the 300-foot buffer along the south PUD boundary if they comply with all of the provisions in the Open Space section below.
- All outdoor special events shall be oriented in a northerly direction, and;
- Outdoor special events shall not exceed 55 dB maximum measured at the nearest residential property line.

The following standards shall apply to development and uses within the Events Center.

#### Permitted Uses:

- Community center/clubhouse, private
- Indoor/Outdoor events center (i.e. weddings, private parties, concerts, plays, etc.)
- Specialty functions (i.e. art shows, fairs, animal/car shows, theater events, etc. – not exceeding seven (7) consecutive days and no more than two 7-day events per calendar month – maximum combined 12 outdoor events per calendar year for greater than 800 attendees are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit) – see Appendix 6 for Specialty Functions Application and Permit Checklist

- ~~• Bed & Breakfast/inn~~
- ~~• Caretaker quarters~~
- ~~• Single family attached/duets/townhomes/condominiums~~
- ~~• Duplexes~~

Is the referenced 300-foot buffer zone located along the “southern portion of the Events Center” the location of the 12 allowable units between the tree buffer zone and HOA owned and maintained large pond by The Village buildings?

## RANCHARRAH

- ~~• Equestrian trails~~
- Utility structures less than 6-feet in height
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Temporary structures – subject to outdoor entertainment and/or amplified music and speech restrictions noted below
- ~~• Permanent tented structures subject to the outdoor entertainment and/or amplified music and speech regulations noted below.~~

*\*Notes: Outdoor entertainment and/or amplified music and speech shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday. All events operating past 9:00 p.m. (Sunday through Thursday) and 10:00 p.m. (Friday and Saturday) shall be fully contained within a permanent structure (not including permanent tented structures).*

**or Sales Pavilion (Urban Residential)**

*Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center ~~or Equestrian Center~~. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event. Further, they shall not exceed ~~seven (7)~~ <sup>3</sup> consecutive days and no more than two ~~7~~ <sup>3</sup> day events per calendar month. Rancharrah staff shall notify property owners adjoining the Special Events and ~~Equestrian Events~~ land use parcels of each upcoming event and include a schedule of events, dates, and times and a contact name and number to resolve questions or issues.*

*The Events Center shall not exceed the outdoor noise levels specified in requirement #2 below at the property line for*

*adjoining single family residential properties, (does not include Rancharrah PUD single family uses). Set-up and removal of events may occur outside of operational hours, provided noise generated by these activities does not exceed the levels specified in requirement #2 below. No music or other amplified sound is allowed after hours during outdoor set up and/or removal of these activities.*

*Noise and operational requirements for all outdoor events are as follows:*

- 1. Amplified music and speech shall end at 10:00 p.m. Friday and Saturday and 9:00 p.m. Sunday thru Thursday.*
- 2. Any outdoor sound systems shall be designed so as to limit maximum noise levels at the residential property lines adjacent to the south and northwest sides of the PUD to 55 dB maximum during the time periods that outdoor amplified music and speech are allowed.*
- 3. The earthen berm required between the events center and nearest residences to the south shall be constructed up to 6-feet in height and shall be constructed prior to any outdoor events. No outdoor events shall be permitted until the berm and landscaping are constructed.*
- 4. During all outdoor events, Rancharrah staff shall monitor amplified speech and music noise levels at the nearest residential property line to the south on an hourly basis to ensure compliance with the noise standards specified in requirement #2 above.*

**Sales Pavilion (Urban Residential)**

RANCHARRAH

Setbacks:<sup>1,2</sup>

To Exterior Project Boundary Separation Between Buildings	80-foot 20-foot
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<u>Building Height:</u> <sup>1</sup> (new buildings)	35-foot (max. <del>2 stories</del> )
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Note:

- Existing buildings shall be exempt from the above setback and building height standards. Additions to existing buildings shall meet the above setback and building height standards.
- The setback for any new residential uses shall be a minimum of 100 feet from the southern boundary.

Parking:

Event Center (indoor/outdoor)	1 space / 4 attendees
Club House	1 space/275 s.f.
Outdoor Specialty Event Functions (defined as more than 800 people)	To be determined based on Special Activity Permit (See Appendix 6 for requirements/checklist)

Note:

~~Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking lot facilities constructed for the Events Center may be shared with the Equestrian Center as well.~~

New parking lots may be constructed on the north, ~~south and east sides~~ of the mansion. Parking shall be demonstrated with the building permit for the remodel of the mansion. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical/Retail or Retail Commercial during off-peak times, subject to the approval of the individual property owner and determined at the time of the Special Activity Permit.

Open Space Requirements:

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as provide open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Events Center provided on the following page 24.

For the Events Center land use category, the following open space features shall be required:

- An area consisting of the pond and a 10-foot offset from the edge of the pond shall remain undisturbed, except for necessary pond maintenance, additional landscaping and landscape maintenance, and trail maintenance and/or construction.
- A 45-foot wide open space buffer with a 6-foot tall berm shall be maintained along the southern boundary of the Events Center. The buffer area includes the entire 550 lineal feet along the southern boundary of the Events

Center from the western edge of the Office/Medical/Retail parcel to the eastern edge of the emergency access drive aisle. Landscape requirements, if necessary to augment existing landscaping, are provided in the Landscape section on page 56 of this PUD.

3. A minimum 45-foot wide landscape buffer shall be constructed between the Events Center and the Estates Residential parcel, as identified on the Events Center open space detail on page 6 and the detailed Events Center Open Space exhibit on page 26. This buffer shall include a minimum 6-foot foot high berm (measured from the greatest adjacent existing grade) and include two (2) rows of evergreen trees planted in a staggered pattern and at an average interval of 1 every 15-feet.
4. An area 300-feet in width as measured from the southern PUD boundary may be utilized for outdoor special events without amplified music or speech, special event lighting, or temporary event structures. Lighting associated with parking lots and vehicle circulation located within this area shall be permitted, not exceed 15-feet in height and shall be “dark skies” fixtures with shielding to avoid light spill onto adjacent residential properties. Bollard style lighting and landscape accent lighting shall also be permitted.

**Yellow permitted uses ONLY apply to APN 226-061-16 (proposed Village 7)**

**Red lines apply ONLY to APN 226-105-01 (potential Community Center site)**

**RANCHARRAH**

**Urban Residential**

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- ~~• Single family attached/townhomes~~
- ~~• Duplexes~~
- ~~• Condominiums~~
- ~~• Apartments~~

- ~~• Senior housing, assisted living, active adult, skilled nursing~~
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- ~~• Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner~~

Minimum Lot Size: N/A

Minimum Lot Width: N/A

Setbacks:<sup>1</sup>

Single Family Detached/Attached

Front yard	10-foot
Garage	3-foot or 20-foot
Side yard	0-foot or 5-foot
Rear yard	10-foot
Separation between buildings	10-foot
Driveway Length	19-foot min.

Multifamily

Front yard	15-foot
Side yard	5-foot
Rear yard	10-foot

Building Height<sup>2</sup> 45-foot (max. 3-stories)

## (Community Center/Sales Pavilion - APN 226-105-01)

RANCHARRAH

### Parking:<sup>3</sup>

Single Family	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended
Multifamily	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended

### Notes:

1. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Buildings directly adjacent to existing buildings to the north and east of Village 7 (along Sierra Rose Drive) shall provide a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.
3. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended. For Single Family uses, the “per bedroom” parking requirement shall be provided as off-street parking and guest parking may be provided on-street and/or in parking pockets.

### Regarding APN 226-105-01 ONLY:

**Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses for APN 226-105-01 permitted by this PUD shall be subject to applicable parking requirements per RMC.**

**Redlines apply ONLY to Urban Residential land use**

**RANCHARRAH**

**(Community Center/Sales Pavilion - APN 226-105-01)**

**South Commercial**

The South Commercial parcel contains approximately 11.4± acres and is located on the northwest corner of Kietzke Lane and Del Monte Lane. This land use category will contain a mix of uses similar to the office, commercial and restaurant uses in the vicinity to the north, south, and east on Kietzke Lane. Also allowed within this area are retail uses that are intended to service the surrounding area. The following standards shall apply to development of the South Commercial land use designated area.

The South Commercial parcel contains an area 100-feet in width adjacent to the open space buffer along Del Monte Lane that shall be limited to single story buildings (as depicted in the Land Use Plan on page 5 and on the South Commercial Site Restrictions exhibit on the following pages). This area shall be limited to operate between 7:00 a.m. and 7:00 p.m. (except for uses within the east 200-feet adjacent to Kietzke Lane).

The traffic impact study for the South Commercial category as contained in Appendix 3 of this PUD estimates 45,200± sq. ft. professional office, 26,600± sq. ft. of retail, 30,000± sq. ft. of restaurant, and 8,000± sq. ft. bank. The land use mix may be modified and amount of floor area estimated in the traffic report may be increased as long as the overall aggregate traffic generation estimated for the PUD is not exceeded. (Note: The land use mix and restrictions for the south 100-foot single story build zone for the South Commercial parcel cannot be modified by this provision.)

Permitted Uses:

- ~~• Animal clinic, shelter, hospital or boarding kennel (indoor only)~~
- ~~• Assisted living/nursing home~~
- ~~• Auto showroom, indoor (no outdoor display)~~
- ~~• Bakery, retail~~
- ~~• Barber/Beauty Shop~~
- ~~• Child care center~~
- ~~• Cleaners, Commercial~~
- ~~• Congregate care~~
- ~~• Copy center~~
- Cultural and public facilities (Including art galleries, libraries, museums, post offices, etc.)
- ~~• Financial institution (with drive thru)~~
- ~~• General personal services~~
- ~~• General retail store or commercial use other than listed~~
- ~~• Hospice~~
- ~~• Laboratory (if not "Group II" Occupancy as defined in building code and if 4,000 s.f. or less)~~
- ~~• Laundry drop-off/pick-up~~
- ~~• Medical facility, with limited overnight care (not a general hospital)~~
- ~~• Office, other than listed~~
- ~~• Recording studio~~
- ~~• Restaurant w/o alcohol service (drive thru facilities limited to one - Note 2) - not allowed within the 100 foot single story build area, excluding the east 200 feet adjacent to Kietzke Lane (see graphic on page 37)~~
- ~~• Restaurant with alcohol service (drive thru facilities limited to one - Note 2) - not allowed within the 100-foot single~~

**Redlines apply ONLY to Urban Residential land use  
(Community Center/Sales Pavilion - APN 226-105-01)**

**RANCHARRAH**

~~story build area, excluding the east 200 feet adjacent to Kietzke Lane (see graphic on page 37)~~

- ~~• Showroom~~
- Utility box/well house, backup generator, pumping or booster station
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- ~~• Uses located outside of the south 100 foot single story building area, plus those located within the east 200-foot of the single-story building area adjacent to Kietzke Lane are allowed to operate between 6:00 a.m. and 11:00 p.m. Restaurants may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m. see graphic on page 37~~
- ~~• Uses located within the south 100 foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) are allowed to operate between the hours of 7:00 a.m. and 7:00 p.m. see graphic on page 37~~
- ~~• Wine bar or wine/beer/specialty spirits tasting room (in conjunction with a retail packaged liquor use)~~

Uses Requiring a Special Use Permit:

- ~~• College~~
- ~~• Convention center~~
- ~~• Laboratory (if "Group H" Occupancy as defined in building code or if more than 4,000 s.f.~~
- ~~• School, vocational/trade~~
- ~~• Major utilities~~
- ~~• Uses located outside of the south 100 foot single story building area, plus the east 200 feet of the single-story building area adjacent to Kietzke Lane are allowed to~~

~~operate between 11:00 p.m. and 6:00 a.m. with approval of a special use permit. This excludes restaurants, which may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m. and medical/surgery rehabilitation facilities with overnight care that may operate without a special use permit see graphic on page 37~~

Prohibited Uses:

- Restaurants with or without alcohol service within the 100-foot single story building area, excluding the 200-feet of the single-story building area adjacent to Kietzke Lane – see graphic on page 37
- Uses located within the south 100-foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) shall not operate between the hours of 7:00 p.m. and 7:00 a.m.– see graphic on page 37

Setbacks: <sup>1</sup>

Front yard	10-feet
Side yard	5-feet
Rear yard	10-feet
Separation between buildings	10-feet

Building Height:

52-feet<sup>4</sup>  
(max. 2-stories)

**Redlines apply only to Urban Residential land uses  
(Community Center/Sales Pavilion - APN 226-105-01)**

**RANCHARRAH**

**Notes:**

1. *The interior setbacks identified above may be reduced to zero (0) in cases of commercial parcelization/subdivision, in accordance with RMC Section 18.12.101(b), as amended.*
2. *Only one drive thru facility associated with a restaurant use shall be allowed in the South Commercial land use category. The number of drive thru facilities associated with other uses (i.e. financial institutions, etc.) is not limited. All drive thrus shall be prohibited to operate between the hours of 11:00 pm and 6:00 am.*
3. *No parking or outdoor activities are allowed south of the single-story building area between the single-story buildings and the open space buffer.*
4. *Building heights for buildings located within the south 100-foot wide single-story building area shall be limited to one story and 30-feet.*

**Parking:**

Parking ratios for uses specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. If a use identified above is not included in RMC 18.12.1102, then parking ratios provided for similar uses that are identified in recognized parking reference guides (ITE Parking Generation Manual or APA Parking Standards) may be utilized to the satisfaction of the Zoning Administrator.

All required parking for the *South Commercial* category shall be provided on-site.

**Open Space Requirements:**

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent properties. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the *South Commercial* provided on the following page 37.

For the *South Commercial* land use category, the following open space features shall be required:

1. A minimum 45-foot wide open space buffer is required along the southern boundary of the *South Commercial* parcel. The 500 lineal feet of buffer extending east from the eastern boundary of the Special Events parcel shall maintain the existing 45-foot wide buffer with a 6-foot tall landscaped berm. Two rows of evergreen trees shall be planted (or existing trees preserved, as applicable) within the berm in a staggered pattern at an average interval of one (1) tree every 15-feet (additional ornamental trees may be intermixed for visual appeal to the approval of the Administrator). Transplanted mature trees from other portions of the PUD shall be used whenever possible. If new trees must be planted, they shall be a minimum of 10-feet in height (for evergreens) and 2-1/2" caliper (for deciduous) at the time of planting and interspersed with transplanted or existing mature trees. (Refer to buffer and open space details on the following pages). This buffer area shall be included and maintained with the first building permit for this land use category.

**Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses permitted by this PUD shall be subject to applicable parking requirements per RMC.**

2. The remaining 450 lineal foot buffer extending east to the Kietzke Lane/Del Monte Lane roundabout consists of ±45-80-feet of Del Monte Lane right of way that shall be landscaped in a similar fashion to the right of way landscape surrounding the PUD on Kietzke Lane (see *South Commercial* Open Space Detail page 37). At a minimum, trees in the east 450-foot section shall be planted at a rate of 1 tree for every 30 lineal feet of street frontage. (Refer to buffer and open space details on pages 38 and 39). Plans for the buffer treatments shall be submitted with the first building permit for the Office/Medical/Retail parcel.
3. The excess right of way area adjacent to Kietzke Lane shall be landscaped in a similar fashion to the right of way landscaping on adjacent properties in the Kietzke Lane corridor and planted with the same standards for the Del Monte right of way. Landscape plans shall be submitted with the first building permit for the *South Commercial* parcel.



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**City Council Comment received from Amy Horvath**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Wed 5/7/2025 3:42 AM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Amy Horvath

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

amy.l.horvath@gmail.com

Phone Number:

310-418-1669

Address:

A new comment has been submitted for the Reno City Council Meeting held on: .

**Section:**

C Items - Public Hearing Items

**Item:**

LDC25-00037.

**Position:**

In opposition

**Are they speaking in person?**

Yes, I will check-in with the City Clerk upon arrival.

**If no, enter comments below:****ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public*

*record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

*Do you wish to sign-up for Reno Connect e-newsletters?*

*Reno Connect is the best way to stay informed about the latest news and updates from the City of Reno. We'll never share your email address with third-party persons, companies or organizations. Visit [www.Reno.Gov/RenoConnect](http://www.Reno.Gov/RenoConnect) to view all newsletter topic lists.*

Yes

AMY L. HORVATH

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**Re: City Council Meeting May 7, 2025 - Public Comment Letter**

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment  
& Handbook Amendment

May 7, 2025

Dear Mayor Schieve & City Council Members,

Our family made the decision to move from Truckee, California, the only state we had ever lived in, to Reno, Nevada based solely on the Rancharrah neighborhood and The Club at Rancharrah. My husband and I had moved to Truckee with the intent to live in the mountains for a handful of years and then return to Southern California. That plan eventually changed - who needs that kind of traffic?! Seven years later, when we seriously began looking to leave Truckee, we had written the State of Nevada and the City of Reno off. While we had enjoyed coming to Reno to run errands, explore new restaurants, enjoy the arts and culture scene, etc., and we liked the idea of no state income taxes, coming from California we were concerned with the education system and the “wild wild west of Nevada,” in terms of the lack of rules and regulations. In fact, we were looking at different states all together. Then, by accident or kismet, we found The Club at Rancharrah and the Latigo Neighborhood of Rancharrah.

Simply put, we fell in love... Our daughter was horse back riding in Truckee, and we were told by Club Management she could ride right here in the Rancharrah neighborhood through the Equestrian Center. *Every piece of marketing material* had horses on it - from the photos of horses and cattle brands at Toll Brothers’s sales studio, where we ultimately purchased our home - to the marketing materials and maps of the entire Rancharrah development - to The Club at Rancharrah brochures and website, which featured the Equestrian Center, horses, and the legacy of Rancharrah. All the street names are horse themed and the neighborhood subdivisions are named after and have horse icons. The Talbot Lane gate entrance is equestrian themed and beautiful! We watched as horses were led between the pasture by Village 7 (which we were told would be planned as an extension of The Club at Rancharrah as a Family Center, complete with family pool, restaurant, and bar) and the Equestrian Center. In fact, *we selected our lot because of its location to the future Family Center*, its current status as horse pastures, and its undecided future. We were told *in writing* by Toll Brothers (December 2021) they were “unaware as to what

the horse pastures/open space (Village 7, now slated to become 59 patio homes this year) will be in the future,” and that it would most likely be custom lots. Of course, this was untrue.

Unbeknownst to us, *we had absolutely no idea that the future of the neighborhood had already been decided.* Not one person from management at The Club at Rancharra, real estate sales agents at Toll Brothers, etc. informed us of the PUD Handbook - the controlling document of the *entire* development. We knew we were purchasing a home in an HOA controlled community. We knew we were purchasing a home in a master plan community. We had lived in a new community before. We had lived in an HOA controlled community before. We had lived in a community where the Developer controlled the HOA Board, and then turned control over to the residents in accordance with the CC&Rs, following state and local statutes. In fact, I served for many years as the HOA President in one of our former neighborhoods. *We had never lived in a state or community where the controlling document was **not** provided to home owners.* We read **all** the paperwork provided to us, and I do mean all. Pulled directly from our CC&Rs, (first provided to us along with the HOA Documents on April 14, 2023, less than two months prior to our close of escrow, per the paper trail I have from my records):

**“Handbook”**: the Rancharra Planned Unit Development Handbook, recorded in the Official Records on November 28, 2011, as Document Number 4061783, as amended as amended by instrument recorded in the Official Records on December 7, 2015, as Document Number 4539233, as hereafter further amended from time to time.

What we did not know (beginning December of 2021 when we entered contract on our home, through the 14 month escrow), and therefore *did not know to ask*, was that the **one reference** to a “Handbook” in our CC&Rs **controls the entire development, neighborhood, and ultimately HOA.** As the saying goes, “You don’t know what you don’t know.” But sadly for us, and most of the residents in this community, *what we didn’t know and weren’t made aware of* impacts us, our daily living and our financial investment, greatly. I do hope this **one reference** to the “Handbook” was a gross oversight by the creators of our community’s CC&Rs. Sadly, I fear it was not.

While all traces of the physical horses, Equestrian Center, and horse pastures - one of the main reasons we fell in love with this community, sold our home in California, and relocated to Rancharra - are now demolished, we are left with the memory of what was and could have been. The memory of saying hello to Cisco the Horse and his neighboring horse friends each walk to and from school in the mornings and afternoons. The memories of our son and daughter running out to say hello to the Cisco and his friends after they saw, from their respective

bedroom windows, the horses move along the fences along Falabella and walk to and from the Equestrian Center. The idea we were sold on of our daughter riding at the Equestrian Center that she could walk to from our home.

We are left with a housing community filled with horse named sub-neighborhoods and streets, iconographies of horses, and a bronze horse statue that greets us as we drive through the beautiful iron horse themed gate of Rancharra, *even though no single horse longer resides within our community.*

As a resident who was marketed and sold one vision of life within the gates of Rancharra, the reality has become a shell of that vision. *I write to you today to ask you to consider the back story of the development and how it greatly impacts the individuals and families who chose and continue to choose to call this development home.* As residents, we want our community to be a thriving, engaging, wonderful place to call home. We support the Developer's right to develop the remaining parcels; and we ask the Major, City Council, and the City of Reno to heavily weigh the desires of the residents and constituents of the Rancharra neighborhood when looking at the Proposed PUD Handbook and Master Plan Amendment before you.

It may seem like the residents of Rancharra are a bunch of wealthy individuals, but please bear in mind that the developers and developer groups who develop within the City of Reno are far wealthier than any of us residents.

**I ask that City Council (1) approve the proposed MPA amendment from PGOS to SF, and (2) approve the proposed PUD Amendment before you with the following modifications:**

- 1 - **Increase** the existing PUD from 7 SF units to a **maximum** of 15 SF units.
- 2 - Provide for a **100 foot open space buffer** at the northern border of Village 8 (between Villages 3 and 8).
- 3 - Deny housing of **any kind** for APN 226-105-01 at Village 7 (Urban Residential, PUD Proposed Community Center/current Sales Center).

I believe the three modifications above show *respect for* the property rights of *the developer*, as well as the desires of the residents. It gets the neighborhood closer to the vision each resident was told and sold when home investments were made. In addition, it **preserves** the **historical Rancharra neighborhood** for **all** of Reno, as Rancharra is visible from Windy Hill, each and every airplane entering and exiting the Reno Tahoe International Airport, the surrounding neighborhoods and communities, the *many* frequenters of The Village shopping

center, and the thousands of community members and guests who attend public and private benefits/fundraisers/events at The Club at Rancharrah. Below, you will find my additional sound reasoning to support the above requested modifications.

Thank you for your time and consideration.

Warm Regards,



Amy Horvath  
Rancharrah Resident

Reasoning to Support Requested Modifications to  
Proposed PUD Amendment

**MODIFICATION #1** - **Increase** the existing PUD from 7 SF units to a **maximum** of **15 SF** units.

- This is over a 50% increase.
- This is within the Applicant's ask of a 10% contingency of SF homes.
  
- Supports NRS 278.250(2) - To ensure the **protection of existing neighborhoods** and communities, including the protection of rural preservation neighborhoods
  
- Supports RMC Section 18.08.304(e) & Section 18.08.503(d):
  - **Is consistent with the statement of objectives** of a PUD.
  - Includes an adequate provision for public services, adequate control over vehicular traffic, and **furtheres the amenities of light and air, recreation, and visual enjoyment**
  - **Is compatible with the neighborhood in which it is proposed to be established.**
  - 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;

- 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
- Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
  - 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.

## **MODIFICATION #2** - Provide for a **100 foot open space buffer** at the northern border of Village 8 (between Villages 3 and 8).

- This asks for an additional 50 feet of open space buffer.
- Preserves the **existing** walking path and mature trees.
- *Applicants proposal of a 50 feet of buffer does **not** preserve the **existing** walking path or mature trees. It reduces the current open space.*
- Supports and is consistent with the objectives of **this** PUD:

### **Objective**

The objective of the Rancharra 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 buildings throughout the ranch.

- Supports NRS 278.250(2):
  - To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;
  - To promote health and the general welfare

- To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- Supports RMC Section 18.08.304(e) & Section 18.08.503(d):
  - Is consistent with the statement of objectives of a PUD.
  - 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.
  - Is compatible with the neighborhood in which it is proposed to be established.
  - 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
  - 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
  - Demonstrates that there is a public benefit gained from approval of the PUD, such as but not limited to the following:
    - Additional or better open spaces, or a design or development of open spaces that creates a desirable and useful environment;
    - 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;
    - Preservation or enhancement of natural and cultural assets, such as historic 12 landmarks, migration routes, wetlands, fish or animal habitats, geographical features, specimen trees, or views;
    - 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
    - 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.

**MODIFICATION #3** - Deny housing of **any kind** for APN 226-105-01 at Village 7 (Urban Residential, PUD Proposed Community Center/current Sales Center).

- Supports RMC 18.02.602(d) Historical Landmark - the preservation of buildings of cultural and landmark significance, as well as historical landscapes fit into discussion here of open space as a way to promote community engagement and sense of belonging among residents.
- Supports and is consistent with the objectives of **this** PUD:

**Objective**

The objective of the Rancharrah 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 buildings throughout the ranch.

- Protects and supports the intention of the PUD through building preservation of a potential Community Center.

**SALES PAVILION aka 'COMMUNITY CENTER' (LOCATED ADJACENT TO VILLAGE 7)**



**Yellow permitted uses ONLY apply to APN 226-061-16 (proposed Village 7)**      **Red lines apply ONLY to APN 226-105-01 (potential Community Center site)**

RANCHARRAH

**Urban Residential**

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

**Permitted Uses:**

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- ~~• Single family attached/townhomes~~
- ~~• Duplexes~~
- ~~• Condominiums~~
- ~~• Apartments~~

- ~~• Senior housing, assisted living, active adult, skilled nursing~~
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- ~~• Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner~~

Minimum Lot Size: N/A  
Minimum Lot Width: N/A

Setbacks:<sup>1</sup>

Single Family Detached/Attached

Front yard	10-foot
Garage	3-foot or 20-foot
Side yard	0-foot or 5-foot
Rear yard	10-foot
Separation between buildings	10-foot
Driveway Length	19-foot min.

Multifamily

Front yard	15-foot
Side yard	5-foot
Rear yard	10-foot

Building Height<sup>2</sup> 45-foot (max. 3-stories)

RANCHARRAH

Parking:<sup>3</sup>

Single Family	Per RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended
Multifamily	Per RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended

Notes:

1. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Buildings directly adjacent to existing buildings to the north and east of Village 7 (along Sierra Rose Drive) shall provide a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.
3. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. For Single Family uses, the "per bedroom" parking requirement shall be provided as off-street parking and guest parking may be provided on-street and/or in parking pockets.

**Regarding APN 226-105-01 ONLY:**

**Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses for APN 226-105-01 permitted by this PUD shall be subject to applicable parking requirements per RMC.**

---

**Fw: Rancharrah - PUD Proposed Redlines (LDC25-00037)**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 7:19 AM

**To** Public Comment - CC <PublicComment@reno.gov>

 2 attachments (6 MB)

Horvath - Letter to City Council Members - Rancharrah PUD Redlines (05.07.2025).pdf; Proposed Redlines to PUD Event Center & Urban Residential.pdf;

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

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**From:** Amy Horvath <amy.l.horvath@gmail.com>

**Sent:** Wednesday, May 7, 2025 1:10:25 AM

**To:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Cc:** Public Comment - CC <PublicComment@reno.gov>

**Subject:** Rancharrah - PUD Proposed Redlines (LDC25-00037)

Dear Mayor & Council Members,

I wanted to take a moment to share my thoughts regarding PUD Proposed Redlines ahead of tomorrow's meeting. Thank you each for working diligently to ensure the balance between the desires of developers, residents, and the City of Reno as a whole. I appreciate the time, effort, and energy you put into making Reno a wonderful place to live, work, and enjoy. In advance, I thank you for your time, attention, and consideration.

Warm Regards,

Amy

Amy L. Horvath ♥

cell :: 310.418.1669

email :: [amy.l.horvath@gmail.com](mailto:amy.l.horvath@gmail.com)

pronouns:: she/her/hers

AMY L. HORVATH

5400 SIDE SADDLE TRAIL  
RENO, NV 89511  
CELL (310) 418-1669  
AMY.L.HORVATH@GMAIL.COM

Re: LDC25-00037 Rancharrah - Planned Unit Development Master Plan Amendment & Handbook Amendment

May 7, 2025

Dear Mayor Schieve & City Council Members,

Over the past number of months, as a resident of Rancharrah, I have worked tirelessly to attempt to bridge the divide between the residents and applicant to ensure the place where we elected to invest our livelihoods, investments, and futures - the place we call home - continues to be a thriving, community-centered, wonderful neighborhood within Reno.

Developers are shareholders in the community. They have rights, with regards to their property and its development. Residents are also equal shareholders within the conversations of what occurs within their neighborhoods. At this point in the development of Rancharrah, resident property ownership is larger than that of the Developers. Both residents and developers need to have equal seats and say at the table.

*I believe there can be a balancing act between the developer's quest to build and sell, the City's desire to meet housing demands in the ever changing housing market and financial climate, and the residents's rights to what they were told and sold honored, their investments protected, and their neighborhoods enjoyable.*

Per City Staff's recommendation, I have put together proposed redlines to the PUD, specifically surrounding the Events Center and Urban Residential (as it pertains to the current Sales Pavilion/ PUD proposed Community Center). (The PUD Urban Residential section references South Commercial, which is why those pages are included as well.). Please see the enclosed attachment, "Proposed Redlines to PUD Event Center & Urban Residential.docx"

Thank you for your time and consideration.

Warm Regards,



Amy Horvath  
Rancharrah Resident

# Rancharrah - Proposed Redlines to PUD RE: Events Center & Urban Residential

As it pertains to as it pertains to the  
PUD-Proposed-Community-Center  
(current Sales  
Pavilion)

## RANCHARRAH

### Events Center

The 12.8± acre Events Center encompasses the area surrounding, and including, the main house. The main house is anticipated to be reconfigured inside. Building additions are possible, ~~including permanent tented ballroom enclosures (west of the main house) to accommodate indoor event activities, such as weddings and private parties, as well as providing guest rooms.~~ The grounds surrounding the main house may include areas for patio and outdoor dining areas, outdoor wedding venues (which includes amplified music and speech), and open areas for farmers markets, animal and car shows, art fairs, etc. Additionally, recreational amenities, including but not limited to a fitness center, tennis courts, pools, bocce, volleyball, children’s play areas, etc. may be constructed on the grounds surrounding the main house.

Any residential development within the Events Center may not exceed 1 dwelling unit per acre gross density and shall utilize the design standards established for the Cottage land use category, excluding modifications to building heights that allow three stories. Residential units are only appropriate within the 300-foot buffer zone located along the southern portion of the Events Center.

A conceptual land plan for the outdoor events area (located west of the main house) is provided on page 25. This land plan shows a conceptual representation of potential elements that may be included in this outdoor events area of the events center, but does not represent the final design, programming, or absolute location of outdoor event elements. This outdoor events area is subject to the following stipulations:

- Other than parking and circulation located on the east and south sides of the main house, outdoor special events shall only be allowed the 300-foot buffer along the south PUD boundary if they comply with all of the provisions in the Open Space section below.
- All outdoor special events shall be oriented in a northerly direction, and;
- Outdoor special events shall not exceed 55 dB maximum measured at the nearest residential property line.

The following standards shall apply to development and uses within the Events Center.

#### Permitted Uses:

- Community center/clubhouse, private
- Indoor/Outdoor events center (i.e. weddings, private parties, concerts, plays, etc.)
- Specialty functions (i.e. art shows, fairs, animal/car shows, theater events, etc. – not exceeding seven (7) consecutive days and no more than two 7-day events per calendar month – maximum combined 12 outdoor events per calendar year for greater than 800 attendees are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit) – see Appendix 6 for Specialty Functions Application and Permit Checklist

- ~~• Bed & Breakfast/inn~~
- ~~• Caretaker quarters~~
- ~~• Single family attached/duets/townhomes/condominiums~~
- ~~• Duplexes~~

Is the referenced 300-foot buffer zone located along the “southern portion of the Events Center” the location of the 12 allowable units between the tree buffer zone and HOA owned and maintained large pond by The Village buildings?

## RANCHARRAH

- ~~• Equestrian trails~~
- Utility structures less than 6-feet in height
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- Temporary structures – subject to outdoor entertainment and/or amplified music and speech restrictions noted below
- ~~• Permanent tented structures subject to the outdoor entertainment and/or amplified music and speech regulations noted below.~~

*\*Notes: Outdoor entertainment and/or amplified music and speech shall be limited to operate between the hours of 8:00 a.m. and 10:00 p.m. Friday and Saturday and 8:00 a.m. to 9:00 p.m. Sunday through Thursday. All events operating past 9:00 p.m. (Sunday through Thursday) and 10:00 p.m. (Friday and Saturday) shall be fully contained within a permanent structure (not including permanent tented structures).*

### **or Sales Pavilion (Urban Residential)**

*Any outdoor events totaling more than 800 people may only be staged a combined 12 times per calendar year in either the Events Center ~~or Equestrian Center~~. All parking arrangements for events more than 800 people shall obtain a Special Activity Permit from City of Reno prior to the event. Further, they shall not exceed ~~seven (7)~~ <sup>3</sup> consecutive days and no more than two ~~7~~ <sup>3</sup> day events per calendar month. Rancharrah staff shall notify property owners adjoining the Special Events and ~~Equestrian Events~~ land use parcels of each upcoming event and include a schedule of events, dates, and times and a contact name and number to resolve questions or issues.*

*The Events Center shall not exceed the outdoor noise levels specified in requirement #2 below at the property line for*

*adjoining single family residential properties, (does not include Rancharrah PUD single family uses). Set-up and removal of events may occur outside of operational hours, provided noise generated by these activities does not exceed the levels specified in requirement #2 below. No music or other amplified sound is allowed after hours during outdoor set up and/or removal of these activities.*

*Noise and operational requirements for all outdoor events are as follows:*

- 1. Amplified music and speech shall end at 10:00 p.m. Friday and Saturday and 9:00 p.m. Sunday thru Thursday.*
- 2. Any outdoor sound systems shall be designed so as to limit maximum noise levels at the residential property lines adjacent to the south and northwest sides of the PUD to 55 dB maximum during the time periods that outdoor amplified music and speech are allowed.*
- 3. The earthen berm required between the events center and nearest residences to the south shall be constructed up to 6-feet in height and shall be constructed prior to any outdoor events. No outdoor events shall be permitted until the berm and landscaping are constructed.*
- 4. During all outdoor events, Rancharrah staff shall monitor amplified speech and music noise levels at the nearest residential property line to the south on an hourly basis to ensure compliance with the noise standards specified in requirement #2 above.*

**Sales Pavilion  
(Urban Residential)**

RANCHARRAH

Setbacks:<sup>1,2</sup>

To Exterior Project Boundary Separation Between Buildings	80-foot 20-foot
---	--------------------

<u>Building Height:</u> <sup>1</sup> (new buildings)	35-foot (max. <del>2 stories</del> )
---	---

Note:

- Existing buildings shall be exempt from the above setback and building height standards. Additions to existing buildings shall meet the above setback and building height standards.
- The setback for any new residential uses shall be a minimum of 100 feet from the southern boundary.

Parking:

Event Center (indoor/outdoor)	1 space / 4 attendees
Club House	1 space/275 s.f.
Outdoor Specialty Event Functions (defined as more than 800 people)	To be determined based on Special Activity Permit (See Appendix 6 for requirements/checklist)

Note:

~~Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. Any new parking lot facilities constructed for the Events Center may be shared with the Equestrian Center as well.~~

New parking lots may be constructed on the north, ~~south and east sides~~ of the mansion. Parking shall be demonstrated with the building permit for the remodel of the mansion. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical/Retail or Retail Commercial during off-peak times, subject to the approval of the individual property owner and determined at the time of the Special Activity Permit.

Open Space Requirements:

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as provide open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Events Center provided on the following page 24.

For the Events Center land use category, the following open space features shall be required:

- An area consisting of the pond and a 10-foot offset from the edge of the pond shall remain undisturbed, except for necessary pond maintenance, additional landscaping and landscape maintenance, and trail maintenance and/or construction.
- A 45-foot wide open space buffer with a 6-foot tall berm shall be maintained along the southern boundary of the Events Center. The buffer area includes the entire 550 lineal feet along the southern boundary of the Events

Center from the western edge of the Office/Medical/Retail parcel to the eastern edge of the emergency access drive aisle. Landscape requirements, if necessary to augment existing landscaping, are provided in the Landscape section on page 56 of this PUD.

3. A minimum 45-foot wide landscape buffer shall be constructed between the Events Center and the Estates Residential parcel, as identified on the Events Center open space detail on page 6 and the detailed Events Center Open Space exhibit on page 26. This buffer shall include a minimum 6-foot foot high berm (measured from the greatest adjacent existing grade) and include two (2) rows of evergreen trees planted in a staggered pattern and at an average interval of 1 every 15-feet.
4. An area 300-feet in width as measured from the southern PUD boundary may be utilized for outdoor special events without amplified music or speech, special event lighting, or temporary event structures. Lighting associated with parking lots and vehicle circulation located within this area shall be permitted, not exceed 15-feet in height and shall be “dark skies” fixtures with shielding to avoid light spill onto adjacent residential properties. Bollard style lighting and landscape accent lighting shall also be permitted.

**Yellow permitted uses ONLY apply to APN 226-061-16 (proposed Village 7)**

**Red lines apply ONLY to APN 226-105-01 (potential Community Center site)**

**RANCHARRAH**

**Urban Residential**

Located adjacent to the Retail Commercial and existing office developments, the Urban Residential land use category includes Village 7 and is the highest density residential village in the PUD. Totalling approximately 14.6± acres, this village is intended to include attached single family and/or multifamily uses.

A potential Community Center is proposed in the western portion of the Urban Residential land use parcel. The Community Center contemplates reuse of the existing sales pavilion building, with the addition of outdoor amenities, such as sports courts, pool and playground area. The Community Center is an optional amenity and not required to be constructed by the developer.

The following standards shall apply to the Urban Residential land use category.

Permitted Uses:

- Single family, detached
- Small lot single family
- Cluster development
- Zero lot line
- Community center/clubhouse, private (with associated outdoor recreation facilities (i.e. tennis court(s), basketball court(s), pool, etc.)
- ~~• Single family attached/townhomes~~
- ~~• Duplexes~~
- ~~• Condominiums~~
- ~~• Apartments~~

- ~~• Senior housing, assisted living, active adult, skilled nursing~~
- Park/recreation area
- Trails
- Utility Box, Well House, Backup Generator, Pumping or Booster Station
- Accessory structures and temporary uses are allowed per RMC 18.08.201, SF-6 zoning designation
- ~~• Office/Medical/Retail uses as listed on pages 32-34 for the east 8.7± acres discussed above, at the discretion of the property owner~~

Minimum Lot Size: N/A

Minimum Lot Width: N/A

Setbacks:<sup>1</sup>

Single Family Detached/Attached

Front yard	10-feet
Garage	3-feet or 20-feet
Side yard	0-feet or 5-feet
Rear yard	10-feet
Separation between buildings	10-feet
Driveway Length	19-feet min.

Multifamily

Front yard	15-feet
Side yard	5-feet
Rear yard	10-feet

Building Height<sup>2</sup> 45-feet (max. 3-stories)

## (Community Center/Sales Pavilion - APN 226-105-01)

RANCHARRAH

### Parking:<sup>3</sup>

Single Family	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended
Multifamily	Per RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended

### Notes:

1. Residential setback and lot size standards contained herein may be modified during review of the tentative map. The modified setbacks and lot sizes shall be made a condition of approval for the subdivision.
2. Buildings directly adjacent to existing buildings to the north and east of Village 7 (along Sierra Rose Drive) shall provide a 10-foot landscape setback with a 1:1 height to setback ratio for each foot in height over 15-feet, which shall be provided in addition to the required 10-foot landscape setback. Parking and/or drive aisles may be placed within the 1:1 setback area, located between the new building and the 10-foot landscape strip.
3. Parking ratios for uses not specified above shall be provided per the rates established in RMC Section 18.12.1102, “Off-Street Parking Requirements”, as amended. For Single Family uses, the “per bedroom” parking requirement shall be provided as off-street parking and guest parking may be provided on-street and/or in parking pockets.

### Regarding APN 226-105-01 ONLY:

**Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses for APN 226-105-01 permitted by this PUD shall be subject to applicable parking requirements per RMC.**

**Redlines apply ONLY to Urban Residential land use**

**RANCHARRAH**

**(Community Center/Sales Pavilion - APN 226-105-01)**

**South Commercial**

The South Commercial parcel contains approximately 11.4± acres and is located on the northwest corner of Kietzke Lane and Del Monte Lane. This land use category will contain a mix of uses similar to the office, commercial and restaurant uses in the vicinity to the north, south, and east on Kietzke Lane. Also allowed within this area are retail uses that are intended to service the surrounding area. The following standards shall apply to development of the South Commercial land use designated area.

The South Commercial parcel contains an area 100-feet in width adjacent to the open space buffer along Del Monte Lane that shall be limited to single story buildings (as depicted in the Land Use Plan on page 5 and on the South Commercial Site Restrictions exhibit on the following pages). This area shall be limited to operate between 7:00 a.m. and 7:00 p.m. (except for uses within the east 200-feet adjacent to Kietzke Lane).

The traffic impact study for the South Commercial category as contained in Appendix 3 of this PUD estimates 45,200± sq. ft. professional office, 26,600± sq. ft. of retail, 30,000± sq. ft. of restaurant, and 8,000± sq. ft. bank. The land use mix may be modified and amount of floor area estimated in the traffic report may be increased as long as the overall aggregate traffic generation estimated for the PUD is not exceeded. (Note: The land use mix and restrictions for the south 100-foot single story build zone for the South Commercial parcel cannot be modified by this provision.)

**Permitted Uses:**

- ~~• Animal clinic, shelter, hospital or boarding kennel (indoor only)~~
- ~~• Assisted living/nursing home~~
- ~~• Auto showroom, indoor (no outdoor display)~~
- ~~• Bakery, retail~~
- ~~• Barber/Beauty Shop~~
- ~~• Child care center~~
- ~~• Cleaners, Commercial~~
- ~~• Congregate care~~
- ~~• Copy center~~
- Cultural and public facilities (Including art galleries, libraries, museums, post offices, etc.)
- ~~• Financial institution (with drive thru)~~
- ~~• General personal services~~
- ~~• General retail store or commercial use other than listed~~
- ~~• Hospice~~
- ~~• Laboratory (if not "Group II" Occupancy as defined in building code and if 4,000 s.f. or less)~~
- ~~• Laundry drop-off/pick-up~~
- ~~• Medical facility, with limited overnight care (not a general hospital)~~
- ~~• Office, other than listed~~
- ~~• Recording studio~~
- ~~• Restaurant w/o alcohol service (drive thru facilities limited to one - Note 2) - not allowed within the 100 foot single story build area, excluding the east 200 feet adjacent to Kietzke Lane (see graphic on page 37)~~
- ~~• Restaurant with alcohol service (drive thru facilities limited to one - Note 2) - not allowed within the 100-foot single~~

**Redlines apply ONLY to Urban Residential land use  
(Community Center/Sales Pavilion - APN 226-105-01)**

**RANCHARRAH**

~~story build area, excluding the east 200 feet adjacent to Kietzke Lane (see graphic on page 37)~~

- ~~• Showroom~~
- Utility box/well house, backup generator, pumping or booster station
- Accessory structures (i.e. utility structures, storage, workshops, etc.)
- ~~• Uses located outside of the south 100 foot single story building area, plus those located within the east 200-feet of the single-story building area adjacent to Kietzke Lane are allowed to operate between 6:00 a.m. and 11:00 p.m. Restaurants may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m. see graphic on page 37~~
- ~~• Uses located within the south 100 foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) are allowed to operate between the hours of 7:00 a.m. and 7:00 p.m. see graphic on page 37~~
- ~~• Wine bar or wine/beer/specialty spirits tasting room (in conjunction with a retail packaged liquor use)~~

Uses Requiring a Special Use Permit:

- ~~• College~~
- ~~• Convention center~~
- ~~• Laboratory (if "Group H" Occupancy as defined in building code or if more than 4,000 s.f.~~
- ~~• School, vocational/trade~~
- ~~• Major utilities~~
- ~~• Uses located outside of the south 100 foot single story building area, plus the east 200 feet of the single-story building area adjacent to Kietzke Lane are allowed to~~

~~operate between 11:00 p.m. and 6:00 a.m. with approval of a special use permit. This excludes restaurants, which may be allowed to continue inside operations between the hours of 11:00 p.m. and 2:00 a.m. and medical/surgery rehabilitation facilities with overnight care that may operate without a special use permit see graphic on page 37~~

Prohibited Uses:

- Restaurants with or without alcohol service within the 100-foot single story building area, excluding the 200-feet of the single-story building area adjacent to Kietzke Lane – see graphic on page 37
- Uses located within the south 100-foot wide single-story building area (excluding the east 200-foot adjacent to Kietzke Lane) shall not operate between the hours of 7:00 p.m. and 7:00 a.m.– see graphic on page 37

Setbacks:<sup>1</sup>

Front yard	10-feet
Side yard	5-feet
Rear yard	10-feet
Separation between buildings	10-feet

Building Height:

52-feet<sup>4</sup>  
(max. 2-stories)

**Redlines apply only to Urban Residential land uses  
(Community Center/Sales Pavilion - APN 226-105-01)**

**RANCHARRAH**

**Notes:**

1. *The interior setbacks identified above may be reduced to zero (0) in cases of commercial parcelization/subdivision, in accordance with RMC Section 18.12.101(b), as amended.*
2. *Only one drive thru facility associated with a restaurant use shall be allowed in the South Commercial land use category. The number of drive thru facilities associated with other uses (i.e. financial institutions, etc.) is not limited. All drive thrus shall be prohibited to operate between the hours of 11:00 pm and 6:00 am.*
3. *No parking or outdoor activities are allowed south of the single-story building area between the single-story buildings and the open space buffer.*
4. *Building heights for buildings located within the south 100-foot wide single-story building area shall be limited to one story and 30-feet.*

**Parking:**

Parking ratios for uses specified above shall be provided per the rates established in RMC Section 18.12.1102, "Off-Street Parking Requirements", as amended. If a use identified above is not included in RMC 18.12.1102, then parking ratios provided for similar uses that are identified in recognized parking reference guides (ITE Parking Generation Manual or APA Parking Standards) may be utilized to the satisfaction of the Zoning Administrator.

All required parking for the *South Commercial* category shall be provided on-site.

**Open Space Requirements:**

Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent properties. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the *South Commercial* provided on the following page 37.

For the *South Commercial* land use category, the following open space features shall be required:

1. A minimum 45-foot wide open space buffer is required along the southern boundary of the *South Commercial* parcel. The 500 lineal feet of buffer extending east from the eastern boundary of the Special Events parcel shall maintain the existing 45-foot wide buffer with a 6-foot tall landscaped berm. Two rows of evergreen trees shall be planted (or existing trees preserved, as applicable) within the berm in a staggered pattern at an average interval of one (1) tree every 15-feet (additional ornamental trees may be intermixed for visual appeal to the approval of the Administrator). Transplanted mature trees from other portions of the PUD shall be used whenever possible. If new trees must be planted, they shall be a minimum of 10-feet in height (for evergreens) and 2-1/2" caliper (for deciduous) at the time of planting and interspersed with transplanted or existing mature trees. (Refer to buffer and open space details on the following pages). This buffer area shall be included and maintained with the first building permit for this land use category.

**Parking lot requirements for the creation of Village 7 shall be applied to any future building development/permit for APN 226-105-01. No further parking requirements shall be applicable for APN 226-105-01 provided its use is as a Community Center, park/recreation area, or trails. All other uses permitted by this PUD shall be subject to applicable parking requirements per RMC.**

2. The remaining 450 lineal foot buffer extending east to the Kietzke Lane/Del Monte Lane roundabout consists of ±45-80-feet of Del Monte Lane right of way that shall be landscaped in a similar fashion to the right of way landscape surrounding the PUD on Kietzke Lane (see *South Commercial* Open Space Detail page 37). At a minimum, trees in the east 450-foot section shall be planted at a rate of 1 tree for every 30 lineal feet of street frontage. (Refer to buffer and open space details on pages 38 and 39). Plans for the buffer treatments shall be submitted with the first building permit for the Office/Medical/Retail parcel.
3. The excess right of way area adjacent to Kietzke Lane shall be landscaped in a similar fashion to the right of way landscaping on adjacent properties in the Kietzke Lane corridor and planted with the same standards for the Del Monte right of way. Landscape plans shall be submitted with the first building permit for the *South Commercial* parcel.



---

**City Council Comment received from Andrew Maples**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Wed 5/7/2025 12:19 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Andrew Maples

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

asm.maples@gmail.com

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

B Items - Consent Agenda Items

**Item:**

May 7, 2025 Redevelopment Agency Board Meeting B Department Items B.1.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Property tax rebates should not be given to a billionaire owner who could build the stadium on his own without tax breaks down the line. The area is not blighted and shouldn't qualify for TIF money. Lawlor is a better venue for students and this new arena would mean less students get to watch their team play.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

Yes

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No



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## City Council Comment received from lydia hall

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Wed 5/7/2025 2:19 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

lydia hall

Commenting on behalf of:

Ward #:

Unsure/Other

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

c.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public*

*record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**No**

---

**Fw: COMPROMISE Rancharrah**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 11:47 AM

**To** Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

---

**From:** Barbara <studio340@aol.com>

**Sent:** Wednesday, May 7, 2025 11:42:31 AM

**To:** Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reused@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Subject:** COMPROMISE

To City Council Member,

Reno is a developer's paradise. Thanks to the City Planning Commission and the Reno City Council.

Remarkable, the Reno transformation from what was open land, historical structures into gigantic, contemporary looking complexes. These Complexes have sprouted like rabbitbrush. Bold entrances with theme-park-names dominate these developments North, South, East, and West.

Good example, Rancharrah, once a working ranch with magnificent facilities is now a fairyland of mixed matched housing on streets with western ranch names. The original structures, pastureland, and flora/fauna are fast fading. Now further threatened on the land (village 8) once occupied by the Equestrian Center, with their evolving vision developers want permission for more squeeze-um-in housing for the maximum (?). On the horizon for Rancharrah more barbecues, more traffic, slimmer open space. Rancharrah this is probably your future. **COMPROMISE. What is truly livable can be vastly different than what is on paper.**

Want to glimpse a community that values the historical past while living in the present, visit Genoa. Or, watch a western movie.



---

**City Council Comment received from Blake Rice**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Wed 5/7/2025 11:36 AM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Blake Rice

Commenting on behalf of:

Ward #:

Ward 4

Email Address:

blakerice@unr.edu

Phone Number:

7023537786

Address:

1475 N Virginia St. Reno NV 89503

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

B Items - Consent Agenda Items

**Item:**

May 7, 2025 Redevelopment Agency Board Meeting B Department Items B.1.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

I support the momentum and continued investment in Nevada Basketball. I believe it's important for the community and student engagement. This is also significant for entertainment and school spirit. This is what Reno needs, it's time.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

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**Yes**

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**No**



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**Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 12:30 PM

**To** Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone

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---

**From:** Bob Kahn <kahnman35@hotmail.com>

**Sent:** Wednesday, May 7, 2025 12:15:14 PM

**To:** Naomi Duerr <DuerrN@reno.gov>

**Subject:** Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment)

Dear Council Member Duerr:

Thank you for taking your personal time to consider our concerns regarding the community at Rancharrah. We sincerely appreciate your attention to our issues.

We purchased my lot in Rancharrah in 2017. We were informed at that time that the Equestrian Center was a permanent fixture in Rancharrah. Years later we heard that the Equestrian Center was to be demolished and the property would be zoned for 6-7 one acre lots for residential development, which is what is currently in the PUD today. Our lot is about 100 yards north of the Equestrian Center property. The homes being developed on the Equestrian Center property would be one acre lots with homes built on those lots more likely equal to or greater in value than the homes that border the property. This was extremely important to the decision making of the 44 custom homeowners directly to the north, the 66 homeowners directly to the east, and the 10 homeowners directly to the south. We made life-changing financial decisions based upon the existing PUD. This is a matter of fairness. The developers and the homeowners both have property rights. Why change it to

the benefit of the developers and at the detriment of the homeowners?  
Therefore, we support the compromise proposed by Glenn Gray which includes:

1. Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15
2. Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'
3. Do not permit the sales center in Village 7 to become residential housing

These 3 things were based upon our insight into the realities of development and city politics. We all want a "Win" for the Citizens of Rancharra. We support the Compromise because:

1. 15 homes in village 8 will allow the developer to sell the property without delay (important to the developer)
2. 15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property
3. 15 homes will be of similar size and value to the homes around it and will support the aesthetics of the entire community.

Sincerely,

Bob & Tina Kahn

6155 Falabella Way

Kahnman35@hotmail.com

## City Council Comment received from Chris Flocchini

---

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 5/7/2025 8:55 AM

To Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Chris Flocchini

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

cflocchini@armandagra.com

Phone Number:

7757419833

Address:

36 campolina street reno nv 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

We are opposed to the PUD trying to max out the number of homes and prefer the compromise being suggested, Less homes and preserving the Rancharrah Sales office.

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**No**



---

**City Council Comment received from David Wong**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 5/6/2025 8:26 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

David Wong

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

dpwong@comcast.net

Phone Number:

415 847 7834

Address:

6121 S Pleasant Oak Trl. Reno NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC 25-00037 Rancharra PUD amendment.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15  
Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'  
Do not permit the sales center in Village 7 to become residential housing

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**Yes**



---

**Fw: LDC 25-00037 Rancharra PUD amendments**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Tue 5/6/2025 8:47 PM

**To** Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** DAVID WONG <dpwong@comcast.net>

**Sent:** Tuesday, May 6, 2025 8:38:43 PM

**To:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Cc:** Audrey M Keller <audrey@swissfamilykeller.com>; Glenn Gray <glenn@cncexchange.com>

**Subject:** LDC 25-00037 Rancharra PUD amendments

Dear Council Members,

I am a resident of Rancharra and writing to all of you in support of the Rancharra community who are opposed to the proposed amendments that the Developers wish to have the Reno council members approve.

The Rancharra community residents wish to impress upon the council and the planning committee to come to a compromise on the proposed amendments as follows:

Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15

Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'

Do not permit the sales center in Village 7 to become residential housing

These 3 things were based upon our insight into the realities of development and city politics. We all want a "Win" for the Citizens of Rancharra and the City of Reno. please support our counter proposals at the council meeting today. I am sorry that I cannot be at the meeting as I am travelling.

Sincerely

David Wong

---

## City Council Comment received from Eric Scolari

---

From Mikki Huntsman <HuntsmanM@reno.gov>

Date Wed 5/7/2025 12:03 PM

To Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Eric Scolari

Commenting on behalf of:

Ward #:

Ward 5

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

B Items - Consent Agenda Items

**Item:**

B .

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

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*record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**No**



---

**City Council Comment received from Glenn Gray**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 5/6/2025 4:22 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Glenn Gray

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

glenn@cncexchange.com

Phone Number:

847-951-7701

Address:

730 Canter Way(Rancharrah) Reno, NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

**Position:**

In opposition

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

May 4, 2025 Dear Honorable Mayor Schieve and Honorable City Councilmen Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment) I support a compromise motion for changing the PUD in Rancharrah. 1) Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15 2) Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100' 3) Do not permit the sales center in Village 7 to become residential housing I Support the Compromise language because: 15 homes in village 7 will allow the developer to sell the property without delay (important to the developer) 15 homes

completely fits in with the surrounding 120 homes adjacent to the equestrian property 15 homes will be of similar size and value to the homes around it and will not devalue the surrounding homes Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path) Preserving the Historic Harrah sales center will enhance the Rancharrah community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet to be built in Rancharrah and the Sales center could be used to alleviate over crowding of the Event Center Club. The Rancharrah HOA is interested in acquiring both the event center club and the Sales center from the developer.(if it is still there) This is a win for the developer. The number of homes that can be built increases from 7 to 15 and enables the developer to sell the property expediently. I met with two land developers that have expressed interest in the property with 15 home maximum zoning. The developer has repeatedly expressed selling quickly is very important to them. This is a win for Rancharrah in they get 15 homes instead of 29 homes and the 15 homes fit with the surrounding existing homes. They also preserve the possible use of the Sales Center for Rancharrah in the future. This is a large win for the City Council and the Mayor. You show all that government works and works for all the parties. The 300 residents of Rancharrah , the developer, and the members of the City Council will have achieved a successful outcome. City Government will shine and instill confidence in the members of Rancharrah and the greater Reno community that our City Council and Mayor were there for all of us, and we thank you and support you. Please add these compromise changes to the proposed amendment.....help us save Rancharrah!! Proposed City Council Motion Language Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and PUD amendments, subject to the following modifications: 1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8). 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential Sales Center).

### **ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

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Yes

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No

**Fw: Rancharrah PUD Amendment**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 10:43 AM

**To** Public Comment - CC <PublicComment@reno.gov>

 1 attachment (93 KB)

2025.05.06 Final JG Response to Gray.pdf;

Sent from my Verizon, Samsung Galaxy smartphone  
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---

**From:** Joel Grace <jgrace@locusdevgroup.com>

**Sent:** Tuesday, May 6, 2025 5:22:25 PM

**To:** Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Miguel Martinez <MartinezWard3@gmail.com>; Brandi Anderson <AndersonB@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Devon Reese <reesed@reno.gov>

**Cc:** Stephanie Keever <SKeever@locusdevgroup.com>

**Subject:** Rancharrah PUD Amendment

Good evening,

I wanted to take a moment to share a brief clarification letter ahead of tomorrow's meeting. I sincerely appreciate the time and attention each of you has dedicated to hearing from me and from the residents throughout this process. I understand you've received a high volume of emails, letters, and phone calls, and I don't intend to add unnecessarily to that workload—especially with such an important agenda before you tomorrow.

That said, I felt it was important to address and clarify some factually inaccurate information that has circulated. Over the past six months, I've been working diligently to develop balanced, constructive solutions that serve all parties, and I believe we've made meaningful progress—despite some perceptions to the contrary.

The proposals you will hear from Andy tomorrow reflect thoughtful, collaborative effort. Please take a moment to review the attached document, and don't hesitate to reach out if you have any questions or last-minute thoughts—I'm always available.

Thank you again for your time, dedication, and all you do for our community.

Warm regards,

Joel



**Joel Grace | CEO**  
O. 775.372.6487 | C. 775.343.8304  
6001 Talbot Lane | Reno, NV 89509  
[jgrace@locusdevgroup.com](mailto:jgrace@locusdevgroup.com)  
[www.locusdevgroup.com](http://www.locusdevgroup.com)

May 5, 2025

Re: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Mayor Schieve and members of the Reno City Council,

Locus Development is committed to completing Rancharrah as a premier, thoughtfully designed community that enhances value for all residents and the City of Reno. We appreciate the opportunity to address concerns raised by certain homeowners, including Mr. and Mrs. Gray, in their April 28, 2025, letter opposing the proposed Planned Unit Development (PUD) amendment and Master Plan amendment. We respectfully correct misinformation, clarify our contractual obligations, and affirm the merits of the amendments, continuing with our transparent, community-focused approach.

The City Staff Report recommends approval of the Master Plan amendment (from Parks, Greenways, and Open Space [PGOS] to Single-Family Neighborhood [SF]) and PUD Handbook amendment, finding them consistent with the Reno Master Plan, compatible with surrounding land uses, and beneficial to the public (Staff Report, Page 3). The report confirms that the PGOS designation is inappropriate for the Equestrian Center parcel, as it was never preserved through conservation easements and has allowed residential development for over 30 years (Page 7). The proposed SF designation aligns with historical allowances and surrounding land uses, including Single-Family Neighborhood to the north (6 units/acre) and east (3.4 units/acre) and Large-Lot Neighborhood to the south (1 unit/acre) (Page 8). The amendment complies with Master Plan goals, including innovative design, neighborhood connections, and regional coordination (Page 9).

The proposed amendment reflects careful planning to balance community needs with market realities. We have reduced the total PUD units from 722 to 469, with Village 7 (Urban Residential) further reduced from 310 to 107 units (please note that a tentative map for Village 7 is currently approved for 59 units), and the Equestrian Center parcel (now Village 8) proposed for 29 single-family homes at 4.5 units/acre (Staff Report, Page 4-6) and reduced as of last evening down to 24 units. This density is compatible with surrounding subdivisions and mitigated by a 50-foot open space buffer and trail corridor between Village 3 and Village 8 (Page 8). Our engagement of Dale Cox, a renowned architect and Rancharrah resident, to draw conceptual designs ensures the ultimate developer of the site upholds the community's high standards. Our goal is to select a quality builder whose product enhances Rancharrah's long-term value, as custom lot programs have proven less viable in current market conditions.

We have conducted over 16 meetings, including a Neighborhood Advisory Board (NAB) session on February 18, 2025, two neighborhood meetings (February 27, 2025 and March 17, 2025), Planning Commission hearings, and a several stakeholder meetings with Rancharrah homeowners. These efforts have shaped the amendment, resulting in:

- A 50-foot open space buffer and trail corridor to preserve the northern walking path and enhance connectivity with Bartley Ranch Regional Park.

- An enhanced detention basin in Village 7 with grass, steps, and benches, exceeding PUD open space requirements.
- Adjustments to building heights and landscaping to ensure compatibility with the surrounding neighborhood.

These changes were made in direct response to resident feedback (Page 10). The sales center parcel, always zoned for residential use, was never promised as a permanent amenity, and the HOA may purchase it if desired (Page 8). The City Staff Report notes no adverse infrastructure impacts, with traffic analysis planned for the Village 8 tentative map stage (Page 8). Our Fire Operational Plan (distributed April 18, 2025) includes opening the Estates gate and adding a third emergency access point onto Del Monte, with construction traffic restricted to Falabella Way and Rancharrah Parkway to avoid residential streets like Silver Charm Way, per staff recommendations (Pages 8-9). Improvements to Lake Ditch and its trail further enhance community connectivity.

Every sales package for acquisition of a lot in Rancharrah, including the one signed by Mr. Gray when he acquired his property, includes numerous, explicit provisions ensuring transparency and protecting the developer’s flexibility. For example:

- Page 6 of the Custom Lot Buyer Disclosure states that seller reserves the right “to make changes in the proposed land use, improvement plans, street pattern or type, style, or price of the Lots or other improvements to be built.”
- Page 9 of the Custom Lot Buyer Disclosure states that “no representations or warranties of any kind have been or are being made with respect to the continued existence, use, physical condition, operation, or regulation of the [Equestrian Center]”;
- Section 12.3(f) of the Master CCRs states that “[e]ach person or entity that acquires any interest in the Property acknowledges that the development of the Rancharrah Community, the Recreation Area, the Equestrian Area, and the Commercial Area are likely to extend over many years, and that changes in the Development Agreements, the Plans [expressly inclusive of the PUD Handbook], the Design Standards, and other governmental approvals for the Property will likely occurs as the development of the Rancharrah Community, the Recreation, the Equestrian Area, and the Commercial Area proceed...and agrees not to protest, challenge or otherwise object to changes made or proposed by Declarant...[.]”

The City Staff Report reflects this flexibility too, noting that the Equestrian Center has been approved for single-family residential development since 1995, with equestrian facilities removed in 2023 (Staff Report, Page 5). By signing these documents, every buyer in Rancharrah acknowledges that Rancharrah, like any large, sophisticated, mixed-use area built over more than a decade, must be able to adapt to changes for the good of the entire community.

The amendment delivers significant public benefits, including a 35% reduction in total units, additional open space (50-foot buffer, enhanced trails) and compatibility with Bartley Ranch Regional Park (Staff Report, Page 12-13). The city has confirmed full compliance with the PUD, and market research supports the proposed density as appropriate for maintaining Rancharrah’s character. We respectfully request approval of the Master Plan and PUD amendments, confident

they reflect a balanced, transparent, and community-focused approach. Thank you for your consideration. We are available to answer questions or provide documentation, including the sales package provisions and City Staff Report exhibits.

Warmest regards,

A handwritten signature in blue ink, appearing to read 'Joel Grace', with a long horizontal flourish extending to the right.

Joel Grace

---

**Fw: I am writing to you as a concerned citizen and advocate for the welfare of our community.**

---

**From** Lauren Morris <MorrisL@reno.gov>

**Date** Wed 5/7/2025 12:11 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Cc** City Clerk <CityClerk@reno.gov>



**Lauren Morris**

*Chief Deputy City Clerk*

City Clerk's Office

775-334-2030 (o) or 775-772-5745 (c)

[MorrisL@Reno.Gov](mailto:MorrisL@Reno.Gov)

1 E. First St., Reno, NV 89501

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**From:** harafx@everyactioncustom.com <harafx@everyactioncustom.com> on behalf of John Hara <harafx@everyactioncustom.com>

**Sent:** Wednesday, May 7, 2025 11:46 AM

**To:** City Clerk <CityClerk@reno.gov>

**Subject:** I am writing to you as a concerned citizen and advocate for the welfare of our community.

Dear City Clerk Mikki Huntsman,

Hopefully, you will read this letter, considering this is being submitted through a group.

I object to the current revisions to allow digital signs in residential areas without considering protecting the residential character of Reno's neighborhoods. Reno City Planners have taken Washoe County School District's wish list to allow digital signs in Reno's residential areas and extended this to both public and private schools. The school district's requests are similar to what a digital sign company would sell for commercial enterprises. WCSD has also requested that public hearings for their digital signs be eliminated in the new code which makes sense if you consider the impact of digital signs at 76 public schools and 33 private schools in Reno. The school district has also requested two signs per school. Faces have not been covered but this could result in 218 to 436 digital signs in Reno's neighborhoods where none existed before.

I advocate that digital signs emulate static signs in purpose and intent rather than becoming

neighborhood nuisances imitating digital signage common to business districts.

To date, WCSD has been successful conducting school events and conveying school spirit with existing signs. They have not made a case that anything outside of reducing the work to manage existing signs will improve with digital signs. They have not offered any measurable rationale for what benefits the school or the community. Digital signs do not offer improved energy conservation, lower costs, better quality of life, better school safety, and better community environment and relations.

Thank you for considering this critical issue. I hope that you will take the necessary steps to protect our community and ensure that school digital signs do not become a source of disturbance, diminishing the enjoyment and pride in our neighborhoods, not to mention our property values.

Sincerely,

Mr. John Hara

18124 Wedge Pkwy # 980 Reno, NV 89511-8134

harafx@sbcglobal.net

---

**I am writing to you as a concerned citizen and advocate for the welfare of our community.**

---

**From** John Hara <harafx@everyactioncustom.com>

**Date** Wed 5/7/2025 11:46 AM

**To** Public Comment - CC <PublicComment@reno.gov>

Dear City Council,

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Sincerely,

Mr. John Hara

18124 Wedge Pkwy # 980 Reno, NV 89511-8134

harafx@sbcglobal.net



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**I am writing to you as a concerned citizen and advocate for the welfare of our community.**

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**From** John Hara <harafx@everyactioncustom.com>

**Date** Wed 5/7/2025 11:46 AM

**To** Public Comment - CC <PublicComment@reno.gov>

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Thank you for considering this critical issue. I hope that you will take the necessary steps to protect our community and ensure that school digital signs do not become a source of disturbance, diminishing the enjoyment and pride in our neighborhoods, not to mention our property values.

Sincerely,

Mr. John Hara

18124 Wedge Pkwy # 980 Reno, NV 89511-8134

harafx@sbcglobal.net



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**City Council Comment received from Kristina Carden**

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**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 5/6/2025 8:22 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**Name:

Kristina Carden

Commenting on behalf of:

Rancharrah Resident

Ward #:

Ward 2

Email Address:

kristinabethcarden@gmail.com

Phone Number:

2056701008

Address:

206 Criollo Court

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

**Position:**

No position stated - Concerned or Neutral

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:**

Based upon compliance with the applicable findings, I move to adopt the Master Plan amendment by resolution and recommend that City Council approve the Master Plan and PUD amendments, subject to the following modifications: 1 - Increase the existing PUD from 7 SF units to a maximum of 15 units. 2 - Provide for a 100 foot open space buffer at the northern border of Village 8 (between Villages 3 and 8). 3 - Deny housing of any kind for APN 226-105-01 at Village 7 (current Urban Residential, Sales Center).

**ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

**Yes**

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**No**



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**Fw: LDC25-00037 Rancharrah**

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**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 7:18 AM

**To** Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone

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**From:** Michael Gratz <michael.gratz@sbcglobal.net>

**Sent:** Wednesday, May 7, 2025 12:35:19 AM

**To:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Cc:** Michael <michael.gratz@sbcglobal.net>

**Subject:** LDC25-00037 Rancharrah

Dear Madam Mayor and City Council, I have experience the developer incrementally change the development and Rancharrah handbook and multiple occasions. My objection to the current plan to build 29 homes at the former Equestrian Center and recommendations for continued improvement is a follows:

As a resident for the last 4 years at Rancharrah I have experienced the developer incrementally changing the development and Rancharrah handbook on multiple occasions. My objection to the current plan to build 29 homes at the former Equestrian Center and recommendations for continued improvement are as follows:

Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15

Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'

Do not permit the sales center in Village 7 to become residential housing

I urge the council to support the Compromise because:

15 homes in village 8 will allow the developer to sell the property without delay (important to the developer)

15 homes completely fits in with the surrounding 120 homes adjacent to the equestrian property

15 homes will be of similar size and value to the homes around it and will support the aesthetics of the entire community.

Increasing the northern buffer from 50' to 100' preserves the existing walking path (50' is not wide enough to keep the existing path) This preserves the beautiful walking path and some older mature trees.

Preserving the Historic Harrah sales center will enhance the Rancharrah community and allows for an overflow usage to the existing Event Center Club. We still have over 100 residences yet

to be built in Rancharrah and the Sales center could be used to alleviate overcrowding of the Event Center Club.

Thank you for listening.

Warm regards

Michael P. Gratz



---

**City Council Comment received from pamela Gray**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 5/6/2025 4:36 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

pamela Gray

Commenting on behalf of:

Ward #:

Ward 2

Email Address:

pgray57@gmail.com

Phone Number:

8479100808

Address:

730 Canter Way Reno NV 89511

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

C Items - Public Hearing Items

**Item:**

LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment.

**Position:**

In opposition

**Are they speaking in person?**

Yes, I will check-in with the City Clerk upon arrival.

**If no, enter comments below:****ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

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Yes

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Yes



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**Fw: LDC25-00037 Rancharrah**

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**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Tue 5/6/2025 6:30 PM

**To** Public Comment - CC <PublicComment@reno.gov>

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**From:** Phyllis Sasaki <psasaki@att.net>

**Sent:** Tuesday, May 6, 2025 6:27:29 PM

**To:** Naomi Duerr <DuerrN@reno.gov>

**Subject:** LDC25-00037 Rancharrah

Please support us in the following compromises:

Increase the allowable housing on the equestrian property Village 8 from 7 homes to a maximum of 15

Increase the buffer on the north end of the equestrian property Village 8 from 50' to 100'

Do not permit the sales center in Village 7 to become residential housing

Thank you very much.

Phyllis Sasaki



---

**Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 7:19 AM

**To** Public Comment - CC <PublicComment@reno.gov>

Sent from my Verizon, Samsung Galaxy smartphone  
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**From:** rbc123@hush.com <rbc123@hush.com>

**Sent:** Tuesday, May 6, 2025 10:30:46 PM

**To:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Subject:** LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

**OPPOSE**

1 - Increase the existing PUD from 7 SF units to a **maximum** of 15 units.

2 - Provide for a 100-foot open space buffer at the northern border of Village 8 (between Villages 3 and 8).

3 - Deny housing of **any kind** for APN 226-105-01 at Village 7 (currently zoned Urban Residential, known as the Sales Center).

Roy Cage, Ranacharrah Homeowner

Landline: 775-827-4417

Cell: 775-750-3121

---

**Fw: LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 12:31 PM

**To** Public Comment - CC <PublicComment@reno.gov>

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**From:** Teri Iaconis <teri.iaconis@gmail.com>

**Sent:** Wednesday, May 7, 2025 11:55:54 AM

**To:** Hillary Schieve <SchieveH@reno.gov>; Kathleen Taylor <TaylorK@reno.gov>; Devon Reese <reesed@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>; Naomi Duerr <DuerrN@reno.gov>

**Subject:** LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment

Dear Reno City Council members and Madame Mayor,

I wish to address LDC25-00037 Rancharrah Planned Unit Development Master Plan Amendment & Handbook Amendment request before you today.

I live in Rancharrah at 6135 Falabella Way and my husband and I were one of the very first custom homes developed in Rancharrah. I have spoken several times at the NAB and Planning Commission meetings regarding CHANGES this Developer has made to the Rancharrah vision that we bought into.

I oppose their latest request.

Meeting with our neighbors we have come to what we believe is a reasonable compromise (and to which I agree) as follows:

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

2 - Provide for a 100-foot open space buffer deeded to the homeowners in perpetuity at the northern border of Village 8 (between Villages 3 and 8).

3 - Deny housing of any kind for APN 226-105-01 at Village 7 (currently zoned Urban Residential, known as the Sales Center).

Additionally, I request this body require the Developer to provide an Amenity to replace the Equestrian Center, a significant amenity on which many homeowners based their purchase in Rancharrah. The Planning Commission and the Reno City Council approved the demolition of the Equestrian Center over the objections of several Homeowners who spoke at these meetings. Your approval seems to indicate you are most in support of the Developer. My question is: who is supporting the Homeowners who lost significant value with their purchase of property in Rancharrah when the Equestrian Center was torn down?

Thank you for your consideration of these requests!

Teri Iaconis

--

Teri Iaconis  
775.852.6230 home  
775.691.0621 cell



---

**City Council Comment received from Vanessa Dobbins**

---

**From** Mikki Huntsman <HuntsmanM@reno.gov>

**Date** Tue 5/6/2025 6:44 PM

**To** Public Comment - CC <PublicComment@reno.gov>

**Contact Info:**

Name:

Vanessa Dobbins

Commenting on behalf of:

Meruelo Group

Ward #:

Ward 6

Email Address:

Phone Number:

Address:

A new comment has been submitted for the Reno City Council Meeting held on: 2025-05-07.

**Section:**

General Opening Session Comment (unassociated to an agenda item)

**Item:**

Number one.

**Position:**

In Favor

**Are they speaking in person?**

No, I am submitting a written comment only.

**If no, enter comments below:****ACKNOWLEDGEMENTS:**

*By checking the "Yes" below, you agree that all the information above is true and accurate. For additional information, please refer to the agenda for today's meeting.*

Yes

*By checking the "Yes" below, you understand, acknowledge, and expressly agree that: (1) all information submitted by you will be entered into the public*

*record, made available for public inspection, and freely disseminated without restriction; and, (2) any contact, personal, financial, or medical information intentionally or inadvertently submitted by you will not be maintained in a confidential manner, or subsequently exempted from public inspection.*

**Yes**

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**No**



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**Fw: LDC25-00037; Rancharra; Village 8 and Village Sales Center building. Meeting on 5/7/2025 at 4 pm.**

---

**From** Naomi Duerr <DuerrN@reno.gov>

**Date** Wed 5/7/2025 2:33 PM

**To** Public Comment - CC <PublicComment@reno.gov>

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**From:** William Lithgow <lithgow129bs@yahoo.com>

**Sent:** Wednesday, May 7, 2025 12:39:24 PM

**To:** Kathleen Taylor <TaylorK@reno.gov>; Hillary Schieve <SchieveH@reno.gov>; Naomi Duerr <DuerrN@reno.gov>; Devon Reese <reeseD@reno.gov>; Miguel Martinez <MartinezMi@reno.gov>; Brandi Anderson <AndersonB@reno.gov>; Meghan Ebert <EbertM@reno.gov>

**Subject:** LDC25-00037; Rancharra; Village 8 and Village Sales Center building. Meeting on 5/7/2025 at 4 pm.

Dear City Council,

We are residents within 750 feet of the proposed development at Rancharra, Village 8. We are opposed to the request to increase the number of homes to 29. The requested number of homes would detract from the overall appeal of living at Rancharra. The Latigo and Cantera developments have satisfied a builders desire for the maximum number of houses approved for development. Rancharra does not need another plot of land to satisfy a builder's request to increase the number of homes. We urge the council to approve a compromise of 15 homes.

Also, we are opposed to the request to decrease the size of the northern buffer. Increasing the northern buffer from 50 feet to 100 feet preserves the existing walkway (50 feet is not wide enough to retain the existing path). This preserves the beautiful walking/bicycle/wheelchair path and some old mature trees.

Also, we are opposed to the request to rezone the sales center at Village 7 to single family residential. We urge the city council to preserve the historic Harrah sales center, it enhances the Rancharra community and allows for overflow usage to the existing event center club. We still have over 100 residences yet to be built, in Rancharra, and the sales center could be used to alleviate overcrowding of the event center club.

Please prioritize the residents of Rancharra over the builder's desire to make more money.

Very sincerely,

William and Sandra Lithgow  
20 Persano St.; Reno, NV 89511