



**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: PCN17-0051 – Consideration of and possible action to approve an amendment to a final planned development handbook (Kiley Ranch North Phase 7) on a site approximately 68.7 acres in size in the NUD (New Urban District-Kiley Ranch North Planned Development) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy 5 Parkway, Sparks, NV.

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

1 CHAIRMAN VANDERWELL: Okay. I will abstain. I
2 was not here.

3 Next, we'll move along to announcements and
4 committee reports.

5 MR. ORNELAS: Madam Chair, this is Armando
6 Ornelas. We've had neither any announcements nor, at
7 least on my part, any committee reports.

8 CHAIRMAN VANDERWELL: Okay. Thank you.

9 Next, we'll move along to informational items.

10 MR. ORNELAS: Again, Armando Ornelas. We have
11 no informational items on the part of staff.

12 CHAIRMAN VANDERWELL: Thank you.

13 Next, we'll move along to public hearing items.
14 We will start with PCN17-0051, consideration and
15 possible action for the development handbook for Kiley
16 Ranch North Phase 7.

17 MS. MELBY: Good evening, Madam Chair and
18 Planning Commission. I'm Karen Melby, Development
19 Service Manager.

20 Before you tonight is a request to amend the
21 final development handbook for Kiley Ranch Phase 7.
22 This is a slice of approximately 69 acres, and it is
23 located within the Kiley Ranch North Planned
24 Development. You can see on the map here, this is the
25 parcel outlined in blue.

1 On December 7, 2017, the Planning Commission
2 reviewed this final draft of the Kiley North Phase 7
3 handbook and recommended that the City Council approve
4 the final handbook. The City Council approved the final
5 handbook on January 8, 2018. The final handbook was
6 then recorded on January 31st, 2018.

7 Prior to the review of the Planning Commission,
8 staff had met with the applicant and asked them to make
9 a correction to Figure 2-3 Phase 7 Circulation Plan on
10 page 2-9 in the final development handbook. The
11 correction delineates Lazy Five Parkway as a collector
12 to be constructed to the eastern boundary of the Kiley
13 Ranch Planned Development.

14 This is the page. This is the line that I'm
15 talking about that needed to be delineated. This is to
16 show that this is, the development of this phase, this
17 connection would have to be provided.

18 The applicant had provided the corrected page
19 in the final handbook. However, when we were preparing
20 the handbook for recordation, we realized that the
21 public meetings for the Planning Commission and City
22 Council, we had posted the old version of the handbook
23 with the wrong page. So in order to make sure that we
24 get the correct page in the correct recording, we are
25 before you today asking that you accept this corrected

1 page.

2 This is a request from staff and not the
3 property owner to correct this page, and approve the
4 handbook with the corrected page 2-9 on the Phase 7
5 Kiley Ranch North Planned Development Handbook.

6 And as I stated, this illustrates that this in
7 connection needs to be made to this development of the
8 Phase 7.

9 To review the findings, Finding A, which is
10 consistent with the Comprehensive Plan and the Truckee
11 Meadows Regional Plan. This amendment complies with
12 Goal MG6, Goal H1, Policy CF1 and Policy RC22, because
13 Phase 7 includes a variety of residential densities,
14 incorporates amenities such as trails, is included in
15 the sewer modeling and the traffic studies, which is not
16 expected to exceed with the build-out, design of the
17 area, and includes the preservation of open space and
18 existing drainages along the eastern property.

19 Finding B, which is consistent with the
20 surrounding land use. The proposed amendment to the
21 handbook does not change any approved land uses in the
22 farming handbook, nor the development standards or the
23 planned street network. To the north, south and west of
24 this property is all within the Kiley Ranch North
25 planned development. To the east is Pioneer Meadows.

1 The construction on this road would provide an east-west
2 connection.

3 Finding C, which is it fiscally positive to the
4 City. A fiscal analysis was not submitted as part of
5 this amendment since this request is a correction to an
6 exhibit in the handbook, or the recorded handbook, and
7 does not have any fiscal impacts on the City.

8 Finding D, it furthers the mutual interest of
9 the residents and owner. This amendment is a correction
10 to an exhibit and the planned development handbook,
11 which is the completion, which is the completion of the
12 Lazy Five Parkway and will benefit the vehicular
13 circulation in North Sparks.

14 Finding E, which is will not impair the
15 reasonable reliance of the residents within the planned
16 development. The proposed amendment to the handbook
17 does not change the approved land uses, the development
18 standards or the planned street network, and there are
19 no residents in this area, only one property owner at
20 this time.

21 Finding F, will not result in changes that
22 would adversely impact the public interest. This
23 correction into the exhibit will benefit the public
24 interest by clarifying that there is a need, that the
25 needed east-west road will connect Vista Boulevard to

1 Pyramid Highway, will be required when the Kiley Ranch
2 Planned Development Phase 7 is developed.

3 Finding G, which is consistent with the
4 efficient development and preservation of the entire
5 planned development. This correction to the exhibit is
6 consistent with the efficient development and the
7 preservation of the entire Kiley Ranch North Planned
8 Development by clarifying that a needed east-west
9 roadway connecting Vista Boulevard to the Pyramid
10 Highway is required when the Phase 7 handbook, or the
11 Phase 7 is developed.

12 Finding H is, does not adversely affect
13 enjoyment of abutting hands or across the street.
14 Again, this is a correction to a figure within the
15 planned development handbook and does not change any
16 land uses and will provide a needed east-west road
17 connection.

18 Finding I, not granted solely to confer a
19 private benefit. This property is owned by one single
20 property owner right now. And the figure, however, the
21 figure clarifies the completion of the east-west
22 connection, which will benefit other residents within
23 Spanish Springs.

24 The last finding is J, which is regarding
25 public notice. The notice of this was published in the

1 Reno Gazette-Journal on March 22nd, 2018. 532 notices
2 were mailed out to the property owners within 750 feet
3 of this property.

4 Staff is recommending approval. And that
5 concludes my presentation. I'm available for any
6 questions.

7 CHAIRMAN VANDERWELL: Thank you.

8 This is a public hearing item. So are there
9 any requests to speak?

10 We don't have any. Okay. I'll close public
11 hearing and bring it back to the Commission for
12 discussion, motion.

13 COMMISSIONER PETERSEN: On the discussion,
14 Karen.

15 MS. MELBY: Yes.

16 COMMISSIONER PETERSEN: May I ask, please?
17 Commissioner Petersen.

18 CHAIRMAN VANDERWELL: Commissioner Petersen.

19 COMMISSIONER PETERSEN: May I ask, didn't we,
20 or didn't the Planning Commission approve this, put all
21 those findings in it before? We're not changing any of
22 the findings, are we?

23 MS. MELBY: Actually, it was a different set of
24 findings that you originally approved. This is for when
25 there's an amendment. The findings that we went to, I

1 just went through are the findings under the code for
2 when you amend a planned development. When you amend
3 a -- when you record a final map, there's only five
4 findings that you have to make, and that's consistent
5 with the tentative handbook. So this is a different set
6 of findings that I just went through.

7 COMMISSIONER PETERSEN: But all those
8 conditions in those findings are the same, though?

9 MS. MELBY: No. The five findings are relating
10 to, for a final handbook is, is there substantial change
11 in residential density ratio, is there a change in open
12 space. They're on that line. They're a little
13 different than these findings.

14 The intent of these findings are that
15 potentially you could be amending a final handbook that
16 already has residents in there. So you need to be
17 cognitive of when you're changing something in a
18 recorded handbook that have residents in it. And that's
19 why those findings are a little bit different.

20 COMMISSIONER PETERSEN: Thank you.

21 CHAIRMAN VANDERWELL: All right. Any other
22 questions?

23 Okay. I'll entertain a motion.

24 COMMISSIONER PETERSEN: Madam Chairman.

25 CHAIRMAN VANDERWELL: Commissioner Petersen.

1 COMMISSIONER PETERSEN: Commissioner Petersen
2 again. I move to forward to the City Council a
3 recommendation of approval for this amendment for the
4 final handbook for Phase 7 in the Kiley Ranch North
5 Planned Development, PCN17-0051, based on the findings
6 as set forth in this staff report.

7 COMMISSIONER READ: Commissioner Read. Second.

8 CHAIRMAN VANDERWELL: Okay. I have a first and
9 a second. Any discussion?

10 Okay. Hearing none, all in favor?

11 (Commission members said "aye.")

12 CHAIRMAN VANDERWELL: Okay. Any opposed?

13 Thank you. Motion carries.

14 Next, we'll move along to PCN18-0010. That's
15 the considering and possible action on a Conditional Use
16 Permit to allow a craft beer tap room, planned
17 development, Kiley Ranch, 5318 Sparks Boulevard.

18 MR. CUMMINS: All right. Thank you, Madam
19 Chair, Planning Commissioners. Jonathan Cummins,
20 Assistant Planner.

21 PCN18-0010 is a Conditional Use Permit request
22 for a craft beer tap room at 5318 Sparks Boulevard, this
23 site outlined in blue. The proposed tenant space is
24 2,480 square feet on a 1.2-acre parcel, zoned PD for the
25 Kiley Ranch South Planned Development.