



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN14039
Date: June 29, 2015

RE: PCN14039 – Consideration of and possible action on a request for abandonment of the Kiley Ranch Northeast Golf Community Planned Development approved by the City Council on October 13, 2003 for a site approximately 279 acres in size in the NUD (New Urban District) zoning district located north of the Spanish Springs Diversion Dam along the eastern and western sides of Vista Boulevard, east of Kiley Ranch North Planned Development and south of the Pioneer Meadows Planned Development, Sparks, NV.

Senior Planner Karen Melby presented this agenda item with a recommendation to forward to City Council approval of the abandonment of the planned development handbook associated with PCN14039. The intent of the handbook approved in 2003 by the City Council was to develop approximately 279 acres of land into 338 residential units, a municipal golf course and the remaining, open space. After the approval of the handbook, the City of Sparks decided not to develop the golf course. There has been no development or improvements and the parcels remain vacant.

The three property owners of the planned development are requesting an abandonment of the Kiley Northeast Golf Community Planned Development Handbook because the property will never be developed as approved in 2003. The properties owned by Rising Tides, LLC are to be incorporated into the Kiley Ranch North Planned Development. The wetland parcels owned by the Kiley Ranch Preservancy Foundation will remain as wetlands and open space. The three parcels owned by the Golden Triangle, LLC are anticipated to be developed as a mix of residential and commercial land uses.

Public notice was given to neighboring properties and Ms. Melby received three telephone calls requesting clarification on the proposed abandonment. Ms. Melby shared that once explanation was given, the callers did not have any issues with the request.

Staff supports the proposed abandonment of the handbook.

Ms. Lois Brown, representing the applicant, Rising Tides, LLC, shared with the Commissioners that the request was a housekeeping measure. The City's lack of appetite to develop the golf course left properties undeveloped and vacant. The proposed abandonment will allow for the incorporation of these properties into the Kiley North Planned Development.

The public hearing was opened.

Mr. Randy Becker, residing at 1172 Fairway Vista Lane, Sparks, Nevada. Mr. Becker asked for clarification regarding the area identified as the wetlands. Ms. Melby identified the area classified as the wetlands on the overhead map.

Mr. Rich Perry, residing at 1252 Fairway Vista Lane, Sparks, Nevada. Mr. Perry inquired about setback information. Specifically, he wanted to know what the setbacks would be from his property to the proposed Rising Tide, LLC development. Ms. Melby stated that this is unknown at this time. The City will not be able to answer this question until we have a chance to look at the development standards as they are submitted for this area. Mr. Perry also expressed concern regarding the wetlands being part of a 100 year flood plain. Mr. John Martini, City Engineer addressed Mr. Perry's concerns.

The public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward to the City Council a recommendation of approval for the abandonment of the planned development handbook associated with PCN14039 based on the facts as set forth in this staff report.

SECOND: Planning Commissioner Sanders.

AYES: Planning Commissioners Fewins, Cammarota, Lean, Nowicki, and Sanders.

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioners Sperber and Voelz.

Passed.