



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN15036

Date: October 23, 2015

RE: PCN15036 - Consideration of, and possible action on, a request to annex a site approximately 5 acres in size into the City of Sparks. Upon annexation the parcels shall convert from a Washoe County zoning designation of A5 (Washoe County/Agriculture) to A5 (City of Sparks/Agriculture). The site is generally located south of Vista Boulevard and east of Golden Eagle Regional Park.

Senior Planner Ian Crittenden presented this item with a request to forward a recommendation of approval to the City Council to annex a site approximately 5 acres in size into the City of Sparks. The request is from Red Hawk Land Company to annex two parcels totaling 5 acres into the City.

The site is located at 6500 Spanish Springs Road, east of and adjacent to Golden Eagle Regional Park. This property was part of a Master Plan Amendment in 2009 changing the Land Use to General Commercial to conform with the Master Plan Land Use of the adjacent 60 acre parcel to the north. A Planned Development Handbook for the combined 65 acres was submitted in October 2009 but was not processed.

The property has since changed hands and this annexation has been requested to facilitate the development of the combined 65 acres. A Master Plan Amendment and a rezoning request for the combined 65 acres are expected to follow. The existing use of the property is an unoccupied single family home with an assortment of agricultural accessory buildings.

The site is not included in the City of Sparks Seven Year Program of Annexation but is in the North Sparks Sphere of Influence (NSSOI). Goal number 33 of the NSSOI says that the City will "encourage and support annexation of all property within the Sphere of Influence by 2007". Staff chose to analyze this property as if it were identified in the City of Sparks Seven Year Program of Annexation because it is located in the NSSOI. As such, staff used the same factors identified by NRS 268.625 to consider the parcels for inclusion in the Seven Year Program.

The request does conform to the requirements of NRS 268. In addition, the request conforms to the findings established for annexation pursuant to the Sparks Municipal Code Chapter 20.05.05.

Public notice was given per the requirements of the Sparks Municipal Code and Nevada Revised Statutes. The notice distance was increased from 750 feet to 1800 feet to meet the minimum noticing requirements.

Staff supports a recommendation of approval to forward the Annexation request to the City Council based on Findings A1 through A4 in the staff report.

Mr. Mike Railey of Rubicon Development, representing the applicant, introduced himself and offered to answer additional questions. Mr. Railey supports the staff report as presented.

Commissioner Lean asked for clarification regarding future water and sewer services for the parcel if annexed. Both Mr. Railey and Mr. Crittenden shared that these services would be provided at the owner's expense.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval, to the City Council, of the Annexation request associated with PCN15036 to annex approximately 5 acres into the City of Sparks, Nevada, based on Findings A1 through A4, and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner Petersen.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.