



To: City of Reno, Business License Division

Business Name: Rancharra Village 6B **Case#:** LDC21-00047

Address: 0 Talbot Ln

Completed by: Burow,C 13298

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Due to nature of the proposed development there are no changed from previously submitted plans. The bellow comments from LDC18-00085 sufficiently address Village 6B as well.

Natural Surveillance (Concept focuses on increased visibility):

Noted Concerns: Due to building plans not being available adequate feedback is unable to be provided. Proposed street layout appears to have a layout that promotes visibility and natural surveillance. Upon proposed development, steps should be taken to incorporate natural surveillance elements that increase the threat of apprehension by taking steps to increase the perception that people can be seen. Open view windows with 70% visibility are encouraged to increase natural surveillance of normal users into and out of structures. Large windows in living portions of residences increase likelihood of natural surveillance and create "eyes on the street" effect. Open view CPTED fencing throughout the property helps promotes natural surveillance of passing observers. Balcony/patio areas should include open view fencing rather than solid wall surfaces to prevent hiding places and open visibility of legitimate users. Modern LED lighting with 90 degree cutoff and uniformity of spread in accordance with IES standards (proper color temperature to illuminate true to color) promotes a decreased perception of crime and increases natural surveillance of normal users and observers.

Possible Solution / Resolution:

Natural Access Control (Concept that focuses on entry & exit points):

Noted Concerns: Natural access control concepts of physically guiding people through the space by strategic design of streets, building entrances, building layout and landscape appear to be in place based on preliminary site plans. Sidewalks with landscape buffer are encouraged to be added to the property at private roadways to increase pedestrian safety and help provide additional access control to the buildings.

Possible Solution / Resolution:

Territorial Reinforcement (Concept of clearly defining ownership over space):

Noted Concerns: Proposed plans do not include adequate signage, lighting, landscape, or pavement treatment design to provide adequate feedback. The use of pavement treatments delineating public to semi-public space, landscaping, signage,

and lighting all help define ownership of a property which contribute to a reduction in criminal activity and perceived safety. Celebrated entry ways at complex entrances help create social management and ease of complex identification for normal users. Garage depth and driveway length should accommodate modern vehicles with a minimum length of 22' to prevent vehicle related calls for service and civil disputes as well as pedestrian safety hazards.

Possible Solution / Resolution:

Maintenance and Management (Concept focuses on how Mgmt. runs/maintains property):

Noted Concerns: Upon development, maintenance and management techniques should be implemented. Proper maintenance plans define territory, controls access, and creates ownership over space which all contribute to the reduction in criminal activity. Landscape should be maintained to CPTED standards with lower tree canopy trimmed up at least 6' and bushes/shrubs trimmed down to 2' to keep open visibility in this desired range.

Possible Solution / Resolution:

Additional Comments / Concerns:

Design Guide is provided below for reference but is not applicable at this stage of proposed development.

Design guide for reviewing project – CHECKLIST

The design guide is summarized in the form of a checklist. The questions help you to go through the security aspects of a project. The checklist will provide an initial crime prevention through environmental design review for the project.

1. Sightlines
2. Lighting
3. Concealed or Isolated Routes
4. Entrapment Areas
5. Isolation
6. Land Use Mix
7. Activity Generators
8. Ownership, Maintenance, and Management
9. Signs and Information
10. Overall Design

Sightlines	Yes	No
1. Can sharp corners or sudden changes in grades that reduce sight lines be avoided or modified?	<input type="checkbox"/>	<input type="checkbox"/>
2. Does design allow clear sight lines and visibility at those areas where they are desired?	<input type="checkbox"/>	<input type="checkbox"/>

Development Review: LDC21-00047 (Rancharrah Village 6B)

1 message

Rodela, Brett A <Brett.Rodela@washoeschools.net>

Mon, Mar 8, 2021 at 3:53 PM

To: Brooklyn Oswald <oswaldb@reno.gov>

Cc: "Freund, Sandy" <Sandy.Freund@washoeschools.net>, "Baxley, Randy" <RBaxley@washoeschools.net>

Brook,

Rancharrah Village 6B is zoned for Huffaker Elementary, Pine Middle, and Reno High Schools. The project is calculated to generate 7, 3, and 3 students respective of each school level.

The following table details current and future-projected student enrollment capacity percentages for each school:

School	Current	2025/26	2030/31
Huffaker ES	57%	61%	63%
Pine MS	93%	76%	81%
Reno HS	78%	87%	80%

The school district anticipates no conflicts with being able to provide educational services to students possibly generated by this project.

Thank you for the opportunity to comment. Please reply with any further questions, comments, and/or requests pertaining to **LDC21-00047 (Rancharrah Village 6B)**.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 10, 2021

FR: Chrono/PL 181-21

Mr. Brook Oswald
Community Development Department
City of Reno
P.O. Box 1900
Reno, NV 89505

RE: LDC21-00047 Rancharra Village 6B

Dear Mr. Oswald,

The Regional Transportation Commission has reviewed this request 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 Rancharra Planned Unit Development (PD) zone and has Master Plan land use designations of Suburban Mixed-Use (SMU) and Single-Family Neighborhood (SF).

Review of the application shows the development of 30 lots with this tentative map. Currently the Rancharra PUD allows a maximum of 722 units. With this inclusion of 30 lots, there are still 343 lots available. The trip generation letter attached with this application serves as an amendment to the traffic impact study for Rancharra PUD with updated land use revisions. The RTC concurs with the revised trip generation proposed in the letter, which includes Village 6B. There are no additional comments from engineering at this time.

The RTP, the RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. In addition, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Senior Planner

CC: Angela Fuss, City of Reno
Jeffrey Borchardt, City of Reno
Dale Keller, Regional Transportation Commission
Blaine Petersen, Regional Transportation Commission
Sara Going, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Andrew Jayankura, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Alex Wolfson, Nevada Department of Transportation

/ Rancharra Village 6B