



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0051

Date: December 19, 2017

RE: PCN17-0051 - Consideration of and possible action on a request for approval of a final planned development handbook (Kiley Ranch North Phase 7) on a site approximately 68.7 acres in size in the NUD (New Urban District-Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item. Ms. Melby presented a vicinity map and shared that the proposed Kiley Ranch North Phase 7 Handbook covers 68.7 acres east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway.

Ms. Melby shared that the tentative handbook for Kiley Ranch North covers 874.2 acres and unlike other planned developments, Kiley Ranch North is being reviewed and approved incrementally as a final handbook is submitted. To date, there have been seven final planned development handbooks approved and recorded for the Kiley Ranch North Planned Development.

Ms. Melby shared that the approved tentative handbook designates the land uses in Phase 7 as LMR (Low-Medium Residential) and OS (Open Space). In addition, Ms. Melby stated that staff compared the Phase 7 development standards with those in the approved tentative handbook and determined that the development standards in the proposed final handbook are identical to the development standards in the tentative handbook.

Staff believes the proposed final handbook is in substantial conformance with the tentative handbook as required by Sparks Municipal Code 20.02.012 and recommends approval of the final handbook as submitted.

Commissioner Carey requested information regarding the estimated cost for the annual maintenance of the regional trail located within the project as referenced in section 2.5 of the handbook and whether these costs were considered in the fiscal analysis for the project. Ms. Melby stated that a fiscal analysis was not required at this stage of the project and she did know the trail maintenance costs off-hand but shared that the costs are minimal as the City is only responsible for the maintenance

of the trail itself and not the surrounding landscaping. These costs would have been considered during the inception of the project.

Mr. Mike Railey of Rubicon Design Group introduced himself and offered to answer additional questions. Mr. Railey shared that staff did a thorough job reviewing and presenting the project.

Commissioner Fewins requested clarification regarding the flood zones identified on page 1.8 of the handbook and whether the developer was planning to build homes in this area. Mr. Railey shared that this area of the map was being reviewed at this time and it is anticipated that the area will not include homes at this time.

Commissioner Carey asked Mr. Railey if he had any information regarding the maintenance cost associated with the Regional Trail as previously discussed. Mr. Railey shared that the cost to the City is fairly low as the landscape maintenance association is responsible for the majority of the trail maintenance. This City is responsible for the large sidewalk area only.

Chairman Petersen asked for further discussion or a motion.

Commissioner Carey shared that the regional trail extension is a great addition for the community and the City of Sparks, however, he encouraged staff to look closely at future tentative map submittals to try and minimize cost to the City. Mr. Carey stated he has first-hand experience with the Parks and Recreation budget challenges and any extra attention given to future projects may alleviate unnecessary costs to the City.

MOTION: Commissioner VanderWell moved to forward to the City Council a recommendation of approval of PCN17-0051 because the final handbook for Phase 7 of the Kiley Ranch North Planned Development is in substantial compliance with the Tentative Kiley Ranch North Planned Development Handbook and based upon the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Fewins.

AYES: Commissioners Petersen, VanderWell, Brock, Carey, Fewins, Read and Shabazz.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.