



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN14037
Date: July 25, 2016

RE: PCN14037 – Consideration of and possible action on a request to amend a final planned development handbook for Kiley Ranch North Phase 6 to add approximately 38 acres, revise the development standards and other matters properly relating thereto in conformance with the Tentative Planned Development Handbook for Kiley Ranch North, on a site totaling approximately 146.68 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district located northeast of Kiley Parkway and Henry Orr Parkway, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item at the Planning Commission meeting of July 7, 2016 with a recommendation to forward to City Council a request for final approval of a final handbook request for Kiley Ranch North Phase 6. The final handbook applies only to Phase 6 of the Kiley Ranch North Planned Development. Unlike other planned developments, Kiley Ranch North is being reviewed and approved in incremental phases with final handbooks for each phase. This request only applies to Phase 6. Phase 6 consists of 146.68 acres. This amendment adds 38.2 acres to the planned development. There are also requested changes to the development standards to comply with the Tentative Kiley Ranch North Planned Development Handbook.

Ms. Melby presented a site map of the project area and identified areas affected by the request. In addition, Ms. Melby shared that the request includes adding a community park site and open space. The community park is proposed to be 9.42 acres and there is approximately 10 acres of open space. The remaining 18 acres will be added to the LMR designation.

Staff has reviewed the proposed amendment and is of the opinion that the final planned development handbook of the Kiley Ranch North Phase 6 Planned Development Handbook is in substantial compliance with the tentative handbook as approved by the City Council. Staff is recommending approval.

Mr. Mike Railey of Rubicon Design Group, representing the applicant, introduced himself and offered to answer any questions regarding the project. Mr. Railey

summarized by stating this request finishes an earlier request brought to the Commission during the previous month, adding 38 acres, combining the park areas to a community park and defining open space.

The public hearing was opened, no public comment was received and the public comment was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to the City Council of PCN14037 as the final handbook is in substantial compliance with the City Council's action on the Tentative Approval of Kiley Ranch North Planned Development Handbook and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Petersen.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Voelz.

Passed.