



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: October 23, 2018

RE: PCN18-0042 – Consideration of and possible action on, for a site approximately 1.9 acres in size located at 2101 Sullivan Lane, Sparks, NV, requests for:

- MPA18-0003 – An amendment to the Comprehensive Plan land use designation from Large Lot Residential (LLR) to Commercial (C); and
- RZ18-0004 – Rezoning the site from SF15 (Single Family Residential – 15,000 sq. ft. lots) to C2 (General Commercial).

Please see the attached excerpt from the October 4, 2018 Planning Commission meeting transcript.

1 continue it or not is up to the Planning Commission's
2 discretion. It is staff's changed recommendation that
3 it be continued to the November 1st meeting. But it
4 still requires a vote.

5 CHAIRMAN VANDERWELL: Okay.

6 MS. MCCORMICK: And some discussion, if needed.

7 CHAIRMAN VANDERWELL: Request a motion. So I
8 need to request a motion from one of you to continue it
9 to November 1st.

10 Commissioner Carey.

11 COMMISSIONER CAREY: Madam Chair, I'll take a
12 stab at this. I think, with the new information we
13 received tonight, a continuance is justified.

14 So I will make a motion to continue PCN18-0040
15 to the November 1st Planning Commission meeting.

16 COMMISSIONER PETERSEN: I'll second.

17 COMMISSIONER READ: Second. Oh.

18 CHAIRMAN VANDERWELL: Okay. I've got a first
19 and a second. Any discussion?

20 Okay. All in favor?

21 (Commission members said "aye.")

22 CHAIRMAN VANDERWELL: Any opposed?

23 Okay. Thank you. Motion carries.

24 Next, we'll move along to PCN18-0042,
25 consideration and possible action...

1 (There was background noise as people left.)
2 COMMISSIONER PETERSEN: Was it something you
3 said, Madam Chair?

4 CHAIRMAN VANDERWELL: I think, you know what,
5 it must have been, huh?

6 MS. MELBY: Do you want me to wait another few
7 minutes?

8 CHAIRMAN VANDERWELL: Go ahead. We're pretty
9 cleared out.

10 MS. MELBY: Okay.

11 CHAIRMAN VANDERWELL: Go right ahead. Thank
12 you.

13 MS. MELBY: Good evening, Planning
14 Commissioners. I'm Karen Melby, Development Service
15 Manager.

16 Before you tonight is an item which consists of
17 two items. The first is a Comprehensive Plan amendment,
18 and the second is a rezoning for a 1.9-acre site located
19 at 2101 Sullivan Lane.

20 You can see on the vicinity map here it's the
21 property outlined in cyan. It's at the southwest corner
22 of Sullivan and Kelly Ranch Drive.

23 The first request, which is the Comprehensive
24 Plan amendment, the applicant is asking for the
25 property, which is currently designated Large Lot

1 Residential, to be redesignated to Commercial.

2 So this is the existing Large Lot designation.
3 Here's the map showing the proposed change to
4 Commercial.

5 The next request is the rezoning. Currently,
6 the property is designated -- because when it came in
7 for annexation, it came in as single-family
8 15,000-square-foot lots, or SF15. And the applicant is
9 requesting to change this designation to Commercial.

10 The City Council did approve the annexation of
11 this property on July 23rd, 2018.

12 Addressing the four Comprehensive Plan
13 amendment findings, the first finding, which is
14 conformance with the Regional Plan, can be made because
15 the property is currently served by City infrastructure
16 and services, which includes sanitary sewer, storm
17 drain, fire and police.

18 Addressing Finding CP2, the implementation of
19 the Sparks Comprehensive Plan. Because the
20 Comprehensive Plan amendment complies with goals MG1 and
21 policies MG4 and CF1, the applicant -- the applicant is
22 proposing to redevelop the property as a nonresidential
23 land use, and the subject property is already served by
24 the City utilities and services, staff believes that
25 this finding can be made.

1 Finding CP3, which is compatible with the
2 surrounding land uses, can be made because the site is
3 located in a very active area. Sullivan Lane is
4 classified as a collector in the Regional Transportation
5 Plan. And according to the traffic counts in 2018 by
6 Nevada Department of Transportation, at Wedekind and
7 Sullivan Lane, which is just north here, up here -- they
8 did a count -- the ADTs, or average daily trips, was
9 3,400. So a commercial land use is a reasonable request
10 in this location.

11 Addressing Finding CP4, which is public notice,
12 was published in the Reno Gazette-Journal on
13 September 20th, 2018. And the neighborhood meeting was
14 held by the applicant on September 25th, 2018. There
15 were three people in attendance at that meeting.

16 Next, I would like to address the rezoning
17 request.

18 In the staff report, there is a table comparing
19 the permitted uses by residential, the existing zoning,
20 which is the SF15, to the proposed zoning C2. And I
21 will spare you not going through that table. If you
22 have specific questions, I will be glad to answer them.

23 Covering the three findings, Finding Z1, which
24 is the consistency with the Comprehensive Plan, this can
25 be made because the finding pertaining to the

1 Comprehensive Plan, which was finding CP2, can also be
2 made for the rezoning request.

3 Addressing finding Z2, which is the consistency
4 with the surrounding land uses, the surrounding area is
5 a mix of single-family homes, two schools and commercial
6 uses, making the request comfortable with the
7 surrounding area. It is also located on the collector
8 with 3,400 ADTs.

9 Finding Z3, again, public notice. Public
10 notice was published in the Reno Gazette-Journal on
11 September 20th, 2018. There were 118 notices mailed to
12 the neighbors on September 18, 2018 to properties within
13 750 feet of this subject property.

14 That concludes my presentation. I would be
15 glad to answer any questions.

16 CHAIRMAN VANDERWELL: Thank you.

17 Does the applicant wish to speak or the
18 applicant's representative?

19 UNIDENTIFIED MAN: No, we -- we're good. We're
20 happy.

21 CHAIRMAN VANDERWELL: Okay. Perfect. Thank
22 you.

23 This is a public hearing. So I'll open the
24 public hearing. Are there any requests to speak?

25 No. Okay. With that, I'll close the public

1 hearing and bring it back to the Commission for any
2 questions or a possible motion, please.

3 Commissioner Carey.

4 COMMISSIONER CAREY: Thank you, Madam Chair. I
5 have a question for staff concerning the proposed land
6 use change.

7 I was going through my notes from the Wildcreek
8 Estates project that we reviewed last year and then
9 earlier this year. When this Commission reviewed the
10 comprehensive land use change for the Wildcreek Estates,
11 and that's roughly in the same block here, kind of to
12 the northwest of this proposed --

13 MS. MELBY: Yeah, it's probably underneath my
14 legends.

15 COMMISSIONER CAREY: Yeah, okay, right there.

16 MS. MELBY: Yeah.

17 COMMISSIONER CAREY: So at the time --

18 MS. MELBY: Yeah.

19 COMMISSIONER CAREY: Just below.

20 MS. MELBY: Oh, yeah, it is, you're right.

21 Yeah, it would be this area right here.

22 COMMISSIONER CAREY: So at that time, staff was
23 recommending approval of that more intensive land use
24 change. It was LDR, Large -- I think, Large -- or LDR
25 or a more intense land use, IDR.

1 MS. MELBY: M-hm (affirmative).

2 COMMISSIONER CAREY: So at that point, staff
3 was recommending that we put a more intense residential
4 because we needed more residential in this area of the
5 city to help beat housing and affordable in the mix.

6 So I'm curious why, within the same block in
7 this vicinity where we're -- why staff is recommending
8 approval of changing a residential land use to a
9 commercial land use, where a year ago we were looking
10 for more residential in this area.

11 MS. MELBY: There are several factors that the
12 staff considered on this one. First of all, the
13 Wildcreek Estates project, that's a much larger project.
14 It's almost 5 acres. They are proposing, you see in the
15 tentative map, for 39 lots. This property is only 1.9
16 acres. And I did some math this afternoon. And the
17 most they could probably get are five residential units
18 on here.

19 This is located on a pretty busy collector
20 street. And so adding residential is generally not a
21 compatible thing to do on a busy residential street.
22 And that's why we feel that we can support the
23 commercial request.

24 COMMISSIONER CAREY: Okay. Thank you. And my
25 last question with respect to -- well, my last question

1 is, considering that there is public facility to the
2 east, you have residential to the north and south and
3 west, is this proposed land use change considered spot
4 zoning?

5 MS. MELBY: I don't think it's spot zoning.
6 It's just, you know, it's just a request to put the
7 commercial within that area.

8 COMMISSIONER CAREY: Fair enough. I didn't
9 mean to.

10 MS. MELBY: M-hm (affirmative).

11 COMMISSIONER CAREY: Thank you.

12 Thank you, Madam Chair.

13 CHAIRMAN VANDERWELL: Mr. Ornelas.

14 MR. ORNELAS: I would add, Commissioner
15 Carey -- this is Armando Ornelas, Assistant Community
16 Services Director -- it's not directly contiguous to
17 other commercial. But as you can see, a few parcels
18 down to the south, there is other C2 or other commercial
19 land uses in this general area. So it's not, it's not
20 truly isolated.

21 MS. MELBY: And the MF5, I believe, is
22 actually -- in MF5, you allow offices. And I believe
23 that at the corner of Capurro and Sullivan is an office.
24 So even though this is designate the MF5, it's actually
25 an office use. So we do have, essentially, directly

1 south, without the pocket of county, we have commercial
2 uses in the south.

3 CHAIRMAN VANDERWELL: Thank you.

4 Any other questions from the Commissioners?

5 I'll entertain a motion, then.

6 COMMISSIONER PETERSEN: Madam Chairman.

7 CHAIRMAN VANDERWELL: Commissioner Petersen.

8 Yes. And we need two different motions, please.

9 COMMISSIONER PETERSEN: I move to approve that
10 the Comprehensive Plan land use amendment MPA18-0003
11 associated with PCN18-0042, based on the findings CP1
12 through CP4 and the facts supporting these findings as
13 set forth in the staff report.

14 COMMISSIONER READ: Commissioner Read. Second.

15 CHAIRMAN VANDERWELL: Okay. I have a first and
16 a second. Any further discussion?

17 Commissioner Carey.

18 COMMISSIONER CAREY: Thank you, Madam Chair. A
19 couple comments on the proposed motion, if I may.

20 I really struggled with this proposed land use
21 change. In my opinion, I'm not going to support the
22 proposed motion. I think, in the opinion of this
23 Commissioner, whenever there is a proposed land use
24 change from residential to commercial and it's directly
25 adjacent to single-family residential, I think it has to

1 pass a pretty high standard in terms of impacts and
2 compatibility.

3 With respect to this proposed land use change,
4 I can't make the compatibility finding. I don't believe
5 that it helps support our comprehensive land use goals.

6 I appreciate staff's information and whatever
7 the decision may be. But I just don't feel that this
8 proposed land use change is compatible. I'm not buying
9 that it's an appropriate land use or it's compatible,
10 you know, based on the fact that there's commercial land
11 uses two blocks to the south. I think, it should remain
12 residential to help support our comprehensive land use
13 goals and the policies we've set forth as a Commission
14 in this area.

15 Thank you, Madam Chair.

16 CHAIRMAN VANDERWELL: Thank you, Commissioner
17 Carey.

18 Okay. With that, I'll call for the vote. All
19 in favor?

20 (Commission members said "aye.")

21 CHAIRMAN VANDERWELL: Anyone opposed?

22 COMMISSIONER CAREY: Nay. Commissioner Carey.

23 CHAIRMAN VANDERWELL: Okay. Thank you. The
24 motion carries.

25 MS. MCCORMICK: Madam Chair.

1 CHAIRMAN VANDERWELL: Yes.

2 MS. MCCORMICK: Alyson McCormick, for the
3 record. You do need to open a public hearing for the
4 rezoning matter, also.

5 CHAIRMAN VANDERWELL: Okay. Thank you.

6 All right. So I will open the public hearing
7 for the rezoning request. Do we have any requests to
8 speak?

9 Okay. With that, I'll close the public hearing
10 and bring it back to the Commission for discussion or
11 possible motion.

12 Commissioner Read, it's your turn.

13 COMMISSIONER READ: I'll make the motion. I
14 move to forward to City Council a recommendation of
15 approval of the rezoning request RZ18-0004 associated
16 with PCN18-0042, based on findings Z1 through Z3 and the
17 facts supporting these findings as set forth in the
18 staff report.

19 COMMISSIONER BROCK: I second.

20 CHAIRMAN VANDERWELL: Okay. I have a first and
21 a second. Any discussion?

22 Commissioner Carey?

23 COMMISSIONER CAREY: Madam Chair, for the
24 record, again, I will be supporting this, this motion
25 with the Commission's change to change the land use to

1 commercial. I don't find any reason to vote against a
2 C2 zoning, which is clearly allowed in the commercial
3 land use. I may not be happy with it, but I'll support
4 it.

5 CHAIRMAN VANDERWELL: Thank you.

6 With that, all in favor?

7 (Commission members said "aye.")

8 CHAIRMAN VANDERWELL: Anyone opposed?

9 Okay. Thank you. Motion carries.

10 Next, we'll move along to
11 PCN18-0006/MPA18-0002, consideration and possible
12 approval of an amendment to the Comprehensive Plan.

13 MS. MELBY: Good evening, Commissioners. I'm
14 Karen Melby, Development Service Manager.

15 This item before you tonight is a Comprehensive
16 Plan amendment for a property that is 874.2 acres
17 located north of Kiley Ranch South, east of Pioneer
18 Meadows planned development and south of the Lazy Five
19 Regional Park along the Pyramid Highway.

20 You see in the vicinity map the boundary of
21 this property is outlined in cyan.

22 I wanted to bring to your attention that there
23 is a typo in the title for this item. The Comprehensive
24 Plan does not propose to change the open space acreage.
25 It should be 107.2 acres. And the resolution has been