



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN16036

Date: September 20, 2016

RE: PCN16036 – Consideration of and possible action on a Tentative Map request for a 394 single family lot subdivision within the Kiley Ranch North Phase 6 Planned Development (Villages 37A, 37B and 43) on a site totaling 66 acres in the NUD (New Urban District) zoning district generally located south and east of Kiley Parkway and south of Windmill Farms Rd., Sparks, NV.

Development Services Manager Karen Melby presented this agenda item at the September 15, 2016 Planning Commission Meeting with a recommendation of approval for a Tentative Map request for Kiley Ranch North Planned Development, Villages 37A, 37B and 43.

Ms. Melby presented a vicinity map and shared that the Kiley Ranch North Planned Development Phase 6 Handbook covers 146.68 acres located at the northeast corner of Kiley Parkway and Henry Orr Parkway. On May 12, 2014, the City Council approved a final handbook for Kiley Ranch North Phase 6 and on August 8, 2016, the City Council approved a second amendment adding 38 acres, a community park site, open space and changes in the development standards.

The applicant is requesting a tentative subdivision map consisting of three villages located within Phase 6. The total number of units is 394. Village 37A will have 160 units, Village 37B will have 125 units and Village 43 will have 109 units. The primary access to the project area is via roads that intersect with Kiley Parkway and Henry Orr Parkway. Ms. Melby presented the Tentative Map findings.

Staff is recommending approval with 13 conditions. Condition 3 was revised at the recommendation of staff and the City Attorney. The revised Condition 3 includes 5 of the original 12 conditions listed in the District Health letter dated August 3, 2016. The City Attorney and staff felt that some of the conditions listed in the District Health letter went beyond their scope.

Commissioner Petersen asked for clarification with regard to the Regional Trail location. Ms. Melby identified the regional trail location on the vicinity map and shared the proposed continuance of the trail around the project area. In addition, Ms. Melby

shared that there will be links for connectivity to the trail from the neighborhoods around the perimeter of the project.

Commissioner Lean asked for clarification with regard to fire service. Ms. Melby stated fire service would be provided by Sparks Fire Department through an agreement with Truckee Meadows Fire Protection District as this project is located outside the 6-minute required response time for Sparks Fire Department. There are preliminary plans to construct a new fire station in the Spanish Springs valley, Station 6, however until such time as this is complete, fire protection will be provided by Truckee Meadows Fire Protection Station 17.

Chairman Cammarota asked if the newly proposed fire station would serve this project and would it be within the 6-minute response time standard for Sparks Fire Department. City Attorney Doug Thornley responded that at this time it is unknown by staff if the project area would be served by the new Sparks station because the exact location of the new station is unknown.

Commissioner Sperber asked for clarification regarding the revisions to Condition 3. Ms. Melby confirmed the changes. Assistant City Attorney Doug Thornley further explained that the items that were revised in Conditions 3 were items that were identified by the Nevada Division of Environmental Protection. It is the City's opinion that it is beyond the District Board of Health's scope to call out NDEP items and therefore, revised the conditions to include 5 of the 12 items listed in the District Board of Health's letter of August 3, 2016. Condition 3 of the staff report was revised as such.

Mr. Mike Railey of Rubicon Design Group, representing the applicant, introduced himself and offered to answer any questions regarding the project. Mr. Railey stated the applicant agreed with staff and the contents of the staff report including the changes to Condition 3. There were no additional questions for Mr. Railey.

MOTION: Planning Commissioner VanderWell moved to approve the Tentative Map for Kiley Ranch North Planned Development (Villages 37A, 37B and 43) associated with PCN16036 adopting Findings T1 through T12 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 13 as listed in the staff report.

SECOND: Commissioner Sperber.

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

Passed.