

Kiley Ranch North – Rising Tides

REZONING FINDINGS

FINDING Z1:

The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.

The Land Use Plan Goals and Policies that are also relevant to this proposal include:

GOAL LU1: To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.

POLICIES

LU1a. The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.

LU1c: The City will approve development plans which address unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.

LU5a: The City will encourage land uses and development which maintains a balance of population, housing and employment within urban and emerging growth areas.

LU5b: The City will support sustainable economic development for future non-residential development.

The Kiley Ranch North Planned Development master plan has been adopted as part of the Sparks Master Plan. This request does not change the approved master plan land use designations and does not entitle any land uses with the approval of a final planned development handbook.

FINDING Z2:

The project is consistent with the surrounding existing land uses.

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

Direction	Land Use / Zoning
North	Business Park , Commercial and Washoe County Park / NUD (New Urban Development) and Washoe County A-5
South	Future Commercial and Business Park / NUD(New Urban Development)
East	Residential and Business Park in Pioneer Meadows Planned Development / NUD(New Urban Development)
West	Future Commercial and Business Park / NUD(New Urban Development)

When The Kiley Ranch North Planned Development was approved in 2004, the land use plan took into consideration the neighboring land uses. The proposed rezoning is consistent with the surrounding existing land uses.

FINDING Z3:

Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code.

Public notice was given and the Planning Commission and City Council meetings function as the public hearings for this item.