



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

To: Mayor and City Council

From: Janet Stout, Administrative Assistant

Subject: Report of Planning Commission Action

Date: September 25, 2018

RE: PCN18-0038 - Consideration and possible recommendation of approval of a Tentative Map for a 146-lot single-family residential subdivision on a site 30.28 acres in size in the NUD (New Urban District – Kiley Ranch North Phase 6) zoning district located at the southeast corner of Kiley Parkway and Windmill Farms Road, Sparks, NV. (For Possible Action)

Please see the attached excerpt from the September 6, 2018 Planning Commission meeting transcript.

1 Seeing none, I will now call the vote. All
2 those in favor of the motion, please say "aye."

3 (Commission members said "aye.")

4 VICE CHAIR CAREY: Opposed, "nay."

5 Were there any abstentions on that one? Okay.
6 No, I think that the motion carried unanimously. Thank
7 you very much.

8 Let's move on to item number 13. This is
9 PCN -- this is General Business -- **PCN18-0038**,
10 consideration and possible recommendation of approval of
11 a tentative map for 146-lot single-family residential
12 subdivision.

13 MR. CUMMINS: Thank you, Mr. Chairman, Planning
14 Commissioners. I'm Jonathan Cummins, Assistant Planner.

15 PCN18-0038 is a tentative map request for a
16 146-lot single-family residential subdivision on 30.28
17 acres in the Kiley Ranch North Phase 6 Planned
18 Development. The site's located at the southeast corner
19 of Kiley Parkway and Windmill Farms Road, outlined in
20 blue in the image.

21 The Kiley North Phase 6 handbook was approved
22 by City Council in 2014, and staff believes that the
23 proposed tentative map is compatible with the
24 subdivisions that have been recently approved in Kiley
25 North Phase 6.

1 The proposed tentative map will include lot
2 sizes ranging from 4,994 square feet to just over
3 12,500, maintaining a density of 4.82 dwelling units per
4 acre, conforming to both the Kiley North Phase 6
5 handbook and the Sparks Comprehensive Plan.

6 Staff believes the following 12 findings can be
7 made by the Planning Commission.

8 Finding T1 requires conformance with the goals
9 and policies of the Comp Plan. Those goals and policies
10 are Policy C4, requiring that new developments have
11 appropriate pedestrian networks; Policy H1, that
12 appropriate zoning and infrastructure exist prior to the
13 production of new housing; Policy H2, that a variety of
14 housing types exist to expand the choices available to
15 an increasingly diverse population; Policy CC8, that new
16 developments incorporate a sense of neighborhood
17 diversity, which is achieved by pretty widely varying
18 lot sizes in this tentative map; and, finally, Goal CF1,
19 that the City is able to provide acceptable service
20 levels to new developments.

21 Finding T2 requires conformance with the City's
22 street master plan. Staff has determined that the
23 proposed tentative map does.

24 Finding T3 requires conformance with
25 environmental and health laws. Staff has determined

1 that this tentative map does.

2 Finding T4 requires availability of water. The
3 developer has determined that the development will
4 require just over 50 acre-feet of water per year, which
5 will be provided by TMWA, and water rights have been
6 established.

7 Finding T5 requires the availability of and
8 access to utilities. The developer has estimated that
9 the development will generate just over 142,000 gallons
10 of sewage per day. The developer will provide evidence
11 of adequate sewer capacity prior to the recordation of
12 the final map. Additionally, stormwater and drainage
13 will be provided by -- the stormwater and drainage plan
14 will be reviewed by the City Engineer prior to the
15 recordation of that final map as well.

16 Finding T6 requires the availability of public
17 services such as schools, police, fire, transportation.
18 Washoe County School District estimates that the
19 subdivision will generate 33 new students at Hall
20 Elementary, 7 new students at Shaw Middle School, and 14
21 new students at Spanish Springs High School.
22 Additionally, Sky Ranch Middle School is currently under
23 construction and is intended to relieve the stress on
24 the middle schools there.

25 Sparks police and fire departments will provide

1 service. RTC has provided guidelines for access and
2 levels of service to be met by the developer. And,
3 finally, NV Energy will provide gas and electric
4 services to the site.

5 Finding T7 addresses the effects that the
6 proposed subdivision would have on public streets and
7 highways. Staff's determined that the volume of new
8 traffic can be served by existing roads.

9 Finding T8 addresses the physical
10 characteristics of the land, such as flood plain, slope
11 and soil. The developer will be required to provide the
12 final hydrological and geotechnical reports prior to the
13 recordation of the final map.

14 Finding T9 requires that staff consider the
15 comments of outside agencies. We received comments from
16 Washoe County School District, the Regional
17 Transportation Commission, the State Division of Water
18 Resources and the State Department of Environmental
19 Protection. I've already covered the RTC and school
20 district comments. Water Resources had no comments.
21 The Nevada Department of Environmental Protection did
22 express concern about documentation defining sewer
23 service provider. According to the City Engineer, the
24 City will be provision that service and will distribute
25 will serve letters prior to the recordation of the final

1 map to address the concern of the Environmental
2 protection office.

3 Finding T10 is specific to fire protection. I
4 mentioned before that the site will be served by the
5 Sparks Fire Department.

6 Finding T11 requires that staff address any
7 other impacts. We find that this tentative map is
8 compatible with previous subdivisions that have been
9 established in Kiley North, and we'll add that common
10 areas within this tentative map will be maintained by an
11 HOA or a landscaping maintenance association. Final
12 landscape plans to address that will be approved prior
13 to the recordation of the final map.

14 Finding T12 requires public notice be given for
15 the item. Posting of agendas for tonight's meeting as
16 well as the subsequent City Council Hearing will act as
17 that notice.

18 Staff's recommending the Planning Commission
19 forward a recommendation of approval.

20 And I will be happy to take questions.

21 VICE CHAIR CAREY: Thank you, Jonathan.

22 Any questions for staff?

23 Okay. Is there an applicant's representative
24 on this one?

25 Come on up, please.

1 MS. MICHELE RAMBO: Good evening. My name's
2 Michele Rambo. I'm with Rubicon Design Group,
3 representing the applicant.

4 Jonathan did a fabulous job. I really have
5 nothing significant to add to what he said. So I will
6 just be available to answer questions. I also have a
7 civil engineer with us as well, if there are any
8 questions for him.

9 VICE CHAIR CAREY: Great. Thank you very much.
10 Any questions for the applicant's
11 representative?

12 Okay. Good job.

13 Okay. I'll bring it back to the Commission.
14 Are there any questions or comments? I had a question
15 for, couple questions for staff.

16 Jonathan, is this proposed tentative map
17 located within the City's 6-minute fire response time,
18 or outside?

19 MR. CUMMINS: I believe that the site's within,
20 this is one of the sites within Kiley that falls under
21 the mutual aid agreement between the City of Sparks as
22 well as Truckee Meadows Fire Protection, which is
23 located, you know, not far from the site. I believe
24 that it falls within that scope of response time.

25 VICE CHAIR CAREY: So it's outside of the

1 six-minute response time?

2 MR. CUMMINS: I believe, it's outside the
3 6-minute response. I can, probably can -- it's outside
4 the 6-minute.

5 VICE CHAIR CAREY: Okay.

6 MR. CUMMINS: And within the mutual aid. Yeah.

7 VICE CHAIR CAREY: Thank you. My last question
8 had to do with finding T17. It talks about off-site
9 road improvements that would need to be made. Where
10 would those go? Are we talking the Windmill Farms?

11 MR. CUMMINS: Say again. I'm sorry. I wasn't
12 following what you asked.

13 VICE CHAIR CAREY: I was looking at finding
14 T17. It talks about requiring off-site --

15 MR. CUMMINS: Finding T17?

16 VICE CHAIR CAREY: -- off-site road
17 improvements. Where would those be located?

18 UNIDENTIFIED MAN: It only goes to 12

19 UNIDENTIFIED WOMAN: It only goes to 12.

20 MR. CUMMINS: I'm not at which finding you're
21 at. Seven?

22 VICE CHAIR CAREY: Okay. Maybe it's T7. I
23 added a 10 to it. It would be a much longer
24 presentation for the 17.

25 COMMISSIONER BROCK: It's T7.

1 VICE CHAIR CAREY: T7.

2 COMMISSIONER BROCK: Yes.

3 VICE CHAIR CAREY: Thank you.

4 My apologies. No wonder you couldn't find it.

5 MR. CUMMINS: Okay. So now I got your finding.

6 Can I have your question again? I'm sorry.

7 VICE CHAIR CAREY: So where are those off-site
8 road improvements; where would those be required?

9 MR. CUMMINS: Off-site road improvements as far
10 as the effect that the access on and off the site is
11 going to create on Windmill Farms; is that what you're
12 asking?

13 VICE CHAIR CAREY: Yeah, would they be -- I was
14 just saying where those off-site road improvements would
15 be taking place.

16 MR. MARTINI: In General Improvements,
17 Mr. Chair.

18 MR. CUMMINS: Yeah. Yeah. The street that's
19 obviously, the street that connects this into the
20 subdivision off of Windmill Farms there, it's sort of in
21 the center of this one here. Mr. Martini's going to
22 elaborate on that.

23 MR. MARTINI: Commissioner Carey, for the
24 record, John Martini, your Community Services Director.

25 Those off-site improvements will be in Windmill

1 Farms, and I believe it's Kiley Ranch Parkway.

2 MR. CUMMINS: Kiley Parkway here.

3 MR. MARTINI: Yeah.

4 VICE CHAIR CAREY: Okay.

5 MR. MARTINI: So those roads are partially
6 under construction. So it is a standard condition to
7 require off-site connections for -- the internal
8 subdivision roads have to connect out to the parkways.
9 And that's what the condition covers.

10 VICE CHAIR CAREY: Okay. Thank you.
11 Appreciate that.

12 Any other questions?

13 Okay. We'll bring this back to the Commission
14 for possible action.

15 COMMISSIONER BROCK: Vice Chair Carey, I would
16 like to make a motion. I move to forward to the City
17 Council a recommendation of approval to the Tentative
18 Map for the Kiley Ranch North Phase 6 Village 37C
19 subdivision associated with PCN18-0038, adopting
20 Findings T1 through T12 and the facts supporting these
21 findings as set forth in the staff report and subject to
22 Conditions of Approval 1 through 15.

23 VICE CHAIR CAREY: Thank you, Commissioner
24 Brock.

25 Is there a second on the motion?

1 COMMISSIONER PETERSEN: Commissioner Petersen.
2 I'll second it.

3 VICE CHAIR CAREY: Okay. We have a motion by
4 Commissioner Brock, a second by Commissioner Petersen.
5 Any, any discussion or comments on the motion?

6 Seeing none, I will call the vote. All those
7 in favor of the motion, please say "aye."

8 (Commission members said "aye.")

9 VICE CHAIR CAREY: Opposed, "nay."

10 The ayes have it. The motion is carried.

11 We'll move on to item number 14 on the agenda.
12 That's PCN18-0039. That's consideration and possible
13 recommendation of approval of a tentative map for a
14 32-unit multi-family townhome project.

15 MR. CRITTENDEN: Vice Chairman Carey, members
16 of the Planning Commission, Ian Crittenden, Senior
17 Planner.

18 I don't know if you remember, minutes ago, when
19 we approved the -- this body approved the conditional
20 use permit. But this is the tentative map for that same
21 project. As it is a townhome project, they do need to
22 do the tentative and final map processes.

23 So all streets within this development will be
24 privately owned and maintained by the HOA. The
25 landscaping will be maintained by either the HOA or the