



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0024

Date: June 22, 2017

RE: PCN17-0024 – Consideration of and possible action to amend the Comprehensive Plan to change the land use designation from LDR (Low Density Residential) to IDR (Intermediate Density Residential) on a site approximately 3.47 acres in size located at 3650 Wedekind Road, Sparks, NV.

Planning Manager Jim Rundle presented this agenda item. Mr. Rundle presented a vicinity map identifying the location of the request. Mr. Rundle shared that the applicant for this request is the City of Sparks. The City is requesting an amendment to the Comprehensive Plan due to a timing issue related to an entitlement request submitted previous to the adoption of the Comprehensive Plan in 2016. The project site received a change in land use designation with the adoption of the Comprehensive Plan in October 2016. Mr. Rundle explained that the applicant submitted an annexation and rezone request in August 2016. At that time, the applicant was asked to postpone the request to allow staff additional time to determine the sewer capacity necessary to accommodate development on the site. Approval of the Comprehensive Plan Amendment request would essentially take the land use designation back to its equivalent former designation.

Mr. Rundle stated that the City Council approved a Capital Improvements Plan in May 2017 and there is now an adopted plan to increase sewer capacity to accommodate future development on the site.

Mr. Rundle shared that staff is recommending approval of the Comprehensive Plan Amendment, however, is recommending denial of the annexation and rezone request to be presented and discussed next on the agenda.

Mr. Rundle shared that although the site has not been annexed, the City of Sparks has planning jurisdiction because the City has included the land in its Sphere of Influence. The land was included in the City of Sparks' Sphere of Influence in the early in the 2000's through a Regional Plan Update. The requested change in the land use designation is not an entitlement and does not permit development of the

site. Approval of this request reverts the property back to a similar designation prior to the adoption of the Comprehensive Plan 2016.

Mr. Douglas Thornley asked for clarification regarding the purpose of the Sphere of Influences around municipalities. Mr. Rundle responded that the purpose is to identify areas for future growth currently outside of the city limits.

Mr. Rundle presented and briefly discussed the findings associated with the request. Staff recommended approval based on findings CP1 through CP4 as outlined in the staff report.

In closing and in response to a question raised at the Study Session, Mr. Rundle stated that the City of Sparks is not performing maintenance on Wedekind Road at this time.

Mr. Thornley asked Mr. Rundle to clarify the comments that were received at the neighborhood meeting that was held as a requirement of the request. Specifically, were any of the comments or concerns received relative to the Comprehensive Plan Amendment request. Mr. Rundle responded that, in his opinion, the comments and concerns that were received were not relative to the land use designation request but rather to the subsequent annexation and rezone requests. The land use designation does not permit future development.

The public comment was opened.

Mr. Greg Evangelatos shared that he is indirectly related to the City's Comprehensive Plan Amendment request as he is representing the applicant on the annexation and rezone request to follow. Mr. Evangelatos stated that he believes the request is consistent with the surrounding area.

Ms. Lisa Fehlen, residing at 3883 Wedekind Road, spoke in opposition of the request. Ms. Fehlen stated that her husband submitted a written letter in opposition of the project and shared that she had the same opinion that the project was not fiscally positive for the City. Ms. Fehlen also stated concern for increased traffic in the area.

Chairman Petersen asked Ms. Fehlen if her opposition was relative to the Comprehensive Plan Amendment or the subsequent items on the agenda. Ms. Fehlen stated she is opposed to the annexation and apologized for the confusion.

The public comment was closed.

Chairman Petersen asked for further discussion or comment.

Commissioner Carey asked for an explanation regarding the IDR (Intermediate Density Residential) change from 3-7 units per acre to 3-6 units per acre under the newly adopted Comprehensive Plan. Mr. Rundle stated that when the Comprehensive Plan was updated several of the land use designations were removed and consolidated and this change was a result of the consolidation.

MOTION: Commissioner VanderWell moved to approve the Comprehensive Plan Amendment adopting Resolution No. 215 and forward a recommendation of certification of the Comprehensive Plan Amendment associated with PCN17-0024, to City Council adopting Findings CP1 through CP4, and the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Brock.

Commissioner Petersen asked for further discussion. No further discussion.

AYES: Commissioners Petersen, VanderWell, Brock, Carey, and Gaba.

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Fewins.

Passed.