

# Rancho IV (Final Phase of a Townhome Project)

## Reno Planning Commission – November 3, 2021 at 5 p.m. (LDC22-00008)

### Project request summary:

- We are requesting a Tentative Map for 142 townhome lots; and a Conditional Use Permit for hillside development, grading (cuts and fills), a drainageway crossing, and exceeding 100 units in the MF-14 zone.
- The site includes two parcels that total 28.04 acres, located west of N Virginia Street and south of Hoge Road. The site is zoned MF-14 (allows 14 homes per acre) and has a Master Plan land use designation of Mixed Neighborhood.

### Project Team

Builder - Desert Wind Homes  
Chris Fawcett & Victor Rameker, Owners

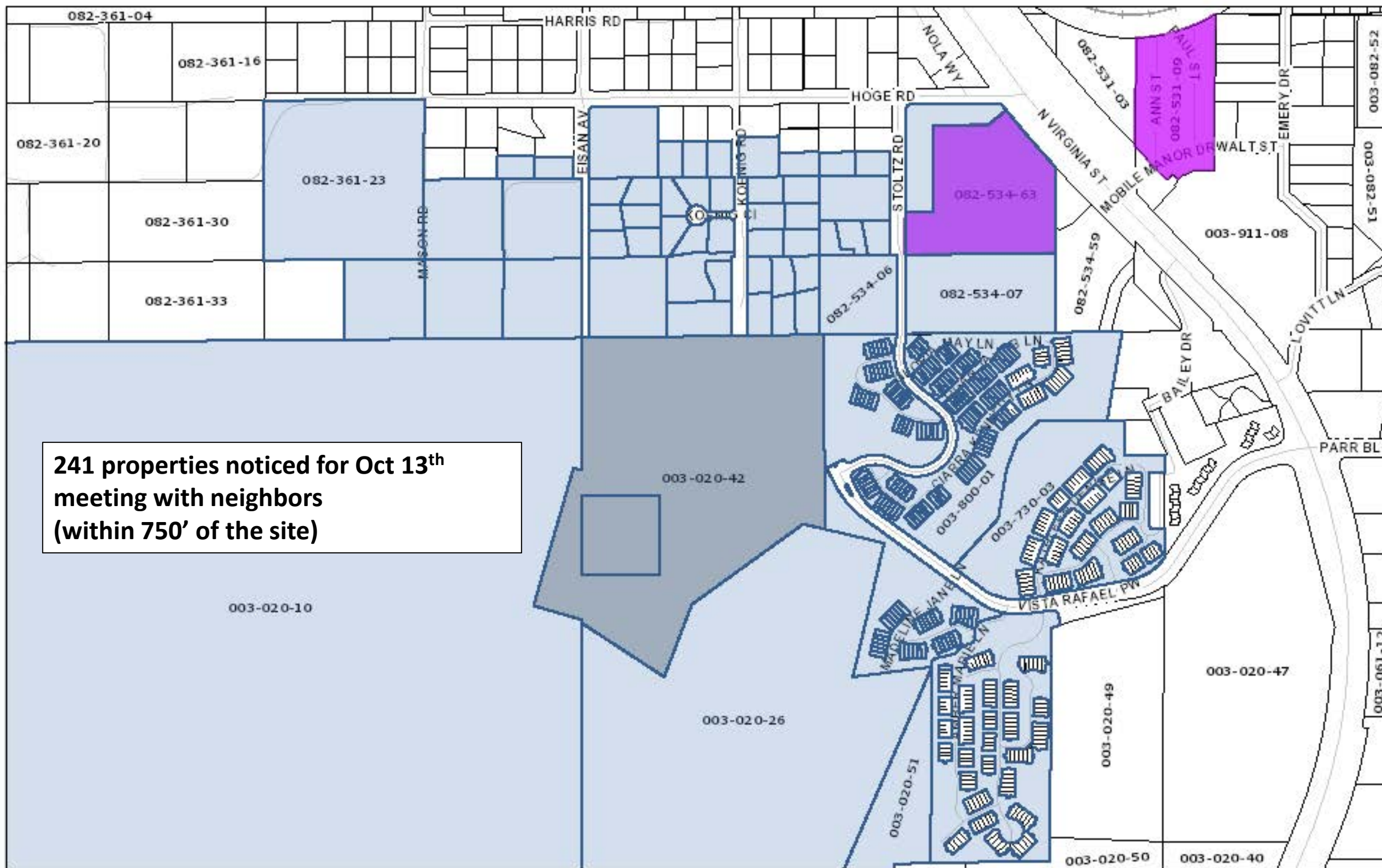
Legal – McDonald Carano  
Michael Pagni, Partner

Civil Engineer - TEC Engineering  
Jason Gilles, P.E.

Land Use & Community Planning - KLS Planning & Design  
John Krmpotic, AICP

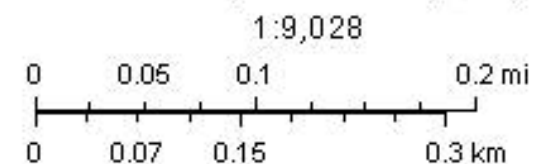


# LDC22-00008 750' Map



7/30/2021, 8:50:17 AM

- Noticed Parcels
- Mobile Home Communities
- Railroads
- Streets
- Parcels (PIN labeled)







**HOGE RD**

Reno Fire  
Department 10

Covered Wagon  
Mobile Home Park

Ben's Fine Wine  
and Spirits

Bonanza  
Casino

RANCHO III

RANCHO IV  
SITE

**PARR BLVD**

Shamrock  
RV Park

**VISTA RAFAEL PKWY**

**N VIRGINIA ST**



MASON RD

EISAN AVE

KOENIG RD

Eisan Avenue  
Connection

STOLTZ RD

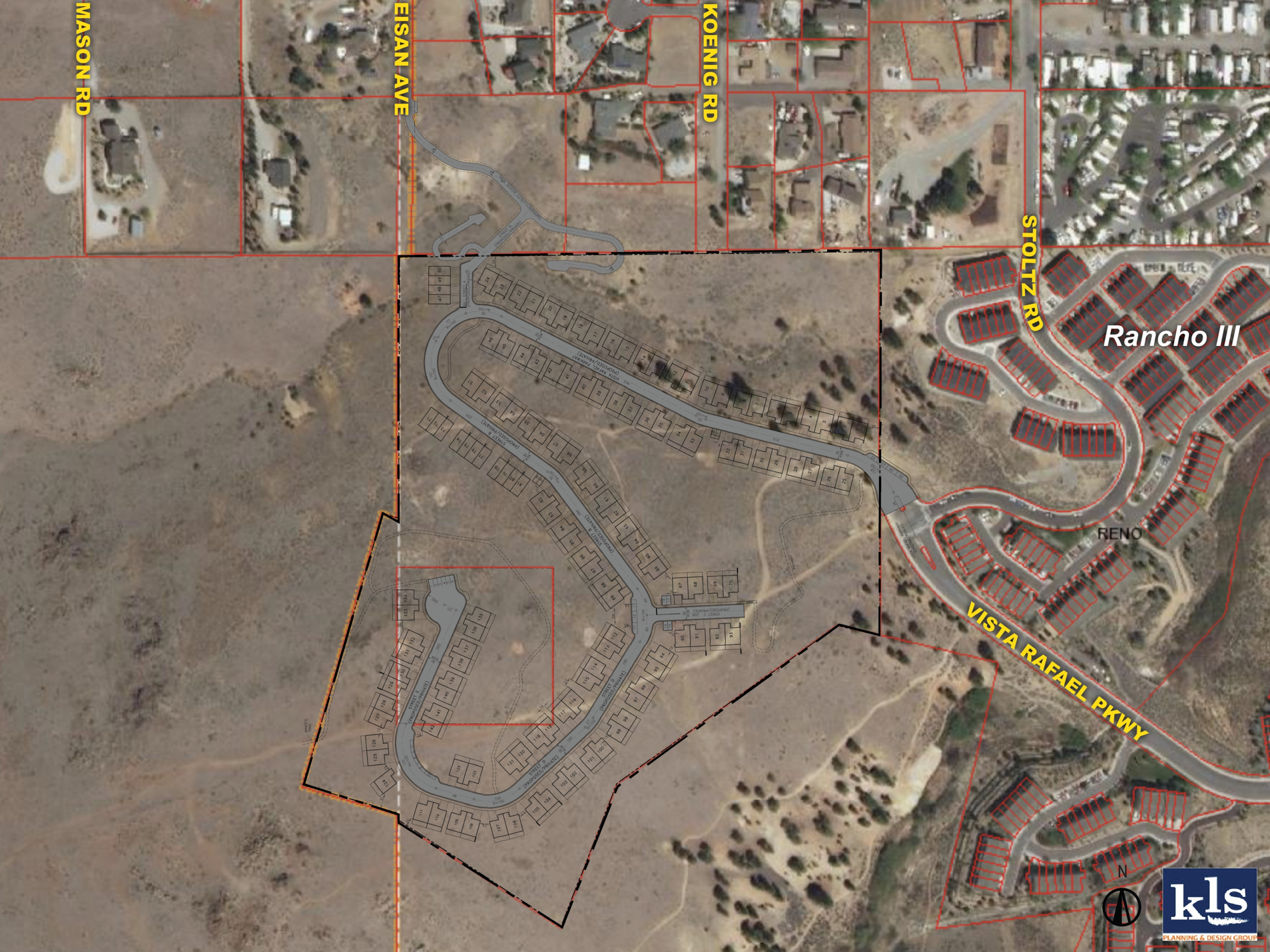
Rancho III

RENO

VISTA RAFAEL PKWY







MASON RD

EISAN AVE

KOENIG RD

STOLTZ RD

VISTA RAFAEL PKWY

Rancho III

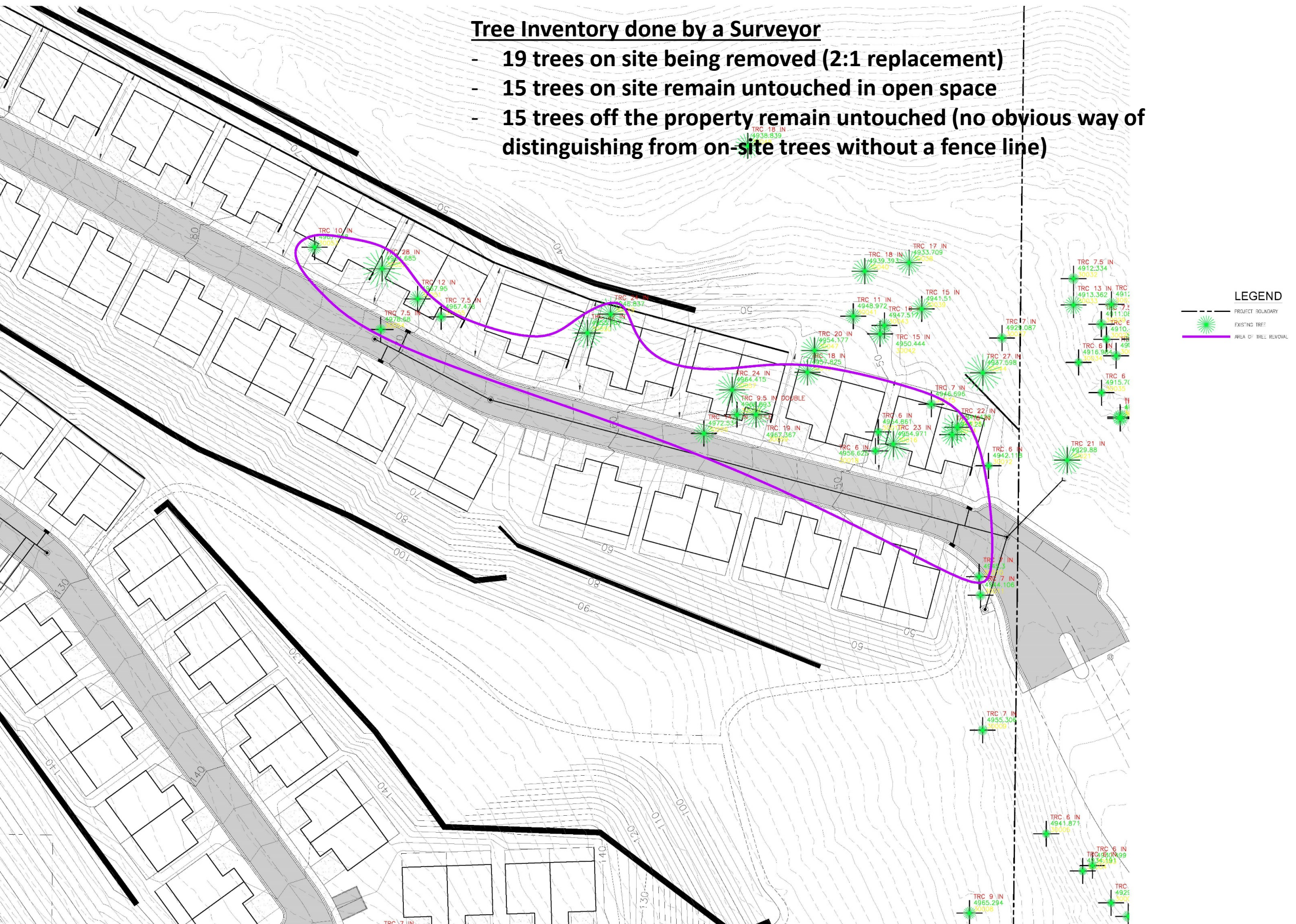
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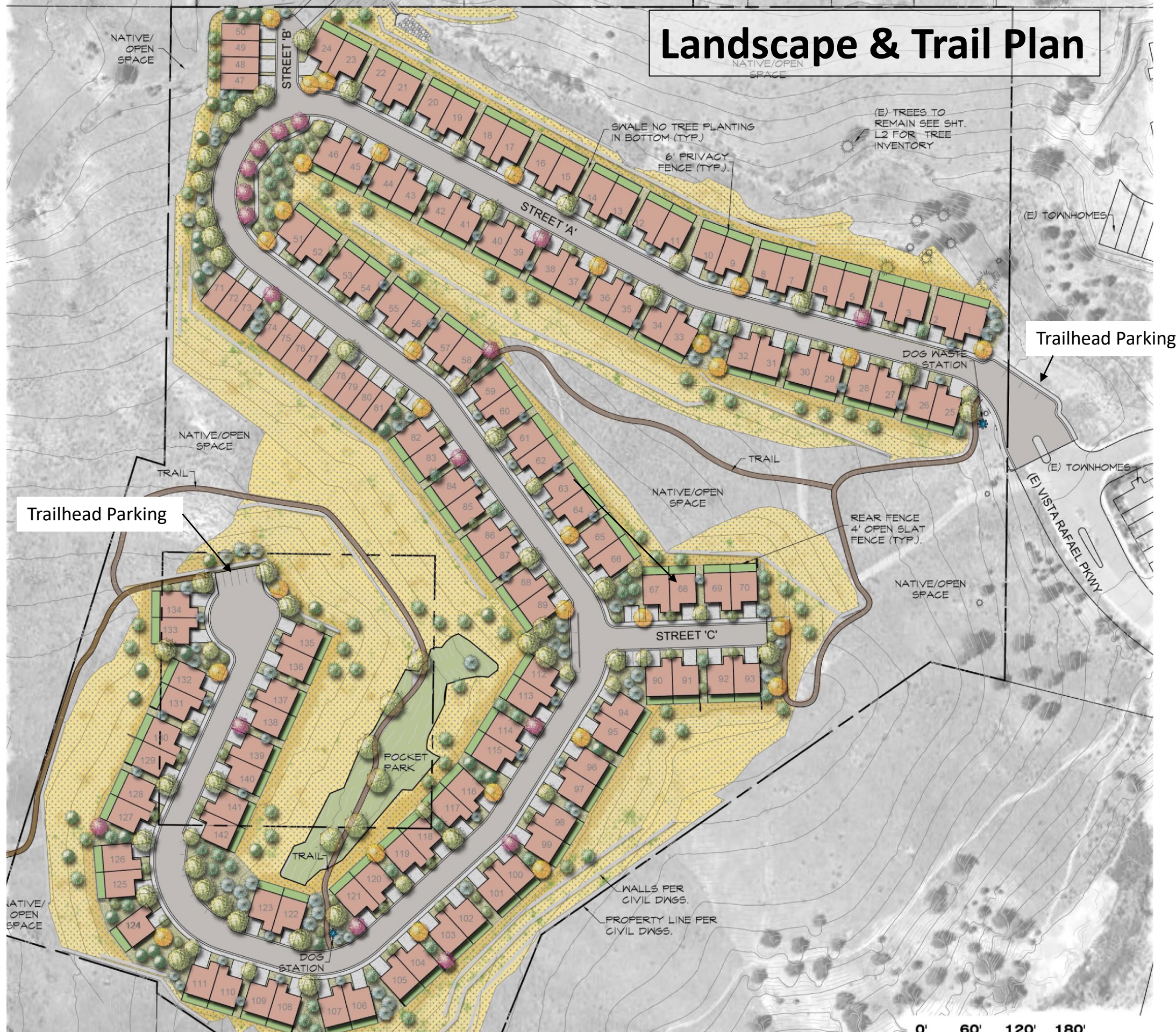
- 19 trees on site being removed (2:1 replacement)
- 15 trees on site remain untouched in open space
- 15 trees off the property remain untouched (no obvious way of distinguishing from on-site trees without a fence line)

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# Landscape & Trail Plan



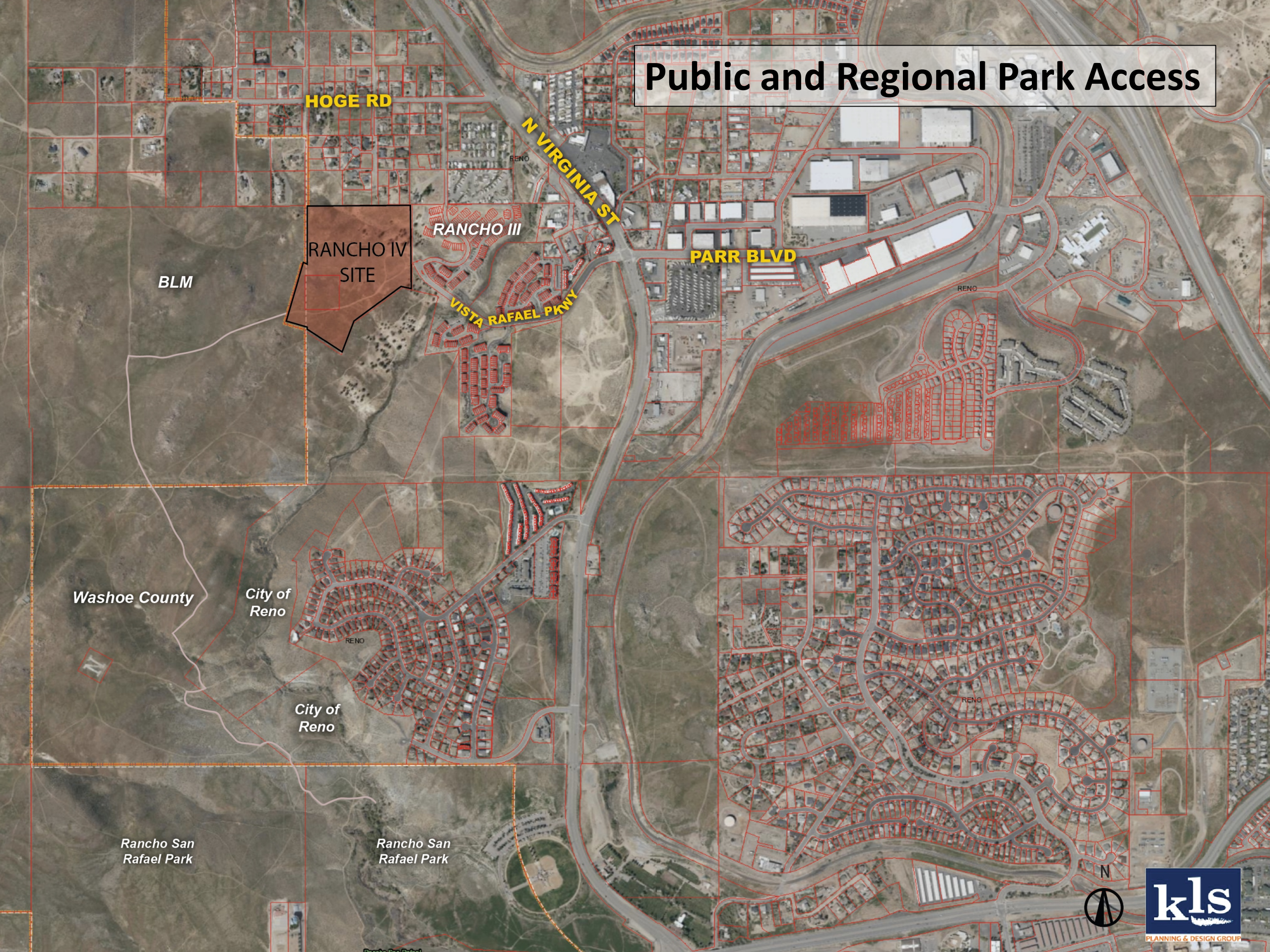
Trailhead Parking

Trailhead Parking

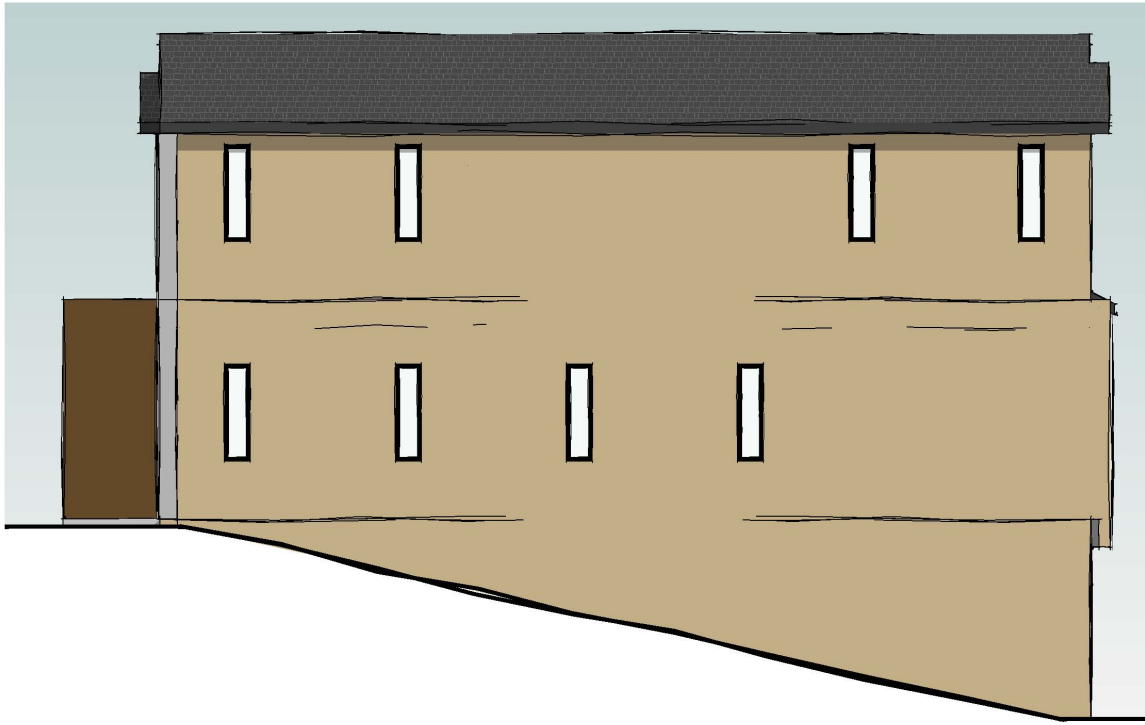
0' 60' 120' 180'



# Public and Regional Park Access







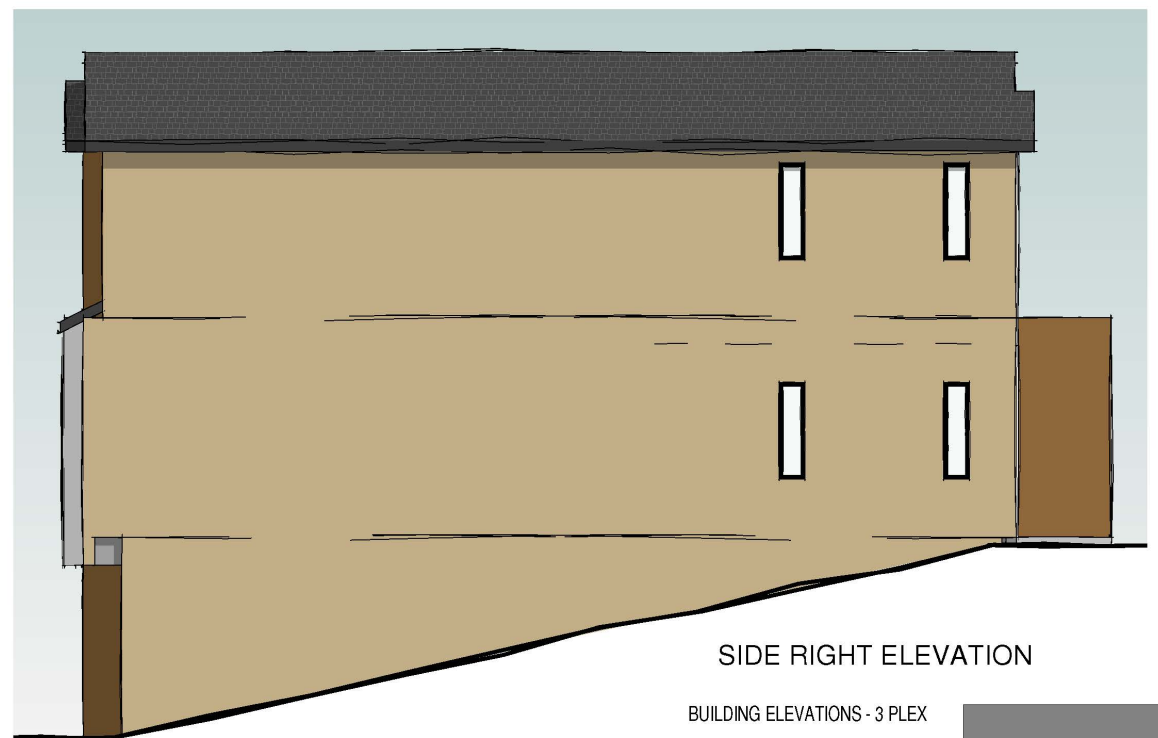
SIDE LEFT ELEVATION



GARAGE ENTRY ELEVATION



PATIO ELEVATION



SIDE RIGHT ELEVATION

**Frame**

ARCHITECTURE, INC

4090 South McCarran Blvd, Unit E

Reno, NV 89502 (775) 827-9977

Autodesk Docs://21-57 DWH Rancho/21-57\_Rancho\_3bd 3 Plex.rvt

BUILDING ELEVATIONS - 3 PLEX

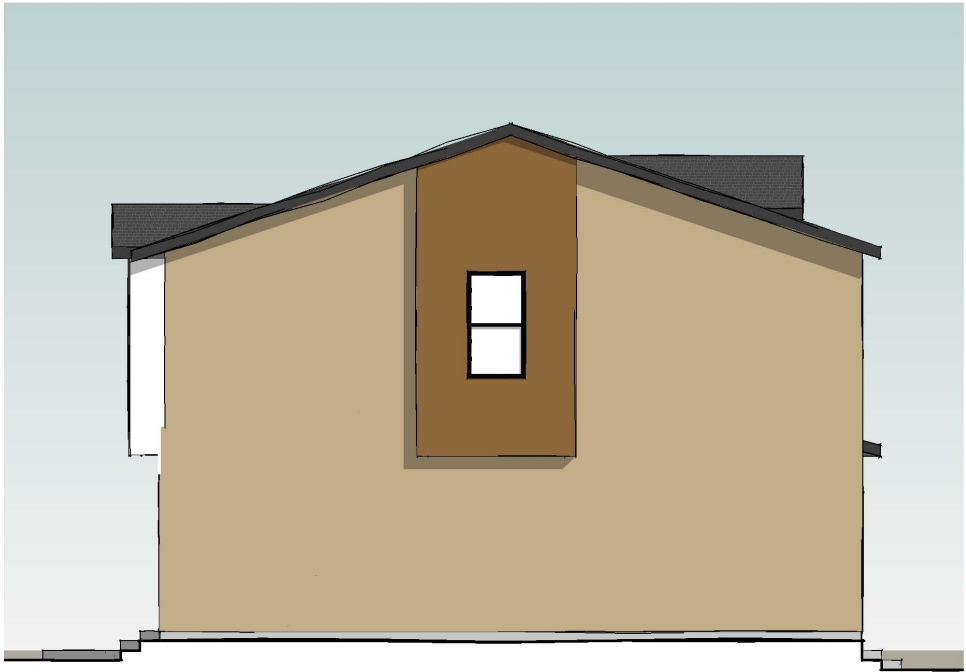
RANCHO

21-57 02-20-2021

**A4.1**

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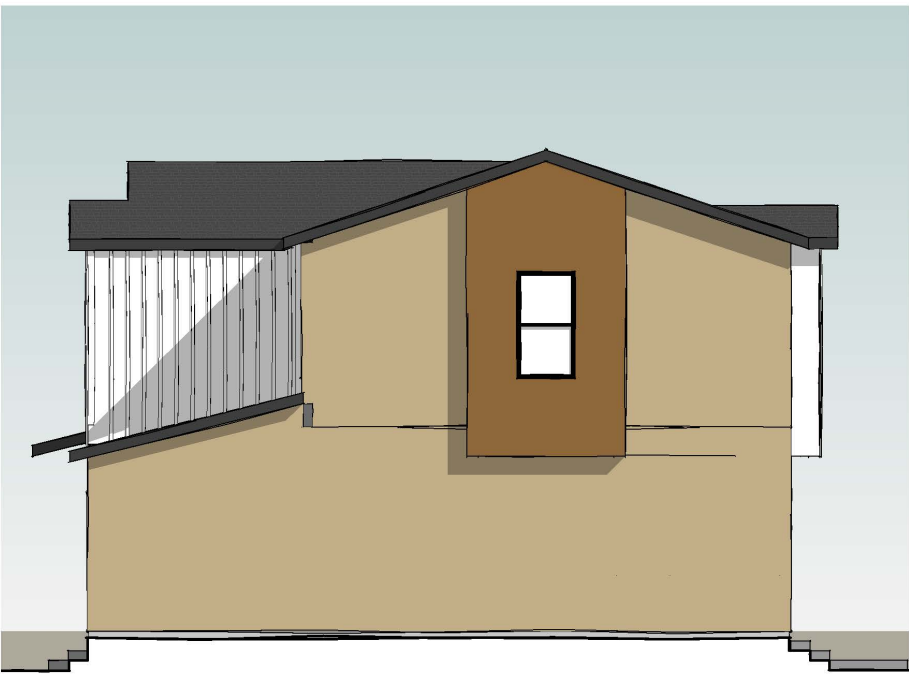
SIDE LEFT ELEVATION



GARAGE ENTRY ELEVATION



PATIO ELEVATION



SIDE RIGHT ELEVATION



**Land Dev Code & MP Policy Conformance** We meet all findings and agree with staff analysis of the project in relation to:

- **11 Ten Map Findings**

- Environmental/health laws and regulations concerning pollution
- Availability of water
- Availability and accessibility of utilities
- Availability and accessibility of public services
- Conformity with zoning, MP, and elements
- Conformity with MP of streets and highways
- Effect on existing streets and need for new streets
- Physical land characteristics
- Recommendations of entities reviewing ten map
- Availability and accessibility of fire protection
- Submission of affidavit for tax payment

- **5 General Review Findings**

- Consistency with MP
- Comply with Title 18
- Mitigate Traffic Impacts
- Provide a safe pedestrian environment
- Rational Phasing Plan



**Land Dev Code & MP Policy Conformance** We meet all findings and agree with staff analysis of the project in relation to:

- **6 CUP Findings**

- Location of use is appropriate & in accordance with zoning district
- Compatible with surrounding development
- Consistent with development standards
- Public services/facilities will be provided
- Use is reasonably compatible with surrounding area
- Not materially detrimental to the public (via a nuisance or any hazard to people or property)

- **5 findings on the Limits on Grading:**

- Mitigate environmental impacts
- Grading is suitable for hillsides with minimal visual scarring
- Provides Open Space per hillside calcs
- Meets hillside development design standards
- Design mitigates visual impacts near prominent ridgelines

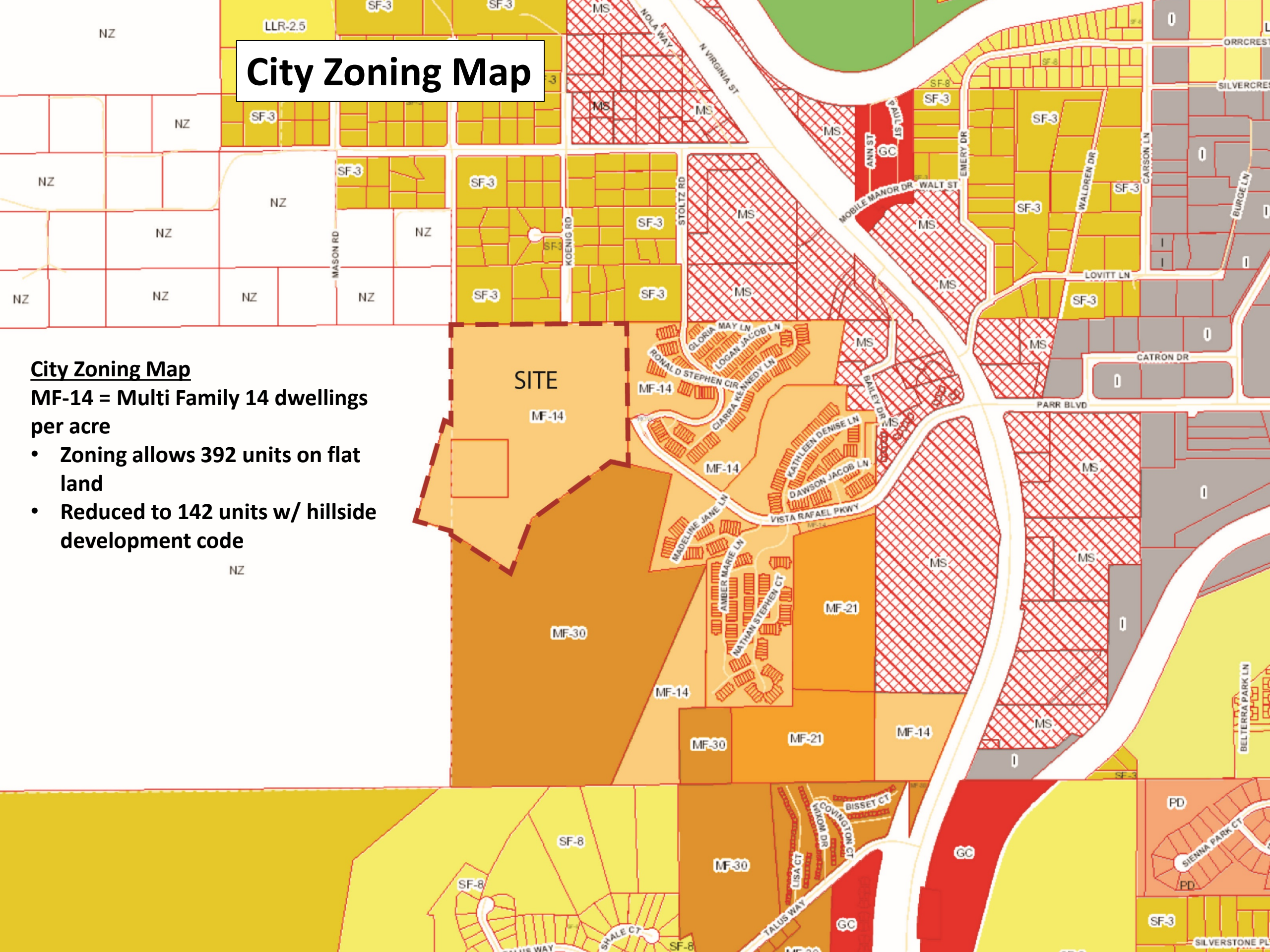


# City Zoning Map

## City Zoning Map

**MF-14 = Multi Family 14 dwellings per acre**

- Zoning allows 392 units on flat land
- Reduced to 142 units w/ hillside development code





# City Master Plan

