



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0057

Date: February 20, 2018

RE: PCN17-0057 - Consideration of and possible action on a Tentative Map request for a 344-lot single-family subdivision within the Kiley Ranch North Phase 7 Planned Development (Village 9) on a site totaling 64.9 acres in size in the NUD (New Urban District) zoning district located east of Kiley Parkway and south of Lazy Five Parkway (future extension), Sparks, NV.

Please see the attached excerpt from the February 1, 2018 Planning Commission meeting transcript.

1 Back when this item was put forth in -- for the
2 Comprehensive Plan use amendment, I did feel that IDR
3 was an appropriate, was compatible with the surrounding
4 area. With respect to the proposed rezoning request, I
5 feel that SF6 zoning that is proposed is compatible as
6 well, too.

7 I didn't support the annexation and the
8 rezoning back in June because we weren't able to make
9 the findings because of the access issue. I feel that
10 now that this, this parcel has been annexed into the
11 City, access is being provided off of another City
12 street, I think that that will help alleviate the other
13 impacts that were brought up in the previous public
14 hearing and in the hearing tonight.

15 So I'm going to support the motion.

16 Thank you, Mr. Chairman, for allowing me to
17 make those comments on the record.

18 CHAIRMAN PETERSEN: Thank you.

19 If there are no other comments, all in favor?
20 (Commission members said "aye.")

21 CHAIRMAN PETERSEN: Any opposed?

22 The motion carries.

23 We'll move on to general business items.

24 PCN17-057, consideration of and possible tentative map
25 request for a 344-lot single-family subdivision, Kiley

1 Ranch North Phase 7.

2 MS. MELBY: Good evening, Planning
3 Commissioners. I'm Karen Melby, Development Service
4 Manager.

5 Before you today is a request for a tentative
6 map for a 344-lot single-family subdivision which is in
7 the Kiley Ranch North Phase 7 handbook. It's called out
8 in the master plan for the whole Kiley Ranch North
9 project as Village 9.

10 You can see on this map, this is highlighted in
11 cyan.

12 The property is located at the east of Kiley
13 Parkway, which would have to be extended up to here, and
14 then south of the future Lazy Five. The property is
15 approximately 65 acres. The applicant was requesting
16 one tentative map for the entire 65 acres, or the entire
17 Village 9.

18 There are proposed -- in the tentative map,
19 there are proposed three subvillages with three
20 different average lot sizes. The ranges of sizes are
21 from 4,000 square feet to 16,434 square feet.

22 There is the tentative map. For reference,
23 north is to the right. The primary access to this
24 property will be Kiley Parkway, which is this road right
25 here. It would be Windmill Farms Parkway and then the

1 extension on Lazy Five Parkway. This complies with the
2 road network that was approved in the Kiley Ranch
3 planned development, the tentative handbook, and also
4 the final recorded Phase 7 handbook.

5 In reviewing the findings, the tentative map
6 findings, Finding T1, which is the conformance to the
7 Comprehensive Plan and zoning ordinances, the relevant
8 policies are Goal MG6, policies C4, CF1 and then CC8.

9 The Kiley Ranch master plan has been adopted as
10 part of the Sparks Comprehensive Plan Land Use Map. The
11 proposed densities of this tentative map are consistent
12 with the Kiley Ranch master plan and also the Sparks
13 Land Use Map.

14 Supporting Policy C4, the proposed street
15 sections and also the proposed tentative map plans show
16 sidewalks on all of the streets.

17 Supporting Policy CF1, the infrastructure and
18 utilities are currently located to the southwest,
19 generally in this area. The proposed tentative map is
20 for single-family lots. Which this village has always
21 been planned to be single-family lots. And it is
22 proposed to be a variety of housing and lot sizes, which
23 would support Policy CC8.

24 Finding Z2 -- I'm sorry. T2. I'm stuck on
25 zoning. Conformance with the City's master plan of the

1 streets. The tentative map incorporates the street
2 design as shown in the Kiley Ranch North Planned
3 Development Phase 7 Handbook. The project requires the
4 extension of Kiley Parkway. It currently terminates
5 somewhere in here. And then it would be all the way
6 extended up to Lazy Five. It also would require the
7 extension of Lazy Five, which terminates approximately
8 at David Allen. It would have to be extended all the
9 way to the eastern boundary of the property.

10 Finding T3, relating to environmental and
11 health laws and regulations. The application was
12 distributed to the reviewing agencies, and their
13 comments are attached to the staff report. The
14 developer will have to comply with all of the agencies'
15 comments before they can record their final map.

16 Finding T4, which is the availability of water.
17 The developer has estimated that the water requirement
18 for this development to be at 120 acre-feet per year
19 from the domestic water. The water rights needed to
20 serve this project are in place or will be dedicated
21 with the final map.

22 Finding T5, the availability of and
23 accessibility of utilities. The developer has estimated
24 that the sewage flow for this development will be
25 335,400 gallons per day. The applicant will be required

1 to provide evidence that there is adequate sewer
2 capacity to serve this project prior to recordation of
3 the final map.

4 Finding T6, the availability and accessibility
5 of public facilities and services. The first one is
6 schools. The tentative map will generate, estimated by
7 Washoe County School District, 124 students.

8 The police protection will be provided by
9 Sparks Police Department.

10 And transportation. The Washoe County Regional
11 Transportation Commission provided a letter, which is
12 attached to the staff report. With the development of
13 the property, as I discussed previously, the Kiley
14 Parkway will have to be extended north to the future
15 Lazy Five Parkway. To provide secondary access to the
16 subdivision, development will also have to extend Lazy
17 Five Parkway from the current terminus of David Allen
18 Parkway to the eastern boundary of the Kiley Ranch North
19 project.

20 Fire. Pertaining to fire, emergency and fire
21 response will be provided by the Sparks Fire Department.
22 The subdivision, however, is located outside of the
23 six-minute response time currently. But the City of
24 Sparks does have a mutual aid agreement with the Truckee
25 Meadows Fire Protection District. The fire department

1 is requiring the two means of access to Village 9 before
2 any construction may start on this property. Which I
3 discussed earlier the extension of Lazy Five and Kiley
4 Parkway.

5 Pertaining to utilities, NV Energy will provide
6 electricity to the property. Paiute Gas will be gas
7 service. And the utilities will be extended under the
8 ground within their right-of-ways to serve this village.

9 Finding T7, the effect on the existing public
10 streets and need for new streets. The project is
11 estimated to generate 3,375 average daily trips, with a
12 p.m. peak hour of 344 trips. The traffic impacts have
13 been considered with the review and approval of the
14 Final Planned Development Handbook, and this tentative
15 map does not change the traffic patterns or generate
16 average daily trips that exceed what was within the
17 analysis with the final handbook.

18 Finding T8, the physical characteristics of the
19 land. The first one is the floodplain. The majority of
20 Village 7 is located outside of the FEMA Zone X, though
21 there is estimated to be about eight acres on the
22 eastern portion, which would be down in this area here,
23 within the FEMA Zone A. The tentative map shows that
24 the eastern lots will be -- are in Zone A. And the
25 applicant is proposing to file a letter with FEMA to

1 bring these lots out of Zone A. Based on the
2 preliminary hydrology report that was provided with the
3 Tentative Map Application, the raising of these lots
4 will not adversely impact the floodplain nor properties
5 downstream.

6 Pertaining to the slopes, the site is
7 relatively flat, with most of it not over five percent
8 slope.

9 The soils. A final geotechnical report will be
10 required before issuance of any building permits.

11 Regarding Finding T9, which is the reviewing
12 agencies' recommendations and comments, the City has
13 received comments from Washoe County School District,
14 Regional Transportation Commission, Truckee Meadows
15 Water Authority, Nevada Division of Water Resources, and
16 then also Washoe County Health District. All of those
17 letters were attached to your staff report.

18 Finding T10, pertaining to fire protection,
19 they will be provided by Sparks Fire Department. And I
20 discussed in details more of that under Finding T6.

21 Finding T11 addresses identified impacts. The
22 first one is landscaping. The planned development
23 handbook establishes the landscaping, fencing, and
24 lighting standards. A condition on the tentative map is
25 that they have to submit landscape plans and fencing

1 plans with the final map.

2 Architecture. Again, the handbook defines the
3 architectural standards, and they will have to comply
4 and submit architectural plans of the homes prior to
5 recordation of the final map.

6 The last finding is T12, and that's public
7 notice. The Planning Commission and City Council
8 function as the hearings of the tentative maps.

9 This concludes my presentation. And I'm
10 available for any questions.

11 CHAIRMAN PETERSEN: Do Commissioners have any
12 questions? Commissioner Carey.

13 COMMISSIONER CAREY: Thank you, Mr. Chairman.
14 Commissioner Carey, for the record.

15 Karen, with concern, or with respect to the
16 lot, the eight acres that are on the east side of the
17 property that are in FEMA flood Zone A, is it -- I'm
18 just kind of curious what the process is for the
19 applicant to submit a letter to FEMA for a change in the
20 map.

21 MS. MELBY: I think, that would be better
22 addressed by John Martini.

23 MR. MARTINI: Good evening, Mr. Chairman and
24 members of the Commission. John Martini, your Community
25 Services Director.

1 So, Mr. Carey, to answer your question, FEMA
2 has a map with flood zones out there. Elevations are
3 known. It's the area behind the Kiley dam where all the
4 water piles up if we ever get the big one.

5 So what the developer will do is when they set
6 their final grading plans, those edges that are coming
7 into the Zone A, they'll show their fill elevations
8 higher than where the flood elevation is. They'll fill
9 out all the pink forms, do the modeling that needs to be
10 done, and submit it for approval with FEMA. If FEMA
11 concurs with the findings, they will revise, through a
12 letter of map amendment first, most likely, the
13 findings, and they'll revise the flood zone.

14 MS. MELBY: And just as a side note, on the
15 subdivisions to the south, they have a final map right
16 now. They did do a LOMR on that area. It was approved
17 by FEMA to take these lots out, their lots that were in
18 the Zone A.

19 MR. MARTINI: So the City has done some
20 additional work. If you guys will recall, about a year
21 ago there was a lot of water everywhere. We were due to
22 reanalyze our infrastructure out in northeast Sparks,
23 basically, impacting Service Area 1. That model is
24 complete, and it's in its preliminary stages. We'll
25 make it final here soon.

1 I'd like to tell the Commission that there's
2 also the modelings show the investments are impacting
3 Service Area 1, all the development we've done, that the
4 model worked very well.

5 Commissioner Carey, probably to get to your
6 next question, we also had our consultant model that
7 flood pool reduction due to the fill coming into it, and
8 it had no effect on the performance of our flood system.
9 So we've done our work fine on this.

10 COMMISSIONER CAREY: There's no doubt about
11 that.

12 MR. MARTINI: I can see that turning around in
13 your head, okay, wait, if we're taking up the
14 floodplain, where is it going.

15 COMMISSIONER CAREY: Well, I was kind of
16 looking more along the lines of the process. So does
17 FEMA have to approve the map before we can -- I don't
18 want to get too much into the weeds on this.

19 MR. MARTINI: No, that's a really good
20 question, Commissioner Carey. So what we've done in the
21 past, they'll start setting, with their tentative map as
22 they head towards the final map. So they'll start
23 setting their various -- they can apply for this before
24 construction. Any home that shows up on a final map,
25 that is still pending the LOMR F consideration, we won't

1 issue a building permit until that's finalized. We
2 don't want to put homes in a flood zone.

3 COMMISSIONER CAREY: Okay. Thank you. That's
4 what I was looking for.

5 CHAIRMAN PETERSEN: Any further questions for
6 Karen?

7 Thank you. Thank you, John. Appreciate it.

8 MR. MARTINI: Thank you, Mr. Chairman.

9 CHAIRMAN PETERSEN: Is the applicant here?
10 Would he like to add or subtract anything from...

11 MS. RAMBO: Good evening. For the record, my
12 name's Michelle Rambo. I'm with Rubicon Design Group,
13 representing the applicant.

14 I think, staff did an excellent job in giving
15 you their review of the project, so. I do have some
16 representatives from the engineering firm and the
17 builder. So if you have any questions, we would be
18 happy to answer them.

19 CHAIRMAN PETERSEN: Any questions from the
20 Commissioners?

21 Thank you very much. Appreciate the input.

22 Bring it back to the Commissioners for a
23 possible discussion and a motion.

24 COMMISSIONER CAREY: Mr. Chairman, I'm prepared
25 to make a motion. This is Commissioner Carey. I move

1 to approve the tentative map for Kiley Ranch North
2 Planned Development Village 9 associated with
3 PCN17-0057, adopting findings T1 through T12 and the
4 facts supporting these findings, as set forth in the
5 staff report, subject to the conditions of approval 1
6 through 20 as listed in the staff report.

7 CHAIRMAN PETERSEN: Motion. Any second?

8 COMMISSIONER BROCK: Commissioner Brock.
9 Second.

10 CHAIRMAN PETERSEN: Thank you.
11 We have a motion and a second. Discussion?
12 Seeing none, all in favor?

13 (Commission members said "aye.")

14 CHAIRMAN PETERSEN: Any opposed?
15 That motion carries.

16 Okay. We're moving on to PCN16045,
17 consideration and possible building elevations for the
18 Legends shopping center, right? Right.

19 MR. CRITTENDEN: Chairman Petersen, members of
20 the Planning Commission, Ian Crittenden, Senior Planner.
21 I'm glad you guys waited through the whole meeting for
22 the real heavy-hitting item. No. These are important,
23 but, you know, you guys have seen some hard stuff this
24 evening.

25 Also, I wanted to make a note. On the proposed