



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN14016
Date: July 1, 2014

RE: PCN14016, GOLDEN TRIANGLE, LLC, Consideration and possible action of a Master Plan Amendment to change the land use designation from 4/DU/Ac to Mixed Use (MU) and to rezone from A-40 (Agriculture) to NUD (New Urban District), on a site totaling approximately 43.8 acres in size located at 6000 Vista Boulevard, Sparks, NV.

An agenda item from Senior Planner Karen Melby for consideration and possible recommendation to forward to City Council the approval of a master plan amendment on approximately 43.8 acres located at 6000 Vista Boulevard, Sparks, NV. In addition, there is also a request for consideration and recommendation to City Council on a request to rezone same from A-40 (Agriculture) to NUD (New Urban District). However, the noticing was not completed on the rezoning request and this item will be postponed to the next Planning Commission Meeting.

The property was reviewed as part of the Kiley Ranch Northeast Golf Community Planned Development Handbook. Residential density for this approximately 44 acres was proposed to be 4 dwelling units per acre with a proposed number of units of 158. This property was never zoned NUD (New Urban District) because the property owner wanted to retain the agricultural tax exemption. The focus of the handbook was a proposed golf course which never developed so the handbook was never final or recorded.

Golden Triangle, LLC properties consist of three parcels totaling 43.8 acres. The properties are designated on the Sparks Land Use Plan as 4 dwelling units per acre. The applicant is requesting the master plan amendment to change the land use from Mixed Use (MU) in order to develop the property as a mix of residential and commercial uses. The parcel is currently zoned A-40 (Agriculture). The applicant is requesting a zone change to NUD which requires a planned development handbook before any development can occur on the properties.

Melissa Lindell with Wood Rodgers, representing the applicant, introduced herself. Ms. Lindell stated that Ms. Melby did a great job presenting the application request and stated that a handbook would need to be presented and approved before any development could occur.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Leans moved to forward a recommendation of approval to city Council for certification of a master plan amendment, for PCN14016, based on the Findings MP1 through MP4, and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

AYES: Planning Commissioners Sanders, Fewins, Lean, Nowicki, Sperber, and Cammarota.

NAYS: None.

ABSTAINERS: None.

ABSENT: Doug Voelz.

Passed.

MOTION: Planning Commissioner Lean moved to continue a rezoning request associated with PCN14016 to the next Planning Commission Meeting on July 17, 1014.

SECOND: Planning Commissioner Nowicki.

AYES: Planning Commissioners Sanders, Fewins, Lean, Nowicki, Sperber, and Cammarota.

NAYS: None.

ABSTAINERS: None.

ABSENT: Doug Voelz.