



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: October 29, 2018

RE: PCN18-0049 - Consideration and possible recommendation to the City Council of approval of a Tentative Map for a 169-lot single-family residential subdivision on 21.75 acres of a 37.41-acre parcel in the NUD (New Urban District-Kiley Ranch North Phase 6) zoning district located at the northeast corner of Kiley Parkway and Henry Orr Parkway

Please see the attached excerpt from the October 4, 2018 Planning Commission meeting transcript.

1 CHAIRMAN VANDERWELL: Okay.

2 COMMISSIONER PETERSEN: I move to approve the
3 request to amend the Comprehensive Plan associated with
4 PCN18-0050, based on the findings CP1 through CP4 and
5 the facts supporting these findings as set forth in the
6 staff's report.

7 COMMISSIONER BROCK: Second.

8 CHAIRMAN VANDERWELL: Okay. I have a first and
9 a second by Commissioner Brock. Any further discussion?
10 Okay. All in favor?

11 (Commission members said "aye.")

12 CHAIRMAN VANDERWELL: Anyone opposed?

13 Okay. Thank you. Motion carries.

14 Next, we'll move to general business item
15 PCN18-0049/STM18-0010, consideration of approval of a
16 tentative map in Kiley Ranch Phase 6.

17 MR. CUMMINS: Thank you, Madam Chair, Planning
18 Commissioners. I'm Jonathan Cummins, Planner.

19 PCN18-0049 is a tentative map request for a
20 169-lot single-family residential subdivision on 21.75
21 acres in the Kiley Ranch North Phase 6 planned
22 development outlined in cyan on your map.

23 This handbook, a little bit of background, this
24 handbook was approved by the City Council in 2014. And
25 staff believes that this proposed tentative map would be

1 compatible with the subdivisions recently approved in
2 the Kiley Ranch North Phase 6.

3 The 169 lots proposed in this tentative map
4 range in size from 3,400 square feet to just over 8,100
5 square feet, maintaining a density of 7.77 dwelling
6 units per acre. The Kiley Ranch North Phase 6 handbook
7 requires a density of 6 to 11.9 dwelling units per acre
8 at this site with their designation of MR, Medium
9 Residential. So this tentative map conforms with that
10 density range.

11 The Sparks Comprehensive Plan requires, in the
12 current MF14 zoning, or land use designation, excuse me,
13 10 to 14 dwelling units per acre. While this tentative
14 map falls below that range, the proposed changes to the
15 Comprehensive Plan land uses for this area, which were
16 brought before you this evening, would bring this
17 tentative map's range, density range into conformance.

18 So, with that said, staff believes that the
19 following 12 findings can be made by the Planning
20 Commission.

21 Finding T1 requires conformance with the goals
22 and policies of the Comprehensive Plan. Staff believes
23 that the proposed tentative map meets Goal CF1, that the
24 City be able to provide acceptable service levels;
25 Policy C4, that pedestrian networks exist; Policy H1,

1 that sufficient zoning along with infrastructure exists
2 for the production of new housing within the City;
3 Policy H2, that varieties of housing types exist to
4 expand choices available to the City's diverse
5 population; and Policy CC8, that neighborhood diversity
6 exists with varied lot sizes.

7 Finding T2 requires conformity to the City's
8 street master plan. Staff has determined that the
9 proposed tentative map does conform.

10 Finding T3 requires conformance to the
11 environmental and health laws. Staff's determined that
12 this tentative map does.

13 Finding T4 requires availability of water. The
14 applicant has determined the need for 50.57 acre-feet of
15 water per year at this site. That water will be
16 provided by the Truckee Meadows Water Authority, and
17 those water rights are in place.

18 Finding T5 requires the availability of and
19 access to utilities. The developer has estimated that
20 the development will generate 164,775 gallons of sewage
21 per day. The developer will provide documentation that
22 adequate sewer capacity exists prior to the recordation
23 of a final map.

24 Additionally, stormwater and drainage plans
25 will be reviewed by the City Manager prior to the

1 recordation of that map as well.

2 Finding T6 requires the availability of public
3 services such as schools, police and transportation.

4 Washoe County School District estimates that
5 the subdivision will bring 38 new students at Hall
6 Elementary, 8 new students at Shaw Middle School and 16
7 new students at Spanish Springs High School.

8 Additionally, under construction currently is
9 the Sky Ranch Middle School in Kiley Ranch, which would
10 negate any potential overcrowding in the future.

11 Sparks police currently provides service, as
12 does, as will Sparks Fire and the Truckee Meadows Fire
13 Protection District, according to the mutual aid
14 agreement, given that the site is outside the 6-minute
15 response time for Sparks Fire Department.

16 RTC has provided guidelines for access and
17 levels of service to be met by the developer. Those
18 comments are included in the agency comments with the
19 staff report.

20 Did, finally, Nevada Energy will provide gas
21 and electric services to the site.

22 Finding T7 addresses the effects of proposed
23 subdivisions on public streets and highways. Staff
24 believes that the volume of traffic will be, to be
25 served by existing roads and highways, will be

1 sufficient.

2 Finding T8 addresses the physical
3 characteristics of land such as floodplain, slope and
4 soil. The developer would be required to provide final
5 hydrological and geotechnical reports prior to the final
6 map.

7 Finding T9 requires that staff consider
8 comments of outside agencies. I commented a moment ago
9 about the Washoe County School District and RTC being
10 the only agencies to provide those comments.

11 Finding T10 is specific to fire protection. As
12 I mentioned, there's the mutual aid agreement for this
13 site between Sparks Fire and Truckee Meadows Fire
14 Protection District.

15 Finding T11 requires staff to identify any
16 other impacts. This tentative map would be much like
17 previous ones that have been approved in the Kiley Ranch
18 North Phase 6, required that common areas be managed by
19 an HOA or a sub-HOA.

20 Finding T12 requires that public notice be
21 given for the item. Posting of agendas for this meeting
22 and the subsequent City Council meeting will serve as
23 that notice.

24 So staff is recommending approval of this item.
25 And I'll be happy to take your questions.

1 CHAIRMAN VANDERWELL: Thank you.
2 Any Commissioners have any questions of staff?
3 Commissioner Carey.
4 COMMISSIONER CAREY: I'll keep Jonathan on his
5 toes.
6 Is this site within the 6-minute fire response
7 time?
8 MR. CUMMINS: It is not.
9 COMMISSIONER CAREY: Okay. Thank you.
10 MR. CUMMINS: You're welcome.
11 COMMISSIONER CAREY: Couldn't stop 'em.
12 CHAIRMAN VANDERWELL: Any further questions?
13 Okay. With that, any discussion or a motion?
14 I'm going to pick somebody.
15 COMMISSIONER READ: All right. I'll make a
16 motion.
17 CHAIRMAN VANDERWELL: Commissioner Read.
18 COMMISSIONER READ: I move to forward to City
19 Council a recommendation of approval of the tentative
20 map for the Kiley Ranch North Phase 6 Village 36
21 subdivision associated with PCN18-0049, adopting
22 findings T1 through T12 and the facts supporting these
23 findings as set forth in the staff report, and subject
24 to Conditions of Approval 1 through 16.
25 CHAIRMAN VANDERWELL: Thank you.

1 I have a motion. Do I have a second?

2 COMMISSIONER BROCK: Second.

3 CHAIRMAN VANDERWELL: Okay. Second by

4 Commissioner Brock. Any further discussion?

5 Okay. All in favor?

6 (Commission members said "aye.")

7 CHAIRMAN VANDERWELL: Anyone opposed?

8 Okay. Thank you. Motion carries.

9 Next, we'll move along to public comment. Do
10 we have any public comment?

11 COMMISSIONER CAREY: No public.

12 CHAIRMAN VANDERWELL: Okay. Thank you.

13 All right. Next, we'll take comments from the
14 Commissioners. Any comments?

15 You don't want to close this out?

16 COMMISSIONER PETERSEN: Yeah, what's all the
17 weight on this side for the motions tonight.

18 CHAIRMAN VANDERWELL: Thank you. There you go.
19 Thank you.

20 COMMISSIONER CAREY: You did well.

21 CHAIRMAN VANDERWELL: Okay. No comments from
22 the Commissioners. With that, we adjourn. Thank you.

23 -oOo-

24

25

