



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0038

Date: September 19, 2017

RE: PCN17-0038 – Consideration of and possible action on a request for approval of the Phase 8 Final Development Handbook for the Kiley Ranch North Planned Development on a site approximately 34 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of David Allen Parkway, north of Windmill Farms Parkway and west of Kiley Parkway, Sparks, NV.

Ms. Melby presented a vicinity map, a land use map, reviewed the zoning and discussed the location. Ms. Melby stated that this is the Final Handbook for the Kiley Ranch Phase 8 Planned Development. There have been 6 previous Final Handbooks for the Kiley Ranch North Planned Development. This Handbook includes an applied overlay designation for schools for Villages 17 and 18. The Phase 8 Handbook does not include development plans.

Staff has compared the develop standards in the Tentative Handbook against the Final Handbook as submitted and have found that the Final Handbook is in substantial conformance with the Tentative Handbook. Ms. Melby presented and reviewed the required standards associated with a Final Handbook request. Ms. Melby presented and reviewed the five criteria necessary to determine the Final Handbook is in substantial compliance with the Tentative Handbook.

Ms. Melby stated that based on the five criteria staff believes that the Final Planned Development Handbook for the Kiley Ranch North Phase 8 Planned Development Handbook is in substantial compliance with the Tentative Handbook as approved by City Council and recommends the Planning Commission forward a recommendation of approval to the City Council for the Kiley Ranch North Phase 8 Planned Development Handbook

Commissioner Carey asked for clarification regarding what happens to the 14 acres that were designated as business park when the acreage is used for development of a school site. Will the 14 acres be transferred to another area. Ms. Melby stated that the Handbook does not address the transfer of commercial or business park land uses. There are however, other phases of the Handbook that will follow and it is underdetermined at this time if they will include business park land uses.

Ms. Lois Brown of KM2 Development, representing the applicant, introduced herself and provided a brief history of the development in the Kiley Ranch area. Ms. Brown

also addressed Commissioner Carey's question with regard to the transfer of business park land use. Ms. Brown stated that there is a mechanism to designate business park land use through an amendment to the Handbook that could be utilized as requests are received for commercial development.

Commissioner Fewins asked Ms. Brown to give the Commission an update on the Kiley Ranch development to date. Ms. Brown provided an overview of current and upcoming development.

Community Services Director John Martini shared that the reason for the relocation of the school site is a result of conversations between staff and KM2 Development to move the school site from the originally proposed location on a major arterial to a more favorable location. Mr. Martini identified that there are several problems with schools located on major arterials and schools located in the heart of development make more sense.

Chairman Petersen asked for further discussion. There being no further discussion called for a motion.

MOTION: Commissioner Fewins moved to forward a recommendation of approval to the City Council of PCM17-0038 as the Final Handbook for Phase 8 of the Kiley Ranch North Planned Development is in substantial compliance with the Tentative Kiley Ranch North Planned Development Handbook and the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Brock.

Chairman Petersen asked for further discussion. There being no further discussion called for a vote.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.