



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: February 13, 2019

RE: PCN18-0072 - Consideration of and possible action on a request for approval of the Phase 9 Final Development Handbook for Kiley Ranch North on a site approximately 29.5 acres in size generally located on the northwest corner of Wingfield Hills Road and Kiley Parkway, Sparks, Nevada, in the NUD (New Urban District – Kiley Ranch North) zoning district.

Please see the attached excerpt from the February 7, 2019 Planning Commission meeting transcript.

1 Okay. We have a motion on the table to
2 approve. All those in favor, please say "aye."

3 (Commission members said "aye.")

4 CHAIRMAN CAREY: Opposed, "nay."

5 The ayes have it. The motion carries
6 unanimously. Thank you, Commissioners.

7 Move on to our final general business item of
8 the evening, and that's PCN18-0072. This is a request
9 for approval of the Phase 9 Kiley Ranch North Handbook.

10 Hey, Karen.

11 MS. MELBY: Good evening, Chairman Carey and
12 Planning Commissioners. I'm Karen Melby, Development
13 Service Manager.

14 This is a request for the approval of Phase 9
15 Final Development Handbook for the Kiley Ranch North
16 planned development area. This is generally located on
17 the northwest corner of Wingfield Hills Road and Kiley
18 Parkway.

19 Wingfield Road here will be constructed in the
20 future. And this is Kiley Parkway on the north.

21 The proposed Kiley Ranch North Phase 9 handbook
22 is approximately 29.5 acres, the handbook designation
23 land uses in Phase 9 as 25 acres of High Residential and
24 4.26 acres of Open Space.

25 The City Council approved the amended tentative

1 handbook, development handbook for Kiley Ranch North
2 Planned Development on July 11, 2016. The tentative
3 handbook covers the entire 874.2 acres. Unlike other
4 planned developments, Kiley Ranch North is being
5 reviewed and approved in phases as final handbooks are
6 submitted for each respective phase. To date, there are
7 eight final handbooks that have been reviewed and
8 approved and recorded for the Kiley Ranch North Planned
9 Development. The handbook being reviewed tonight is the
10 ninth handbook or, hence, we are calling Phase 9.

11 The land use designations are Open Space along
12 the east and north boundary and then High Residential,
13 which allows rental or for sale multi-family dwellings
14 at a density of 18 to 23.9 dwelling units per acre. The
15 handbook specifies the permitted and conditional uses;
16 the project approval procedures; the land use
17 development standards; streetscape and development
18 standards; design standards and guidelines for the site
19 planning, architecture, and landscaping; and, lastly,
20 construction and operation and maintenance requirements.
21 The handbook does not include development plans, and any
22 future development will be developed in accordance with
23 the handbook standards.

24 Staff wants to inform you about some changes in
25 the Phase 9 handbook. As staff was completing the staff

1 report, in preparation, staff realized that the Phase 9
2 handbook incorporated land uses, which is in conformance
3 with the Comprehensive Plan amendment that was approved
4 and certified by City Council on July 28, I mean
5 January 28. I'm pulling with Scott. However, the
6 amendment, amended tentative handbook has not been
7 approved today.

8 So staff had asked that these amendments, these
9 exhibits be changed. That is on page 2-1. And then,
10 also, 2-3 is noted that the approval was pending.

11 The third page that was amended is page 1-9
12 that shows a summary of land uses by acreages and
13 densities. The revised handbook was provided to the
14 Planning Commission at the Study Session on February
15 5th.

16 Sparks Municipal Code 20.02.012 and NRS
17 278A.540 both specify a review process for the final
18 approval of the planned development handbook. Staff has
19 compared the handbook with the tentative handbook,
20 approved tentative handbook and determined that the
21 development standards in the handbook are in substantial
22 compliance.

23 There are five criteria to determine
24 substantial compliance.

25 The first one, it does not vary the proposed

1 residential density or intensity from the Kiley Ranch
2 North Planned Development handbook.

3 The High Density Residential designation
4 permits a maximum density of 23.9 units per acre for
5 multi-family housing, as does the tentative handbook.
6 The handbook does not propose any changes to the maximum
7 density.

8 The next criteria is it does not vary the
9 proposed ratio of residential to non-residential.

10 The handbook designates 25.27 acres as High
11 Residential, the same acreage that is in the tentative
12 handbook.

13 The next criteria is does not reduce the common
14 open space area.

15 The handbook designates 4.26 acres of open
16 space, allocated between a buffer of Phase 9 and the
17 Lazy Five Regional Park to the north and a regional
18 trail connection to Lazy Five along the eastern boundary
19 of Phase 9. This is consistent with the tentative
20 handbook.

21 The fourth criteria, does not increase the
22 floor area proposed for the non-residential uses from
23 the approved tentative handbook.

24 Phase 9 handbook does not have any
25 non-residential uses. And they're all designated High

1 Residential.

2 There is no increase in the total ground area
3 covered by buildings, nor is there substantial change in
4 the height of buildings.

5 The development standards in the handbook do
6 not vary from those in the tentative handbook. Future
7 development plans will be reviewed in accordance with
8 the handbook.

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

11 CHAIRMAN CAREY: Okay. Thank you, Karen.

12 Any questions of staff?

13 Are there any questions of the applicant?

14 Okay. Seeing none, we'll bring it back to the
15 Commission for comments or a possible motion.

16 COMMISSIONER BROCK: Mr. Chair.

17 CHAIRMAN CAREY: Commissioner Brock.

18 COMMISSIONER BROCK: Yeah, I'd like to make a
19 motion. I move to forward a recommendation of approval
20 to the City Council of PCN18-0072 as the Kiley Ranch
21 North Phase 9 Final Development Handbook is in
22 substantial compliance with the Kiley Ranch North
23 Tentative Development Handbook based on the findings as
24 set forth in the staff report and the facts supporting
25 these findings.

1 CHAIRMAN CAREY: Thank you, Commissioner Brock.
2 Is there a second on the motion?
3 COMMISSIONER PETERSEN: I'll second.
4 COMMISSIONER BLACO: Second.
5 CHAIRMAN CAREY: I'll give that one to
6 Commissioner Petersen again. He just beat you,
7 Commissioner Blaco.
8 Okay. Is there any comments or questions on
9 the motion?
10 Hearing none, I'll call for the vote. All
11 those in favor of the motion, please say "aye."
12 (Commission members said "aye.")
13 CHAIRMAN CAREY: Opposed, "nay."
14 The ayes have it. The motion is carried
15 unanimously. Thank you very much for that.
16 Okay. We'll move on to item number 13 on our
17 agenda. That's public comment. This is our final
18 public comment period for tonight's evening, or this
19 evening's meeting.
20 Are there any members of the public that wish
21 to speak at this time?
22 Seeing none, I will close the public comment
23 period. We'll move on to item number 14, and that's
24 Commissioner comments.
25 Any Commissioners wish to make any comments at