

PLANNED DEVELOPMENT

PD1:

The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for housing of all types and design.

This project will be a high quality subdivision with an overall density of 1.7 dwelling units per acre. This density is consistent with the density of the existing surrounding developments. It is anticipated that the Miramonte development will offer a wide range of housing options, taking into account the existing housing types located to the north, west and south of the proposed project. This includes both single family residential and multiple family residential units.

PD2:

The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for necessary commercial and industrial facilities conveniently located to the housing.

This project is 100% residential. There is no commercial component. There are several commercial developments which are located at the Los Altos Parkway and Pyramid Highway intersection. At the Sparks Boulevard and Pyramid Highway intersection, there is a large medical office/business park component. Both of these areas are conveniently located to the proposed Miramonte project.

PD3:

The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for the more efficient use of land or private services.

This project will use the land in a responsible and efficient way through advanced planning and a realistic development scheme for this unique site. Development is proposed in areas of unconstrained or managed slope areas, as defined by the Truckee Meadows Regional Plan. As such, the Miramonte Planned Development proposes to utilize the most developable portions of the land in a sensitive manner.

PD4:

The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for changes in technology of land development so that resulting economies may be available to those in need of homes.

The Miramonte Planned Development will provide opportunities for a wide spectrum of homes.

PD5:

The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay.

The Miramonte Planned Development Handbook is intended to give the area a uniform theme and feel and is not intended to hinder development in the area.

PD6:

The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for density.

The proposed handbook is consistent with the Master Plan Designations of EDR and LMDR. The development is consistent with the City of Sparks Standard Zoning Designations of R1-6, R1-7 and R2. The overall density of the project is 1.7 dwelling units per acre. This density is consistent with the densities of the existing, surrounding developments.

PD7:

The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for bulk.

The plan is consistent with the otherwise applicable zoning. The site is best suited for low density cluster development to take advantage of the most developable portions of the property.

PD8:

The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for use.

Due to the location of the property at the eastern edge of the City of Sparks Sphere of Influence, any use other than residential (as is proposed) would be out of place. As such, the proposed uses of residential and open space are appropriate for the subject property.

PD9:

The ratio of residential to nonresidential use in the planned development is:

Again, this development is 100% residential in nature. The only non-residential uses would consist of the public facility site (water tank), which currently exists. This development proposes to expand the public facility site with the addition of another water tank. The other nonresidential uses are related to the recreational uses within the parks and open space.

PD10:

Common open space in the planned development exists for what purpose, is located where within the project, and comprises how many acres (or what percentage of the development site taken as a whole).

Of the 831 acres, nearly 555 acres have been designated as common area/open space on the site plan. Two neighborhood park sites have been identified within the site, per discussions with the City of Sparks Parks and Recreation Department. Approximately 66% of the total land area is to remain as common area/open space. Common area/open space is provided throughout the development, creating pockets of development areas that generally follow the unconstrained slopes. Development in this pattern retains drainage ways in an undisturbed fashion (with the exception of necessary roadway crossings) and retains most moderate and virtually all constrained slopes (as classified by the Truckee Meadows Regional Plan). Perpetuation of public lands access at the eastern side of the site will be retained in the plan.

PD11:

The plan does provide for the maintenance and conservation of the common open space by what method.

This open space will be owned and maintained by the Homeowners' Association.

PD12:

Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate.

The requirement for open space in a Planned Development is 20%. The Miramonte development exceeds this minimum required amount of open space by providing more than three times the amount of required open space.

PD13:

The plan does provide for public services. If the plan provides for public services, then these provisions are adequate.

As discussed in the "Public Infrastructure and Facilities" section of the handbook, public services will be provided and adequate in extent. The utility infrastructure for this project has been designed to tie into the City's and private utility purveyors existing utility infrastructure located outside of

the boundaries of the project. The final improvement plans will be submitted with the final map approval process and will be subject to the review and approval of the City Engineer.

PD14:

The plan does provide control over vehicular traffic.

The site design has been prepared such that a reasonable split of traffic to the two collector status streets serving the site (Vista Heights Drive and Belmar Drive) is maintained. Through discussions with RTC and the City of Sparks, a roundabout will serve to address intersection requirements on at Vista Heights Drive and Belmar Drive intersections with the arterial street (Los Altos Parkway). With the proposed improvements, including the widening of Los Altos Parkway between Vista Boulevard south and Belmar, the traffic generated by the proposed development will not over tax existing roadways in the area. If traffic calming is warranted, it will be constructed per the City of Sparks standards.

PD15:

The plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.

Again, of the 831 acres, nearly 555 acres have been designated as common area/open space on the site plan. Through the design of the Miramonte Subdivision approximately 633 of the 986 single family lots will back up to common area rather than to another lot. As such, not only will those within the general subdivision area have the visual enjoyment of the open space, but, most significantly, those homeowners who are situated adjacent to the common area will enjoy these lands. Perpetuation of access to public lands to the east is provided within the subdivision.

PD16:

The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is beneficial.

This project contains uses and lot sizes that are compatible with the surrounding neighborhood. Two neighborhood park sites are proposed within the Miramonte Subdivision. The western most park site will be situated such that it provides a service area into the Vista Heights and Vista Terrace Subdivisions.

PD17:

To the extent the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residents and owners of the planned development in the integrity of the plan are sufficient.

It is expected that Miramonte will be built out over several years. The majority of the development standards mirror the Sparks Municipal Code. As such, the standards and conditions recommended by staff for the protection of the interests of the public and residents of the Miramonte development will be sufficient.

PD18:

The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.

The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan. The proposed development conforms to the Estate Density Residential and Low Medium Density Residential land use designations within the Sparks Master Plan. The development also conforms to the hillside development and development constrained area requirements.

PD19:

The project is consistent with the surrounding existing land uses.

This project contains uses and lot sizes that are compatible with the surrounding neighborhood. The subdivision has been designed so the proposed developed areas are within the most suitable slope areas (unconstrained slope areas) as defined by the Truckee Meadows Regional Plan. Development in this manner, on this property presents a very logical extension from the existing Vista Heights, Vista Terrace and Desert Highlands subdivisions with greater densities to the west, where slopes are gentle and lesser densities to the east, as the terrain becomes steeper.

PD20:

Public notice was given and a hearing held per the requirements of the Sparks Municipal Code.

The Planning Commission and City Council meetings will function as the public hearings for this tentative subdivision map.

PD21:

Modification of the Miramonte Planned Development furthers the interest for the City and the residents and preserves the integrity of the plan.

The proposed modification will maintain the integrity of the approved Miramonte Planned Development. There are no changes in the land uses or master plan for the Miramonte Planned Development. It is staff's belief the proposed changes will help to enhance the development as a whole by providing additional flexibility which will in turn provide for more housing options as discussed in Findings PD1 and PD4 above. Therefore, the proposed changes will further the interests of the City and its residents and preserves the integrity of the plan.