



**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 23, 2019

**RE:** PCN19-0003 – A Tentative Map request for a 161-lot single-family subdivision on a site 80.83 acres in size generally located at the northeast corner of Scheidbar Drive and Rolling Meadows Drive, Sparks, Nevada, in the PD (Planned Development – Pioneer Meadows) zoning district.

Please see the attached excerpt from the April 4, 2019 Planning Commission meeting transcript.

1 business. And that's PCN19-0003. That's the tentative  
2 map for Pioneer Meadows.

3 Jonathan.

4 MR. CUMMINS: Thank you, Mr. Chairman, Planning  
5 Commissioners. Jonathan Cummins, Planner.

6 PCN19-0003 is a tentative map request for a  
7 161-lot residential single-family subdivision in the  
8 Pioneer Meadows Planned Development on a site of 80.83  
9 acres in size, outlined in cyan on the map.

10 A brief background, the Pioneer Meadows  
11 handbook was adopted by Council in 2000. It's been  
12 amended four times since then, most recently in March of  
13 this year.

14 The proposed subdivision will be designated by  
15 the Sparks Comprehensive Plan as LDR, or Low Density  
16 Residential, which allows for a density of 3 to less  
17 than 6 dwelling units per acre. Further, the Pioneer  
18 Meadows planned development handbook allows for a  
19 density in the SFR-4 designation of less than 4 units  
20 per acre. The proposed subdivision will be 3.85  
21 dwelling units per acre, with homes ranging in size from  
22 6,622 square feet to 14,243 square feet. Here's a  
23 little quick summary of the outline of the subdivision.

24 So with that, staff believes that the Planning  
25 Commission can make the required 12 findings for a

1 tentative map.

2 Finding T1 requires conformance with the  
3 Comprehensive Plan. This tentative map meets the  
4 required densities of both the Comp Plan and the  
5 handbook, as I said, in addition to meeting Policy C4,  
6 which requires for pedestrian improvements to be made  
7 throughout the City; Goal CF1, that the City services  
8 can be provided at acceptable levels; Policy H1, that  
9 there's appropriate zoning infrastructure and other  
10 facilities for the development of new housing throughout  
11 the City; Policy H2, that a variety of housing exists  
12 throughout the City; and Policy CC8, that that housing  
13 incorporate designs that are available to promote  
14 diversity in neighborhoods.

15 Finding T2 requires conformance with the master  
16 plan of streets and highways throughout the City. Staff  
17 finds that the proposed tentative map is consistent with  
18 the City street master plan.

19 Finding T3 requires conformance with  
20 environmental health laws. The developer will be  
21 required to comply with the requirements of those  
22 agencies which up till now we have not heard concern  
23 from.

24 Finding T4 addresses the availability of water.  
25 The Truckee Meadows Water Authority will provide the

1 service to the site.

2 Finding T5 addresses the availability of  
3 utilities. The applicant has estimated that the site  
4 will generate 52,325 gallons of sewage per day. The  
5 applicant will verify sewer capacity prior to the  
6 recordation of the final map.

7 Finding T6 addresses the availability of  
8 schools, police, transportation and parks. The site  
9 will be served by Spanish Springs Elementary, Shaw  
10 Middle School and Spanish Springs High School. Sparks  
11 Police Department will provide service to the site. On  
12 the transportation side, the applicant has estimated  
13 that 1,610 trips per day, with 161 peak-hour trips into  
14 and out of the subdivision per day. There are currently  
15 two parks planned for Pioneer Meadows.

16 Finding T7 addresses further impacts on  
17 streets. This tentative map will not affect the traffic  
18 patterns or trip capacities anticipated for the area.

19 Finding T8 addresses floodplain, slope and  
20 soil. And both geotechnical and hydrological reports  
21 will be required prior to the recordation of the final  
22 map.

23 Finding T9 addresses any other comments from  
24 outside agencies. Staff has only heard from the school  
25 district in outlining its plan for school capacities in

1 the area.

2 Finding T10 addresses fire service. The site  
3 is outside of the City of Sparks 6-minute response time  
4 for fire service and, as a result, will fall under the  
5 mutual aid agreement between Sparks Fire Department and  
6 the Truckee Meadows Fire Protection District.

7 Finding T11 addresses any other impacts. Staff  
8 finds that this tentative map is compatible with  
9 previously approved tentative maps in Pioneer Meadows.  
10 As such, we'll also require review of the landscape  
11 plans and establish the responsibilities of the  
12 developer, or an HOA, LMA or similar, in the maintenance  
13 of common areas throughout the subdivision.

14 Finding T12 requires public notice. Posting of  
15 the agenda for tonight's meeting serves as that notice.

16 And with that, staff is recommending approval.  
17 And I'll be glad to take questions.

18 CHAIRMAN CAREY: Thank you, Jonathan. At our  
19 Study Session, we received revised conditions of  
20 approval. Could you go over those quickly for the  
21 record.

22 MR. CUMMINS: Absolutely. Absolutely. So  
23 prior to the Study Session this week, staff, in feedback  
24 from the applicant, agreed to amend a couple conditions,  
25 11 and 13. And, basically, the language that we're

1 amending is to establish that prior to the establishment  
2 of an HOA or LMA, that developer will remain responsible  
3 for the maintenance of common areas throughout the  
4 subdivision and, going forward, that we will allow that  
5 the LMA or HOA maintain that responsibility going  
6 forward.

7 CHAIRMAN CAREY: Thank you very much.

8 Is the applicant's representative here? Do  
9 they wish to speak at this time?

10 MS. STACIE HUGGINS: Good evening,  
11 Mr. Chairman, Commission. Stacie Huggins, for the  
12 record, respecting the applicant.

13 We are happy with staff's report. We agree  
14 with the amended conditions. And I'm happy to answer  
15 any questions if you have any.

16 CHAIRMAN CAREY: Thank you, Stacie.

17 Does the Commission have any questions for  
18 staff at this time?

19 Okay. Would anyone care to take a motion on  
20 this item?

21 COMMISSIONER BLACO: I'll make a motion.

22 CHAIRMAN CAREY: Okay. Commissioner Blaco.

23 COMMISSIONER BLACO: I'd like to move to  
24 forward a recommendation of approval to City Council of  
25 the PCN19-0003, motion to request that a 161-lot

1 single-family subdivision at the location of Rolling  
2 Meadows Drive. Sorry. Scheidbar Drive and Rolling  
3 Meadows Drive.

4 Is that --

5 COMMISSIONER VANDERWELL: Right here.

6 CHAIRMAN CAREY: There's a recommended.

7 COMMISSIONER BLACO: Yeah.

8 CHAIRMAN CAREY: And, Commissioner Blaco, if  
9 you wouldn't mind --

10 COMMISSIONER BLACO: Yeah.

11 CHAIRMAN CAREY: -- for the Commission's  
12 consideration, maybe in your motion if you could  
13 delineate that with the revised conditions of approval.

14 COMMISSIONER BLACO: With the revised, yes, of  
15 course.

16 CHAIRMAN CAREY: Yeah. So if you can give it  
17 another, give it another shot, Commissioner Blaco.

18 COMMISSIONER BLACO: I'd like to make a motion  
19 to forward a recommendation of approval of PCN19-0003,  
20 along with the addition of the conditions of approval.

21 CHAIRMAN CAREY: All right. Fair enough. Is  
22 there a second on the motion?

23 COMMISSIONER PETERSEN: I'll second it.

24 CHAIRMAN CAREY: Okay. We have a motion by  
25 Commissioner Blaco and a second by Commissioner

1 Petersen. Are there any comments or questions  
2 concerning the motion?

3 COMMISSIONER FEWINS: Commissioner Carey,  
4 Commissioner Fewins. I do have a question.

5 Stacie, when are you expecting Wingfield Hills  
6 Road to be completed? It's seeming that that will be a  
7 nice access point through. And I know if maybe -- I  
8 know you're only half of that road. But, you know, if  
9 maybe you or staff could answer, just Wingfield Hills  
10 Road kind of completion date, do we have any estimates?

11 MR. CUMMINS: In other meetings, we have heard  
12 that construction on the connection would be, would  
13 begin within the next year. I don't know about  
14 completion dates. But that's what we've heard about  
15 construction.

16 COMMISSIONER FEWINS: Okay. Thank you.

17 CHAIRMAN CAREY: Okay. Are there any other  
18 comments or questions concerning the motion?

19 Okay. Hearing none, I'll call the vote. All  
20 those in favor of the motion, please say "aye."

21 (Commission members said "aye.")

22 CHAIRMAN CAREY: Opposed, "nay."

23 The ayes have it. The item's carried  
24 unanimously.

25 Thank you, Jonathan.