



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0054

Date: January 25, 2018

RE: PCN17-0054 - Consideration of and possible action on two applications for a site 0.878 acres in size located at 1855 N. McCarran Blvd., Sparks, NV, of;

- A request to change the Comprehensive Plan land use designation from Intermediate Density Residential (IDR) to Commercial (C); and
- A request to rezone the site from SF-9 (Single Family Residential) to PO (Professional Office).

Development Services Manager Karen Melby presented this agenda item. Ms. Melby began her presentation with a display of the vicinity map. Ms. Melby stated that the property is located at 1855 N. McCarran Boulevard. The parcel currently has an existing house that was constructed in 1965. The applicant is requesting a Comprehensive Plan land use amendment and rezone to allow for a professional office use.

Ms. Melby shared that the property is currently designated on the Sparks Comprehensive Plan Land Use Map as Intermediate Density Residential and the applicant is requesting to change the land use designation to Commercial. The applicant is also requesting to rezone the property to Professional Office from Single Family Residential. Ms. Melby identified surrounding parcels and uses. Ms. Melby stated that should the Comprehensive Plan amendment not get approved the request to rezone should not be recommended for approval to the City Council.

Mr. Melby presented the findings associated with the Comprehensive Plan amendment and rezone requests.

Commissioner Carey asked if a land use change to Commercial was considered for this parcel during the Comprehensive Plan update process. Ms. Melby stated that staff generally didn't change land uses during the update of the Comprehensive Plan. Most land uses were straight conversions from old to new or most comparable if an identical use was not available.

Commissioner Carey asked why the Professional Office designation was removed during the update of the Comprehensive Plan. Ms. Melby responded that staff felt the designation was too restrictive in some areas and more flexibility was needed.

Commissioner Carey asked if more intense zoning could be requested in the future upon approval of this Comprehensive Plan amendment. Ms. Melby shared that more intense zoning would be possible following a public hearing process.

Mr. John Krmpotic of KLS Planning, representing the applicant, Wes Granstrom of ARC Wellness, also in attendance, introduced himself and offered to answer any additional questions. Mr. Krmpotic shared that he agrees with staff's presentation of the project and supports the recommended conditions within the staff report.

The Commissioners did not have any additional questions for the applicant or the applicant's representative.

The public comment was opened.

Ms. Christie Mays, residing at 590 Boise Court, spoke in opposition of the project. Ms. Mays shared that she lives directly behind the parcel and asked for clarification regarding the request and whether the applicant could acquire additional properties surrounding the project. Ms. Mays also asked for clarification on the noticing process and requested a summarization of the Neighborhood meeting as she was unable to attend and did not believe she received a notice. Ms. Mays also stated that the natural Orr Ditch runs through the back of her property and the subject property and stated that the applicant is covering up the ditch and she wanted to make sure surrounding properties would not get flooded as a result of the applicant's development of the parcel.

Ms. Melby stated that all of the surrounding property owners should have received two notices, one for the Neighborhood meeting and one for the Planning Commission meeting. Staff used the same list of addresses for both mailings. Mr. Armando Ornelas stated that he would talk with Ms. Mays after the meeting and provide her with contact information for the City Engineer to address her questions regarding the Orr Ditch.

Ms. Wanda Cockagne, residing at 900 Mongolo Drive, spoke in opposition of the project. Ms. Cockagne stated that she couldn't imagine turning this home into a commercial property. Ms. Cockagne stated that she didn't think the surrounding neighbors would like having a commercial property as their neighbor.

The public comment was closed.

Commissioner Read asked Mr. Krmpotic to summarize the Neighborhood meeting presentation and any feedback received. Mr. Krmpotic stated that a Neighborhood meeting was conducted as directed by NRS 278. There were three individuals in attendance and none had any negative feedback in response to the proposed project. Mr. Krmpotic summarized the information provided at the Neighborhood meeting and stated that the presentation given was very similar to staff's presentation this evening.

Chairman Petersen asked Mr. Krmpotic if the ingress and egress to the project is regulated by Nevada Department of Transportation (NDOT). Mr. Krmpotic stated that he is working with NDOT on the ingress and egress requirements for the project.

Commissioner Fewins asked Ms. Melby for clarification regarding the requested zoning and uses that are permitted. Ms. Melby stated that the requested zoning would allow primarily for office uses and possibly a daycare facility. Ms. Melby shared that other uses requested in future, not included within the requested zoning, would require a separate application and public hearing process.

MOTION: Commissioner VanderWell moved to approve the request associated with PCN17-0054 to amend the Comprehensive Plan land use designation from IDR to C, based on Findings CP1 through CP4 and the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Read.

Chairman Petersen asked for further discussion or a vote. Commissioner Carey shared he feels the Planning Commission and City Council should take all land use change requests serious. Mr. Carey also shared concerns he has regarding land uses and the current Comprehensive Plan. Mr. Carey stated he supports staff's recommendation of approval of the land use change and zone change for this request but shared concern regarding the possibility of a more intense future zone change request that may occur in the future.

AYES: Commissioners Petersen, VanderWell, Brock, Carey Fewins and Read.
NAYS: None.
ABSTAINERS: None.
ABSENT: Commissioner Shabazz.

Passed.