

KILEY RANCH NORTH PLANNED DEVELOPMENT PHASE 2
MASTER PLAN FINDINGS:

Finding M1. The proposed Master Plan amendment would be in conformance with the Regional Plan land use/intensity designation.

Kiley Ranch North is located within the City of Sparks. The Kiley Ranch North is also compatible with the following Regional Plan Goals and Policies:

Policy 1.2.16

The Regional Plan designates the following general areas for emerging employment centers: the southeast Truckee Meadows, Stead, east and north Sparks, the Patrick interchange of the east Truckee River Canyon, and the Boomtown area.

To conform with the Regional Plan, Local Government and Affected Entity Master Plans must maintain and improve the viability of these areas as major employment centers with the following master plan provisions:

- 1) Provide adequate non-residential land supply;***
- 2) Provide convenient access to major roads and/or freeways;***
- 3) Require pedestrian connections throughout the areas and to nearby residential areas;***
- 4) Plan for transit service;***
- 5) Provide adequate residential land supply in the surrounding area to house the anticipated number of employees;***
- 6) Require design and intensity standards to maintain the character of nearby residential areas; and,***
- 7) Promote reverse commute and trip reduction strategies.***

This Planned Development is located in the Emerging Employment Center of Spanish Springs and will provide a variety of housing types at increased densities to provide affordable housing for the employees of the commercial and business park. If the property is developed as an assisted housing project, jobs will be created.

Finding M2. The Master Plan amendment would implement the goals listed within the Sparks Master Plan as listed in the staff report.

The section on the Relationship to the Master Plan addresses the goals and policies consistent with the Kiley Ranch North. Refer to the Relationship to the Master Plan section contained above in this staff report.

Finding M3. The Master Plan Amendment would be compatible with surrounding land uses.

The surrounding land uses and zoning is summarized in the table below:

| Direction | Land Use / Zoning |
|------------------|--|
| North | Vacant / A-40 (Agricultural District) |
| South | Vacant and Single Family Homes/ NUD |
| East | Vacant / A-40 (Agricultural District) |
| West | Vacant / A-40 and NUD |

Village 35 is located in the central part of Kiley Ranch North which has not developed at this time. Kiley Ranch North is located in an area either surrounded by approved planned developments or proposed planned developments. The proposed housing types will be provided an alternative housing type.

FINDING M4: Public notice was given and a public hearing held per the requirements of Nevada Revised Statutes and Sparks Municipal Code.

Public notice was given. The Planning Commission and City Council meetings function as public hearings for the matter. The Nevada Revised Statutes and Sparks Municipal Code public hearing requirements have been met. The Neighborhood Meeting required by NRS 278.210 was held on October 29, 2013.