



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN15025
Date: July 27, 2015

RE: PCN15025 - Consideration of and possible action on a request for tentative and final approval of an amendment to the Sparks Galleria Planned Development to allow for 18 nozzles in an existing 12 nozzle service station (Costco) on a site 81.3 acres in size in the NUD (New Urban District) zoning district located east of Pyramid Way, south of Los Altos Parkway, and north of Disc Drive, Sparks, NV.

Senior Planner Karen Melby presented this item with a recommendation for approval of an amendment to the Sparks Galleria Planned Development Handbook. The City Council approved the final Planned Development Handbook for the Sparks Galleria in June 2004. Since that time, there have been two amendments to the final handbook. One in 2006 to correct and establish design standards and conformance and one in 2008 to add permitted uses, allow single story homes, and update the Land Use Designation Map. This is a third amendment request to the handbook.

This request is for tentative and final approval for an amendment to the handbook to allow Costco Wholesale to add one additional dispenser, each with two vehicle fueling positions, to each of the three existing fueling islands. This will result in 6 new vehicle fueling positions for a total of 18 vehicle fueling positions overall. The existing Costco Service Station consists of three islands with a total of 12 vehicle fueling positions. The proposed amendment is minor in scope and does not affect the integrity of the overall approved commercial and residential plan. The amendment only affects one line in the Land Use Matrix within the handbook to allow a maximum of 18 fueling positions. This amendment will only affect the existing Costco Gas Station and does not change the allowed uses. The addition of the fueling stations will facilitate better service to Costco customers.

Staff has reviewed the final handbook and based on the provisions listed in the Nevada Revised Statutes, staff is of the opinion that the proposed amendment is in substantial compliance with the tentatively approved plan as approved by the City Council. Staff supports the recommendation to forward the request to City Council for approval of an amendment to the tentative and final Planned Development Handbook for Sparks Galleria.

Mr. Angelo Bologna, representing the applicant, Costco Wholesale Corporation, introduced himself and offered to answer any questions regarding the project. Commissioner Lean asked for clarification regarding the addition of diesel fuel. Mr. Bologna stated that Costco would like to add diesel to all of the fueling stations if possible. Costco will be adding an additional underground tank for the storage of diesel fuel.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Voelz moved to forward a recommendation for tentative and final approval of a request for an amendment to the Sparks Galleria Planned Development Handbook associated with PCN15025, adopting Findings PD1 through PD21 and the facts supporting those Findings as set forth in the staff report. Because the request includes final approval, the Planning Commission does not recommend that the City Council require a bond at this time as stated in NRS 278A.490.

SECOND: Planning Commissioner Lean.

AYES: Planning Commissioners Cammarota, Lean, Nowicki, Petersen, Sperber and Voelz.

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Fewins.

Passed.