



# City Manager's Office

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## MEMORANDUM

**DATE:** 7/25/2023

**TO:** Mayor and City Council

**THROUGH:** Doug Thornley, City Manager Approved Electronically

**FROM:** Angela Fuss, Assistant Development Services Director *AF*

**SUBJECT:** **Rancharrah Equestrian Center**

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This memo has been prepared to update the Council on the Equestrian Center located within the Rancharrah Planned Unit Development (PUD). The Rancharrah development currently has a 17 acre site identified as an Equestrian Center. The existing Equestrian Center contains a private indoor riding and stable facility, training and breeding pens and outdoor riding arenas. Many of the neighbors and Rancharrah residents have inquired with City of Reno staff as to whether or not Rancharrah has the ability to demolish the facilities within the Equestrian Center, as of right, or, if they have to first amend the PUD.

In accordance with the PUD, Rancharrah is allowed to demolish the Equestrian Center facilities and can develop the site with up to 17 single family residential units. There is no public review/approval process needed to demolish the Equestrian Center facilities. Demolition would require approval of a demolition building permit through the Building Department, which is approved at the staff level and does not require a public hearing or public notice.

Future development of the 17 acres into the allowed 17 single family homes would require approval of a tentative map through the Planning Commission approval process. Any residential development that is denser or allows for more than 17 units would require an amendment to the PUD, and requires review by both the Planning Commission and the City Council.

At this time, no applications have been submitted to amend the Rancharrah PUD. A request was previously submitted to amend the Master Plan, however, that application has since been withdrawn.

Below is the specific language within the adopted Rancharrah PUD that allows for the Equestrian Center to be replaced with single family residential development.

**Page 25 (Rancharrah PUD - Adopted July 18, 2018)**

*Should any portion of the Equestrian Center cease to operate as an equestrian use, the acreage may be developed as single family residential, not to exceed 1 dwelling unit per acre density. Any single family residential development within the Equestrian Center land use area shall follow the design standards contained in the PUD for Estates Residential land use category.*

### **Equestrian Center**

The 17± acre Equestrian Center contains a world class private indoor riding and stable facility, training and breeding pens, and outdoor riding arenas. The facility will be utilized for commercial boarding, as well as hosting private riding clubs and equestrian events. In addition to the existing trails system, new trails may be added including a private bridge crossing over the Lake Ditch, which will provide access to riding trails within the Bartley Ranch Regional Park. The trail connection to Bartley Ranch will require separate easements and agreements between the property owner, Lake Ditch, and Washoe County Parks & Open Space and must be provided with the building permit submittal for the bridge.

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The following standards apply to development of the Equestrian Center.

#### **Permitted Uses:**

- Indoor/Outdoor equestrian facilities (i.e. stables, training pens, riding arenas, etc.)
- Accessory storage facilities (i.e. hay barn, tack shop, etc.)
- Equestrian trails
- Commercial stables

- Veterinarian services
- Temporary open lot parking (north of Evans Creek), associated with permitted on-site specialty function
- Caretaker quarters
- Riding club
- Outdoor Specialty functions (north of Evans Creek) (i.e. horse shows, exhibitions, competitive equestrian events, etc. – not to exceed seven (7) consecutive days) – maximum combined 12 outdoor events per calendar year are allowed in either the Equestrian Events or Events Center (specialty functions that exceed 800 people shall apply for a Special Activity Permit)
- Accessory structures (i.e. utility structures, storage, workshops, etc.)

#### **Uses Requiring a Special Use Permit:**

- Indoor/Outdoor Event/Entertainment Facility (i.e. rodeo/livestock events facility, stadium, etc.)

#### ***Note:***

1. *Outdoor entertainment and/or amplified music and speech, as well as arena lighting 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 (does not include indoor entertainment/music events). The Equestrian Center shall not exceed noise levels specified for the Events Center in requirement #2 on page 21 of this PUD handbook at the property line for adjoining single family residential properties to the south and northwest (does not include Rancharra PUD single family uses).*

2. 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 (see application and permit check list for special events in Appendix 6). Further, there shall be no more than two events per calendar month lasting longer than 7 consecutive days.

Setbacks:

To Exterior Project Boundary (buildings) 40-feet

To Exterior Project Boundary (open pens and arenas) 0-feet

Building Height: (new buildings) 45-feet (max. 2-stories)

*Note:*

*It is not foreseen that the Equestrian Events Facility property will be parceled for any uses. If the property is parcelized, setback requirements not identified above will conform to the SF-15 zone, as amended.*

Parking:

Commercial Stables 1 space / 5 horses  
1 trailer space/ 15 horses

Specialty Functions To be determined based on anticipated attendance

*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 facilities constructed for the Equestrian Center may be shared with the Events Center.*

New parking spaces to accommodate both vehicle and trailer parking shall be constructed on the north side of Evans Creek in the Equestrian Center. Additional parking spaces, if necessary for events larger than 800 attendees, may be provided within the PUD in the Office/Medical or Retail Commercial during off-peak times, to the approval of the individual property owner and determined at the time of the Special Activity Permit (see Appendix 6 for Special Activity permit requirements).

Open Space Requirements:

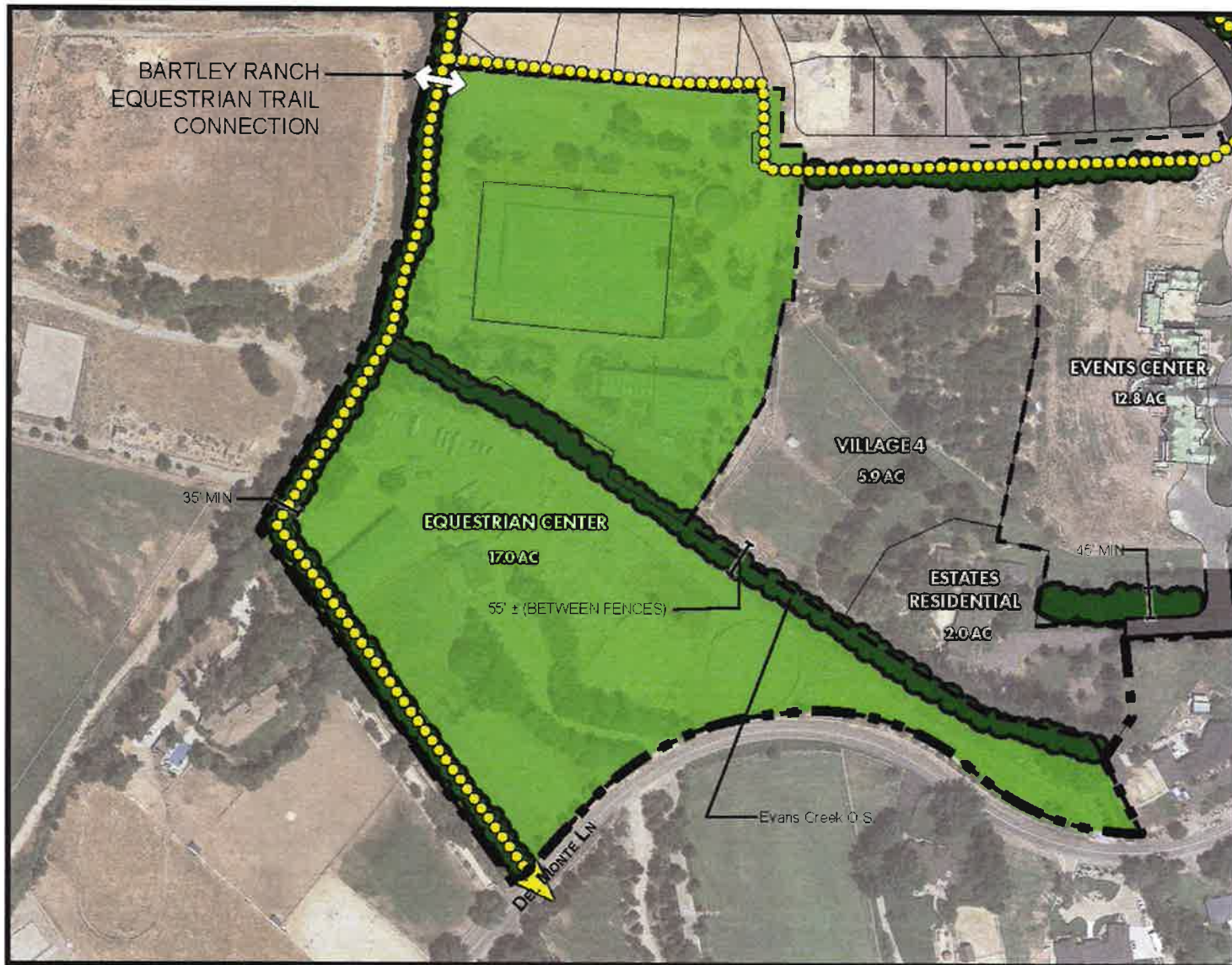
Open space requirements in addition to the general landscape requirements of this PUD handbook are necessary to provide appropriate buffers between uses within this land use category and adjacent residential properties outside of the PUD, as well as open space amenities for the PUD. The required open space areas are depicted on the Open Space/Trails plan on page 6, as well as in the detailed open space exhibit for the Equestrian Center provided on the following page 29.

The existing equestrian trail identified along the Lake Ditch shall remain as part of the West Side Open Space Buffer (minimum 35' in width). An optional bridge crossing may be constructed to connect to the Bartley Ranch trail network to enhance the equestrian operation. The bridge crossing and trail connection

to Bartley Ranch will require all necessary approval and agreements with the Lake Ditch Company and Washoe County Parks and Open Space to be provided at the time of building permit submittal for the crossing.

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

1. The Evans Creek corridor area is approximately 55 feet in width and is located between existing fences. This area shall remain undisturbed (existing riparian vegetation shall remain) except for necessary maintenance activities.



*Equestrian Center Open Space Detail*