



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action  
PCN14036

**Date:** October 14, 2014

**RE:** PCN14036 – KILEY RANCH NORTH PHASE 2 AND REZONE, -  
Consideration of and possible action on a request to:

- Rezone from A-40 (Agriculture) to NUD (New Urban District) a site approximately 5.1 acres in size located at 6300 David Allen Parkway, Sparks, NV; (For Possible Action) and
- Amend a final planned development handbook (Kiley Ranch North Planned Development Phase 2) found not in conformance with the tentative handbook to add 8.15 acres to the handbook and to revise development standards and other matters properly relating thereto, on a site approximately 20.2 acres in size in the NUD (New Urban District – Kiley Ranch North Planned Development) zoning district located at 6300 David Allen Parkway, Sparks, NV. (For Possible Action)

Senior Planner Karen Melby introduced herself and explained that this agenda item has two separate items for consideration. The first of the two items is a zone change to change the zoning from A-40 (Agriculture) to NUD (New Urban District). The intent is to incorporate the area in the Kiley Ranch Phase 2 North Handbook. Staff is recommending approval.

Melissa Lindell with Wood Rodgers, representing the Lazy 5 Company, introduced herself. Ms. Lindell stated this is a straight forward request to change one of the few properties in the area still zoned A-40 (Agriculture) to NUD (New Urban District) like the other properties in the area.

The public hearing was opened.

The public hearing was closed.

**MOTION:** Planning Commissioner Sperber moved to forward a recommendation of approval to the City Council for the rezoning associated with PCN14036, based on

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

SECOND: Commissioner Lean.

**AYES:** Planning Commissioners Nowicki, Sperber, Fewins, Lean, and Cammarota.  
**NAYS:** None.  
**ABSTAINERS:** None.  
**ABSENT:** Commissioners Sanders and Voelz.

Passed.

Senior Planner Karen Melby presented the second of the two items. The second item is an application for an amendment to the Kiley Ranch North Phase 2 Handbook. At this time, the application has been deemed incomplete and it is unknown when the application will be complete and presented to the Planning Commission. Staff is recommending this item be tabled until the issues can be resolved. Ms. Melby further stated the item will be re-noticed to the neighborhood at the appropriate time in accordance with the placement on the agenda at a later date.

Melissa Lindell with Wood Rodgers concurred with the tabling of the item.

Assistant City Attorney Doug Thornley provided direction regarding the tabling of the item. The item will be tabled because there is no definitive date on when the issues can be resolved. When the issues have been resolved, the item will be placed on a future Planning Commission Agenda to be removed from the table by way of a motion and approval. Once approval has been obtained to un-table the item, the item can be heard on the Planning Commission agenda and move forward.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Lean moved to table the second item associated with PCN14036.

SECOND: Commissioner Nowicki.

**AYES:** Planning Commissioners, Nowicki, Sperber, Fewins, Lean, and Cammarota.  
**NAYS:** None.  
**ABSTAINERS:** None.  
**ABSENT:** Commissioners Sanders and Voelz.

The item has been tabled.