



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN14038

Date: June 27, 2016

RE: PCN14038 – Consideration of and possible action on a request for approval of an amendment to the Tentative Development Handbook for Kiley Ranch North, a Planned Development, to add a new area (38 acres), revise the development map, and other matters related thereto on a site approximately 875 acres in size in the NUD (New Urban District) zoning district generally located north of the Southern Division of Kiley Ranch, east of Pioneer Meadows Planned Development, south of Lazy 5 Regional Park and along Pyramid Highway, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item with a recommendation to forward the item to City Council for tentative approval of an amendment to the Kiley Ranch North Planned Development Handbook.

This request is the first amendment to the tentative planned development handbook for Kiley Ranch North. Per the Development Agreement, Kiley Ranch North Planned Development is processed differently than other planned developments in that there is the tentative handbook that covers the entire planned development and as phases are to be developed there is a final handbook recorded for that phase. There have been six phases recorded to date. The standards and Land Use Map have changed as the six phases have been reviewed and adopted.

Staff is requiring that the tentative handbook be amended to reflect the current approved final development plans for Kiley Ranch North Planned Development. No development can occur until there is a recorded final handbook for that portion of Kiley Ranch North Planned Development. The tentative handbook does not address any development and all development standards and infrastructure will be reviewed with the final handbook.

Ms. Melby provided the Commissioners with an analysis of the handbook amendment and briefly discussed the handbook inclusions. In addition, Ms. Melby also shared a summary table comparing the land uses and acreages in the approved tentative handbook and proposed amendment.

Ms. Melby presented and briefly summarized the Planned Development Findings associated with the request. The proposed amendment maintains the integrity of the plan by retaining land uses that were originally approved in the handbook for Kiley Ranch North Planned Development while addressing the changes that have occurred during the build-out of the planned development. The Kiley Ranch North Tentative Handbook guides development by providing standards regulating the character and quality of development while providing for the provision of community facilities, utilities and other infrastructure.

Mr. Mike Railey with Rubicon Development group, representing the applicant also spoke in support of the project. Mr. Railey agreed with staff's presentation of the project and offered to answer any additional questions regarding the project.

The public hearing was opened. Twelve individuals spoke in opposition of the project. The opposition stems from an on-going dispute between the master developers of Kiley Ranch North and Sonoma Highlands regarding an access easement necessary to complete the planned extension of Lazy 5 Parkway on the west side of Pyramid Highway. The City believes this matter is between the private parties and without City intervention.

MOTION: Planning Commissioner Sperber moved to forward a recommendation to the City Council for tentative approval of an amendment to the Kiley Ranch North Planned Development Handbook associated with PCN14038, adopting Findings PDa through PDg and the facts supporting those Findings as set forth in the staff report.

SECOND: Planning Commissioner VanderWell.

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

Passed.