



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN12010

Date: May 26, 2015

RE: PCN12010 – RED HAWK LAND COMPANY - Consideration of and possible action on a request for final approval of a Planned Development found in substantial conformance with the tentative approval for a 1,645 acre development in the NUD (New Urban District-Wingfield Springs) zoning district generally located north of the Miramonte Planned Development, east of the Pioneer Meadows Planned Development, and west of the Foothills at Wingfield Springs Planned Development, Sparks, NV.

Senior Planner Karen Melby presented this agenda item and recommendation to forward to City Council a request for final approval of a Planned Development Handbook in the NUD (New Urban District – Wingfield Springs). Ms. Melby shared that this agenda item was originally considered by the Planning Commission on May 17, 2012. Prior to the consideration of Planning Commission, the applicant asked to withdraw requests associated with proposed Villages 5A and 20A. The Planning Commission approved the remaining master plan amendment requests and forwarded a recommendation for tentative approval of the amendment to the Wingfield Springs Planned Development Handbook to the City Council.

The item was considered by City Council on April 8, 2013. The City Council voted to table the item. On November 24, 2014, the City Council granted tentative approval of an amendment to the planned development handbook for Wingfield Springs which included the addition of several new villages, changes to the land use map and table, and changes to the setbacks within the Builder Lot and Patio Home designations.

Staff has reviewed the final draft of the Wingfield Springs Planned Development Handbook. All of the changes, as approved by City Council on November 24, 2014, have been incorporated into the final draft handbook. Staff is of the opinion that the final draft of the Wingfield Springs Planned Development Handbook is in substantial compliance with the tentatively approved plan as approved by the City Council and based on NRS standards.

Jackie Seeno of the Red Hawk Land Company, representing the applicant, introduced herself and offered to answer any additional questions the Commission may have. Ms. Seeno supports Ms. Melby's presentation and shared that all of the changes before the Commission were the same as those presented in May 2012.

MOTION: Planning Commissioner Voelz moved to forward a recommendation of approval to the City Council of PCN12010 as the final draft is in substantial compliance with the City Council action on the Tentative Approval of the Amendment to the Wingfield Springs Planned Development and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Lean.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.