



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN15029
Date: October 5, 2015

RE: PCN15029 - Consideration of and possible action, for a site 0.4 acres in size located at 1040 El Rancho Drive, Sparks, Nevada, of:

- A Master Plan Amendment to change the land use designation from Medium Density Residential (MDR) to Transit Oriented Development – Mixed Residential (TOD-MR); and
- A request to Rezone the property from PO (Professional Office) to TOD (Transit Oriented Development).

Senior Planner Karen Melby presented this item with a recommendation of approval to the City Council for a master plan amendment and rezoning associated with PCN15029. Ms. Melby explained that the request involves two properties both addressed as 1040 El Rancho Drive. The northern parcel is utilized for the parking while the southern parcel is utilized for the office building.

The property is designated on the Sparks Land Use Plan as Medium Density Residential. The applicant is requesting the master plan amendment to change the land use to Transit Oriented Development – mixed Residential (TOD-MR). Additionally, the properties are currently zoned PO (Professional Office). The applicant is requesting a zone change to TOD. The TOD-MR designation will provide the applicant with new use opportunities. The applicant's intent, if approved, is to continue the current use of the property while allowing a wider variety of permitted uses.

The property is located in an area of mixed residential types and a park. A mixed residential designation for this property is consistent with other developments in the area and provides a transition between the park to the west and the commercial uses farther north along Oddie Boulevard. The master plan amendment and rezone would be compatible with surrounding land uses and is consistent with the City of Sparks Master Plan.

Public notice of the project was given and no objections were received. Additionally, a neighborhood meeting was held on June 29, 2015. Three people attended the meeting, no concerns were noted.

Mr. Ken Krater, representing the applicant, introduced himself and offered to answer additional questions. Mr. Krater supports the staff report as presented.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to City Council for certification of a master plan amendment for PCN15029 based on Findings MP1 through MP4 and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

MOTION: Planning Commissioner Cammarota moved to forward a recommendation of approval to City Council for the rezoning associated with PCN15029 based on the Findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.