



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

To: Mayor and City Council

From: Janet Stout, Administrative Assistant

Subject: Report of Planning Commission Action

Date: August 24, 2018

RE: PCN18-0034 - Consideration of and possible recommendation of approval of a Tentative Map request for a 310-lot single-family residential subdivision within the Kiley Ranch North Phase 7 Planned Development (Village 9) on a site approximately 67.56 acres in size in the NUD (New Urban District-Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway, Sparks, NV. (For Possible Action)

Please see the attached excerpt from the August 2, 2018 Planning Commission meeting transcript.

1 Okay. Thank you. Motion carries.

2 Next, we'll go on to PCN18-0034.

3 MS. MELBY: Good evening, Chairman and Planning
4 Commissioners. I'm Karen Melby, Development Service
5 Manager.

6 Before you is a tentative map request for a 310
7 single-family lot subdivision within the Kiley Ranch
8 Phase 7 planned development.

9 Outlined here in cyan is the planned
10 development boundaries. The south boundary would be
11 Windmill Farms. East, west boundary is Kiley Parkway.
12 Northbound would be Lazy Five.

13 Kiley Ranch Village 9 encompasses the entire
14 Phase 7 final planned development for the Kiley Ranch
15 North plan. The land use designation is Low-Medium
16 Residential, which permits 3 to 6 dwelling units. This
17 is within the handbook, the City's designation. The
18 gross density of this proposed tentative map is 5.3
19 dwelling units per acre, which complies with the Phase 7
20 handbook.

21 In March 2018, the City Council approved a
22 tentative map with 20 conditions for a subdivision on
23 this, at this location for 344 single-family lots. The
24 master developer would like to develop this as a gated
25 community with private streets. So they had submitted a

1 new tentative map, which is what we're reviewing
2 tonight. The subdivision street map work is similar to
3 the previously approved tentative map. If approved,
4 this new tentative map would supersede the March
5 approved tentative map.

6 This is the tentative map.

7 The Village 9 is proposed to be developed in
8 three subvillages, with the average lot size of 6,235
9 square feet. And anticipated phasing is from the south,
10 which would be Windmill Farms, to the north.

11 The master developer is planning to provide a
12 private clubhouse to the residents of the Village 9.

13 The master developer is proposing to have gated
14 entrance, entrance gates at Granary Park Avenue, Dappled
15 Way and Hoot Owl Way. The June Bug Drive will be gated
16 as an emergency access only, and that's condition 21.

17 With the installation of the entrance gates,
18 the street network must be privately owned and
19 maintained by a homeowners association or a
20 subassociation. The subassociation will be responsible
21 for responsible for the maintenance of the private
22 streets, utilities and the recreational amenities
23 provided and common areas within.

24 The primary access to the project is via roads
25 that intersect with Kiley Parkway, Windmill Farms

1 Parkway and, also, Lazy Five Parkway, which all conform
2 to the Kiley Ranch North Phase 7 handbook. The roads
3 are designed to handle the anticipated traffic generated
4 by this tentative map.

5 The applicant provided a queuing analysis
6 prepared by the traffic engineer to address the stacking
7 of the vehicles in the p.m. at the entrance gates. The
8 traffic engineer recommends that the gates remain open
9 between the hours of 4:00 p.m. to 6:00 p.m. to avoid
10 queuing onto the surrounding streets. This
11 recommendation was added to the Phase 7 final planned
12 development handbook.

13 Addressing the 12 findings, Finding T1, which
14 is conformance with the master plan and zoning
15 ordinances. The land uses in the Kiley Ranch planned
16 development have been adopted as part of the Sparks
17 comprehensive land use map. The gross density of the
18 tentative map is 5.3 dwelling units per acre, which
19 complies both with the Kiley Ranch North Phase 7 final
20 handbook and, also, the City's Comprehensive Plan.

21 The tentative map complies with policies C4,
22 CF1, Policy CC8, Policy H1 and Policy H2, because
23 sidewalks are provided on both sides of the private
24 streets, City's infrastructure modeling has been
25 included in this subject village, the gated community

1 will provide a different housing option in the Kiley
2 Ranch North planned development, and the tentative map
3 provides an alternative single-family community not
4 offered in the City of Sparks.

5 Finding T2, conforms to the City map,
6 conformance with the City's master plan of streets. The
7 tentative map incorporates street design showing the
8 Kiley Ranch North Phase 7 planned development handbook.
9 The project requires extension of the Kiley Ranch
10 Parkway and Lazy Five Parkway to access this project
11 site.

12 Finding T3, which is the environmental and
13 health laws. This application was distributed to the
14 various agencies that provide basic services in
15 administrative, environmental and health laws. The
16 developer must comply with all the requirements of these
17 agencies, which is Condition 4, with the final map.

18 Finding T4, which is availability of water.
19 The developer has estimated the water requirement for
20 this development would be 1.95 acre-feet per year for
21 the domestic water. The water rights needed to serve
22 this project are in place or will be dedicated with the
23 final map, which is Condition Number 6.

24 Finding T5, the availability and accessibility
25 of utilities. The developer has estimated that the

1 sewage flows for this development will be 281,975
2 gallons per day. The applicant will be required to
3 provide evidence that there is adequate sewer capacity
4 to serve the project prior to the recordation of the
5 final map. The stormwater and proper drainage for the
6 development shall be reviewed and approved by the
7 Engineering Division of Community Services prior to the
8 recordation of the final map, which are conditions 14
9 and 8.

10 Finding T6, which is the availability and
11 accessibility of public streets. The schools -- I mean
12 public services. The schools currently zoned for this
13 area are Hall Elementary School, Shaw Middle School and
14 Spanish Springs High School. Washoe County School
15 District did provide a letter to us, and they project
16 that the number of students generated by this project
17 will be 113 students, of which 70 will be elementary
18 school, 14 will be middle school, and 29 will be high
19 school students.

20 The police, Sparks Police will provide police
21 services.

22 The Regional Transportation Commission provided
23 comments, which is attached to the staff report.

24 The emergency and fire. Fire and emergency
25 medical response will be provided by the Sparks Fire

1 Department. At this time, the project is located
2 outside of our 6-minute response time for the Sparks
3 Fire Department. Which the City has an agreement with
4 the Truckee Meadows Fire Protection District for mutual
5 aid to serve this area. The Sparks Fire Department
6 requires two means of access to this Village 9 prior to
7 any combustibles being stored on-site, which requires
8 the construction of Kiley and Lazy Five parkways, which
9 is Condition Number 12.

10 Finding T7, the effect of the proposed
11 subdivision on the existing public streets and needs for
12 new streets. It is anticipated that the project will
13 generate 3,008 average daily trips, with an a.m. peak
14 hour of 237 trips and p.m. of 316. These traffic
15 impacts from the project have been considered, and with
16 the review and approval of the Kiley Ranch North Phase 7
17 final development handbook. This tentative map does not
18 change the traffic patterns or generate increased trips,
19 as planned with the surrounding streets, is identified
20 through the handbook.

21 As part of the application, a queuing analysis
22 was provided, which is Exhibit 3 in the traffic queuing
23 letter, for the entry through the gates into Village 9
24 was prepared by the traffic engineer for this project,
25 as discussed in detail previously.

1 Finding T8, physical characteristics.
2 Floodplain. The majority of the property is Federal
3 Emergency Management Agency Zone X. However,
4 approximately 8 acres on the east side is located in
5 Zone A. Which the applicant is proposing a Letter of
6 Map Revision from FEMA to use, to be so that they can
7 fill and raise these lots out of Zone A.

8 The slope on this site is relatively flat, with
9 slopes less than 5 percent over the entire property.

10 And soils. A final geotechnical report will be
11 required with the final map.

12 Finding T9, entities to review comments or
13 recommendations. The City has received letters from the
14 Washoe County School District, Washoe County Health
15 District and Washoe County Regional Transportation
16 Commission. Which these letters are attached to the
17 staff report and have been addressed in the staff report
18 and/or in the conditions of approval.

19 Finding T10, the availability and accessibility
20 of the fire protection. As I stated earlier, fire
21 protection will be provided by the Sparks Fire
22 Department and as discussed under Finding T6.

23 Finding T11 addresses identified impacts.
24 Identified impacts are landscaping and architecture.
25 There are 12 common areas within the subdivision to be

1 maintained by the subassociation. The final map will be
2 part of -- the final plans -- I'm sorry -- will be a
3 part of the final map and approved prior to the
4 recordation of the final map. This is Condition 10.

5 Village 9 will be single-family homes which
6 range in size from 1,200 square feet to 3,000 square
7 feet. The architectural style must comply with the
8 Kiley Ranch North Phase 7 handbook, and the architect
9 elevations will be approved with the final map, which is
10 Condition 7.

11 Finding T12, which is public notice. The
12 Planning Commission and City Council function as the
13 hearings for this item.

14 Staff is recommending approval with 22
15 conditions of approval.

16 This concludes my presentation. I'm available
17 for any questions.

18 CHAIRMAN VANDERWELL: Thank you.

19 Do any of the Commissioners have any questions
20 at this time?

21 Okay. Would the applicant like to speak?

22 MR. MIKE RALEY: Good evening. Once again, for
23 the record, Mike Raley with Rubicon Design Group, here
24 representing M2 Development and DR Horton.

25 We are in agreement with all the conditions as

1 outlined by Karen. And we're happy to answer any
2 questions you might have.

3 CHAIRMAN VANDERWELL: Thank you.

4 Do the Commissioners have any questions for the
5 applicant?

6 Okay. Thank you.

7 MR. MIKE RALEY: You're welcome.

8 CHAIRMAN VANDERWELL: Any questions of staff?

9 Okay. I'll entertain a motion.

10 COMMISSIONER READ: Madam Chair, I'll make a
11 motion.

12 CHAIRMAN VANDERWELL: Okay. Commissioner Read.

13 COMMISSIONER READ: I move to forward a
14 recommendation of approval to the City Council of the
15 tentative map for Kiley Ranch North Planned Development
16 Village 9 associated with PCN18-0034, adopting findings
17 T1 through T12 and the facts supporting these findings
18 as set forth in the staff report and subject to the
19 Conditions of Approval 1 through 22 as listed in the
20 staff report.

21 CHAIRMAN VANDERWELL: Thank you. Can I get a
22 second?

23 COMMISSIONER BROCK: Commissioner Brock. I
24 second.

25 CHAIRMAN VANDERWELL: Okay. I have a first and

1 a second. Any further discussion?

2 Okay. All in favor?

3 (Commission members said "aye.")

4 CHAIRMAN VANDERWELL: Anyone opposed?

5 Okay. Thank you motion carries.

6 Next, move on to public comment.

7 Do we have any requests to speak?

8 MS. SMITH: No.

9 CHAIRMAN VANDERWELL: Okay. With that, we'll
10 move along to comments from the Commissioners.

11 Commissioner Carey, you had asked if you could
12 have a comment at the end of this meeting. And I don't
13 know that I'm going to honor it, but go ahead.

14 COMMISSIONER CAREY: No, that's okay. You
15 can --

16 CHAIRMAN VANDERWELL: Can you be quick?

17 COMMISSIONER CAREY: Well, I think, I can just
18 push it off until the next meeting.

19 CHAIRMAN VANDERWELL: Do you want to do that?
20 Okay.

21 COMMISSIONER CAREY: Yeah. Thank you for
22 reminding me.

23 CHAIRMAN VANDERWELL: You're welcome.

24 COMMISSIONER CAREY: I forgot all about it.

25 CHAIRMAN VANDERWELL: Do any of the other