



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
Date: May 9, 2019

RE: Consideration of and possible action on a request to amend the Stonebrook Final Design Standards and Regulations to modify the multi-family, commercial and business park development standards for an approximately 610-acre site generally located south of La Posada Drive and east of Pyramid Way in Sparks, NV in the NUD (New Urban District – Stonebrook) zoning district. (For Possible Action)

Development Services Manager Karen Melby presented this agenda item at the Planning Commission meeting of May 2, 2019. Ms. Melby shared background and analysis supporting the requested amendment.

Following Ms. Melby's presentation, the applicant's representative Andy Durling of Wood Rodgers introduced himself and offered to answer questions. Chairman Carey requested additional information on the design changes and the reasons for the proposed changes. Mr. Durling elaborated on the proposed changes.

Public comment was received from one citizen during the public comment period. The citizen expressed concern that the proposed changes would also mean increased traffic in the area. She shared that traffic is already a challenge at times with La Posada being the only way to access the project. Additionally, she expressed concern regarding speeding on La Posada. She requested more information on the proposed changes. Chairman Carey asked staff to meet with her at the close of the presentation to answer her questions.

There was no further discussion.

MOTION: Commissioner Read moved to forward a recommendation of approval to City Council of the request to amend the Stonebrook Design Standards and Regulations (PCN19-0013) based on findings A through J and the facts supporting those findings as set forth in the staff report.

SECOND: Commissioner VanderWell.

AYES: Commissioners Carey, Read, Blaco, Petersen and VanderWell.
NAYS: None.
ABSTAINERS: None.
ABSENT: Commissioners Brock and Fewins.

Motion passed.