



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

**To:** Mayor and City Council  
**From:** Janet Stout, Administrative Secretary  
**Subject:** Report of Planning Commission Action  
PCN11029  
**Date:** March 21, 2012

**RE: PCN11029 CRESTGATE PYRAMID** – Consideration of and possible action on a request for Tentative approval of the amendment to the planned development handbook for Crestgate Pyramid to revise the land uses removing the senior housing and adding personal and RV storage as uses, also including but not limited to landscaping, parking, signage and other matters relating thereto.

Senior Planner Karen Melby introduced this item and reviewed the information in the staff report.

Ms. Melby explained this planned development handbook was before the Planning Commission in February 2012 and the Commission recommended to the City Council that only Options 1 and 3 be approved. During the City Council hearing the applicant presented an alternative plan and rather than the City Council reviewing and approving the plan they remanded this item back to the Commission for review and discussion. City Council also directed the applicant to provide no options within the previous version option.

Ms. Melby noted this request is for tentative approval of amendments to the Crestgate Pyramid planned Development Handbook. With Areas 1 and 2 built out, the amendments only affect Areas 3 and 4. The applicant is requesting to remove the option of senior housing while proposing personal storage with an office building along Roberta Lane in Area 3 and RV storage in 4. The other amendments to the handbook include changes to signs, landscaping and architecture standards.

Ms. Melby reviewed the following PD Findings:

**PD1 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for housing of all types and design.**

This Planned Development Amendment is removing the senior housing as an option. The amendment makes this planned development entirely office or commercial uses.

- PD2 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for necessary commercial and industrial facilities conveniently located to the housing.**

The combination of an additional office building and personal storage will provide a transition between the intense activity of the adjacent shopping center and the surrounding neighborhood. Maintaining the office buildings along Roberta Lane and the personal storage in the rear will help to maintain the character of Crestgate Pyramid Planned Development.

- PD3 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for the more efficient use of land and public or private services.**

The personal and RV storage will require minimal need for public services and less need than more offices or the senior housing would have required.

- PD4 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for changes in technology of land development so that resulting economies may be available to those in need of homes.**

The proposed removal of the option to build senior housing makes this planned development entirely office and commercial uses.

- PD5 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay.**

The applicant is seeking approval of the personal and RV storage because they desire to develop their remaining land now and do not want to wait for recovery of the market. The office building site along Roberta Lane will be developed when there are needs for leasable office space.

- PD6 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for density.**

The amendment to the Development Standards for Crestgate Pyramid does change the density, in that eliminating the senior housing option substantially reduces the proposed density of the site. The development of personal and RV storage is a low intensity land use which has low traffic generation and will only be single story in height.

- PD7 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for bulk.**

Currently, the development within Crestgate Pyramid consists of single story structures. By eliminating the senior housing, which was to be multi-story buildings, the building heights will generally be one story throughout the property as the personal storage, excepting the caretaker residence, will be one story buildings.

**PD8 The plan does depart from zoning and subdivision regulations otherwise applicable to the property and these departures are in the public interest for use.**

The development standards establish increased setbacks, height and lighting restrictions for the buildings placed adjacent to the single family homes. Placing an office building on Roberta Lane keeps the office – residential character along Roberta Lane. It also puts the personal storage adjacent to the shopping center, buffering the existing residences to the south and west with offices.

**PD9 The ratio of residential to nonresidential use in the planned development is:**

The proposed amendment does not include any residential so there is no ratio of residential to nonresidential use.

**PD10 Common open space in the planned development exists for what purpose, is located where within the project, and comprises how many acres (or what percentage of the development site taken as a whole).**

The only common open space within Crestgate Pyramid is the landscaped areas. The standards within the Planned Development Handbook maintain the streetscape and propose an enhanced landscape area with a water feature along Roberta Lane.

**PD11 The plan does provide for the maintenance and conservation of the common open space by what method.**

The Crestgate Pyramid Development Standards Handbook does address the maintenance and conservation of the common open space through private ownership.

**PD12 Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate.**

The planned development handbook requires a percentage for landscaping consistent with Title 20. The streetscape and the proposed landscape / water feature will provide sufficient landscaping to meet the intent of the common space for commercial and office uses.

**PD13 The plan does provide for public services. If the plan provides for public services, then these provisions are adequate.**

The planned development provides for public services to serve the existing office buildings, proposed offices and personal storage as part of this planned development.

**PD14 The plan does provide control over vehicular traffic.**

The amendment does not change the pedestrian or vehicular circulation. The street design conforms to City of Sparks street standards. Roberta Lane was designed to accommodate fire trucks so RVs should be able maneuver it. Based on the traffic generation numbers provided in the Handbook (7<sup>th</sup> Edition of the ITE Trip Generation Manual), the estimated average daily trips will be 1,330 average weekday trips. The trip generation estimated in the recorded handbook was 2,035 ADT. This is a substantial reduction in the number of average daily trips.

**PD15 The plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.**

Crestgate Pyramid is characterized by tree lined streets. The amendment will maintain the streetscape along Roberta Lane. Both the personal storage and RV area will have perimeter landscaping, maintaining the streetscape on the private section of Roberta Lane.

**PD16 The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is beneficial.**

Crestgate Pyramid has been developing as an office complex with a residential type appearance, providing office space for smaller businesses. The amendments maintain the character of Roberta Lane with the office on the last parcel along the public portion of Roberta Lane. The proposed plan situates the personal storage between the adjacent shopping center and the surrounding neighborhood, providing a good transition between the uses. The RV storage is below the grade of McCarran Boulevard. There are no changes proposed to the access to the surrounding neighborhood.

**PD17 To the extent the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residents and owners of the planned development in the integrity of the plan are sufficient.**

Approvals for development plans of Crestgate Pyramid started in 1995. The original plan was to develop a single family subdivision. Later the plans were changed to a mix of senior housing and offices. The latest amendment is to eliminate any housing component and replace it with personal and RV storage. The standards in the Handbook are written to minimize the impacts on the surrounding area. In past plans, this property has been viewed as a transitional use between the shopping center at the southwest corner of the intersection of Pyramid Highway / McCarran Boulevard and single family residential to the west and south. Maintaining offices along the public portion of Roberta Lane, placing the personal storage behind the office buildings and placing the RV storage below the grade of McCarran Boulevard will sustain the transitional function of the Crestgate Pyramid development.

**PD18 The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.**

The project is consistent with the Sparks Master Plan as discussed below. The Land Use Plan Goals and Policies in the 1991 Master Plan update that are relevant to this proposal include:

**GOAL LU1: To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.**

**POLICY**

**LU1a. The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar uses.**

**ACTION STRATEGY**

**A. Allow only developments which meet the proper land use designation of the City's Master Plan and the Regional Master Plan.**

The Master Plan Amendment to GC allows a wide variety of land uses which promotes flexibility in development. The GC is a logical extension of the existing GC for the shopping center on the corner of Pyramid Way and McCarran Boulevard.

**PD19 The project is consistent with the surrounding existing land uses.**

The Crestgate Pyramid Planned Development is designed to be a transitional land use between the shopping center and traffic on Pyramid Highway and the single family homes to the south and west. Maintaining offices along the public portion of Roberta Lane and placing the personal storage between the office buildings, will help sustain the transitional role of the area.

The subject site and surrounding land uses are described as follows:

**SURROUNDING LAND USES & ZONING**

| <b>Direction</b> | <b>Land Use</b>  | <b>Zoning</b>      |
|------------------|--|--------------------|
| North            | Low Density Residential (LDR)<br>General Commercial (GC)<br>Public Facilities (PF) | PF, R1-40 and R1-6 |
| South            | Low Density Residential (LDR)  | R1-6               |
| East             | Low Density Residential (LDR)<br>General Commercial (GC)                           | C2 & R1-6          |
| West             | Low Density Residential (LDR)  | R1-6               |

At the corner of Pyramid Highway and McCarran Boulevard are commercial land uses. Crestgate Pyramid Planned Development is situated between the commercial shopping center at the intersection of Pyramid and McCarran and the residential land uses to the south and west.

**PD20 Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code.**

Public notice was given. The Planning Commission and City Council meetings function as the public hearing per the requirements of SMC and NRS.

**PD21 Modification of Crestgate Pyramid Planned Development furthers the interest for the City and the residents and preserves the integrity of the plan.**

**When considering rezoning a Planned Development, the City must be able to identify that the “modification” is to “further the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the plan as finally approved,” NRS 278A.380 (2).**

The revised plan in the planned development handbook maintains the integrity of the plan by sustaining the office residential character along Roberta Lane. Installing the streetscape in front of the future office pad, the enhanced landscape feature at the roundabout, seeding the future office site and screening the personal storage wall as required by the handbook will soften the appearance of the personal storage from Roberta Lane. The proposed uses will generate less daily traffic than either the all office plan or the senior housing would have generated. The vehicular and pedestrian circulation is maintained with the amendment. Crestgate Pyramid Planned Development will still function as a transitional land use between the shopping center on the corner of Pyramid Way/McCarran Boulevard and the residential to the west and south.

At the request of Commissioner Voelz, Ms. Melby stated the applicant would fill-in the site with seed which is mixed with wildflowers and grasses in the interim until the applicant started to develop.

Mr. Ken Krater, representing the applicant and owner of the property, introduced himself. He noted the applicant is in full agreement with the staff report. He clarified the entire area of the office site (including the parking) will be landscaped. Mr. Krater noted a neighborhood meeting was conducted and worked with neighbors on the issues they had.

The Public Hearing was opened.

There was no public comment.

The Public Hearing was closed.

**MOTION:** Planning Commissioner Peterson moved to forward a recommendation to City Council to tentatively approve PCN11029 the Planned Development Handbook for Crestgate Pyramid, adopting Findings PD1 through PD21 and the facts supporting these Findings as set forth in the staff report. The tentative approval includes that the applicant shall file the application for the final approval of the planned development within one (1) year from the date of the City Council granting tentative approval of the planned development handbook. Due to the nature of the tentative planned development, the Planning Commission does not recommend that the City Council require a bond at this point in time as stated in NRS 278A.490.

**SECOND:** Planning Commissioner Lean.

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

**Passed unanimously.**