



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

**To:** Mayor and City Council  
**From:** Marilie Smith, Administrative Secretary  
**Subject:** Report of Planning Commission Action  
PCN14034  
**Date:** September 5, 2014

**RE:** PCN14034 – Kiley Ranch, LLC, Consideration of and possible action on a Master Plan Amendment to change the land use designations of Neighborhood Park (NP), Public Institution, 5 DU/Acres and Open Space (OS) to Mixed Use Residential (MUR), Low Medium Residential (LMR), Medium Residential (MR) and Neighborhood Park (NP) on 5 properties totaling approximately 43.2 acres located east of Sparks Boulevard and north of the Kiley Detention Dam, Sparks, NV.

An agenda item from Senior Planner Karen Melby for consideration and possible action on a Master Plan Amendment changing the land use designations of three areas within the vicinity of the Kiley Ranch North Planned Development. The total area affected by this Master Plan Amendment is 43.2 acres. Within the 43.2 acres there are seven areas that are being amended. The first area is 1.7 acres that will be amended from Neighborhood Park to Low Medium Residential, the second area is 5.7 acres amended from Neighborhood Park to Mixed Use Residential, the third area is 2.6 acres amended from Public Institution to Mixed Use Residential, the fourth area is 3.2 acres amended from 5 DU/Acre to Medium Residential, the fifth area is 2.0 acres amended from 5 DU/Acre to Low Medium Residential, the sixth area is 18.6 acres amended from Open Space to Low Medium Residential, and the seventh area is 9.4 acres amended from Open Space to Neighborhood Park.

The Parks Master Plan recently adopted by the City recommends a move away from neighborhood parks to the development of community parks because of the expense of maintaining lots of little parks. City staff have asked that developers of Kiley Ranch North eliminate the two proposed neighborhood parks combining them into a community park. This is the first component of this request. The applicant includes two other areas to process the mixture of master plan amendments under one application.

Staff finds the proposed Master Plan amendment would be in conformance with the Regional Plan land/use intensity designation and the Master Plan amendment would implement the goals listed within the Sparks Master Plan as listed in the staff report.

Ms. Melby also provided a summary of the land use designations and the zoning for the five properties within this Master Plan Amendment and identified that the Master Plan Amendment would be compatible with surrounding land uses by providing a table in her staff report of surrounding land uses and zoning. Staff recommends approval.

Commissioner Voelz questioned Ms. Melby regarding areas that would experience potential flooding. Ms. Melby stated that there would be more planning that would go into the planning of the park and they would look at areas of potential flooding and plan accordingly. The area would be designated as a community park.

Mr. Mike Railey of Rubicon Design Group representing KM2 Development, the applicant, introduced himself and stated that they concur with Ms. Melby's staff report. In addition, Mr. Railey shared that they did hold a Neighborhood Meeting regarding this project where they invited a little over 1500 people and 15 attended with no substantial issues and the project was very well received.

The public hearing was opened.

Public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to City Council for certification of a master plan amendment, for PCN14034, based on Findings MP1 through MP4, and the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Nowicki.

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

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** None.

Passed.