



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN16004

Date: March 11, 2016

RE: PCN16004 – Consideration of and possible action on a request for tentative and final approval of an amendment to the Copper Canyon Planned Development Handbook to revise development standards to allow for a gas station use on a site approximately 1,308 acres in size in the NUD (New Urban District) zoning district located east of Vista Boulevard at Salomon Circle and north of the Vista Boulevard interchange with I-80, Sparks, NV.

Senior Planner Ian Crittenden presented this agenda item with a recommendation to forward the item to City Council for tentative and final approval to amend the Cooper Canyon Planned Development Handbook to allow for a gas station use.

The City Council adopted the final Planned Development Handbook for Copper Canyon in November 2008. This is the first request to amend the handbook. The existing land use table for the development does not allow for gas stations in any of the land use designations. This request will add gas stations to the land use table as an allowed use in the Mixed Use land use designation.

The proposed amendment is minor in scope and does not affect the integrity of the approved commercial and residential development plan. Mr. Crittenden presented a vicinity map of the project and shared that although a very large area was noticed, the request only affects a much smaller area. Mr. Crittenden further stated that he received a few inquiries as a result of the noticing, however, upon explaining the project and its location, he received no objection. The handbook was approved originally with a mixture of residential and commercial uses and this amendment does not change the original concepts for the development of this property.

Commissioner Voelz expressed concern regarding future residential access to Copper Canyon. Commissioner Voelz stated that it was important to maintain good quality access and not impair that access with the current proposed development.

Mr. Garrett Gordon of Lewis Roca Rothgerber Christie, representing the applicant, introduced himself and offered to answer any additional questions. Mr. Gordon shared that this request represents the first for this project. Upon approval of the gas station request, it is anticipated that Conditional Use requests for a drive-thru use and

a 24-hour use will follow. Mr. Gordon assured the Commissioners that the project would be developed incrementally and access issues will be considered throughout the process.

The planned development findings are as follows:

PDa In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

The statement of purpose for this planned development cites a desire to coordinate a mix of uses to create and sustain a high quality business environment. The ability to locate a gas station within the planned development provide a necessary service for future employees commuting into and the future residents commuting out of Copper Canyon.

PDb The extent to which the plan departs from zoning and subdivision regulations, otherwise applicable to the property, including but not limited to density, bulk and use, and the reason why these departures are or are not deemed to be in the public interest.

The addition of a gas station use does not depart from zoning or subdivision regulations that would otherwise be applicable to the property.

PDc The ratio of residential to nonresidential use in the planned unit development.

The addition of a gas station as a permitted use will not change the previously approved ratio of residential to nonresidential uses in this planned development.

PDd The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

The addition of a gas station as a permitted use will not change the previously approved opens space requirements in this planned development.

PDe The physical design of the plan and the manner in which the design does or does not make adequate provision for public services and utilities, provide adequate control over vehicular traffic, and further amenities of light, air, recreation and visual enjoyment.

The Handbook's provision for public services and utilities and for the amenities of light, air, recreation and visual enjoyment will not be impaired or altered by the addition of a gas station as a permitted use. The amendment adds a use – gas station – as a permitted use in the Land Use Table. Any impacts related to vehicular traffic from a gas station would be addressed when a development application is reviewed.

PDf The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is being proposed to be established.

The amendment adds a use – gas station – as a permitted use in the Land Use Table. Any impacts related to the neighborhood from a gas station would be addressed when a development application is reviewed.

PDg In the case of a plan which proposes development over a period of years, the sufficiency of the terms of conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

The Handbook's 2008 terms and conditions intended to protect the interests of the public, residents and owners during an extended development period are not modified by this amendment.

The proposed amendment maintains the integrity of the plan by retaining original land uses approved in the handbook for Copper Canyon Planned Development while allowing for the addition of gas stations as a permitted use. The handbook was originally approved with a mixture of residential and commercial uses and this amendment does not change the original concepts for development of the property.

The public hearing was opened, no public comment was received and the public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation to the City Council for tentative and final approval of a request for an amendment to the Copper Canyon Planned Development Handbook associated with PCN16004, adopting Findings PDa through PDg and the facts supporting those Findings as set forth in the staff report. Because the request includes final approval, the Planning Commission does not recommend that the City Council require a bond at this time as stated in NRS 278A.490.

SECOND: Planning Commissioner Petersen.

AYES: Planning Commissioners Fewins, Cammarota, Lean, Petersen, Sperber, VanderWell and Voelz.

NAYS: None.

ABSTAINERS: None.

ABSENT: None.

Passed.