



**CITY OF SPARKS, NV  
COMMUNITY  
SERVICES  
DEPARTMENT**

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action  
PCN15058

**Date:** July 25, 2016

**RE:** PCN15058 – Consideration of and possible action on a request for final approval of the Golden Triangle Handbook, a Planned Development, on a site 43.83 acres in size in the NUD (New Urban District) zoning district located at 6000 Vista Boulevard, Sparks, NV.

Senior Planner Ian Crittenden presented this agenda item at the Planning Commission meeting of June 16, 2016 with a recommendation of approval to the City Council for final approval of the Golden Triangle Planned Development Handbook. Mr. Crittenden provided a brief background of the project. The project area was originally part of the Kiley Ranch Northeast Golf Community. At the time the handbook was created, this site was left with an Open Space (OS) land use designation and zoned A-40 (Agriculture). In 2014, the land use designation and zoning were changed. Subsequently, in 2015, the handbook for Kiley Ranch Northeast Golf Community was rescinded.

The Planned Development Handbook for Golden Triangle was presented to the Planning Commission at their April 21, 2016 meeting. The Planning Commission made a recommendation for tentative approval of the handbook to City Council and the City Council approved the tentative handbook for the Golden Triangle at their May 23, 2016 meeting. This request is for the final approval of the Golden Triangle Planned Development Handbook. The site is currently master planned as Mixed (MX) and zoned NUD (New Urban District) and cannot be developed without the adoption of a planned development handbook.

The handbook does not dictate the specific amount of each use that can be located in the Golden Triangle. Market demand, the developer's preference and experience will determine which uses are developed first and how much of each potential use will be developed.

The Golden Triangle Planned Development will consist of a series of projects that will be developed over time. The projects will be individually reviewed either through the Administrative Review (AR) process or through a Conditional Use Permit (CUP) request.

A traffic signal light will be required with the first development on the site at Vista Boulevard. Any subsequent development will be required to update the initial traffic study and address any additional impacts that the new development have on Vista and the nearby transportation system.

Staff has reviewed the request for final approval of the Golden Triangle Planned Development and finds that the handbook is in substantial compliance with the tentatively approved handbook as approved by City Council in May 2016. It is staff's opinion that the final draft of the Golden Triangle Planned Development Handbook does not substantially vary from the five required criteria and conforms to the tentative handbook.

Commissioner Lean asked for clarification with regard to traffic light requirement, lot sizes and landscaping requirements. Mr. Crittenden confirmed that a traffic light will be required prior to the final of the first development within the project. Mr. Crittenden also explained that there are no specific landscape requirements for single-family residential development because there is a front yard requirement. However, the amount is not stipulated like it is in a multi-family development that has common areas.

Mr. Thornley asked Mr. Crittenden to clarify the landscaping requirements for a residential lot within the Sparks Municipal Code specifically as it relates to the requirement of some sort of ground cover in the front yard area. Mr. Crittenden confirmed the need for front yard landscaping in residential areas. The Municipal Code does not allow for bare dirt landscaping in the front yard areas.

Melissa Lindell of Wood Rodgers, representing the applicant, introduced herself and offered to answer any questions. Ms. Lindell shared that this is the same project that was presented and approved at the April 21, 2016 Planning Commission meeting. There have been no changes.

MOTION: Planning Commissioner Sperber moved to forward a recommendation to the City Council for final approval of the Golden Triangle Planned Development Handbook associated with PCN15058.

SECOND: Planning Commissioner Lean.

AYES:	Planning Commissioners Cammarota, Petersen, Lean, Sperber and VanderWell.
NAYS:	None.
ABSTAINERS:	None.
ABSENT:	Commissioners Fewins and Voelz.

Passed.