



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN14046

Date: November 18, 2014

RE: PCN14046 – KILEY RANCH NORTH PHASE 6 – VILLAGE 37C –
Consideration of and possible action on a Tentative Map request for a
147-lot residential subdivision on a site approximately 33.12 acres in
size in the NUD (New Urban District) zoning district located northeast of
Kiley Parkway and Henry Orr Parkway, Sparks, NV. (For Possible
Action)

Senior Planner Karen Melby presented a Tentative Map proposal for Kiley Ranch North Phase 6 Planned Development. The applicant is requesting to divide an approximately 33 acre site into 147 single family residential lots. The area is zoned NUD (New Urban District). The proposed lots range in size from 6,000 square feet to 13,702. The primary entrance into Village 37C will be via Kiley Parkway which will be extended to the project site up to Windmill Farms Parkway. Ms. Melby also presented the proposed architectural designs for the proposed homes.

Staff is recommending approval of the Tentative Map with 23 conditions. Ms. Melby explained that a typographical error was made in Condition 19 and reference to the Village should be corrected from "Village D" to read "Village 37C".

Mike Railey of Rubicon Development, representing the applicant introduced himself and stated he is in concurrence with staff's recommendations and conditions.

Commissioner Volez asked if the housing sizes have changed in the past 8-10 years or are the homes proposed today the same as those proposed 10 years ago. Mr. Railey deferred Commissioner Voelz's question to Lois Brown of KM2 Development. Ms. Brown introduced herself and states this is a tough question, however, she believes that the proposed homes today are not much different from those proposed 10 years ago.

Commissioner Lean asked Ms. Brown if a site has been set aside for a future school. Ms. Brown states a school site has been set aside. The parcel is 10 acres in size. A meeting is scheduled for November 12 with Washoe County School District to discuss future school sites and parcel size needs. Preliminary discussions have revealed that a middle school may be needed before an elementary school. A middle school would require a 20 acre parcel.

Commissioner Lean also asked about the regional trail construction within the project. Ms. Brown shares that Ms. Melby has been very diligent in making sure the common area improvements are built with each release of building permits. There are two trail access points associated with this phase of the project. Ms. Melby has covered the trail issue in the conditions associated with the recommendation of this project.

Commissioner Fewins asked if there are any plans to link this project to Vista Boulevard. Ms. Melby states that Lazy 5 Parkway will be connected through Pioneer Meadows. Mr. Railey states there is already a dirt construction road that provides access to Vista.

MOTION: Planning Commissioner Sperber moved to approve the Tentative Map associated with PCN14046 adopting findings T1 through T12 and the facts supporting these findings as set forth in the staff report and subject to the Conditions of Approval 1 through 23 as listed in the staff report.

SECOND: Planning Commissioner Nowicki.

AYES: Planning Commissioners Sanders, Fewins, Nowicki, Sperber, Lean, Voelz, and Cammorota.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.