

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** April 21, 2021

**To:** Reno City Planning Commission

**Subject:** **6.2. Staff Report (For Possible Action): Case No. LDC21-00047 (Rancharrah Village 6B) - A request has been made for a tentative map to develop a 30-unit single-family detached subdivision. The overall ±6.0 acre site is located north of the terminus of Side Saddle Trail and east of the terminus of Falabella Way. The site is in Village 6 of the Rancharrah Planned Unit Development (PD) zone and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Single-Family Neighborhood (SF).**

**From:** Brook Oswald, Associate Planner

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**Ward #:** 2

**Case No.:** LDC21-00047 (Rancharrah Village 6B)

**Applicant:** Toll South Reno LLC

**APN:** 226-061-10

**Request:** **Tentative Map:** To subdivide one existing parcel into 30 single-family detached lots.

**Location:** Refer to Vicinity Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I recommend that Planning Commission approve the tentative map, subject to conditions.

**Summary:** This request is for a tentative map to establish a 30 lot, single-family, detached subdivision on 6 acres, with site improvements as identified on the project plans (**Exhibit A**). The standards in the Rancharrah Planned Unit Development (PUD) Handbook outline the requirements and provide guidance for review of this proposal. Staff recommends approval subject to conditions.

**Background:** The Rancharrah Planned Unit Development (PUD) Handbook was originally adopted in the early 1990's. Prior to the implementation of the PUD handbook, the site was used as the Harrah family's ranch, more commonly known as Rancharrah. The handbook was significantly amended in November of 2011 (LDC11-00027) and again in May of 2015 (LDC15-00047). A PUD amendment was approved in July 2018, which modified the land use categories for each of the villages. Tentative maps have been approved for Villages 1, 2, 3, 4, 5 and 6A.

Village 6A, 96 single family residential lots on ±13.9 acres, is currently under construction (**Exhibit B**).

The following table is an accounting of the number of lots allowed and the number of lots approved and proposed for each of the Villages within the Rancharra PUD handbook:

<b>Total PUD Units Allowed</b>	<b>722</b>					
	Events Center	Estates Residential (Equestrian Village)	Equestrian Center	Urban Residential (V7)	Cottages (V4, V6)	Single Family (V1, V2, V3, V5)
PUD allowed Number of Lots	12	10	7	310	250	133
Proposed Number of Lots	0	10	0	0	200	133
Remaining Lots Per Land Use	12	0	7	310	50	0
<b>Total Units Remaining in PUD</b>	<b>343</b>					

The Rancharra PUD Handbook can be referenced online through the City of Reno [website](#).

**Discussion:** Key issues related to the application are summarized below.

**Site Design and Architecture:** The project as proposed the 30 home sites conform to the Handbook and RMC standards and requirements (**Exhibit C**). Homes are proposed to be a mix of one and two stories in height with minimum two car garages. House models are not available at this time. Dwelling unit sizes will vary between 3,000 to 4,000 square feet in size. Future architectural design will be required to meet the architectural standards as defined in the Handbook and approved by the Rancharra Architectural Review Committee.

The Rancharra PUD specifies that parking will follow Reno Municipal Code (RMC) “Off-Street Parking Requirements”, as amended. The applicant has provided 120 parking spaces and met the requirements within the Reno Zoning Code Update of ninety spaces.

Landscape will meet RMC standards and requirements. Existing mature trees exist on the site and a tree preservation plan should be provided that reflects the overall tree plan of the PUD (**Condition 5**). Various noxious plants and weeds may be present on the disturbed site and should be identified and properly removed, prior to grading, and the site maintained in perpetuity of the development (**Condition 6**).

***Compatibility with Surrounding Uses:*** This project will be consistent with the Handbook requirements for single family detached residential development in the Cottages land use and consistent with the surrounding residential development. A senior housing development exists to the east and a wall and fence plan has been provided that demonstrates screening between existing developments (**Exhibit C**).

Future lighting will comply with code requirements outlined in RMC. The applicant should apply current code standards for Exterior Lighting to all future development to minimize impacts on neighboring uses and the surrounding area. (**Condition 7**). Minor impacts to surrounding properties are anticipated during construction and hours of construction should be limited (**Condition 8**).

***Access and Circulation:*** A traffic impact analysis for the overall Rancharrah development was prepared for the Rancharrah-PUD. As designed, the project is reflective of the analysis and is not anticipated to negatively impact the traffic in the area. The applicant will construct a local private roadway connecting to Falabella Way to the north and Western Rider Trail to the south. The proposed roadway standards are the local street standard in accordance with the PUD handbook and will contain parking on one side of the street. A 4' sidewalk will be located on both sides of the proposed roadway within the limits of this project, allowing pedestrian circulation through Rancharrah and its associated trails and the overall sidewalk network of the neighborhood (**Condition 9**).

***Utilities:*** All necessary utilities to serve the proposed development (e.g. sewer, water, power, etc.) are in close proximity and can be readily extended to serve the subject site (**Exhibit C**). No concerns were identified in the preliminary storm water, geotechnical and traffic reports provided.

***Stormwater:*** Development of the site shall comply with the Public Works Design Manual (PWDM), including provisions for post construction storm water quality management. The applicant will provide an approved final hydrology report addressing on-site and off-site storm water flows, detention, and facility capacities for the pre-development and post-development site conditions.

The project lies within FEMA special flood hazard area shaded X. FEMA special flood hazard area shaded X is defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than one square mile; and areas protected by levees from 1% annual chance flood. Structure elevation certification will be provided prior to building permit approvals.

**Sewer Service:** A preliminary Sewer Analysis was provided with the application materials. In accordance with the PWDM a Final Sewer Report shall be required prior to approval of a Final Map. Sewer capacity shall be analyzed to the downstream interceptor. All required on-site and off-site sanitary sewer improvements necessary to serve the project shall be complete and functional prior to the issuance of any certificate of occupancy. Adequate public sanitary sewer easements and maintenance accesses shall be provided for all sanitary sewer improvements per the PWDM.

**Public Services:** All Fire Department response times can be met, with the nearest station response estimated at six minutes. The Police Department did provide a Crime Prevention through Environmental Design (“CPTED”) review. The project as proposed does not generate any notable concerns. The Washoe County School District does not anticipate any conflicts with being able to provide services to students generated from the project.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Single Family Neighborhood (SF)/ Suburban Mixed Use (SMU) and is located in an outer neighborhood per the Structure Plan Framework of the Reno Master Plan. As proposed and with the recommended conditions, the project is in conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- City Wide Policy 2.1A - Growth Tiers
- City Wide Policy 2.1B: Concurrency Management System
- City Wide Policy 2.1C: Level of Service Targets
- City Wide Policy 2.2B: Underutilized Properties
- N-ON.1: Mix of housing Types
- N-ON.3 Connectivity

**Public and Stakeholder Engagement:** The project was reviewed by various City divisions and partner agencies and comments were incorporated into the project analysis (**Exhibit D**). Neighborhood Advisory Board meetings are still on temporary hiatus due to COVID-19 policy directives. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project and several general project inquiries were received with no public comments. Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.

2. The applicant shall record the final map(s) in accordance with the time limit contained in state law or this approval shall be null and void.
3. Prior to the issuance of any building permit or final map, the applicant shall attach a copy of the final approval letter and phasing plan. The approval letter and phasing plan shall accompany a narrative that describes how the requested permit addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. Prior to the approval of a final map the applicant shall provide information the project is in accordance with the overall tree plan for the PUD. If mitigation is required the applicant shall provide plans that clearly demonstrate the requirements have been met.
6. Prior to the approval of a grading permit, the applicant shall demonstrate that a noxious weed monitoring and adaptive management plan has been prepared to address construction concerns and ensuring ongoing consistent monitoring, prevention, and removal. This plan shall be implemented and enforceable throughout the life of the project
7. Prior to approval of each final map, the applicant shall have plans approved demonstrating that all exterior lighting will utilize current code standards, as outlined in Chapter 18.04, Article 13.
8. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays, excluding dust control and Storm Water Pollution Prevention Plan measures. A note to this effect shall be placed on the title sheet of all building permit plan sets and a sign shall be posted at the construction site. If the construction hours need to be varied for the pouring of concrete slabs, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of the Administrator
9. All streets shall be privately owned and maintained. Prior to the approval of each final map, a public access easement shall be granted for all sidewalk constructed on private property.

**Findings:**

**General Approval Criteria:** The decision making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - a. Shall weigh competing plan goals, policies, and strategies; and
  - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.

- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

***Tentative Map:*** Approval of tentative maps shall be subject to the approval criteria in Section 18.08.304(e), Approval Criteria Applicable to All Applications, and criteria set forth in NRS Section 278.349(3), as follows:

- 1) Environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
- 2) Availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
- 3) Availability and accessibility of utilities;
- 4) Availability and accessibility of public services such as schools, police and fire protection transportation, recreation and parks;
- 5) Conformity with the zoning ordinances, master plan, and elements thereof, except that if any existing zoning ordinance is inconsistent with the master plan, the zoning ordinance takes precedence;
- 6) General conformity with the governing body's master plan of streets and highways.
- 7) Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;
- 8) Physical land characteristics such as flood plain, slope, soil; and
- 9) Recommendations and comments of those entities reviewing the tentative map pursuant to NRS 278.330 to 278.3485, inclusive.
- 10) Availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands; and
- 11) Submission by the subdivider of an affidavit stating that the subdivider will make provision for payment of the tax imposed by Chapter 375 of NRS and for compliance with the disclosure and recording requirements of subsection 5 of NRS 598.0923, if applicable, by the subdivider or any successor in interest.

**Attachments:**

- Exhibit A - Vicinity Maps (PDF)
- Exhibit B - Rancharrah Villages (PDF)
- Exhibit C - Site , Grading, and Utility Plans (PDF)
- Exhibit D - Agency Comments (PDF)