

Exhibit 1



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0010

Date: April 20, 2017

RE: PCN17-0010 – Consideration of and possible action on a request to rezone a site approximately 0.99 acres in size from SF40 (Residential Single Family District, minimum lot size 40,000 sq. feet) to SF20 (Residential Single Family District, minimum lot size 20,000 sq. feet) located at 3270 Spanish Springs Court, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item. Ms. Melby began her presentation with a display of the site plan for the project. Ms. Melby shared that the applicant is requesting the zone change to allow for a reduced rear yard setback to construct a detached garage. The site is surrounded by similarly sized properties that are zoned SF40, SF20 and SF15. The rezoning of the requested site would be in conformance with the Comprehensive Plan.

Ms. Melby presented the findings associated with the rezone request. Staff was able to make the findings and recommended approval of the rezone request.

Mr. Michael Ronning, the applicant, introduced himself and offered to answer any additional questions. Mr. Ronning shared that he is a mechanic by trade and enjoys working on custom cars in his free time. He would like to construct a large detached garage to have more room for his cars and tools.

Public comment was opened.

Mr. George Sandrock, residing at 3280 Spanish Springs Ct., spoke in opposition of the project. Mr. Sandrock's primary concerns were increased traffic on the private road leading to the project and the potential increased noise associated with working on cars.

Ms. Madeline Sandrock, residing at 3280 Spanish Springs Ct., also spoke in opposition of the project. She too is concerned that the increased activity will be detrimental to the surrounding neighbors.

Ms. Patricia McQueen, residing at 3375 Martini Circle, shared that she and her husband submitted a written letter to the City expressing concern regarding the height of the new garage. Ms. McQueen shared that after listening to the presentation and discussion she has no concerns regarding the project.

Mr. Steve McQueen, residing at 3375 Martini Circle, shared that he too had concerns regarding the potential height of the new garage but after presentation he has no objection to the project.

Ms. Elizabeth Sotka, residing at 3230 Spanish Springs Ct., spoke in opposition of the project. She is concerned with the potential noise and traffic the project could generate.

Mr. Gerry Munson, residing at 3250 Spanish Springs Ct., spoke in opposition of the project. Mr. Munson is concerned that their private road will be overused and require more maintenance. He also expressed concern that the garage may be used for commercial purposes.

Mr. Randall Sotka, residing at 3230 Spanish Springs Ct., spoke in opposition of the project. Mr. Sotka stated that he is a real estate broker and in his professional opinion, the rezone followed by the construction of the detached garage will bring down the property values in the neighborhood. Many of the residents moved to the neighborhood to enjoy the peace and quiet and larger sized lots and he believes the approval of the rezone request will have a negative impact.

Chairman Petersen asked for further discussion.

Commissioners asked for clarification regarding building height restrictions, potential increased noise and possible commercial use.

Senior Assistant City Attorney Doug Thornley and Ms. Melby assured Commissioners that commercial use is not permissible within the residential neighborhood. In addition, building heights are restricted to 30 feet regardless of the residential zoning designation. Any issues regarding noise can be reported to City Code Enforcement for investigation and enforcement if necessary.

MOTION: Commissioner Carey moved to forward a recommendation of approval to City Council of the request associated with PCN17-0010 to rezone a parcel approximately 0.99 acres in size from SF40 (Residential Single Family – minimum lot size 40,000 sq. feet) to SF20 (Residential Single Family – minimum lot size 20,000 sq. feet) based on the Findings Z1 through Z3, and the facts supporting these Findings as set forth in the staff report.

SECOND: Commissioner VanderWell.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed

When Recorded Return to:
Sparks City Clerk
PO Box 857
Sparks, NV 89432

BILL NO. _____ INTRODUCED BY CITY
COUNCIL

ORDINANCE NO. _____ PCN17-0010 - MICHAEL R & CASSIE M
RONNING

A GENERAL ORDINANCE REZONING REAL PROPERTY OWNED BY MICHAEL R & CASSIE M RONNING, FROM SF40 (RESIDENTIAL SINGLE FAMILY - 40,000 SQUARE FOOT MINIMUM LOT SIZE) TO SF20 (RESIDENTIAL SINGLE FAMILY - 20,000 SQUARE FOOT MINIMUM LOT SIZE) LOCATED AT 3270 SPANISH SPRINGS COURT, SPARKS, NV. ; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The property described in Exhibit "A" and depicted in Exhibit "B", which is attached hereto and incorporated herein by reference, situated in the City of Sparks, County of Washoe, State of Nevada, is hereby changed from SF40(Residential single Family) to SF20 (Residential Single Family) classification.

SECTION 2: The zoning map of the City of Sparks is hereby amended in accordance with the rezoning herein.

SECTION 3: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 5: This ordinance shall become effective upon passage, approval, publication.

SECTION 6: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 7: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 8: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this _____ day of _____, 2017, by the following vote of the City Council:

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED this _____ day of _____, 2017 by:

Geno Martini, Mayor

ATTEST:

APPROVED AS TO FORM & LEGALITY:

Teresa Gardner
City Clerk

Chester H. Adams
City Attorney

EXHIBIT A

LAND DESCRIPTION FOR Parcel B of Parcel Map No. 1931

All that certain real property situate within a portion of the Northwest One-Quarter (NW 1/4) of Section Thirty-Four (34), Township Twenty (20) North, Range Twenty (20) East, Mount Diablo Base Meridian, City of Sparks, County of Washoe, State of Nevada, being a Parcel B as shown on Parcel Map No. 1931, recorded December 13, 1985, as File No. 1039759, Official Records of Washoe County, Nevada, and being more particularly described as follows:

BEGINNING at the southeast corner of said Parcel B;

THENCE North 58°06'57" West (North 58°29'18" West per said Parcel Map No. 1931), 241.37 feet;

THENCE North 08°41'39" East (North 08°19'08" East per said Parcel Map No. 1931), 220.00 feet;

THENCE South 70°17'39" East (South 70°40'00" East per said Parcel Map No. 1931), 77.57 feet;

THENCE South 33°06'24" East (South 33°28'45" East per said Parcel Map No. 1931), 195.84 feet;

THENCE South 03°04'21" West, (South 02°42'00" West per said Parcel Map No. 1931), 155.00 feet to the **POINT OF BEGINNING** and end of this description.

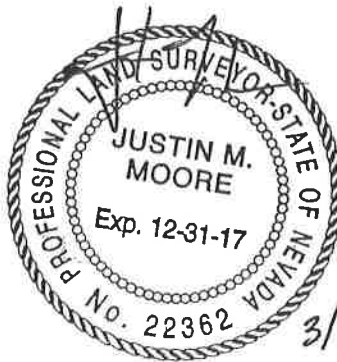
Containing 43,715 square feet of land, more or less.

SEE EXHIBIT A-1 attached hereto and made a part hereof.

BASIS OF BEARINGS for this description is based on the Nevada State Plane Coordinate System of 1983, West Zone, NAD 83/94.

Prepared By:

ODYSSEY ENGINEERING, INC.
Justin M. Moore, P.L.S.
Nevada Certificate No. 22362
895 Roberta Lane, Suite 104,
Sparks, NV 89431



3/6/17

EXHIBIT B

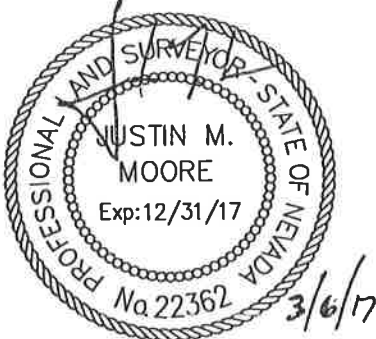
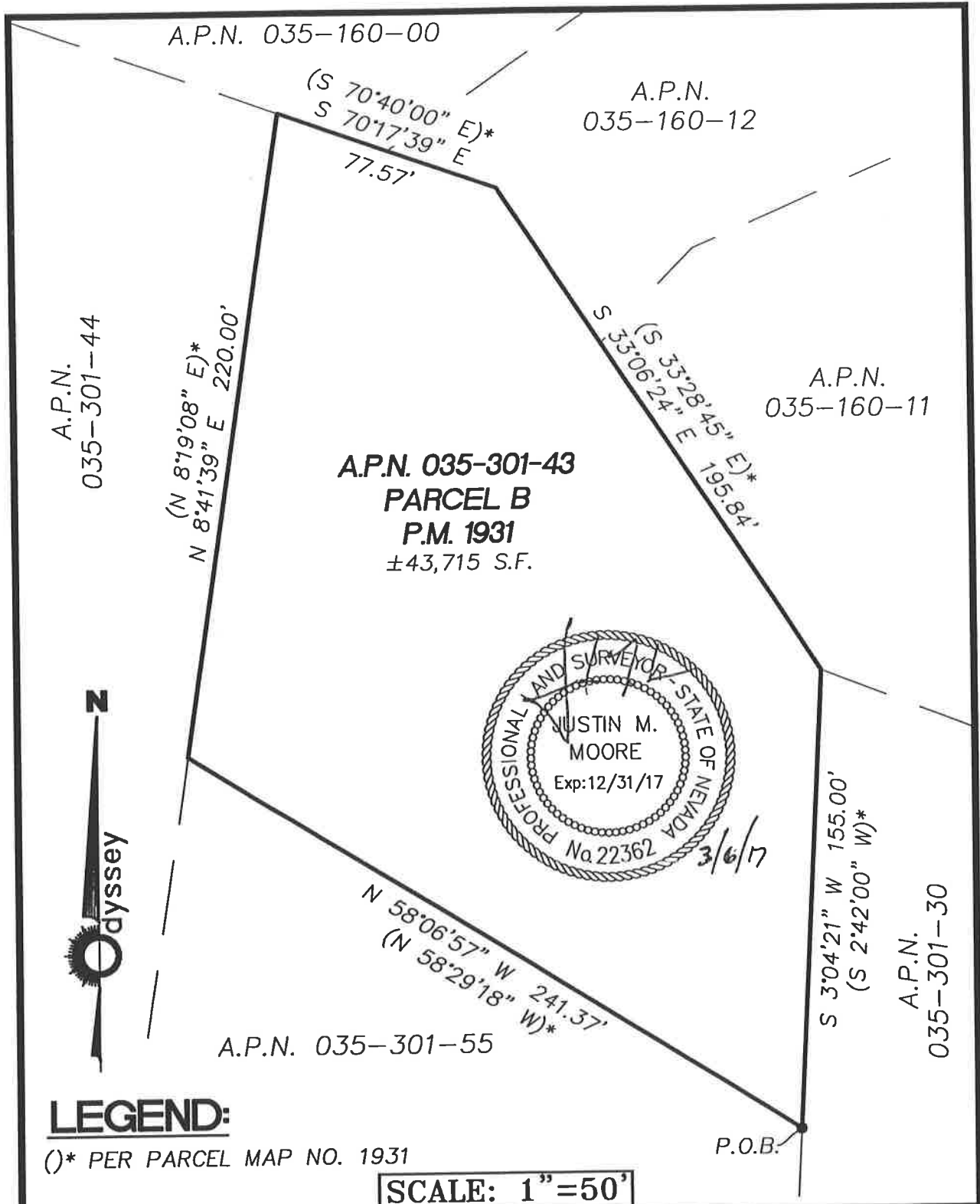
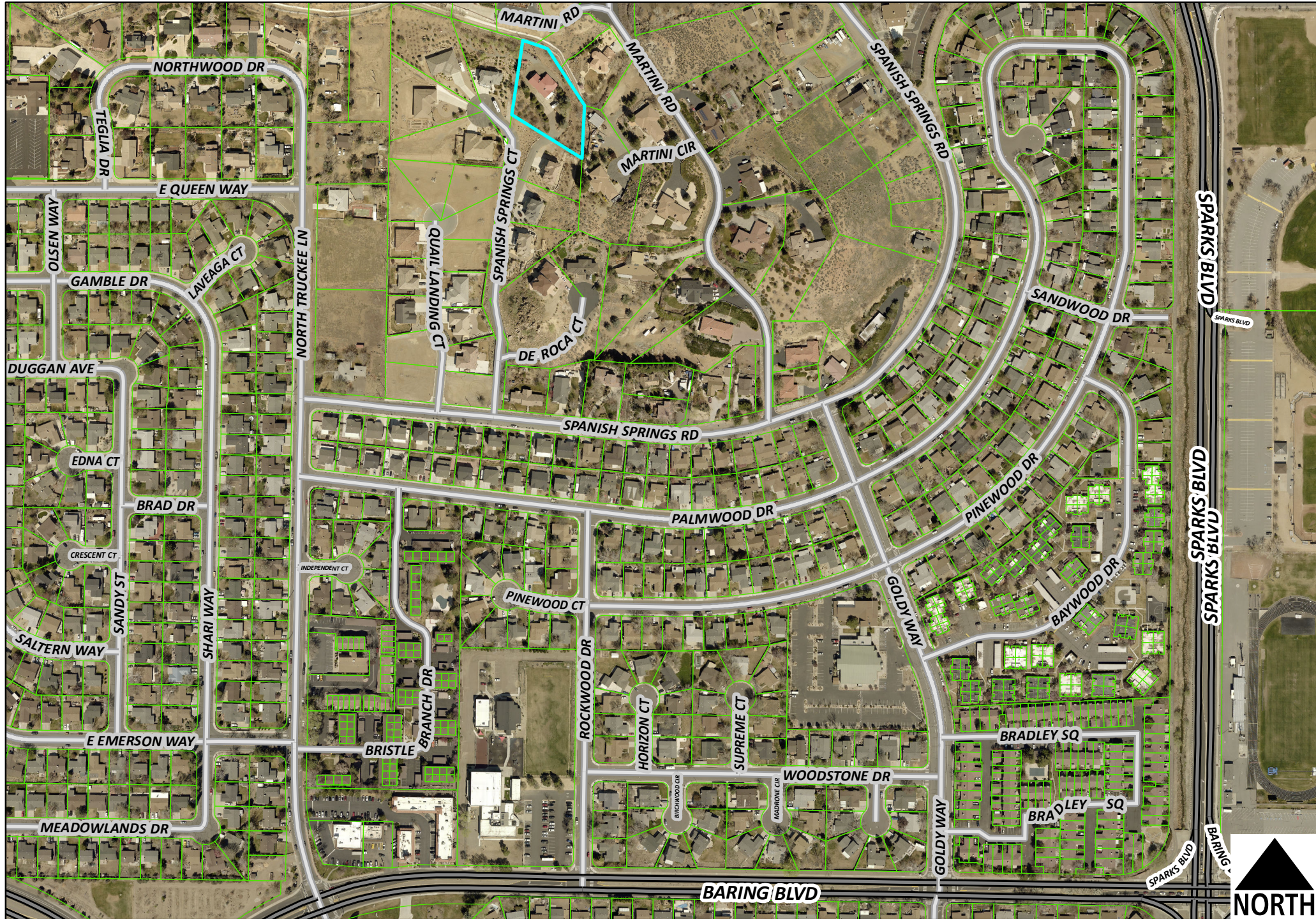


EXHIBIT A-1
WWW.ODYSSEY-CIVIL-ENGINEERING.COM
Odyssey ENGINEERING INCORPORATED

PARCEL B - PARCEL MAP 1931
LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 34, T.20N., R.20E., M.D.M.
SPARKS WASHOE COUNTY NEVADA

Vicinity Map PCN17-0010

Exhibit 3

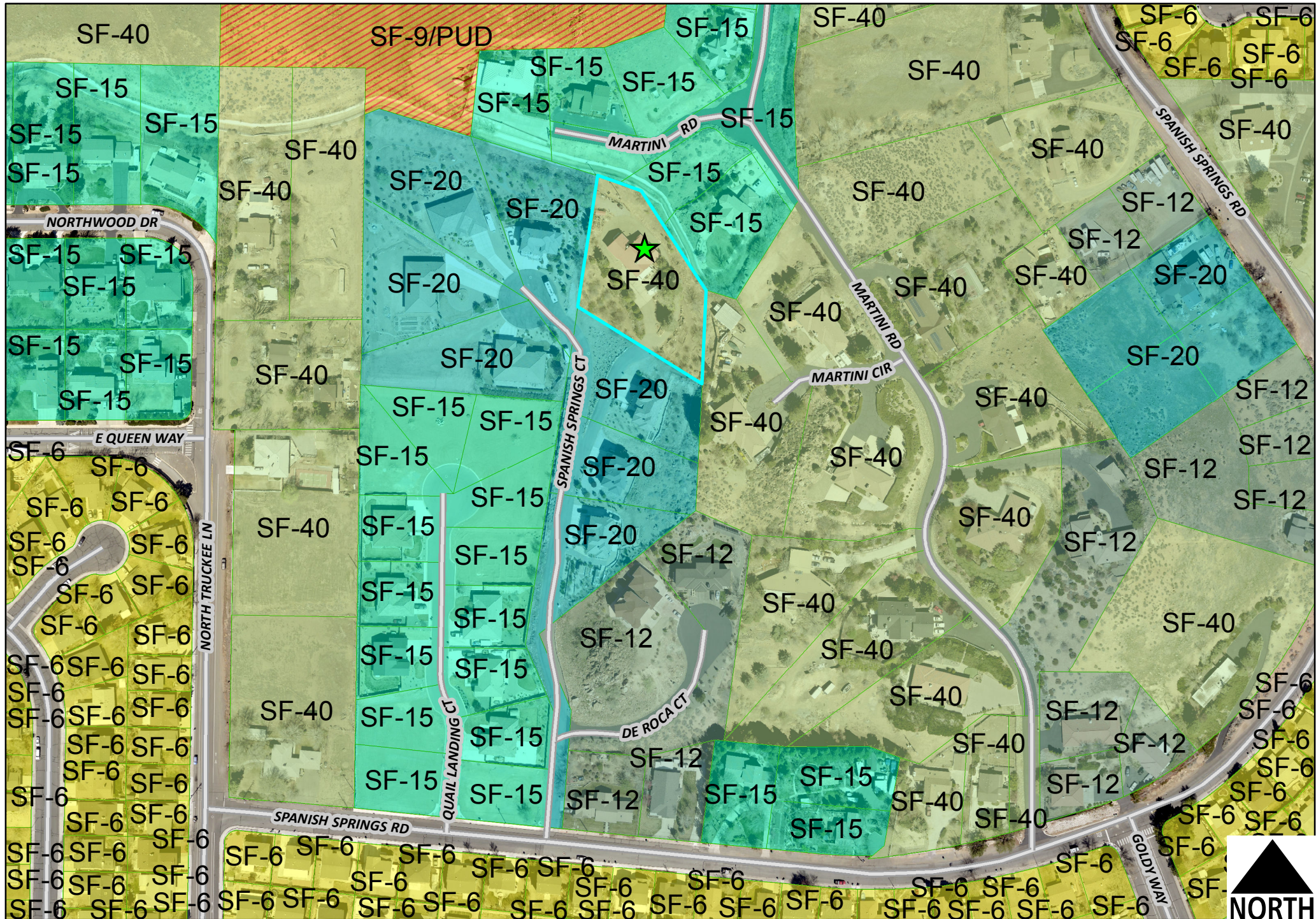


Existing Land Use PCN17-0010

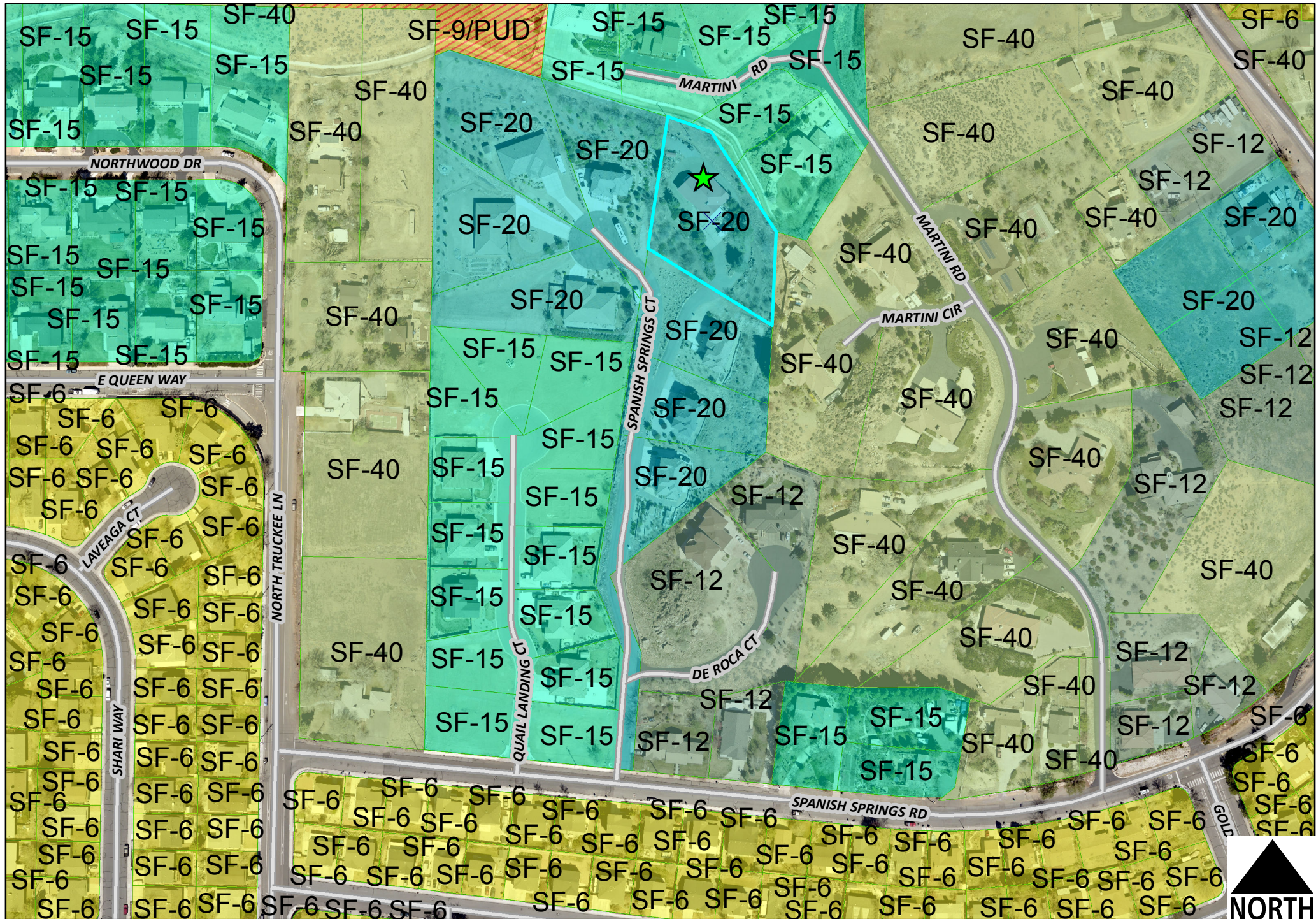
Exhibit 4



Existing Zoning PCN17-0010



Proposed Zoning PCN17-0010



**** OFFICIAL NOTICE OF PUBLIC HEARING ****

From: SPARKS PLANNING COMMISSION

Case: PCN17-0010

Location: City Hall, City Council Chambers
745 4th St., Sparks, NV

Date: Thursday, April 6, 2017

Time: 6:00 PM

PCN17-0010 – Consideration of and possible action on a request to rezone a site approximately 0.99 acres in size from SF40 (Residential Single Family District, minimum lot size 40,000 sq. feet) to SF20 (Residential Single Family District, minimum lot size 20,000 sq. feet) located at 3270 Spanish Springs Court, Sparks, NV.

You are invited to present written or verbal testimony relative to this application. Written comments must be received by April 4, 2017, two days prior to the public hearing. For further information, please call Ian Crittenden at 775-353-2338 or via email at icrittenden@cityofsparks.us.

Project Site Map:

