



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

To: Mayor and City Council

From: Janet Stout, Administrative Secretary

Subject: Report of Planning Commission Action
PCN12014

Date: December 4, 2013

RE: *PCN12014, ZOZAC LAND, LLC, Consideration of and possible action on a Master Plan amendment and an amendment of a final planned development handbook, on a site approximately 12 acres in size in the NUD (New Urban District) zoning district located on the northeast corner of Kiley Parkway and David Allen Parkway, Sparks, NV:

- To change the Master Plan land use designation from PI (Public Institutional) to MUR (Mixed Use Residential)
- To amend a final planned development handbook (Kiley Ranch North Phase 2) found not in conformance with the tentative handbook, to add a new land use designation of Mixed Use Residential, to revise development standards and other matters properly relating thereto.

At the regularly scheduled Planning Commission meeting held on November 21, 2013, Senior Planner Karen Melby introduced this item and reviewed the information in the staff report.

Ms. Melby reported the KM2, owners of the adjacent property, has worked out issues with the applicant regarding this proposed amendment. The outcome of that meeting is a revised table (attached). Ms. Melby also reviewed the Planned Development Findings.

Melissa Lindell with Wood Rodgers, representing the applicant, introduced herself as well as the applicant Carlos Vasquez.
The public hearing was opened.

Scott Christy with KM2 introduced himself. He confirmed they are in agreement on:

- The landscaping maintenance along the median will be maintained by the City
- The 65 foot maximum building height along with a landscape buffer to the east adjacent to their residential
- The PI land use is not included in the overall open space
- The density

The public hearing was closed.

Carlos Vasquez, at the request of Commissioner Voelz, explained limited gaming for the projected assisted living project will only allow a maximum of 15 machines with no table games.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to City Council for certification of a master plan amendment, for PCN12014, based on Findings MP1 through MP4 and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Sanders.

AYES: Planning Commissioner Lean, Sperber, Sanders, Nowicki, Cammarota, and Fewins.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.

MOTION: Planning Commissioner Voelz moved to forward a recommendation of approval to City Council of PCN12014 for a final handbook amendment based on the facts supporting the Findings PD1 through PD21 as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

AYES: Planning Commissioner Lean, Sperber, Sanders, Nowicki, Cammarota, and Fewins.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.