



CITY OF SPARKS, NV
COMMUNITY
SERVICES
DEPARTMENT

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN15067
Date: March 11, 2016

RE: PCN15067 – Consideration of and possible action, for a site 4.32 acres in size located at 350 Galletti Way, Sparks, Nevada, of:

- A Master Plan Amendment request to change the land use designation from Tourist Commercial (TC) to I (Industrial); and
- A request to rezone the property from TC (Tourist Commercial) to I (Industrial).

Senior Planner Ian Crittenden presented this agenda item with a recommendation of approval to forward the item to City Council for certification of a master plan amendment and rezone associated with PCN15067.

The applicant is Cemex Construction Materials Pacific, LLC. Cemex currently operates a concrete batch plant at 333 Galletti Way in Reno. The site that is the subject of this application is located directly across the street at 350 Galletti Way, Sparks. The applicant is requesting a master plan amendment and rezone to allow them to move their current batch plant from the 333 Galletti Way to 350 Galletti Way. The property's current land use and zoning do not allow for a concrete batch plant.

Public notice was given and a neighborhood meeting was held on February 16, 2016. There were two neighbors in attendance and no objections were raised with regard to the land use change or potential relocation. The concerns raised were with regard to the dust created by the current operation across the street in Reno.

Mr. Crittenden shared that traffic concerns have been voiced by both City Staff as well as NDOT. However, development of the Sparks site as a concrete plant will not be an addition but a replacement plant and, as such, the traffic pattern may change, but volume should not change significantly.

A transition to Industrial zoning is logical due to the Industrial zoning adjacent in Reno and the nearby location of the NDOT construction yard. The proposed zoning is, therefore, consistent with the surrounding land uses. Additionally, the site is currently being used for storage and parking and is not being utilized for its intended purpose.

Mr. Ron Wilson, Cemex representative for the western states, introduced himself and offered additional information with regard to the project. Mr. Wilson shared that the land use change and rezone will provide Cemex an opportunity to use the site more efficiently. Cemex plans to build a new batch plant on the site that will be newer, larger and hopefully cleaner. The current batch plant is cramped and dysfunctional. Cemex plans to dismantle the current plant when a new plant is constructed.

Commissioner Sperber expressed concern regarding the dust generated at the plant. Mr. Wilson shared that there had been numerous attempts to control the dust; a street sweeper and water misters on the stock piles. Most attempts have been 'ok' at best. Mr. Wilson stated that building a new facility will provide Cemex with a chance to streamline current operations. In addition, building a new plant across the road will reduce the traffic going back and forth across the road and as a result reduce the dust.

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

MOTION: Planning Commissioner Voelz moved to forward a recommendation of approval to the City Council for certification of a Master Plan amendment, for PCN15067, including Resolution 210, based on Findings MP1 through MP4, and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Lean

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

MOTION: Planning Commissioner Petersen moved to forward a recommendation of approval to the City Council for the rezoning associated with PCN15067 based on the Findings Z1 through Z3, and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner VanderWell.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

RESOLUTION NO. 210

INTRODUCED BY SPARKS PLANNING COMMISSION

A RESOLUTION ADOPTING A CHANGE IN THE MASTER PLAN LAND USE DESIGNATION FROM TOURISM COMMERCIAL (TC) TO INDUSTRIAL (I) ON APPROXIMATELY 4.32 ACRES LOCATED AT 350 GALLETT WAY, SPARKS, NV.

WHEREAS, the City of Sparks Planning Commission reviews on a regular basis requests for amendment of the City's Master Plan; and

WHEREAS, the proposed Master Plan amendment would be in compliance with the Regional Plan; and

WHEREAS, the proposed Master Plan amendment would implement Goals LU5 and Policy LU5a; and

WHEREAS, the proposed Master Plan amendment would be compatible with surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sparks that the Master Plan Amendment associated with PCN15067 be adopted by changing the Master Plan from Tourism Commercial (TC) to Industrial (I) on a site approximately 4.32 acres in size located at 350 Galletti Way, Sparks, NV.

PASSED AND ADOPTED the 3rd day of March, 2016, by the following vote of the Planning Commission:

AYES: Commissioners Cammarota, Petersen, Fewins, Lean, Sperber, VanderWell and Voelz

NAYS: None

ABSENT: None

ABSTAIN: None

Approved this 3rd day of March, 2016, by:

George Cammarota
GEORGE CAMMAROTA, CHAIR

ATTEST:

Marilie Smith
MARILIE SMITH
ADMINISTRATIVE SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Chester H. Adams
CHESTER H. ADAMS
CITY ATTORNEY