



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

**To:** Mayor and City Council  
**From:** Marilie Smith, Administrative Secretary  
**Subject:** Report of Planning Commission Action  
**Date:** April 30, 2018

**RE:** PCN18-0007 – Consideration of and possible action on a Tentative Map request for 459 single family lots on a site 118.45 acres in size in the NUD (New Urban District – Stonebrook Planned Development) zoning district generally located south of La Posada Drive, north of the Pioneer Meadows Planned Development and west of the Wingfield Springs Planned Development, Sparks, NV. (For Possible Action)

Please see the attached excerpt from the April 5, 2018 Planning Commission meeting transcript.

1           Next, we'll move along to PCN18-0007,  
2 consideration on a tentative map for 459 single-family  
3 lots, Stonebrook Planned Development. Thank you.

4           MS. MELBY: The map wasn't coming up, and I had  
5 a near heart attack.

6           So this request is for a tentative map request.  
7 They're asking for 459 single-family lots on a site that  
8 is 118.45 acres in size. This is located within the  
9 Stonebrook Planned Development. It is south of  
10 La Posada, which is right up here, and north of the  
11 Pioneer Meadows -- this is Pioneer Meadows down here --  
12 Planned Development and west of -- and this is Wingfield  
13 Hills, Wingfield Springs development over here.

14           In the cyan, this is the area for the  
15 Stonebrook Phase 2 in the map.

16           They are going to be located in the southeast  
17 section of Stonebrook. The boundary of Stonebrook is  
18 like this, coming down this side around. It's,  
19 basically, a horseshoe location.

20           The first tentative map was for 617  
21 single-family lots, which was approved by City Council  
22 on February 10th, 2014. Today, there have been five  
23 final maps recorded or in review. And that's a total of  
24 518 lots that have been mapped for that, of the 617.

25           The applicant is requesting a tentative map

1 consisting of five villages located within the  
2 Stonebrook Planned Development. The total number of  
3 units that they are requesting is 459. The lot sizes  
4 range from 46,000, I mean 4,625 to 20,649 square feet,  
5 with an average lot size of about 7,000 square feet.  
6 The overall gross density is 3.9 units per acre.

7 This is the land use map showing what their  
8 land use designations are.

9 This is the phase map. And you can see, here  
10 are the villages.

11 The primary access to this property will be  
12 Stonebrook Parkway, which is this street coming down  
13 this way.

14 The proposed map conforms to the approved  
15 Stonebrook Planned Development handbook. The existing  
16 and planned streets are designed to handle the traffic  
17 generated by this project.

18 Now, to address the tentative map findings.  
19 The first one is T1, which is conformance with the  
20 master planning and zoning ordinances. The land uses in  
21 the Stonebrook Planned Development are adopted as part  
22 of the Comprehensive Plan map. And the project is  
23 proposed, as proposed is consistent with our  
24 Comprehensive Plan Land Use Map.

25 This project supports goals H2 and H3, because

1 the proposed tentative map includes a range of or mix of  
2 lot sizes. The Stonebrook Planned Development is an  
3 approved planned community that has a mix of housing  
4 types near businesses, complying with Goal H3.

5 As shown in the tentative map, a street  
6 cross-section shows sidewalks, which complies with  
7 Policy C4.

8 The infrastructure and utilities are currently  
9 located to the northeast. And the requested densities  
10 are accounted in our City's adopted sewer model,  
11 complying with Policy CF1.

12 The proposed tentative map has various lot  
13 sizes, and house designs will be reviewed with the final  
14 map, which conforms with Policy CC8.

15 Finding T2, which is conformance with the  
16 Sparks master plan of streets and highways, the  
17 tentative map incorporates the street design as shown in  
18 the Stonebrook Planned Development. This tentative map  
19 will require the extension of Stonebrook Parkway to  
20 access the property.

21 Next finding, T3, which is the environmental  
22 and health laws and regulations, the application was  
23 distributed to the reviewing agencies, and the developer  
24 must comply with the comments and requirements of those  
25 agencies. The letters that we did receive today were

1 attached to the staff report.

2 Finding T4 is availability of water. The  
3 applicant has estimated that the water demand would be  
4 177.76 acre-feet. The water rights needed to serve this  
5 subdivision will be, have to be dedicated with each  
6 final map.

7 Finding T5 is availability and accessibility of  
8 the utilities. The developer's estimated sewage flow  
9 will be 160,650 gallons per day. The developer will be  
10 required to provide that there's adequate sewer capacity  
11 to serve the project prior to the recordation and the  
12 final map.

13 Also, storm drainage and water will be reviewed  
14 and approved by the City Engineer prior to the  
15 recordation of any final map.

16 T6, which is the availability and accessibility  
17 of public services. Washoe County submitted a letter  
18 regarding this project, and they estimate school  
19 district, the Washoe County School District -- I'm  
20 sorry -- estimates that this tentative map would  
21 generate 167 students.

22 Police protection to this property would be by  
23 the Sparks Police Department.

24 With the development of the subdivision,  
25 Stonebrook Parkway will be extended south into the

1 Phase 2 area. The project will contribute to the  
2 Regional Road Impact Fee Program.

3 Fire and emergency response will be provided by  
4 the Sparks Fire Department. Phase 2 is located out of  
5 the six-minute response time for Sparks Fire Department.  
6 However, the City does have an agreement with Truckee  
7 Meadows Fire Protection.

8 As designed, the Stonebrook Parkway in  
9 Village F, which is this village coming down here, and  
10 also the Misty Spring, which is this road down here, in  
11 Village D, do terminate at the western boundary of this  
12 property right now. And the Fire Department is  
13 requesting that until the development to the west is  
14 built and these roads do extend in, they are requesting  
15 that a turnaround be provided when these villages are  
16 developed.

17 Finding T7, the effect of the proposed  
18 subdivision on the existing public streets and new  
19 streets. The anticipated project will generate 4,393  
20 average daily trips, with a p.m. peak trip amount of  
21 459. The traffic impacts with Phase 2 have been  
22 considered with the review and approval of the final  
23 planned development handbook. This tentative map does  
24 not change the proposed traffic patterns or the  
25 generated average daily trips.

1 Finding T8, which is the physical  
2 characteristics of the land. For the floodplain, the  
3 FEMA, or the Federal Emergency Management Act agency,  
4 approved a letter of revision in 2011 limiting the FEMA  
5 Zone A to the Reach 4 channel and pond area. That's the  
6 big white area coming to the middle of this map.

7 Pertaining to the slopes, the site is  
8 relatively flat and, therefore, does not meet the  
9 threshold requiring a slope analysis per the Sparks  
10 Municipal Code finding.

11 A final geotechnical report will be required  
12 prior to the issuance of any building permit, which is  
13 Condition 9.

14 Finding T9, recommendations and comments for  
15 the reviewing agencies. Staff did receive comments from  
16 the Washoe County School District and the Washoe County  
17 District Health, or Health District. These are attached  
18 to your staff report.

19 Finding T10 is availability and accessibility  
20 of fire protection. I had previously discussed this on  
21 Finding T6.

22 Finding T11 is the identified impacts. Staff  
23 has identified the first impact is parks. The proposed  
24 park, as shown in the tentative map -- or the best map  
25 is to look at this. This is the land use map, I mean

1 the landscaping plan. This is the proposed park site.

2 Staff did meet with Carson Rec Department. And  
3 the Carson Rec Department has asked to work with the  
4 developer to establish a community park site. It did  
5 not feel that this was a size or good location for the  
6 community park. That's Condition 18 on the tentative  
7 map conditions.

8 The next impact or discussion item was a  
9 regional trail. Condition 14 requires that the missing  
10 section of the regional trail be completed with the  
11 associated on the map. There is along the eastern  
12 portion of this property a gap in the regional trail.  
13 And so we are requiring, with the development of this  
14 final map, that they would, that trail would be  
15 implemented.

16 The next is the open space within each village.  
17 An open space is provided. You can see the green or the  
18 trail area, and then drainage area here. There is a  
19 reach drainage channel regional trail. The dark line  
20 here on the north and east side of the trail, I mean the  
21 drainage, is the regional trail. There is proposed to  
22 be 19.63 acres of common area.

23 The next issue or impact is the landscaping.  
24 The Stonebrook handbook provides the standards for  
25 landscaping for each village, fencing, and also



1 lighting. With each final map, the developer will have  
2 to demonstrate compliance with the plan zone handbook,  
3 which is Condition 12.

4 The last item is the condition architecture,  
5 and Condition 8 addresses this. Each of the homes, each  
6 village's and home elevations will be reviewed with the  
7 final map for that village.

8 Public notice, which is finding T12, serves as  
9 the meetings or the hearings before Planning Commission  
10 and City Council. There is no noticing requirements for  
11 a tentative map.

12 Therefore, staff is recommending approval with  
13 21 conditions.

14 That concludes my presentation.

15 CHAIRMAN VANDERWELL: Thank you. This is a  
16 public hearing, and I open --

17 MS. MELBY: No.

18 COMMISSIONER PETERSEN: No, it's not.

19 CHAIRMAN VANDERWELL: Ope, sorry. Sorry. It's  
20 not. Okay. You just had me trained to open them all.  
21 So, yeah, I'm going to make sure and keep doing it  
22 right.

23 Okay. Commissioners, any discussion on this?  
24 Commissioner Carey.

25 COMMISSIONER CAREY: Madam Chair, I feel an

1 applause is needed for all Karen's great work this  
2 evening.

3 CHAIRMAN VANDERWELL: I agree.

4 (Applause.)

5 COMMISSIONER CAREY: With that, I'm prepared to  
6 make a motion.

7 CHAIRMAN VANDERWELL: Thank you.

8 COMMISSIONER CAREY: Madam Chair, I move to  
9 approve the tentative map associated with PCN18-0007 --  
10 I hope I got that right -- for a portion of the  
11 Stonebrook Planned Development, adopting findings T1  
12 through T12 and the facts supporting these findings as  
13 set forth in the staff report, and subject to the  
14 Conditions of Approval 1 through 21 listed in the staff  
15 report.

16 COMMISSIONER PETERSEN: I'll second.

17 CHAIRMAN VANDERWELL: Okay. I have a first and  
18 a second. Any discussion?

19 Okay. All in favor?

20 (Commission members said "aye.")

21 CHAIRMAN VANDERWELL: Any opposed?

22 Okay. Thank you. Motion carries.

23 Next, we're going to move along to  
24 consideration of and possible action on the City of  
25 Sparks Regional Planning Annual Report to the Truckee .