

## PCN13011

### Galleria Station Planned Development

#### **PLANNED DEVELOPMENT FINDINGS:**

**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.**

The Galleria Station Planned Development contemplated a condominium project consisting of 270 attached single family residential units. The proposed amendment would allow 74 detached single family residential units within phase 2 rather than more condominium units. A portion of phase 1 and all of phase 2 have remained undeveloped due to economic conditions. As a result, the owner of phase 2 is seeking to construct a product type which is viable given the current market conditions. This change will further the goal of providing housing of all types and design.

**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.**

The plan does not include commercial or industrial facilities. It is entirely residential in nature. As such, this finding is not applicable.

**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 and public or private services.**

The plan is consistent with the above criteria by providing a higher intensity of land use in an area that can be considered in-fill due to the availability of existing major infrastructure and the efficient use of that infrastructure without the need to extend major facilities. The plan provides for the efficient use of land and public services.

**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 Galleria Station Planned Development provides for land development so that resulting economies may be available to those in need of homes and

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this will not be affected by the proposed amendment. The addition of another housing type might even enhance this objective.

**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 plan is consistent with the above criteria by providing for processes that expedite the review of development within project, thereby reducing delays in construction of the project. The Galleria Station Planned Development provides for flexibility of substantive regulations over land development and this will not be affected by the proposed handbook amendment.

**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 Galleria Station Planned Development is compatible with the surrounding area and consistent with the Master Plan. The plan does not depart from the zoning and subdivision regulations in terms of density.

**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 proposed amendment does depart from the zoning regulations in terms of bulk. The original handbook provided for 54 individual buildings with multiple units. Phase 1 will be completed as proposed in the original handbook and includes 23 individual buildings with a total of 115 units. The proposed amendment would allow 74 detached single family homes. Rather than have large bulky buildings with multiple units, phase 2 would depart from the originally contemplated bulk in favor of smaller single family homes. The proposed buildings have been scaled appropriately to the adjacent residential uses. The proposed amendment does require continuity in terms of design criteria. Although the project may depart from the zoning regulations for bulk, these departures are not detrimental to the public interest.

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**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.**

The proposed amendment does not depart from zoning and subdivision regulations otherwise applicable to the property. The approved Galleria Station Planned Development Handbook identifies the development as being multi-family residential. This designation was based on the proposed density for the project. It is not unusual for condominium units to be referred to as attached single family. A fundamental difference between typical multiple family residential and condominium units is ownership. The proposed amendment would allow for detached single family residential within phase 2. This departure from the zoning regulations is not detrimental to the public interest.

**PD9 The ratio of residential to nonresidential use in the planned development is:**

The Galleria Station Planned Development is entirely residential.

**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).**

The project's common open space exists for the use of the residents. The common open space comprises approximately 6.6 acres or 26% of the site.

**PD11 The plan does provide for the maintenance and conservation of the common open space by what method.**

There will be no change to the maintenance or conservation of common open space with the proposed amendment. The common open space will be maintained by the Property Owners Association, and or a Lighting Landscaping Maintenance District

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**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 amount of open space provided in the Galleria Station Planned Development exceeds the requirements for open space. The landscape/open space requirement for a planned development is 20%. The amended plan requires approximately 6.6 acres of open space or 26% of the site.

**PD13 The plan does provide for public services. If the plan provides for public services, then these provisions are adequate.**

The Galleria Station Planned Development Handbook does provide for adequate public services by the construction of water system, sewer system, and storm drainage system improvements. The proposed amendment will have a marginal effect on the public services being provided. However, the existing and proposed infrastructure is adequate.

**PD14 The plan does provide control over vehicular traffic.**

The Galleria Station Planned Development does provide control over vehicular traffic with controlled access to Galleria Parkway at Costa Azul Drive. Changes to vehicular traffic with the proposed amendment is negligible and not a detriment to the public interest.

**PD15 The plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.**

The plan provides for access to light, air, recreation and visual enjoyment by providing a link to the regional trail network and the open space along the North Truckee Drain. There are no changes affecting access to light, air, recreation and visual enjoyment with the proposed amendment.

**PD16 The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is beneficial.**

The relationship of the Galleria Station Planned Development to the neighborhood in which it was established is beneficial based on the location of the development to the commercial/retail services in the vicinity of

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Galleria Parkway and Los Altos Parkway. The proposed amendment will not have any effect on this relationship.

**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.**

The Galleria Station Planned Development Handbook discusses phasing of development. The handbook states, "*development of the property is based on market conditions and market needs for certain types of projects. This fluctuates over time and is difficult to predict. Therefore, development phasing and extension of infrastructure may vary from what is shown (in the handbook).*" The intent of the phasing plan is to protect the interests of the public, residents, and property owners. The integrity of the plan can be maintained to protect the interest of the public, residents and property owners, and is sufficient.

**PD18 The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.**

The project as submitted and conditioned will be consistent with the City of Sparks Master Plan. Subject parcels have been designated as Mixed Use. The proposed amendment does not affect the projects consistency with the Master Plan and proposes uses consistent with those found in the Mixed Use land use designation.

**PD19 The project is consistent with the surrounding existing land uses.**

The project is consistent with the surrounding existing land uses with commercial development to the west and north and residential to the south and east. The proposed amendments do not affect the projects consistency with the surrounding existing land uses.

**PD20 Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code.**

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Public notice was given per the requirements of the Sparks Municipal Code and the Nevada Revised Statutes. The Planning Commission and City Council meetings function as the public hearing for this item.

#### **PD21 Modification of the Galleria Station Planned Development furthers the interest for the City and the residents and preserves the integrity of the plan.**

The development plan is being changed in order to allow 74 detached single family residential units within phase 2 rather than more condominium units. A portion of phase 1 and all of phase 2 have remained undeveloped due to economic conditions. As a result, the owner of phase 2 is seeking to construct a product type which is viable given the current market conditions. The modification furthers the interest for the City and the residents and preserves the integrity of the plan.