



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

To: Mayor and City Council
From: Janet Stout, Administrative Assistant
Subject: Report of Planning Commission Action
PCN14003
Date: March 21, 2014

RE: PCN14003, RISING TIDES, LLC, Consideration of and possible action to rezone from A-40 and A-5 (Agriculture) to NUD (New Urban District) on a site approximately 269.1 acres in size located east of Pyramid Way and north of Kiley Parkway, Sparks, NV.

An agenda item from Senior Planner Karen Melby recommending approval of the rezoning associated with PCN14003. This request is to change the zoning for the balance of the Kiley Ranch North Planned Development to NUD. This area has never had a final handbook reviewed or approved. The subject property included in this request represents the remaining parcels held by Rising Tides, LLC. The total area to be rezoned is 269.13 acres.

Mike Railey with Rubicon Design Group, representing the applicant, introduced himself as well as Scott Christy who is one of the partners of the Project.

The public hearing was opened.

Brenda Becker of Sparks, NV asked what types of buildings are proposed to be built on this property. Mr. Railey noted with the upcoming handbook it is proposed to have residential, single and multi-family.

Karen Rainey of Sparks, NV has concerns of the traffic impacts. Ms. Melby stated at the time the Kiley Ranch handbook was approved in 2004, traffic studies were conducted. The infrastructure has been improved to accommodate the anticipated traffic. At this point, there are no proposed changes to the uses that were approved for the Master Plan.

The public hearing was closed.

At the request of Commissioner Fewins, Ms. Melby clarified this is a rezoning request only and the applicant will need to bring forward a request for a final planned development handbook.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval, to City Council, for the rezoning, associated with PCN14003, based on the

Findings Z1 through Z3 and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner Nowicki.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: Sperber and Voelz.

Passed.