

**City of Sparks
Planning Commission Item**

Meeting Date: March 5, 2020

Subject: PCN20-0006/PD20-0002 - Consideration of and possible action on a request to amend a final handbook (Legends at Sparks Marina) by amending standards for buffer walls, removing parking standards for baseball stadiums, and reducing parking standards for hotels and motor coach dealers' automotive service areas, for a site generally located north of I-80, south of Prater Way, and west of Sparks Boulevard, Sparks, Nevada in the NUD (New Urban District – Legends at Sparks Marina) zoning district. (For Possible Action).

Petitioner: RED Sparks SPE, LLC

Recommendation: The Community Services Department recommends approval of the request to amend The Legends at Sparks Marina Planned Development Handbook associated with PCN20-0006; see suggested motion below.

Financial Impact: NA

Business Impact (per NRS Chapter 237):

- A Business Impact Statement is attached.
- A Business Impact Statement is not required because
 - this is not a rule;
(term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A or 278B)

SUGGESTED MOTION

I move to forward to City Council a recommendation of approval of the request to amend The Legends at Sparks Marina Planned Development Handbook (PCN20-0006) based on findings A through J and the facts supporting those findings as set forth in the staff report.

Respectfully submitted,

Ian Crittenden

Dani Wray

Ian Crittenden
Development Services Manager

Dani Wray, AICP
Planner II

PLANNING CASE SUMMARY

CASE NUMBER(S):	PCN20-0006 / PD20-0002
REQUESTED ACTION(S):	A recommendation of approval to the City Council to revise development standards related to parking ratios and buffering walls in The Legends at Sparks Marina Planned Development Handbook.
PROPERTY OWNER:	RED Sparks SPE, LLC
DEVELOPER:	RED Sparks SPE, LLC
APPLICANT:	RED Sparks SPE, LLC
LOCATION:	Generally located northwest of Sparks Boulevard/Interstate 80 interchange and east of Sparks Marina.
PARCEL SIZE:	148 ± acres
EXISTING ZONING:	NUD (New Urban District)
PROPOSED ZONING:	No change
EXISTING LAND USES:	Legends at Sparks Marina Destination Retail and Entertainment Development.
LAND USE PLAN:	No change
WARD INFORMATION:	Ward 3 – Paul Anderson
APPLICABLE REGULATIONS:	Nevada Revised Statutes (NRS) 116, 278, and 278A; and Sparks Municipal Code (SMC) 20.02.012 (Planned Development).

BACKGROUND

This is a request to amend the *Planned Development Handbook, Legends at Sparks Marina, Destination Retail Development* (Handbook) development standards related to construction of buffer walls and parking ratio requirements for a baseball stadium and hotels.

The site is generally located northwest of the Sparks Boulevard/Interstate 80 interchange and east of Sparks Marina Park in Sparks, Nevada on an approximately 148 ± acre site in the NUD (New Urban District – The Legends at Sparks Marina) zoning district. (Exhibit 1 – Vicinity Map).

The City Council originally approved the Handbook as PCN06028 in 2006 and most recently amended the Handbook in 2013, revising development standards such as landscaping, signage, special events, phasing, infrastructure improvements, site maintenance, and other related matters.

ANALYSIS

This request is to amend the final approved Handbook for the Legends at Sparks Marina. The proposed amendments would modify the development standards for construction of walls used to buffer uses, remove parking standards related to baseball stadium uses, and change parking standards related to hotels.

The proposed modifications to parking requirements in Chapter 2, Section IV: *Parking Standards* in the Handbook will remove the baseball stadium parking references because a baseball stadium is no longer planned for the area. The proposed amendment would also change the hotel parking requirement from 4.25 spaces per 1,000 square feet of gross floor area to 1 parking space per room and 1 space per 800 square feet of restaurant and public meeting area (Exhibit 2). This modification mirrors the parking standard for hotels in the City's zoning code, specifically section 20.04.009 of the Sparks Municipal Code. However, there is no proposed modification to the standard for service areas for the luxury motor coach dealer, which is one (1) space per 1,000 square feet of service area, nor is there any proposed modification to the required 4.0 spaces per 1,000 square feet of office/sales area for this use.

In addition, the Handbook currently requires a cumulative parking analysis be submitted to staff for review for each new tenant improvement or business license application. This requirement is burdensome to both the developer and staff. Therefore, the proposed amendment would require the developer to submit a cumulative parking analysis to staff only upon request when such analysis may be necessary to evaluate current conditions.

The proposed modification to Chapter 2, Section X: *Buffering/Walls* clarifies the types of buffering and walls between uses on the site. Specifically, this amendment would allow either masonry block or precast panels. This modification allows for alternative wall types without altering other development standards related to walls, such as height and landscaping standards (Exhibit 2).

SMC 20.02.012.G *Modification of Final Approved Plan* outlines the required findings for amending a final planned development handbook.

Findings for Modification of Final Approved Plan

SMC 20.02.012(G)(6) includes ten findings that the Planning Commission and City Council must consider when reviewing a proposed modification of a final approved plan for a planned development. Those findings are discussed below.

Finding A: The amendment is consistent with the City’s Comprehensive Plan and Truckee Meadows Regional Plan and otherwise consistent with Nevada and federal law.

The Comprehensive Plan Goals and Policies relevant to the Handbook amendment are:

- Goal MG1:** ***Support economic vitality by providing a non-residential land base.***
- Goal MG6:** ***Promote compact development to reduce the per capita cost of providing infrastructure, public facilities, and public services.***
- Goal CC1:** ***Ensure that Sparks’ physical environment. Services and amenities make it a City of choice for residents and businesses.***
- Policy MG3** ***Retain and promote emerging employment centers.***

The requested modifications to the language regarding buffer walls clarify what materials may be used in the design and construction of those walls. The walls provide a buffer between commercial uses and more sensitive residential uses, supporting Goal CC1, and also provide a placemaking design element that is particular to the Legends development, supporting Goal MG1. The modified parking standards bring the Handbook into conformance with the Sparks Municipal Code standards for some uses, while revising parking standards to reflect the elimination of the baseball stadium use, supporting Goals MG6 and MG3.

Finding B: The amendment is consistent with the surrounding land uses.

The following table summarizes the surrounding land uses.

Direction	Land Use	Zoning
North	Mixed Use District – Mixed Use Commercial (MUC/MUC) Mixed Use District – Mixed Residential (MUD-MR)	Mixed Use District – Mixed Use Commercial (MUC/MUC) Mixed Use District – Mixed Residential (MUD/MR)
South	Interstate 80 Industrial (I)	Interstate 80 Industrial (I)
East	Mixed Use District – Mixed Use Commercial (MUC/MUC) Industrial (I)	Mixed Use District – Mixed Use Commercial (MUC/MUC) Industrial (I)
West	Mixed Use District – Civic (MUD/CV) Mixed Use District – Mixed Residential (MUD/MR) Mixed Use District-Residential Neighborhood (MUD/RN)	Mixed Use District - Civic (MUD/CV) Mixed Use District – Mixed Residential (MUD/MR) Mixed Use District-Residential Neighborhood (MUD/RN)

The proposed amendments to the Handbook do not change the types of land uses permitted within Legends Planned Development, only certain development standards related to parking and buffer walls, and only in a manner that does not adversely impact surrounding land uses.

PDc Will be fiscally positive to the City for a period of at least 20 years if the site affected by the modification, removal or release is 20 or more acres and the modification, removal, or release involves permitted uses, residential density, or nonresidential density.

A fiscal analysis was not required with this amendment because there are no proposed changes to densities or types of land uses.

PDd Furthers the mutual interest of the residents and owners upon the provisions of the plan.

As discussed in the Analysis section above, the clarification of allowed materials and design types for buffer walls does not adversely affect adjacent residential uses. The walls serve as a buffer between uses and also as a placemaking element, identifying the Legends development and delineating gathering spaces within the development.

PDe Will not impair the reasonable reliance of the residents and owners upon the provisions of the plan.

There are no proposed changes to the land uses permitted by the Handbook. Parking ratios for hotels would now conform to the Sparks Municipal Code and the overall parking count is reduced 95 spaces from the prior parking space requirements, which had included provisions for a baseball stadium. In other words, the reduction in parking spaces is de minimis and, when combined with the elimination of the baseball stadium use from the Handbook, is not anticipated to have any negative impacts on residents, owners, tenants, or the public visiting Legends.

PDf Will not result in changes that would adversely affect the public interest.

The public interest is served by reassessment of parking needs as the Legends Development nears full build-out. The public retains full access to all parking facilities and there is no modification to circulation on the site.

PDg Is consistent with the efficient development and preservation of the entire planned development.

Because there are no proposed changes in this amendment to the development of the site, only to parking ratios and the materials and design elements of buffer walls, the efficient development and preservation of the entire planned development are not affected.

PDh Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or the public interest.



The modification of the allowed materials and design elements of the buffer walls seeks to provide flexibility in design while continuing to provide a placemaking element for the planned development. The proposed modifications to parking ratios do not impact adjacent uses and continue to provide adequate parking without alterations to internal circulation of the planned development.

PDi Is not granted solely to confer a private benefit upon any person.

The buffer walls serve the entire planned development and the public, as do the modified parking ratios, so the amendments do not confer a private benefit upon any person.

PDj Public notice was given and a public hearing held as required by the Sparks Municipal Code and Nevada Revised Statutes.

Public notice was given as required by the Sparks Municipal Code and Nevada Revised Statutes. The Planning Commission and City Council meetings function as the public hearings for this item. This request was noticed, at a minimum, to all property owners within the Legends Planned Development and within 750 feet of the Legends Planned Development boundary. A total of 104 notices were mailed to property owners on February 19, 2020. Public notice was also published in the *Reno Gazette Journal* on February 21, 2020,

 Subject Site
 City Boundary

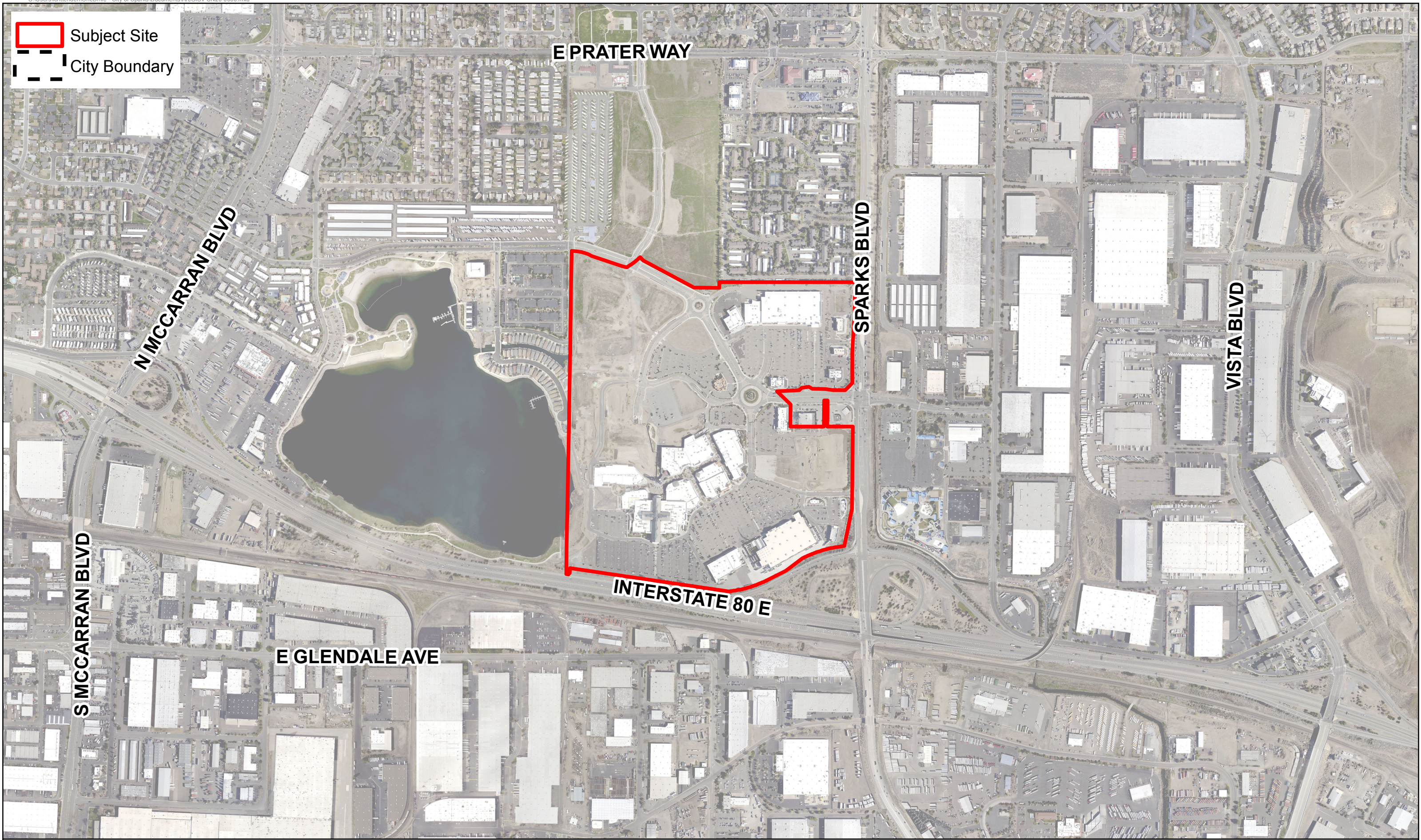


Exhibit 2

IV. Parking Standards

All parking for the development shall conform to SMC Section 20.49, except as follows:

- Required parking spaces may be located on any parcel within the Planned Development.
- Parking spaces shall be provided at the rate as follows:
 - at the rate of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding hotels and automotive service areas),
 - the Luxury Motor Coach Dealer and automotive service businesses shall require 4.00 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area,
 - Hotels shall park at 1 space per room and 1 space per 800 square feet of restaurant or public meeting area.
- ~~• of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding baseball), except for the Luxury Motor Coach Dealer, which will require 4 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area. Additional parking shall be provided for the baseball stadium (if included) at a rate of 1 space per every 12.5 seats.~~

Irrevocable reciprocal parking and access easements between all parcels in the proposed development will be required.

- Parking space and drive aisle dimensions shall conform to Sparks Municipal Code, except that small diamond-shaped tree islands as noted under VII—Landscape Architecture shall be allowed to occupy a portion of standard parking stalls.
- Parking on gravel lots in order to accommodate visitor/guest/exhibitor parking for events sanctioned Legends shall be permitted. All necessary dust abatement will be implemented and any resulting dirt/mud carried to adjoining hard surface streets will immediately be abated.

Overnight parking shall only be permitted for exhibitors participating in Legends sanctioned events. In no case shall overnight camping be permitted including in RV's.

The developer shall monitor the cumulative tenant uses and on-site parking requirements to assure overall parking for the project meets the parking

requirements noted above throughout the life of the project. ~~Whenever a new tenant improvement building permit or business license is submitted,~~ The developer/owner shall submit the most current cumulative parking calculations (total number of parking spaces on-site; parking spaces already dedicated to existing tenants; parking spaces dedicated to new tenant; and remaining number of undedicated parking spaces) to the Community Development Department ~~upon request prior to the issuance of a tenant improvement building permit.~~

If additional allowable uses requiring a Special Use Permit, not indicated on the approved plans, are proposed, the Special Use Permit application shall document that the additional use adequately accommodates its calculated parking requirements in addition to those provided for the remainder of the development.

X. Buffering/Walls

Buffering

The development shall follow the City of Sparks Design Standards Manual for buffering. A separation wall shall be utilized adjacent to residential areas.

All buildings and parking areas on the site shall be screened from adjacent residential property in the northwest corner of the site by berms, landscaping, and a buffer wall. Buffer wall shall be constructed of masonry **block or precast panels** and be a minimum of six feet in height and a maximum of eight feet, landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting. The residential side of the buffer wall shall be comprised of a minimum 10-foot wide planting bed. Typical buffer wall details are shown in attached Exhibit A-9.1.

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Chapter 2 Development Standards

I. Project General Standards

General project standards shall conform to the City of Sparks Design Standards Manual, the City of Sparks Master Plan, including the Transit Oriented Development Corridor Area Plan, and Sparks Municipal Code for TC zoning, except as designated herein.

II. Specific Standards—Sparks Marina Destination Development

Permitted Uses

Uses permitted in this project include all uses permitted in the TC zoning district, including comparison goods, shopping facilities, offices and clinics, retail and wholesale stores and personal service shops conducted wholly within a building, entertainment facilities, accessory uses, automobile service stations, restaurants, bars and health clubs, hotels and motels having one hundred-fifty rooms or less, and drive-through businesses (in accordance with Sparks Municipal Code).

The following additional uses will also be permitted:

- Luxury motor coach dealer
- Motorcycle showroom and sales
- Recreational boat sales

Luxury Motor Coach Dealer Luxury Motor Coach sales will be a permitted use, with the following stipulations:

Only one Luxury Motor Coach Dealer may be built in the entire Legends at Sparks Marina development and shall be generally located in the northwest portion of the proposed development.

Definition: Retailer whose primary purpose is to sell new and pre-owned recreational vehicles, parts, accessories, and service to support the sales of recreational vehicles. Prominently displayed products will be drivable, high-end motor coaches similar but not limited to product manufactured by Fleetwood, Gulf Stream, Jaco, Coachman, and Winnebago. The outdoor product display areas shall be attractive, pedestrian friendly landscaped areas to promote the intended high quality development. The architectural design shall provide a high quality building similar to the main shopping center to complement the outside display areas similar to the attached building elevations (see Exhibits A-5.21 through A-5.24).

Motor coaches on the site shall be screened from adjacent residential property in the northwest corner of the site by landscaping and a buffer wall conforming with the Planned

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Development landscaping standards. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center), and shall be a minimum of 6 feet in height at time of planting. See Exhibits A-9.1 and A9.2.

An outdoor feature display area or areas for motor coaches may be included which incorporates features such as landscaping, covered areas, and other pedestrian friendly amenities. The feature display areas may not exceed 10% of the total luxury motor coach dealer site area or contain more than 10 vehicles. Additional paved vehicle display areas may be visible from adjacent right-of-ways, provided that the street frontage landscape noted in the landscape standards below are maintained.

Any additional vehicle storage areas shall be screened from adjacent properties and right-of-ways by landscaping. Any vehicle storage areas adjacent to existing residential area northwest of the site shall be screened as noted above.

All service of vehicles shall occur within the service area of the building, except for minor incidental service as may be required. Outdoor storage of vehicles that are in states of visible disassembly or disrepair is prohibited.

Motorcycle Showroom and Sales Motorcycle sales will be a permitted use in the development, with the following stipulations:

A special use permit shall be required for a development on this site including a motorcycle showroom and sales.

Outdoor displays of new merchandise and a limited amount of pre-owned vehicles (50% or less of displayed vehicles) shall be restricted to a designated area or areas not exceeding 10% the total motorcycle showroom site area. Antique motorcycles may also be displayed outdoors.

The building(s) on the site and any outdoor display or storage areas shall be screened from adjacent residential property (if applicable) in the northwest corner of the site by landscaping and a buffer wall. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall at a (minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting.

Recreational Boat Sales and Display Recreational boat sales and display will be a permitted use in the development, with the following stipulations:

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A special use permit shall be required for a development on this site including a boat showroom and sales. The use will be allowable without a Special Use Permit as an ancillary use to an outdoor recreation retailer (less than 20% of gross sales).

Outdoor feature display area or areas will be permitted for a total of up to 30 boats in areas specifically designated for display (maximum of 4) which may be visible from any adjacent right-of-way, provided that the street frontage landscape noted in the landscape standards below are maintained. Display areas shall be attractive, integrating landscaping, decorative paving, and similar amenities. New merchandise and a limited amount of pre-owned boats (50% or less of displayed boats) will be permitted to be displayed outdoors. For an ancillary use, a total of 12 boats in 2 locations will be allowable.

All boats and trailers on the site shall be screened from adjacent residential (if applicable) in the northwest corner of the site by landscaping and a buffer wall. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting.

Uses Requiring a Special Use Permit

The following uses from the City of Sparks TC Zoning classification may be constructed with a Special Use Permit:

Multi-family residential dwellings, outdoor sales and service operations (except as noted above for Luxury Motor Coach Dealers and Boat Sales and Display), hotels and motels with more than one hundred-fifty rooms, non-restricted gaming operations, child care facilities requiring more than one care giver, private sports and recreation facilities, and drive-through businesses (as required by Sparks Municipal Code).

Any structures proposed to be built within 300' of an adjacent existing residential structure shall be subject to review and approval of operating hours and/or buffering and noise mitigation measures to the approval of the Administrator.

Lot and Setback Requirements

There shall be no minimum site area.

There shall be no minimum lot width.

There shall be no front, side, or rear setback requirement, except as follows: A minimum separation of 75' shall be maintained between any structure located within the development and any residential dwelling located on adjacent properties. Building setbacks along the interstate right-of-way shall be 40' minimum.

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There is no building height restriction.

A site plan with dimensions is attached as Exhibit C1.1 and C1.2.

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Other Restrictions for All Allowable Uses

Parking Lot Sales: There shall be no parking lot sales including temporary sales or auto sales unless issued a temporary use permit by the City of Sparks.

Site Maintenance: Noise generating maintenance such as parking lot sweeping or snow removal shall be limited from 7:00 am to 10:00 pm, seven days a week. An exception will be made for areas included in zones A, B & C.

Delivery Hours: Deliveries shall be limited from 7:00 am to 10:00 pm, seven days a week. No delivery truck idling shall be permitted on site outside of these hours.

Storage Containers: There shall be no temporary storage containers used anywhere on the development site unless in conjunction with an approved special event.

Special events, outdoor sales and display, or any other events covered under the provisions of the Sparks Municipal Code, are subject to any requirements contained therein. Extensions or waivers to the number of duration of events are subject to review and approval of the Administrator.

III. Street and Pedestrian System

Streets and vehicular access

Street improvements, site access, and traffic control shall be determined jointly by the master developer and City of Sparks based on the traffic study (See Appendix 4). Proposed street improvements and site access are shown in Exhibits C1.1, C1.2, and C7.1-C7.3. In general, vehicular circulation within the development shall follow the City of Sparks Design Standards Manual.

The developer shall submit improvement plans with roadway cross-sections that comply with the city's pavement standards to the approval of the Engineering Manager for Community Development. The installed pavement sections shall comply with the approved improvement plans. The plans shall also include all necessary improvements to provide irrigation to landscape medians and islands within the right-of-way to the approval of the Engineering Manager for Community Development, the Parks & Recreation Director and the Administrator.

The developer shall comply with the requirements of the Nevada Department of Transportation to the approval of the Administrator and Public Works Director.

The developer shall complete improvements to the intersection of Sparks Boulevard and East Lincoln Way prior to the issuance of the first certificate of occupancy for the project; to the approval of the Public Works Director, that provide the following features:

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- A) A minimum of one exclusive left turn lane (minimum of 150 feet of storage length) and one shared through/right turn lane on the east approach.
- B) Dual left turn lanes (minimum storage length of 360 feet) and one through lane and one free flow right turn lane on the west approach. The free flow right turn lane should extend to the east site driveway.
- C) The free flow right turn lane should extend to the east site driveway.
- D) One left turn lane, three through lanes, and one free flow right turn lane on the north approach.
- E) The free flow right turn lane should extend to the north to the site driveway.
- F) Triple left turn lanes (minimum storage length of 680 feet), two through lanes and one exclusive right turn lane on the south approach.

The developer shall complete improvements to the south access intersection with Sparks Boulevard, prior to issuance of the first certificate of occupancy, to the approval of the Public Works Director, that limits traffic to right-in/right-out movements only and provides an exclusive right turn lane at the north approach with a minimum of 150 feet of deceleration length.

The developer shall complete improvements to the north access intersection with Sparks Boulevard, prior to issuance of the first certificate of occupancy, to the approval of the Public Works Director, that limits traffic to right-in/right-out movements only and provides an exclusive right turn lane at the north approach with a minimum of 150 feet of deceleration length.

The developer shall complete construction/modification of East Lincoln Way from the intersection with Sparks Boulevard westerly to the east access roundabout as a 6-lane roadway with a right turn lane extending to the east site driveway, per the Regional Transportation Commission's standard roadway section, to the approval of the Public Works Director, prior to the issuance of a certificate of occupancy for the project.

The developer shall complete construction of East Lincoln Way from the east access roundabout to Marina Gateway Drive as a four-lane roadway, per the Regional Transportation Commission's standard roadway section, to the approval of the public works director, prior to the issuance of the first certificate of occupancy for the project.

The developer shall widen Sparks Boulevard to six lanes from the intersection with East Lincoln Way to the intersection with Interstate 80, prior to the issuance of the first certificate of occupancy, to the approval of the Public Works Director.

The developer shall construct a 5-legged multi-lane roundabout at the intersection of East Lincoln Way and the project's main access, prior to the issuance of the first certificate of occupancy for the project, to the approval of the public works director that provides the following features:

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- A) One left turn lane and one shared left turn-through-right turn lane for the north leg of the roundabout.
- B) One shared left-turn through lane and one right turn lane for the south leg of the roundabout.
- C) An exclusive left-turn lane, one shared left/through lane, and one shared through/right-turn lane for the east leg of the roundabout.
- D) One shared left-turn/through lane, one shared through/right-turn lane, and flared right-turn lane for the northwest leg of the roundabout.
- E) One shared left-turn through lane and one right turn lane for the southwest leg of the roundabout.

The developer shall construct a two lane roundabout at the intersection of East Lincoln Way and the project's west access, prior to the issuance of the first certificate of occupancy, to the approval of the public works director that provides the following features:

- A) One shared through/left-turn lane and one shared through-right turn lane for the west leg of the roundabout.
- B) One shared through/left-turn lane and one shared through-right turn lane for the east leg of the roundabout.
- C) One shared through/left-turn and one right turn lane for the south leg of the roundabout.
- D) A single lane approach for the north leg of the roundabout.

The developer shall contribute \$500,000 to assist with funding of alternative and environmental studies to support long term improvements of the Sparks Boulevard/Interstate 80 interchange prior to the issuance of the first certificate of occupancy on the project.

The developer shall enter into a Capital Contribution Front Ending Agreement (CCFEA) with the City of Sparks and the Regional Transportation Commission for qualified improvements to the regional road network prior to commencing any related improvements, to the approval of the Public Works Director.

The developer shall comply with the requirements of the Regional Transportation Commission, including but not limited to the items discussed in the letters dated May 17, 2005 & October 4, 2005, to the approval of the Administrator and Public Works Director.

The developer shall work with the regional transportation commission to augment the transit service before and after events utilizing the stadium. The developer shall establish an acceptable plan which promotes the use of the public transit system to the approval of the administrator and the regional transportation commission.

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Prior to issuance of any certificate of occupancy for any business employing more than one hundred people, the developer shall have an employee trip reduction (ETR) program approved by the administrator upon recommendation from RTC. The ETR program should include some combination of transit use, bicycling, walking, carpooling, parking management, flexible work schedules and telecommuting and shall appoint a designated ETR coordinator on-site.

The approval of any SUP required for any project not indicated on the approved plan may require additional street improvements beyond the limits of the development to handle project-specific projections of increased traffic identified by the traffic study included with the SUP.

Transit Facility

The developer shall work with RTC to incorporate a transit facility into the design of the project. The transit facility shall be located within the project site. The transit facility shall include shelters, be located conveniently, and provide sufficient space for several buses to the approval of the Administrator and Regional Transportation Commission prior to the issuance of the certificate of occupancy for the first building constructed.

Parking Lot Design (DSM 3.B.1)

All circulation between different parking areas shall be within the property. Dead-end aisles are prohibited.

A clear hierarchy of circulation will be evident. Major entry drives shall be four or more lanes, have landscaped medians, and have no parking. Major circulating drives shall have no parking and limited direct access from major parking fields. Pedestrian circulation through the parking areas shall be marked by landscaping, separate walking surfaces, and pedestrian scale lighting, directional signage, etc.

A very limited amount of parking (within the 10% allowable) may be located in rear service areas of buildings not part of the main retail center. Parking areas and drives shall be separated from buildings by sidewalks and landscape strips of widths no less than required by the Design Standards (DSM 3.B.1.e). Shopping cart corrals shall be provided adjacent to retailers using shopping carts. The developer and/or tenants must demonstrate an effective shopping cart retrieval program to the satisfaction of the administrator prior to issuance of certificate of occupancy. For businesses that use shopping carts, shopping cart storage shall be located within an enclosed portion of the building, screening it from view from the outside and designed as part of the building architecture.

Refer to Exhibit A-4, Development Site Plan, and Exhibit C1.1 and C1.2—Site Dimension Plans for parking lot layout.

Project Entry Design (DSM 3.B.2 and 4)

The spacing of the two major entries has been maximized given the site configuration and the need to provide proper separation from the signalized intersection at Sparks Boulevard. The

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Revised November 10, 2010

Revised January 7, 2014

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entries shall be coordinated with median breaks in the improved East Lincoln Way roadway and with access to sites across East Lincoln Way. The entry drives shall be sufficiently long to prevent traffic back-ups onto East Lincoln Way. Refer to Exhibit A-4, Development Site Plan, and Exhibit C1.1 and C1.2—Site Dimension Plans for entry drive layout.

Pedestrian Circulation



Photo 1--Existing Pedestrian Path

There shall be an attractive continuation of the existing walking trail around the lake (see Photo 1) which will permit the general public to access all parts of the walking trail around the lake from either on or off-site and will permit and encourage the use of the walking trail to provide access to the amenities of the development including the common open space, the commercial activity, and the cultural and entertainment functions within the development.

Pedestrian connections from the Sparks Marina Lake to the businesses located along Sparks Boulevard shall be provided. The plan provides for these connections via four landscaped pedestrian circulation links between the main shopping plaza area and the businesses located on the east side of the site, with continuing access to and along the Sparks Boulevard frontage.

Pedestrian Access (DSM 3.B.5)

The development shall place a high priority on the safety, comfort, and enjoyment of pedestrians. A major portion of the development shall be committed to a pedestrian way that will include landscaping, pedestrian amenities such as benches and shade/cover, and water features including fountains and pools. Overhead overhangs, trellises, and other sun screening devices will provide cover and shade for pedestrians (photo 2).

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Photo 2—Example pedestrian area with overhang and enhanced paving

The parking lot layout provides for pedestrians to cross parking aisles or landscape islands to access pedestrian circulation paths, building entries and pedestrian plaza entries. A clear, safe pedestrian way from the transit stop to the development shall be provided. Several drop-off points within the development at key entry areas will also be provided. Refer to Exhibit A-4.

Bicycle racks shall be provided in the development to accommodate cyclists accessing the project.

All areas of the project shall be designed for access by disabled persons. Disabled parking facilities shall meet ADA and Building code standards. Circulation areas within the development and between different areas of the development shall be designed to be fully accessible.

Several connections to off-site public sidewalks will be provided, primarily at the two main entry drives off East Lincoln Way, the east main entry drive off East Lincoln Way for the northeast retail site, the pedestrian circulation path leading to the transit stop, at the two right-in, right-out drives at Sparks Boulevard, and at the public pedestrian trail around Sparks Marina. All of these pedestrian connections shall meet the standards outlined in the design guide for a ‘main entry sidewalk’ (DSM 3.B.5.g).

The proposed plan complements the waterfront setting by orienting dining establishments in close proximity to the water to provide views of the lake and create a low scale, high quality aesthetic adjacent to the natural environment. The largely vacant existing site will be transformed into a pleasant environment with extensive high quality landscaping and pedestrian oriented amenities (Photo 3). The integrity of the public Marina pedestrian path around the lake shall be maintained.

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Photo 3—Example landscaping and pedestrian amenities

Interconnectivity between different areas of the development shall also be provided. Other pedestrian paths tying the development to adjacent residential areas shall be provided. Refer to Exhibits A-7.1 and A-7.2 for further information.

IV. Parking Standards

All parking for the development shall conform to SMC Section 20.49, except as follows:

- Required parking spaces may be located on any parcel within the Planned Development.
- Parking spaces shall be provided at the rate as follows:
 - at the rate of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding hotels and automotive service areas),
 - the Luxury Motor Coach Dealer and automotive service businesses shall require 4.00 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area,
 - Hotels shall park at 1 space per room and 1 space per 800 square feet of restaurant or public meeting area.
- ~~• of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding baseball), except for the Luxury Motor Coach Dealer, which will require 4 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area. Additional parking shall be provided for the baseball stadium (if included) at a rate of 1 space per every 12.5 seats.~~
- Irrevocable reciprocal parking and access easements between all parcels in the proposed development will be required.
- Parking space and drive aisle dimensions shall conform to Sparks Municipal Code, except that small diamond-shaped tree islands as noted under VII—Landscape Architecture shall be allowed to occupy a portion of standard parking stalls.

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- Parking on gravel lots in order to accommodate visitor/guest/exhibitor parking for events sanctioned Legends shall be permitted. All necessary dust abatement will be implemented and any resulting dirt/mud carried to adjoining hard surface streets will immediately be abated.

Overnight parking shall only be permitted for exhibitors participating in Legends sanctioned events. In no case shall overnight camping be permitted including in RV's.

The developer shall monitor the cumulative tenant uses and on-site parking requirements to assure overall parking for the project meets the parking requirements noted above throughout the life of the project. ~~Whenever a new tenant improvement building permit or business license is submitted,~~ The developer/owner shall submit the most current cumulative parking calculations (total number of parking spaces on-site; parking spaces already dedicated to existing tenants; parking spaces dedicated to new tenant; and remaining number of undedicated parking spaces) to the Community Development Department ~~upon request prior to the issuance of a tenant improvement building permit.~~

If additional allowable uses requiring a Special Use Permit, not indicated on the approved plans, are proposed, the Special Use Permit application shall document that the additional use adequately accommodates its calculated parking requirements in addition to those provided for the remainder of the development.

V. Architecture

Design Standards

Architectural design of the main retail center shall conform to the spirit and intent of the City of Sparks Design Standards Manual, as to architectural quality and detail, with dimensional variation throughout. The architectural design and exterior building materials shall be consistent with the architectural design as submitted herein and material sample boards submitted under separate cover (photos submitted herein). Architectural elevations shall be subject to review and approval by the planning commission, excluding interior plaza storefronts.

Architectural design of surrounding retailers and out-parcel structures shall conform to the City of Sparks Design Standards Manual. The architectural design and exterior building materials shall be consistent with the architectural design of the main retail center. Architectural elevations shall be subject to review and approval by the planning commission.

Height

Building heights shall be properly scaled for context off site as well as within the development in regard to sunlight, ventilation, and public views. Building heights shall be appropriate to the setbacks required adjacent to existing residential uses.

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Exterior Walls

Building walls shall be articulated on all sides using differing wall planes, material changes, color differentiation, and architectural detail. The various buildings in the development shall have a common palette of colors and materials, but may be varied in terms of heights, quantities of materials, architectural treatments, and relationship with site elements. Exterior finish materials shall primarily be stucco, manufactured stone, architectural cast stone, glass, and brick, in varying combinations. Accents to exterior walls shall include, but shall not be limited to, decorative metal beams, grilles, panels, and trellises (See photos 4 through 7 and Exhibits A-6.1 through A-6.7).

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Photos 4 and 5—Example images of architectural detail

Roofs

Roof lines shall be broken to avoid continuous roof lines longer than 150 feet. A common theme of shed roofs and sloped roofs, utilizing a variety of materials as indicated in Exhibits A-6.1 through A-6.7, will be interspersed with parapet screen walls and lower sloped roof sections. Shed roofs and parapet walls shall be designed to screen mechanical equipment mounted on lower sloped roof sections, allowing mechanical equipment to be completely screened from ground level views. Parapet walls of varying heights shall return toward the interior of the building to provide the impression of substantial building depth, avoiding the appearance of two-dimensional facades. Generally, exposed roof drains and downspouts shall not be included in the development. Any exceptions to this will be integrated architecturally with the design of the building.



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Photos 6 and 7 – Example images of architectural detail and variances in roof lines

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Color

Color will be an integral part of the overall building articulation strategy for the development. Generally, lighter, more neutral colors will be the predominate color, with accent areas of bolder, more saturated colors. Trim, signage, and pedestrian oriented amenities will also tend to have more intense colors. Color families will generally be limited in any one area of the project. The colors proposed are similar to those found in commercial development in the surrounding area (see Exhibits A-5.1 thru A-5.33 and A-6.1 thru A6.7).

Frontage on Park and Public Right-of-way

Buildings shall provide architectural articulation on facades facing the public right-of-way and Sparks Marina. Restaurants along the waterfront will provide attractive, interesting architectural detail on all facades, including the lakeside frontage and outdoor dining areas (see photo 8). Other buildings along that frontage or a public right-of-way shall have architectural articulation and will provide screening for any service or loading areas or mechanical/electrical equipment on all facades facing the right-of-way or lakefront.



Photo 8—Example Outdoor Dining

Architectural Images

Architectural images developed for this project are included in Exhibits A-5.1 through A-5.33 and serve to delineate the general architectural style and typical materials intended for the development. These images are conceptual in nature and are subject to change, but are representative of the style, quality, and character intended for the development.

VI. Exterior Mechanical, Electrical Equipment, Services Areas, and Trash Enclosure Screening

Screening

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All screening of mechanical and electrical equipment, service areas, and trash enclosures shall meet the applicable local codes and City of Sparks design standards. Chapter 2, Section II details additional screening requirements associated with specific uses noted in that section.

Trash/Loading/Storage Areas

All trash areas in the project shall be enclosed with permanent, high quality architectural enclosures. Architectural enclosures shall be integrated into the architectural design of the buildings. The architectural screens shall include landscaping with varied heights, colors and species. Where gates are necessary (at smaller enclosures), the gates shall be constructed of durable materials, typically painted steel, with 80% or greater opacity. Durable pavement sections shall be provided as necessary to prevent damage from trash trucks. Refer to Photo 9. Enclosures shall comply with the following:

1. All trash enclosures shall consist of masonry walls which complement the architecture of the building(s). Enclosures are to be at least as tall as the trash dumpster(s) or compactor(s) being enclosed.
2. Trash enclosures shall be screened by landscaping such that there is 90 percent screening of walls within 3 years. Plant types shall be primarily evergreen, the same size as the overall landscape, with closer spacing. Planter areas shall have a minimum dimension of 4 feet in width on all sides of trash enclosures which do not contain access doors. Access doors shall be 90% solid and be architecturally compatible with the building and enclosure design (no chain link fencing allowed).
3. Loading docks shall be no less than 90% screened from direct view from any point off of the site at a height of 5' (eye level) by landscaping and/or architectural enclosures. They shall be screened from view onsite in the same manner to the extent practical.

There shall be no outdoor storage. All seasonal merchandise, overstocked merchandise and/or nursery stock shall be stored in an enclosed area and not on the parking lot or in front of the store areas. There shall be no outdoor storage of pallets, strapping, boxes, or other materials.

The developer shall obtain a "will serve" letter from Waste Management/Sparks Sanitation prior to the issuance of a building permit for the project.

Loading docks and service areas including trash compaction and/or dumpster(s) shall be substantially screened from view utilizing landscaping or screen walls. The loading dock screening shall be high enough to screen the trucks. The screening shall be reviewed and approved by the Administrator prior to the issuance of a building permit.

Trash Enclosure requirements

The developer shall locate and install trash enclosures to the approval of disposal services and the administrator including the appropriate size and location. The trash enclosures shall match the project's architecture and building materials to the approval of the Administrator prior to

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issuance of the certificate of occupancy for the individual buildings. The trash enclosures shall be sized to include sufficient space for rendering vats where necessary for food service/restaurants by the Public Works Director.



Photo 9—Typical Trash/Service area screen

Utility and Mechanical Equipment Screening (DSM 3.A.5)

Utility equipment will typically be located in the same trash and loading areas noted above, and therefore will be screened from view. Any equipment which needs to be located outside of the larger service areas (a transformer for a pad site restaurant, for instance), shall be screened from view using landscaping, architectural screening (walls), or both, while allowing for the necessary access required by utility companies.

All utilities within the site shall be routed underground.

All mechanical equipment located on the ground shall be screened in the same manner as noted above for utility equipment. All mechanical equipment located on the roofs of buildings shall be screened by roofs or parapets, as noted above.

The mechanical equipment shall be screened from view of the parking lot, adjacent public streets, and public areas by using an architectural element of the building consisting of same materials and be durable materials to the approval of the Administrator.

The developer shall work in conjunction with the utility companies to locate utility equipment such as electrical, gas and water junction boxes, including transformer boxes, vaults and electrical panels, in areas where the equipment is screened by either architectural elements that match the main structure's colors and materials or by adjusting the approved landscaping to

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compensate to the approval of the Administrator prior to the issuance of a certificate of occupancy and the site plan review permit for each individual building.

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VII. Landscape Architecture

General Site Landscape Requirements

1. Landscaping for items specifically not addressed in the Planned Development Handbook standards shall comply with the Resource Efficient Landscaping Standards (Chapter 20.32), the Non-Residential Development Design Standards, and Planned Development Review (Chapter 20.18) for the City of Sparks. In the case of conflicting standards, the Planned Development Handbook standards shall apply.
2. A minimum of 20 percent of the site area shall include landscaping. This area includes the right-of-way areas along East Lincoln Way, Sparks Boulevard, and I-80. Of that total, up to 10 percent of the landscape can be non-living ground covers or decorative paving outside of the main shopping plaza area. Non-living ground covers shall be a combination of 4" river rock, decomposed granite, or bark mulch (min. 4" depth). Boulders may also be incorporated into the design. Water features, including the lake, may be counted in the landscaped area per Sparks Municipal Code as 'other amenities'. All areas of landscaping, water features, decks, boardwalks, and decorative paving in the main shopping plaza area may be counted as 'landscaped area.' If the baseball stadium is not developed as part of the project, and additional retail and outdoor plaza area is developed instead, a minimum of 50% of the plaza area shall meet this standard as counting toward the overall minimum of 20% of the site to be 'landscaped area'. If the baseball stadium is developed as part of the project, 100% of the plaza, including both landscape and hardscape areas, shall be permitted to count toward the overall minimum of 20% of the site to be 'landscaped area'. Parking structures provided under an approved SUP shall provide landscape planters or "benches", integrated in the parking structure's elevated decks, that shall count toward the overall landscape coverage requirement. Refer to Exhibits A-7, A-7.1 and A-7.2 for the landscape concept plan for the development.
3. The plant material types were selected from Table 3 – Suggested Plant Materials, page 2.114 of the obsolete Marina Area Plan. Specific plant types, including additional plant materials under consideration for possible use in the project, are listed at the end of this section.
4. All irrigation shall be automatic drip/spray, with a dual program controller and wind shut-off. All plants shall be grouped into similar water zones.
5. The overall tree count shall be a minimum of 1 tree per 500 s.f. of required landscape, plus parking lot standards. The overall shrub counts in all areas shall be a minimum of 6 shrubs per each tree required. Low ground covers below shrubs shall be used to achieve 90% coverage of mulched bed area over three years. No bare dirt areas shall be allowed.

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6. The conceptual landscaping for the development shall be reviewed by zone during the site plan review process, approved by the administrator prior to the issuance of a site improvement permit for that zone, and installed per the approved plans prior to the issuance of the certificate of occupancy for any building within that zone.
7. The entire perimeter landscaping and irrigation shall be installed per the approved plans prior to issuance of the certificate of occupancy for the first building constructed.

Minor Entry Driveways at Lincoln Way and Sparks Boulevard

1. The entry drives off of Lincoln Way and Sparks Boulevard shall include sidewalks on one side, located within a minimum 10-foot width landscape area. The entry drives shall include a minimum 7-foot width paved crosswalk at the public sidewalks. Refer to Exhibits A-7.1 and A-7.2

Major Entry Areas (at round-a-bouts) of Lincoln Way

1. Pedestrian entry into the project from Lincoln Way is illustrated in Exhibit A-8.4. The 5-foot minimum width sidewalk at the street shall be widened at the corner locations adjacent to entry signs to a maximum of 25 feet. The two main entry drives off of East Lincoln Way shall include sidewalks to provide a pedestrian connection to the buildings, configured generally as shown in Exhibits A-7.1 and A-7.2. The sidewalks shall be located within a minimum 15' wide landscaped parkway. Where combined with the bikeway, the sidewalk shall be widened to meet the standards outlined in the AASHTO Handbook. The entry drives shall include a minimum 7' width decorative paving crosswalk at the public sidewalks. Decorative paving crosswalks shall be included in major pedestrian circulation areas within the parking area as well. Behind the site identity signage vertical evergreen trees form a backdrop and accentuate the corners of each round-a-bout. At each corner in front of the signage low perennials and boulder groupings are proposed. Visibility triangles at the intersections shall be maintained. Medium height (3-4 foot) shrubs on top of 24-inch tall berming in back of each sign will enhance the backdrop for the sign and help screen car parking from the intersection.



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Photo 10—Typical entry drive with landscape buffer and sidewalk.

2. The Lincoln Way medians shall consist of medium height (3-4 foot) ground covers/shrubs, with vertical upright trees (2 inch caliper) at 25 feet on center. At end islands a low ground cover (12-18 inches tall) is proposed for sight visibility within the round-a-bout. The use of ground covers, not to include turf, below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.



Photo 11—Public Street Median

3. The center medians at the round-a-bouts shall include tall vertical accent trees (3 inch caliper) at the center. At the median center, berming is proposed (3-foot tall) with medium height (3-4 foot) shrubs, and low ground-cover, including turf. Around the perimeter a 20-foot wide band of low shrubs/perennials are proposed to meet local and regional standards for sight distance within round-a-bouts. Other hardscape features such as water features or sculpture may also be included.



Photo 12 – Roundabout Landscaping

4. At the north and south driveway medians off of Lincoln Way, small accent trees (2 inch caliper) at 20 feet on center and medium height ground covers are proposed. Again, end islands will include low ground covers and perennials.

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Photo 13—Entry Median

5. The overall planting palette will be fairly simple in terms of plant varieties used and will be planted close together at corner locations and focal points to provide maximum impact. Larger trees and shrubs required shall be located at entry points and along pedestrian corridors.

Lincoln Way/Sparks Boulevard Corner Location

1. Exhibit A-8.2 illustrates the corner at the Sparks Boulevard project entry. A 20 to 25-foot wide decorative concrete paving area is proposed on the front side of the signage to match those at the round-a-bouts. Evergreen trees and medium to tall shrubs are proposed behind the signage as a backdrop.
2. Accent trees, either tall vertical or lower flowering trees are proposed on either side of the sign to frame views to the sign from motorists. Along both streets 18 to 24-inch tall berming is required. A combination of low ground covers and low to medium height shrubs are proposed to screen cars, while allowing views to the retail building facades beyond.
3. The southwest corner of Lincoln Way and Sparks Boulevard will not be covered by this additional landscaping, as indicated in Exhibit A-7.1, due to the properties not being included in the development.

Lincoln Way/Sparks Boulevard Streetscape

1. Concrete sidewalks shall be a minimum of 5 feet in width. Where combined with the bikeway, the sidewalk shall be widened to meet the standards outlined in the AASHTO Handbook. Berming shall be incorporated into the landscape area at the parking side of the sidewalk. Berming shall vary between 18 and 24 inches in height.

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Photo 14—Streetscape Berm and Plantings

2. Ground covers and shrubs shall be a combination of deciduous and evergreen types, with a mature height of 12 to 18 inches. A minimum of 60 percent of the shrubs shall be planted at a #5 size and 40 percent at a #1 size. Plant types to be repeated throughout the landscape, and will be used in large massing for simplicity. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
3. Non-living ground covers shall be a combination of river rock, decomposed granite, or bark mulch. Boulders may also be incorporated into the berming. Non-living ground covers shall be a minimum depth of 4 inches.



Photo 15—Low shrubs and rock ground cover

4. Trees shall be planted at a rate of 1 tree per 40 lineal feet of street frontage, grouped with secondary trees to provide visibility into the center. The predominant tree at the street edge will be Red Oak, 3-inch caliper size. Secondary trees shall be a mix of small and medium deciduous 3-inch caliper size trees grouped with the street tree placements, and planted at an overall rate of 1 tree per 60 lineal feet of street frontage, with clusters of

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trees permitted to allow for visibility of the retail tenants in the development and to enhance parking lot security.

5. Lawn area will be allowed between the sidewalk and parking lot, with a minimum lawn width of 10 feet. Grading shall accommodate swales at bottom of slope to avoid run-off onto sidewalk areas.



Photo 16—Typical Berm and Lawn Area

6. Adjacent to the service areas along Sparks Boulevard, evergreen trees shall be planted at an overall rate of 1 tree per 25 lineal feet of site perimeter, with grouping permitted to allow visibility into the center while providing effective screening of the service areas. The trees shall be a mix of 50 percent 6-foot tall and 50 percent 8-foot tall. If grading allows berming shall be added, with all slopes 3:1 or flatter covered with mulch. Medium (3-4 foot) to tall (4-6 foot) shrubs shall be used in all areas adjacent to service and loading as an understory to the evergreen trees.
7. The existing trees within the Sparks Boulevard right-of-way shall be retained where possible, except where re-grading and new lane additions require removal.
8. The Sparks Boulevard entries will be similar in design to the corner location illustrated in Exhibit A8-2. A 5-foot wide sidewalk shall extend into the center along the north side of the driveway.
9. A 35' wide landscaped corridor shall be provided along the entire length of the Sparks Boulevard frontage, except where the existing gas station, located on a parcel outside of this development, is located. The landscape width at each side of Lincoln Way is generally 22'; the width is narrower at the existing fitness center and gas station, where a right turn lane is required at eastbound East Lincoln Way at Sparks Boulevard. See Exhibits A-7.1, A-7.2, A-8.2 and A-8.4.

I-80/South Property Perimeter

1. The landscaping along the I-80 freeway corridor at the south property line shall be a minimum of 10 feet wide.

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2. Trees shall be a combination of deciduous and evergreen (30-70% mix), planted at the outside edge of the 10-foot landscape strip at an average of 1 tree per 25 lineal feet, per the Design Standards Manual. The trees shall be grouped in clusters, primarily at the highway entrance ramp frontage. The intent is to allow visibility to the main shopping center from the freeway. Evergreens shall be a minimum 8-foot tall along this property line, grouped together in clusters. Primary deciduous trees shall be Red Oaks.
3. Shrubs shall be a combination of low growing ground covers at the curb edge and tall (4-6 feet tall) shrubs at the fence line.
4. Shrubs and tree types shall be consistent with the existing tree plantings in the NDOT right-of-way.
5. As grading allows, as much berming as possible shall be added to the perimeter planters. (In some areas the planters may be a cut or fill slope to match existing grade.) The maximum berm height will be approximately 30 inches at 3:1 slope. See Exhibits A-7.2 and A-8.6.

Parking Lot Landscaping

1. A mix of deciduous (80%) and evergreen (20%) trees shall be provided in the parking lot.
2. Tree types shall be organized into the following types:
 - a) Ornamental upright trees at drive aisles with pedestrian pathways.
 - b) Shade trees in freestanding planters among the car stalls.
 - c) Evergreen trees in larger planters, with berming to visually reduce the size of the parking lot.
3. Parking lot islands among the parking stalls shall be a minimum size of 70 s.f., and shall be planted in diamond shaped islands with 9' sides and 9' across the smaller internal dimension. A minimum of 8 feet clear landscaping width shall be provided for free-standing planters at the ends of parking rows. All islands shall include a 6-inch curb within parking areas. Diamond shaped islands shall be placed at a rate of 1 island for every eight spaces in the center areas of parking rows. Ends of rows may include up to 8 spaces between end-cap islands and the first diamond islands. Each island shall include one tree, as well as additional plantings. Refer to Exhibit A-8.3.
4. Deciduous trees shall be 50 percent 1.5 inch caliper and 50 percent 2 inch caliper size. Evergreens shall be 50 percent 6-foot height and 50 percent 8-foot height. Accent trees shall be clustered around driveway entries and paved areas. Trees shall be planted at an overall rate of 1 tree per each 7 parking spaces (parking spaces for employees and customers only—no inventory storage spaces to be included). The remaining trees shall be in planters at the end of rows and at perimeter areas surrounding the parking lot.

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5. Within the parking lot, shrubs shall be a maximum of 30 inches tall for visibility. Plants along drive aisles and pedestrian pathways may be taller.
6. Larger planters shall include berming of 6 to 12 inches tall for interest and drainage.
7. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
8. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth. Lawn areas may be allowed in larger planter areas with a minimum width of 10 feet. All lawn shall include a mow strip at the perimeter and a swale at the low end adjacent to paving for water infiltration.



Photo 17—Perimeter landscaping at parking area



Photo 18 – Perimeter landscaping at parking area

Freestanding Building Pads and Perimeter of Main Retail Center

1. Along building frontages landscaping shall consist of small to medium ornamental trees, a minimum of 3-inch caliper. Trees shall be deciduous, either multi-branching or upright types for interest. Evergreens with a minimum of 6-foot height may also be used.
2. Shrubs shall be a mix of evergreen and deciduous, with 70 percent #5 size and 30 percent #1 size. Shrubs shall be selected for visual interest, with use of ornamental grasses and perennials.
3. Berming up to 12 inches tall and boulders of a minimum dimension of 30 inches shall be used to make plantings more visible and blend with the building's rock veneer.

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4. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
5. The minimum planter dimension shall be 5 feet in width.
6. Freestanding planters shall be added along building walls and as a spatial definition around specialty use areas such as restaurants.
7. Site amenities shall include bicycle racks, benches, trellis covers, trash receptacles and ash urns, all grouped together in an organized fashion.
8. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth. Lawn areas may be allowed in larger planter areas with a minimum width of 10 feet. All lawn to include a mow strip at the perimeter and a swale at the low end adjacent to paving for water infiltration.
9. A minimum of 50 percent of each building frontage must include landscaping as defined in this section. If this standard cannot be met, the minimum is 30% for any given building frontage with a cumulative minimum total of 60%.

Main Shopping Plaza

1. The landscaping at the main shopping plaza is illustrated in Exhibits A-8.1, A-8.3 and A-8.5. These areas are the highlight of the development and will feature extensive landscaping, pedestrian amenities, and integrated water features.



Photos 19 and 20—Example shopping plaza landscaping and pedestrian amenities

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2. The central theme to the plaza is a series of fountains, with a sight-line terminus at the west end to the lake. Between fountains are landscaped planters at the center of the plaza. Plantings within these planter islands shall be a combination of deciduous and evergreen ground covers, vines, shrubs, and trees. Shrub sizes shall be a combination of #1 and #5 plants, depending on species. The intent is for complete ground coverage within 3 to 5 years. Trees shall be a minimum 3-inch caliper size, with larger trees used in focal areas. Section A-A shown on Exhibit A-8.1 illustrates the intent of the plantings and water features. The planters will accept some stormwater flows and will require overflow piping to the storm drains.
3. Planters at buildings will be added along building frontages without storefront type windows, such as restaurants and services areas (see Exhibit A-8.5). Berming of 2-3 feet will be included for visual interest. There may be areas of lawn within the plaza, with appropriate berming and swales for drainage.
4. Specialty paving will be used throughout the plaza, including, but not limited to, masonry pavers, colored concrete, textured/stamped/colored concrete and stone. A 6-inch concrete curb will be placed around all planter areas for drainage, planter protection, and pedestrian circulation. Colors will be earth tones with color accents for architectural compatibility.
5. Site amenities proposed include bike racks, benches, tables, trash receptacles, ash urns, and freestanding planters. Freestanding planters will include perennials and annuals that are changed seasonally. Boulders inset into concrete/planters will offer additional seating, and some planter designs will offer other forms of integrated seating. Overhead trellises, tent structures, and other sun-screening architectural treatments will be detailed for pedestrian shade.
6. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth.

Trash Enclosures and Loading Areas

1. Trash enclosures shall be screened with a combination of evergreen and deciduous plant material, including trees, shrubs, and vines. Planters shall be a minimum width of 5-feet wide.
2. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth.
3. Loading areas shall be screened with the use of evergreen trees at the wall perimeter(s) and berming in areas with adequate space. Shrubs shall be 80 percent evergreen and 20 percent deciduous, primarily medium to tall in height. Evergreen tree selection and

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placement shall be sensitive to icing issues around loading areas during winter months. All trash and loading areas shall be screened such that there is 90 percent screening of walls and truck docks within 3 years.

Landscaping submittals and installation

The developer shall submit landscaping and irrigation plans for the project for a site improvement permit. Landscape design shall be in conformance with the standards noted above for review and approval by the administrator prior to issuance of a building permit for the project.

The landscaping and irrigation of the entire development perimeter, I-80 frontage, Sparks Boulevard, and East Lincoln Way shall be installed per the approved plans prior to issuance of the certificate of occupancy for the first building constructed, per the approval of the Administrator. Plans for such landscaping shall reflect the requirements of the standards noted above. Building sites not immediately constructed shall be revegetated with grasses, ground covers, and/or wildflowers and temporary irrigation shall be provided and maintained, including dust control, until construction begins on those sites.

Parking lot landscaping and irrigation shall be installed per the approved plans, including providing planter islands as noted above. Parking lot landscaping shall be installed within a site zone, per the approval of the Administrator, prior to the issuance of a certificate of occupancy for the first building within such zone.

The landscaping for each building pad shall be reviewed during the building permit review process, approved by the administrator prior to the issuance of a building permit for that site, and installed per the approved plans prior to the issuance of the certificate of occupancy for that building.

Proposed Plant Materials that may be included in the Project

Shade Trees

Acer Rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch
Carpinus betulus ‘Fastigiata’	Columnar Hornbeam
Fraxinus Americana ‘Autumn Purple’	Autumn Purple Ash
Gleditsia triacanthos ‘iermis’	Honeylocust
Platanus x acerifolia ‘Yarwood’	Yarwood London Planetree
Quercus Rubra	Red Oak

Ornamental Trees

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Amelanchier spp
Cercis occidentalis
Celtis reticulata
Cornus florida
Fraxinus oxycarpa 'Raywood'
Koelreuteria paniculata
Malus spp.

Serviceberry
Western Redbud
Netleaf Hackberry
Flowering Dogwood
Raywood Ash
Goldenrain Tree
Crabapple

Evergreen Trees

Pinus aristata
Pinus flexilis 'Vanderwolf'
Pinus monophylla
Pinus sylvestris

Bristlecone Pine
Vanderwolf Pine
Singleleaf Pinon Pine
Scotch Pine

Shrubs

Berberis thunbergii
Berberis mentorensis
Buddleia davidii
Buxus microphylla var. koreana "Wintergreen"
Calamagrostis sp.
Cotoneaster acutifolius
Cotoneaster divaricatus
Cornus stolonifera
Itea virginica 'Little Henry'
Juniperus chinensis "Armstrong"
Juniperus chinensis 'Sea Green'
Juniperus horizontalis 'Hughes'
Juniperus Sabina 'Broadmoor'
Lonicera Japonica "halliana"
Mahonia aquifolium
Miscanthus sinensis
Photinia serrulata
Pinus Mugo
Potentilla verna "nana"
Rosa rugosa
Rosa 'Knockout'
Spiraea bumalda 'Anthony Waterer'
Syringa petula 'Miss Kim'

Japanese Barberry
Mentor Barberry
Butterfly Bush, Orange-eye
Wintergreen Boxwood
Feather Reed Grass
Peking Cotoneaster
Spreading Cotoneaster
Redtwig Dogwood
Little Henry Sweetspire
Armstrong Globe Juniper
Sea Green Juniper
Hughes Juniper
Broadmoor Juniper
Halls' Honeysuckle
Oregon grapeholly
Maiden Grass
Chinese Photinia
Mugo Pine
Dwarf Potentilla
Rose
Knockout Shrub Rose
Anthony Waterer Spiraea
Miss Kim Lilac

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Taxus cuspidate ‘Capitata’	Dense Yew
Taxus x media ‘Hicksii’	Hick Columnar Yew
Viburnum spp.	Viburnum
Yucca filamentosa	Adamsneedle Yucca

Ground Covers/Grasses/Perennials

Achillea tomentosa	Woolly Yarrow
Artemisia schmidtiana	Silver Mound
Coreopsis spp.	Coreopsis
Cotoneaster “Lowfast”	Cotoneaster
Echinacea purpurea	Purple Coneflower
Festuca ovina “Glaucua”	Blue Fescue
Gaillardia x grandiflora	Blanket Flower
Hemerocallis spp.	Daylillies
Heuchera spp.	Coral Bells
Juniperus horizontalis	Bar Harbor Juniper
Lavanula sp.	Lavendar
Lonicera japonica	Honeysuckle
Mahonia repens	Creeping Mahonia
Miscanthus sinensis purpurascens	Purple Maiden Grass
Parthenocissus quinquefolia	Virginia Creeper
Pennisetum alopecuroides ‘Hamelin’	Dwarf Fountain Grass
Rudbeckia fulgida speciosa ‘Glodstrum’	Goldsturm Black-Eye Susan
Santolina chamaecyparissus	Lavender Cotton
Schizachyrium scoparium	Little Bluestem
Sedum x “Autumn Joy”	Autumn Joy Sedum
Thmus vulgaris	Common Thyme
Vinca minor	Periwinkle

VIII. Signs

Definitions

Additional signs / graphics: Any sign or graphic display not otherwise defined by these requirements. Additional signs / graphics may include, but are not limited to, non-commercial graphic displays, regulatory signs, and directional signs.

Area: Sign area is defined as the actual area of the sign copy or graphic, not including supporting structures or background elements. Where animated video reader boards are permitted as part of a sign, the entire area of the animated video reader board shall be counted as sign area.

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Awning Sign: A framed fabric assembly mounted over storefront windows to provide shade, which may be adorned with sign graphics related to the tenant occupying the store, or other graphics.

Building Sign: Any sign attached to a building.

Blade Sign: Relatively small, two-sided sign projecting outward from a building façade, usually at a 90-degree angle to the façade.



Photo 21 - Example of Blade Sign

Center-Identification Monument Sign: Independently mounted signs that solely identify the Legends at Sparks Marina Development at specific locations identified on the site plan, Exhibits A-4, A-4.1 and A-4.2.



Photo 22 – Example of Center-Identification Monument Sign

Double-stacked Letters: Two rows of text comprising a single sign, wherein the second row is an integral part of the Tenant name identified by the sign.

Façade Sign: Sign mounted directly to a building façade, parallel to the plane of the building façade.

Free-standing Sign: Independently mounted signs that exceed 6 feet in height above the grade, that identify the Legends at Sparks Marina Development and significant tenants in combination.

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Marquee Sign: An assembly supporting sign graphics or lettering that projects from a building façade and provides sign visibility from angles other than 90-degrees to the building façade.

Monument Sign: Independently mounted signs associated with specific retail tenants that do not exceed 6 feet in height above the grade.

Non-tenant-identification graphic panel: A panel which conveys general graphic artwork or information related to the development as a whole, not related to any single specific tenant. (See “Photo 23.”)

Primary Sign: The sign which identifies the name of the store or tenant at the primary storefront entry to the store.

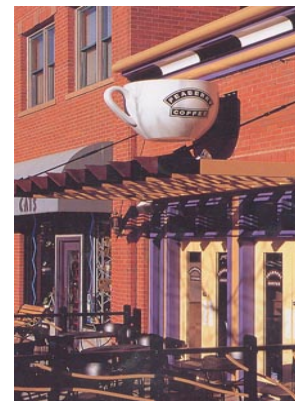
Projecting Sign: Signs incorporating a three-dimensional form, which can be sculptural or representational in nature, and generally of a larger size than blade-signs.

Photo 22 - Example of Projecting Sign

Over-door Transom Sign: A sign located immediately over a storefront entry door, and applied using adhesive decal lettering directly to the inside surface of a glazed transom panel.

Rooftop Sign: A sign or graphic mounted on a framework anchored to and located above a building roof.

Storefront safety glazing decals: Decals applied to the interior of storefront safety glazing, conveying additional information about the store not conveyed by the primary Tenant sign (such as store operating hours).



Tag Line: An additional line of text in a sign, wherein the additional line provides further clarification or explanation of the primary Tenant or store name, though legally a part of the store operator identification.

Wall Sign: A sign mounted directly to a wall. Wall signs include façade signs, projecting signs, and marquee signs. Blade signs are considered, for the purposes of these standards, to be a separate category of sign.

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Regulation

Sign designs shall be submitted 1) for design approval under these requirements; 2) for permit per ordinance. Multiple signs may be covered under one design approval submittal and under one permit providing full details of all signs covered are submitted for review and approval.

The Master Developer shall regulate the design of signs under the requirements of these standards prior to regulatory review by the City. All Signage is to be submitted as a complete package for review and approval. Incomplete submittals will not be approved. The tenant shall provide a copy of the Master Developer's written approval to the City of Sparks as part of the regulatory review package. All signs, except signs within the pedestrian plaza of the main retail center (as designated in Exhibit A-10), are subject to the design approval of the Master Developer or its Architect, and of the City of Sparks. Signs within the pedestrian plaza of the main retail center (as designated in Exhibit A-10) are only subject to the design approval of the Master Developer or its Architect.

All signs must be shown to scale on the approved storefront elevation. Submittal requirements for regulatory review of sign design by the Master Developer and the City shall include the following by sign type:

1. Wall Signs (Façade sign, projecting, or marquee sign): Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation and section through sign indicating sign makeup, method of illumination, dimensions, materials and colors.
2. Over-door transom sign: Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating sign dimensions, materials and colors.
3. Storefront safety glazing decals: Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating dimensions, materials and colors.
4. Blade sign: Provide a storefront elevation and section of each proposed sign indicating mounting location and height. Provide a detailed shop drawing section and elevation indicating sign makeup, method of illumination, dimensions, materials and colors for sign and decorative bracket.
5. Additional signs / graphics inside stores within four feet of the storefront: Provide a storefront elevation, plan, and or section indicating any additional proposed signage as well as detailed shop drawings indicating sign makeup, dimensions, materials and colors. All such additional signage shall be reviewed on an individual basis.
6. Rooftop Signs: Provide an elevation of each sign proposed as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support.

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Include structural calculations if support is not included as part of the building design to which the sign is affixed.

7. Monument Signs: Provide an elevation of each side and each end of each sign proposed, as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support. Include structural calculations of means of structural support.
8. Free-Standing Signs: Provide an elevation of each side and each end of each sign proposed, as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support. Include structural calculations of means of structural support.

All additional signage shall be submitted to the Master Developer or the Master Developer's Coordinating Architect for approval. Any minor deviations to this criteria will be reviewed on an individual basis and subject to the approval of the Master Developer and the Administrator.

Sign Classification

Signs shall be classified according to the tenant types with which they are associated:

1. Small Shop Retail Tenant: Leaseable area 0 - 14,999 square feet
2. Sub-Major Retail Tenant: Leaseable area 15,000 – 119,999 square feet
3. Major Retail Tenant: Leaseable area 120,000 square feet and above
4. Out-Parcel (Single) Tenant: Stand-alone structures 15,000 square feet and below comprised of a single tenant.
5. Casino / Hotel
6. Movie Theater
7. Baseball Stadium

General Sign Requirements

All signs shall be made up of individual illuminated letters or nationally branded shapes; conventional box (cabinet) signs will not be approved. Box signs with raised, or individual letters, or nationally branded shapes will be considered on an individual basis. All sign returns shall either match face color of sign or blend with adjacent building color. All metal letters shall be fabricated using fully-welded construction, with all welds ground smooth so as not to be visible. Visible fasteners will not be permitted. Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign. Threaded rods or anchor bolts shall be used to mount sign letters standing off of the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted.

Minimum height of all signage shall not be less than 80 percent of the maximum allowable letter height without prior written approval. Signs shall be readable against the designed background of the architectural façade of the building, and shall not require a secondary backer panel to make the lettering or graphics read.

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Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. Logo signs will be reviewed on an individual basis.

Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view. Labels installed on sign returns are not permitted.

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, or anywhere inside the store within four feet of the storefront, without prior written approval of the Master Developer.

At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts or inside stores within four feet of the storefront. Decals or other signs indicating products lines or credit card acceptability shall not be permitted on the storefront glazing or anywhere inside the store within four feet of the storefront, other than stores operating hours.

No exposed lamps or tubing will be permitted. Neon tubing or other exposed light sources will be reviewed on an individual basis. No exposed raceways, crossovers or conduits will be permitted. All cabinets, conductors, transformers and other equipment shall be concealed from public areas. All electric signs and installation methods must meet Underwriter's Laboratories (UL) test criteria and contain a UL label. Tenants are required to provide a concealed access panel from within the Tenant's leasable area, if applicable, to service and install exterior building signage

Either direct or indirect lighting of signs is required and shall be at hours as required by Master Developer. The use of time clocks for sign and show window lighting is required, and should be adjusted and coordinated with the shopping center's normal business hours.

Signs not Permitted

The following types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Boxed pillow or cabinet type (except as otherwise noted herein).
- Formed plastic or injection molded plastic signs.
- Temporary tenant banners or pennants.

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- Secondary signs (window sign or sign plate indicating name of shop or good sold) in addition to primary signs, except as otherwise permitted herein.
- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront, or inside the store within four feet of the storefront, without prior written approval.
- Noise making, except as otherwise permitted herein.
- Additional signs of any kind inside stores within four feet of storefront windows.
- Awning signs, with the exception of awning signs provided in lieu of an over-door transom sign with the explicit approval of the Master Developer.

Special Sign Provisions

No illuminated sign may face toward the existing adjacent residential area at the northwest corner of the development when located within 300 feet of the development's west property line; except that signs located in the main retail center may face a direction ranging from directly west to 45 degrees north of west only. Nor may such sign face directly north toward existing adjacent residential area at the northeast corner of the development; unless located at least 300' from the nearest off-site residential structure.

Signs which produce odor, sound, smoke, flame or other emissions shall be allowable if approved by the Master Developer and the City. Proper safety precautions shall be taken for any such signs and shall be approved by the City of Sparks.

The Developer may locate one building, tower or beacon feature signs communicating the development name at a maximum height of 150', within the development courtyard, that will be seen from a distance on adjacent local roadways. Such features may include up to six components identifying select tenants of the development.

Beacons may be an allowable light source provided they are not directed at adjoining properties or roadways. No more than (4) individual sources shall be allowed in the development, with a maximum candlepower of 300 million each. Such light sources may move but may not flash or blink. Such light sources must be approved by the FAA if applicable.

Development graphic banners may be incorporated into the design of roadway light standards within the Development along Sparks Boulevard and East Lincoln Way, but not located within the public right-of-way. The size of such banners shall be limited to 20 square feet.

Roof signs shall be allowable within the area of the main retail center.

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Non-tenant-identification graphic panels or window graphics shall be allowable within the area of the main retail center. Such panels shall be limited to a maximum of thirty percent (30%) of the area of the building façade on which they are located.



“Photo 23” - Example of non-tenant-identification graphic panels and roof sign (utilized at The Legends at Village West Development)

Sign Standards by Tenant Type

Sign provisions shall be applied based on the following building parameters for each tenant type:

1. Small Shop Tenant Signs

Wall Signs: Wall signs may consist of either façade signs, projecting signs, or marquee signs. Wall signs are required for each Tenant and shall be installed within sign areas indicated on the building drawings. The maximum average height for letters shall be 30 inches. A maximum of one wall sign per storefront with a maximum of two per tenant shall be permitted. One additional wall sign may be considered for “endcap” tenants subject to approved of the Master Developer. Façade signs shall not extend more than 8 inches beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse- channel, halo-lit illuminated individual letters mounted to the building face. One additional 8-inch over-door transom sign is allowed per storefront. Direct illuminated signs and double-stacked lettering shall be considered for approval by the Master Developer, but shall be reviewed on an individual basis. Double stacked letters shall be a maximum 24” high individual letters and shall comfortably fit within the designated sign area of the storefront as determined by the Landlord or the Landlord’s Representative. Tag lines shall be allowed on an individual basis only and are subject to Landlord approval. Any allowable tag lines shall be individual illuminated letters (no box signs) and shall not exceed 10” in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.

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Marquee Signs: One marquee sign shall be permitted per storefront (with a maximum of two allowed signs) in lieu of a façade sign. Maximum size shall be 15 square feet. Letters shall be a maximum of 16 inches in height. Sign shall be individually illuminated letters, pin mounted to projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

Projecting Signs: Projecting signs may be sized to complement the architectural elements on which they are placed and will be determined at the sole discretion of the Master Developer.

Blade Signs: One blade sign is required at each storefront. The maximum allowable size for a blade sign shall be seven square feet. Decorative brackets and sign design are to reflect the qualities of the tenant and the shopping center in a greater entirety.

2. Sub-Major Tenant Signs

Wall Signs: Wall signs may consist of either façade signs, projecting signs, or marquee signs. Wall signs are required for each Tenant and shall be installed within sign areas indicated on the building drawing. The maximum height for letters in the body of the sign shall not exceed 48 inches. The sign areas shall not exceed ten percent (10%) of the area of the storefront. A maximum of one sign per storefront with a maximum of three per tenant shall be permitted. Façade signs shall not extend more than 8 inches beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse-channel, halo-lit illuminated individual letters mounted to the building face. One additional 8-inch over-door transom sign is allowed per storefront. Direct illuminated signs and tag lines shall be considered for approval by the Master Developer, but shall be reviewed on an individual basis. Any allowable tag lines shall be individually-illuminated letters (no box signs) and shall not exceed 16" in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.

Marquee Signs: One marquee sign shall be permitted per storefront (with a maximum of two allowed signs) in lieu of a façade sign. Maximum size shall be 15 square feet. Letters shall be a maximum of 20 inches in height. Sign shall be individually illuminated letters, pin mounted to projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

Projecting Signs: Projecting signs may be sized to complement the architectural elements on which they are placed and will be determined at the sole discretion of the Master Developer.

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Blade Signs: One blade sign is required at each storefront. The maximum allowable size for a blade sign shall be seven square feet. Decorative brackets and sign design are to reflect the qualities of the tenant and the shopping center in a greater entirety.

3. Major Tenant Signs

Wall signs: Wall signs are required and shall be installed within sign areas indicated on the building drawings. Tenant sign area shall be on the building faces and as part of the building design. The sign areas shall not exceed ten percent (10%) of the building elevation. A maximum of one primary sign shall be permitted per storefront, with a maximum of four total signs permitted. In addition to the primary signs, tenants shall be permitted to include up to three additional secondary signs, on primary elevation only, describing product sold within the store. Total area of all signs together is not to exceed ten percent (10%) of the building elevation. Façade signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse- channel, halo-lit illuminated individual letters mounted to the building face. One additional 8” over door transom sign is allowed per storefront. Direct illuminated signs will be considered for approval, but will be reviewed on an individual basis.

4. Out Parcel Tenant

Wall Signs: Wall signs are required and shall be installed within sign areas indicated on the building drawings. The maximum height for letters in the body of the sign shall not exceed on average 36 inches in height. The sign areas shall not exceed ten percent (10%) of the area of the storefront. A maximum of four (4) wall signs and one monument sign are allowed. Refer to “Monument Signage” for monument sign information. Signage shall be illuminated individual letters mounted on the building’s opaque background or as approved by the Master Developer. The use of a colored or frosted Plexiglas face is required for channel-letter signs.

5. Out Parcel Tenant (with drive-thru)

Drive-thru users are allowed directional signs and menu board signs. The directional signs shall be a maximum of 2 square feet each. The menu board signs shall be a maximum of 65 square feet total. Multiple signs are allowed but shall not exceed the 65 square feet total. Both the directional and menu board signs shall have a stone or brick base to match the building materials.

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6. Casino / Hotel Signs

Casino / Hotel building signs located within the shopping center plaza, and free-standing and monument signs located anywhere in the development, shall be subject to the requirements of the Planned Development Handbook. Casino / Hotel signs located outside of the shopping center plaza shall be subject to the criteria as outlined in the Planned Development Handbook.

7. Movie Theater Signs

Movie theater building signs located within the shopping center plaza, and free-standing and monument signs located anywhere in the development, shall be subject to the requirements of the Planned Development Handbook. Theater signs located outside of the shopping center plaza shall be subject to the criteria as outlined in the Planned Development Handbook.

Theater sign standards are as follows:

- (1) “IMAX” wall sign, 9’-0” high letters x 45’-6” (approx.) long letter grouping, internally illuminated shoebox-type letters.
- (1) “IMAX” wall signs, 3’-0” high letters x 17’-0” long letter grouping, internally illuminated shoebox-type letters.
- (2) “LEGENDS” vertical tower signs, 2’-0” wide x 27’-0” long letter grouping, internally illuminated individual shoebox-type letters.
- (2) “THEATRE” canopy signs, 3’-3” high x 17’-6” long letter grouping, internally illuminated individual script letters.
- (4) LCD Reader Board marquee monitors, 4’-0” high x 8’-0” long.
- “LEGENDS” billboard sign, 2’-6” high x 16’-0” long letter grouping, internally illuminated individual script letters.
- (10) Wall mounted internally illuminated Poster Cases, 3’-3” wide x 4’-11” tall.
- (5) Studio signs, 12’-0” wide x 10’-6” mounted on the structural steel billboard.
- (2) “LUXURY +” canopy signs, 2’-8 1/2” average height letters, “L” to be approx. 5’-4” high and “+” to be approx. 3’-11”. Sign to be 31’-1” long letter grouping, Open face channel script letters with 8” returns and scintillating lights with dimmer.

8. Baseball Stadium Signs

Baseball Stadium building signs located within the baseball stadium and facing toward the interior of the stadium, and free-standing and monument signs located anywhere in

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the development, shall be subject to the requirements of the Planned Development Handbook. Baseball Stadium signs located at the perimeter of the baseball stadium and facing away from the interior of the stadium shall be subject to the City of Sparks Municipal Code as pertains to signs for Tourist Commercial (TC) zoning.

9. Electronic Message Signs: Text, photos or copy only permitted, video and animation are not permitted. All messages will remain visible for a minimum of 15 seconds with changes taking no more than 3 seconds to accomplish.

Free standing and monument signs

For all monument and free-standing signs (identified as to approximate location on Exhibit A-4), the following criteria shall apply:

Monument signs shall not be closer than 40' to another monument sign.

Monument signs associated with a specific retail tenant shall be limited to 6 feet in height and a maximum area of 150 square feet.

Center-identification monument signs shall be of a customized design integrated with the surrounding landscape elements, and shall be subject to individual review and approval by the Administrator.

A maximum of eight free-standing signs shall be permitted. Free-standing signs shall not exceed 65' in height and 500 square feet in sign area, except that up to two free-standing signs located along the I-80 frontage shall be permitted up to 90 feet in height and 1,000 square feet in sign area. Free standing signs shall not be closer than 60 feet to another free standing sign. One free-standing sign 90 feet in height shall be permitted to include an animated video reader board fitting within the sign area limit for that sign. The same sign may also provide up to three lower panels, within the sign area limit, promoting activities in the development. Any sign containing a video board must be set a minimum of 1,000 feet away from the lake shore along the I-80 frontage. Video boards must be dimmed at night to a maximum 30,000 lumens measured 3 feet in front of the board.

One additional 25' freestanding tenant directional sign will be allowed as indicated on Exhibit A-4. This directional sign is to identify tenants in Buildings B, I and Pads 1, 2 and 3.

One additional video board monument sign will be allowed to identify the Chamber of Commerce at a location indicated on Exhibit A-4.

The minimum constant display for this sign shall be eight (8) seconds with a maximum time allowed for messages to change is one (1) second. The use of animation, fade, dissolve, travel,

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flashing, message sequencing, scrolling, or blinking characters is prohibited. The maximum luminance shall be 6,300 nits (candelas per square meter) from dawn to dusk and 300 nits between dusk to dawn as measured from the sign's face at maximum brightness. The sign shall include photo-sensors to provide automatic intensity adjustment based on ambient lighting conditions. Size of sign shall be a maximum of 12.5' in height and not to exceed 80 square feet.

All free standing and monument signs shall be set back from property lines a minimum of 5 feet, from interstate highway right-of-way a minimum of 2 feet, and from public street right-of-way a minimum of 5 feet. Signs may not overhang the property line into the right-of-way. Safe sight lines shall be maintained in accordance with AASHTO standards.

Free-standing or monument signs may incorporate product displays in a dedicated display area, such as a vehicle of any type, which may be displayed on a supporting platform designed for the purpose, where located within 50 feet of an interstate highway frontage. The product display shall not be included in the overall sign area.

On all free standing or monument signs, twenty five percent (25%) of the display surface must be opaque on all internally lit channel-letter signs within this development. Translucent areas shall be limited to individual lettering, logos, or similar graphics.

No illuminated free-standing sign may face toward the existing adjacent residential area at the northwest corner of the development when located within 300 feet of the development's west property line; except that signs located in the main retail center may face a direction ranging from directly west to 45 degrees north of west only.

Additional Signs

Service doors to Tenant spaces throughout the project shall be standard 4 inch, identification only (name and address number, or additional as required by local jurisdiction) and shall be installed by the Landlord. The Tenant shall not apply any signs or other wording to service doors.

Directional signs smaller than 5 square feet shall be allowable, and shall not count against the total sign count per façade or the total sign area.

Miscellaneous Provisions

Roundabouts may include an illuminated sculpture or a feature item celebrating the nature of the development or its conceptual theme. Such elements shall not be located in public right-of-way area.

Entry drives may include a sculptural feature with illumination. Each entry may incorporate an illuminated entry monument sign featuring the name of the development with a maximum height of 12'-0". Such elements shall not be located in public right-of-way area.

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Exterior artwork such as sculptures, statues, or fountains shall not be counted as signs.

Existing billboards currently located on the development property shall be removed prior to the issuance of the first certificate-of-occupancy for the project.

IX. Lighting and Sound Systems

Lighting for the development shall conform to the City of Sparks Design Standards Manual, including requirements for cut-off fixtures and prohibition of illumination on adjacent property.

Parking Lot and Pedestrian Area Lighting (DSM 3.B.8)

Parking lot lighting shall be provided by high quality, full cut-off fixtures. Fixtures shall be placed to prevent any light trespass onto adjoining properties and to prevent direct glare on adjacent properties or streets. The height of the lighting poles may vary depending on location (for instance, shorter poles near adjacent residential). Pedestrian areas of the project shall have lower scale, more detailed fixtures as a visual cue for pedestrians. Pedestrian areas adjacent to the waterfront shall utilize the same fixture currently in use around the Sparks Marina to continue that theme at the pedestrian connection to other parts of the Marina Area. The color of the Marina Area themed lighting may vary from the existing color to provide a transition into The Legends at Sparks Marina. Photometric diagrams shall be submitted with the lighting plans for site improvement permit review. Refer to the concept Site Lighting Plan Exhibits C-5.7 and C-5.8.

Public Street Lighting

Light fixtures along the public street shall match the existing fixture type of the Marina District, although a different color or finish may be used to transition the style through The Legends at Sparks Marina development. The parking lot lighting shall be high quality decorative lighting and poles appropriate to the use and consistent with the architectural design of the project.

Parking Lot Lighting

Due to the proposed scale of the development and height of the buildings, a slightly taller light pole configuration is appropriate. If approved by developer, parking lot lighting poles can be a maximum of 40' high, provided the prohibition of illumination on adjacent property is maintained. Poles must be placed away from residential areas to avoid light trespass, and cut-off fixtures are required, per the Design Standards Manual. Poles must be sized appropriately, considering the location on the site and the height of adjacent structures. Poles in parking areas may incorporate a 3' high concrete base for protection. The style of the poles and fixtures shall be decorative and complement the architecture of the buildings.

The developer shall submit a lighting plan for review and approval by the Administrator prior to the issuance of a building permit. The developer shall comply with the lighting standards and requirements of the Sparks Municipal Code, and City of Sparks Design Standards Manual as

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noted above. To reduce the impact of glare and minimize the effect of parking lighting, lighting fixtures with external hoods and internal glare reduction louvers will be used.

Baseball Stadium Lighting

Lighting for the baseball stadium will be designed per the required standards of the baseball league, and shall incorporate high quality cut-off type fixtures that minimize glare and light trespass on adjacent properties or right-of-ways.

Baseball Stadium Sound System

To minimize community noise impact on residential areas near the ballpark, a distributed loudspeaker type of sound system will be provided. The configuration will place a large number of small loudspeakers behind the seating, directing sound towards the seats and center of the playing field, rather than towards the property lines where adjacent uses may be impacted. The distributed loudspeaker system will lower the acoustical power required from each speaker, due to closer positioning to the listener; substantially decreasing sound levels at nearby properties. In addition, the speakers will purposely be aimed away from adjacent properties, further mitigating the noise impacts to the approval of the administrator prior to the issuance of the certificate of occupancy for the stadium. Concerts and other events not using the stadium sound system that occur Sunday night through Thursday night shall end at 11:00 P.M. or earlier, unless specifically approved by the City of Sparks. Friday and Saturday evening events not using the stadium sound system shall conclude at 12:00 A.M., unless specifically approved by the City of Sparks.

Lighting and Sound Systems for other Uses not included in the Approved Plan

Other potential uses not included in the current approved plan and submitted separately for Special Use Permit shall explicitly define regulations governing lighting and sound systems, particularly with regard to development of water/light/sound features in the area of the Sparks Marina Lake adjacent to the lake shore frontage of the development. Such light systems shall not result in spill-over glare onto adjoining properties outside of the development, except for spill-over onto City-owned property (i.e. the lake surface and public path system) adjacent to the development. Such sound systems shall conform to the same design criteria defined above for the baseball stadium sound system.

X. Buffering/Walls

Buffering

The development shall follow the City of Sparks Design Standards Manual for buffering. A separation wall shall be utilized adjacent to residential areas.

All buildings and parking areas on the site shall be screened from adjacent residential property in the northwest corner of the site by berms, landscaping, and a buffer wall. Buffer wall shall be constructed of masonry **block or precast concrete panels** and be a minimum of six feet in height and a maximum of eight feet, Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet

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on center) and shall be a minimum of 6 feet in height at time of planting. The residential side of the buffer wall shall be comprised of a minimum 10-foot wide planting bed. Typical buffer wall details are shown in attached Exhibit A-9.1 and ~~A-9.2~~.

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Chapter 2 Development Standards

I. Project General Standards

General project standards shall conform to the City of Sparks Design Standards Manual, the City of Sparks Master Plan, including the Transit Oriented Development Corridor Area Plan, and Sparks Municipal Code for TC zoning, except as designated herein.

II. Specific Standards—Sparks Marina Destination Development

Permitted Uses

Uses permitted in this project include all uses permitted in the TC zoning district, including comparison goods, shopping facilities, offices and clinics, retail and wholesale stores and personal service shops conducted wholly within a building, entertainment facilities, accessory uses, automobile service stations, restaurants, bars and health clubs, hotels and motels having one hundred-fifty rooms or less, and drive-through businesses (in accordance with Sparks Municipal Code).

The following additional uses will also be permitted:

- Luxury motor coach dealer
- Motorcycle showroom and sales
- Recreational boat sales

Luxury Motor Coach Dealer Luxury Motor Coach sales will be a permitted use, with the following stipulations:

Only one Luxury Motor Coach Dealer may be built in the entire Legends at Sparks Marina development and shall be generally located in the northwest portion of the proposed development.

Definition: Retailer whose primary purpose is to sell new and pre-owned recreational vehicles, parts, accessories, and service to support the sales of recreational vehicles. Prominently displayed products will be drivable, high-end motor coaches similar but not limited to product manufactured by Fleetwood, Gulf Stream, Jaco, Coachman, and Winnebago. The outdoor product display areas shall be attractive, pedestrian friendly landscaped areas to promote the intended high quality development. The architectural design shall provide a high quality building similar to the main shopping center to complement the outside display areas similar to the attached building elevations (see Exhibits A-5.21 through A-5.24).

Motor coaches on the site shall be screened from adjacent residential property in the northwest corner of the site by landscaping and a buffer wall conforming with the Planned

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Development landscaping standards. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center), and shall be a minimum of 6 feet in height at time of planting. See Exhibits A-9.1 and A9.2.

An outdoor feature display area or areas for motor coaches may be included which incorporates features such as landscaping, covered areas, and other pedestrian friendly amenities. The feature display areas may not exceed 10% of the total luxury motor coach dealer site area or contain more than 10 vehicles. Additional paved vehicle display areas may be visible from adjacent right-of-ways, provided that the street frontage landscape noted in the landscape standards below are maintained.

Any additional vehicle storage areas shall be screened from adjacent properties and right-of-ways by landscaping. Any vehicle storage areas adjacent to existing residential area northwest of the site shall be screened as noted above.

All service of vehicles shall occur within the service area of the building, except for minor incidental service as may be required. Outdoor storage of vehicles that are in states of visible disassembly or disrepair is prohibited.

Motorcycle Showroom and Sales Motorcycle sales will be a permitted use in the development, with the following stipulations:

A special use permit shall be required for a development on this site including a motorcycle showroom and sales.

Outdoor displays of new merchandise and a limited amount of pre-owned vehicles (50% or less of displayed vehicles) shall be restricted to a designated area or areas not exceeding 10% the total motorcycle showroom site area. Antique motorcycles may also be displayed outdoors.

The building(s) on the site and any outdoor display or storage areas shall be screened from adjacent residential property (if applicable) in the northwest corner of the site by landscaping and a buffer wall. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall at a (minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting.

Recreational Boat Sales and Display Recreational boat sales and display will be a permitted use in the development, with the following stipulations:

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A special use permit shall be required for a development on this site including a boat showroom and sales. The use will be allowable without a Special Use Permit as an ancillary use to an outdoor recreation retailer (less than 20% of gross sales).

Outdoor feature display area or areas will be permitted for a total of up to 30 boats in areas specifically designated for display (maximum of 4) which may be visible from any adjacent right-of-way, provided that the street frontage landscape noted in the landscape standards below are maintained. Display areas shall be attractive, integrating landscaping, decorative paving, and similar amenities. New merchandise and a limited amount of pre-owned boats (50% or less of displayed boats) will be permitted to be displayed outdoors. For an ancillary use, a total of 12 boats in 2 locations will be allowable.

All boats and trailers on the site shall be screened from adjacent residential (if applicable) in the northwest corner of the site by landscaping and a buffer wall. Buffer wall shall be constructed of masonry and be a minimum of six feet in height and a maximum of eight feet. Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting.

Uses Requiring a Special Use Permit

The following uses from the City of Sparks TC Zoning classification may be constructed with a Special Use Permit:

Multi-family residential dwellings, outdoor sales and service operations (except as noted above for Luxury Motor Coach Dealers and Boat Sales and Display), hotels and motels with more than one hundred-fifty rooms, non-restricted gaming operations, child care facilities requiring more than one care giver, private sports and recreation facilities, and drive-through businesses (as required by Sparks Municipal Code).

Any structures proposed to be built within 300' of an adjacent existing residential structure shall be subject to review and approval of operating hours and/or buffering and noise mitigation measures to the approval of the Administrator.

Lot and Setback Requirements

There shall be no minimum site area.

There shall be no minimum lot width.

There shall be no front, side, or rear setback requirement, except as follows: A minimum separation of 75' shall be maintained between any structure located within the development and any residential dwelling located on adjacent properties. Building setbacks along the interstate right-of-way shall be 40' minimum.

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There is no building height restriction.

A site plan with dimensions is attached as Exhibit C1.1 and C1.2.

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Other Restrictions for All Allowable Uses

Parking Lot Sales: There shall be no parking lot sales including temporary sales or auto sales unless issued a temporary use permit by the City of Sparks.

Site Maintenance: Noise generating maintenance such as parking lot sweeping or snow removal shall be limited from 7:00 am to 10:00 pm, seven days a week. An exception will be made for areas included in zones A, B & C.

Delivery Hours: Deliveries shall be limited from 7:00 am to 10:00 pm, seven days a week. No delivery truck idling shall be permitted on site outside of these hours.

Storage Containers: There shall be no temporary storage containers used anywhere on the development site unless in conjunction with an approved special event.

Special events, outdoor sales and display, or any other events covered under the provisions of the Sparks Municipal Code, are subject to any requirements contained therein. Extensions or waivers to the number of duration of events are subject to review and approval of the Administrator.

III. Street and Pedestrian System

Streets and vehicular access

Street improvements, site access, and traffic control shall be determined jointly by the master developer and City of Sparks based on the traffic study (See Appendix 4). Proposed street improvements and site access are shown in Exhibits C1.1, C1.2, and C7.1-C7.3. In general, vehicular circulation within the development shall follow the City of Sparks Design Standards Manual.

The developer shall submit improvement plans with roadway cross-sections that comply with the city's pavement standards to the approval of the Engineering Manager for Community Development. The installed pavement sections shall comply with the approved improvement plans. The plans shall also include all necessary improvements to provide irrigation to landscape medians and islands within the right-of-way to the approval of the Engineering Manager for Community Development, the Parks & Recreation Director and the Administrator.

The developer shall comply with the requirements of the Nevada Department of Transportation to the approval of the Administrator and Public Works Director.

The developer shall complete improvements to the intersection of Sparks Boulevard and East Lincoln Way prior to the issuance of the first certificate of occupancy for the project; to the approval of the Public Works Director, that provide the following features:

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- A) A minimum of one exclusive left turn lane (minimum of 150 feet of storage length) and one shared through/right turn lane on the east approach.
- B) Dual left turn lanes (minimum storage length of 360 feet) and one through lane and one free flow right turn lane on the west approach. The free flow right turn lane should extend to the east site driveway.
- C) The free flow right turn lane should extend to the east site driveway.
- D) One left turn lane, three through lanes, and one free flow right turn lane on the north approach.
- E) The free flow right turn lane should extend to the north to the site driveway.
- F) Triple left turn lanes (minimum storage length of 680 feet), two through lanes and one exclusive right turn lane on the south approach.

The developer shall complete improvements to the south access intersection with Sparks Boulevard, prior to issuance of the first certificate of occupancy, to the approval of the Public Works Director, that limits traffic to right-in/right-out movements only and provides an exclusive right turn lane at the north approach with a minimum of 150 feet of deceleration length.

The developer shall complete improvements to the north access intersection with Sparks Boulevard, prior to issuance of the first certificate of occupancy, to the approval of the Public Works Director, that limits traffic to right-in/right-out movements only and provides an exclusive right turn lane at the north approach with a minimum of 150 feet of deceleration length.

The developer shall complete construction/modification of East Lincoln Way from the intersection with Sparks Boulevard westerly to the east access roundabout as a 6-lane roadway with a right turn lane extending to the east site driveway, per the Regional Transportation Commission's standard roadway section, to the approval of the Public Works Director, prior to the issuance of a certificate of occupancy for the project.

The developer shall complete construction of East Lincoln Way from the east access roundabout to Marina Gateway Drive as a four-lane roadway, per the Regional Transportation Commission's standard roadway section, to the approval of the public works director, prior to the issuance of the first certificate of occupancy for the project.

The developer shall widen Sparks Boulevard to six lanes from the intersection with East Lincoln Way to the intersection with Interstate 80, prior to the issuance of the first certificate of occupancy, to the approval of the Public Works Director.

The developer shall construct a 5-legged multi-lane roundabout at the intersection of East Lincoln Way and the project's main access, prior to the issuance of the first certificate of occupancy for the project, to the approval of the public works director that provides the following features:

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- A) One left turn lane and one shared left turn-through-right turn lane for the north leg of the roundabout.
- B) One shared left-turn through lane and one right turn lane for the south leg of the roundabout.
- C) An exclusive left-turn lane, one shared left/through lane, and one shared through/right-turn lane for the east leg of the roundabout.
- D) One shared left-turn/through lane, one shared through/right-turn lane, and flared right-turn lane for the northwest leg of the roundabout.
- E) One shared left-turn through lane and one right turn lane for the southwest leg of the roundabout.

The developer shall construct a two lane roundabout at the intersection of East Lincoln Way and the project's west access, prior to the issuance of the first certificate of occupancy, to the approval of the public works director that provides the following features:

- A) One shared through/left-turn lane and one shared through-right turn lane for the west leg of the roundabout.
- B) One shared through/left-turn lane and one shared through-right turn lane for the east leg of the roundabout.
- C) One shared through/left-turn and one right turn lane for the south leg of the roundabout.
- D) A single lane approach for the north leg of the roundabout.

The developer shall contribute \$500,000 to assist with funding of alternative and environmental studies to support long term improvements of the Sparks Boulevard/Interstate 80 interchange prior to the issuance of the first certificate of occupancy on the project.

The developer shall enter into a Capital Contribution Front Ending Agreement (CCFEA) with the City of Sparks and the Regional Transportation Commission for qualified improvements to the regional road network prior to commencing any related improvements, to the approval of the Public Works Director.

The developer shall comply with the requirements of the Regional Transportation Commission, including but not limited to the items discussed in the letters dated May 17, 2005 & October 4, 2005, to the approval of the Administrator and Public Works Director.

The developer shall work with the regional transportation commission to augment the transit service before and after events utilizing the stadium. The developer shall establish an acceptable plan which promotes the use of the public transit system to the approval of the administrator and the regional transportation commission.

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Prior to issuance of any certificate of occupancy for any business employing more than one hundred people, the developer shall have an employee trip reduction (ETR) program approved by the administrator upon recommendation from RTC. The ETR program should include some combination of transit use, bicycling, walking, carpooling, parking management, flexible work schedules and telecommuting and shall appoint a designated ETR coordinator on-site.

The approval of any SUP required for any project not indicated on the approved plan may require additional street improvements beyond the limits of the development to handle project-specific projections of increased traffic identified by the traffic study included with the SUP.

Transit Facility

The developer shall work with RTC to incorporate a transit facility into the design of the project. The transit facility shall be located within the project site. The transit facility shall include shelters, be located conveniently, and provide sufficient space for several buses to the approval of the Administrator and Regional Transportation Commission prior to the issuance of the certificate of occupancy for the first building constructed.

Parking Lot Design (DSM 3.B.1)

All circulation between different parking areas shall be within the property. Dead-end aisles are prohibited.

A clear hierarchy of circulation will be evident. Major entry drives shall be four or more lanes, have landscaped medians, and have no parking. Major circulating drives shall have no parking and limited direct access from major parking fields. Pedestrian circulation through the parking areas shall be marked by landscaping, separate walking surfaces, and pedestrian scale lighting, directional signage, etc.

A very limited amount of parking (within the 10% allowable) may be located in rear service areas of buildings not part of the main retail center. Parking areas and drives shall be separated from buildings by sidewalks and landscape strips of widths no less than required by the Design Standards (DSM 3.B.1.e). Shopping cart corrals shall be provided adjacent to retailers using shopping carts. The developer and/or tenants must demonstrate an effective shopping cart retrieval program to the satisfaction of the administrator prior to issuance of certificate of occupancy. For businesses that use shopping carts, shopping cart storage shall be located within an enclosed portion of the building, screening it from view from the outside and designed as part of the building architecture.

Refer to Exhibit A-4, Development Site Plan, and Exhibit C1.1 and C1.2—Site Dimension Plans for parking lot layout.

Project Entry Design (DSM 3.B.2 and 4)

The spacing of the two major entries has been maximized given the site configuration and the need to provide proper separation from the signalized intersection at Sparks Boulevard. The

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entries shall be coordinated with median breaks in the improved East Lincoln Way roadway and with access to sites across East Lincoln Way. The entry drives shall be sufficiently long to prevent traffic back-ups onto East Lincoln Way. Refer to Exhibit A-4, Development Site Plan, and Exhibit C1.1 and C1.2—Site Dimension Plans for entry drive layout.

Pedestrian Circulation



Photo 1--Existing Pedestrian Path

There shall be an attractive continuation of the existing walking trail around the lake (see Photo 1) which will permit the general public to access all parts of the walking trail around the lake from either on or off-site and will permit and encourage the use of the walking trail to provide access to the amenities of the development including the common open space, the commercial activity, and the cultural and entertainment functions within the development.

Pedestrian connections from the Sparks Marina Lake to the businesses located along Sparks Boulevard shall be provided. The plan provides for these connections via four landscaped pedestrian circulation links between the main shopping plaza area and the businesses located on the east side of the site, with continuing access to and along the Sparks Boulevard frontage.

Pedestrian Access (DSM 3.B.5)

The development shall place a high priority on the safety, comfort, and enjoyment of pedestrians. A major portion of the development shall be committed to a pedestrian way that will include landscaping, pedestrian amenities such as benches and shade/cover, and water features including fountains and pools. Overhead overhangs, trellises, and other sun screening devices will provide cover and shade for pedestrians (photo 2).

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Photo 2—Example pedestrian area with overhang and enhanced paving

The parking lot layout provides for pedestrians to cross parking aisles or landscape islands to access pedestrian circulation paths, building entries and pedestrian plaza entries. A clear, safe pedestrian way from the transit stop to the development shall be provided. Several drop-off points within the development at key entry areas will also be provided. Refer to Exhibit A-4.

Bicycle racks shall be provided in the development to accommodate cyclists accessing the project.

All areas of the project shall be designed for access by disabled persons. Disabled parking facilities shall meet ADA and Building code standards. Circulation areas within the development and between different areas of the development shall be designed to be fully accessible.

Several connections to off-site public sidewalks will be provided, primarily at the two main entry drives off East Lincoln Way, the east main entry drive off East Lincoln Way for the northeast retail site, the pedestrian circulation path leading to the transit stop, at the two right-in, right-out drives at Sparks Boulevard, and at the public pedestrian trail around Sparks Marina. All of these pedestrian connections shall meet the standards outlined in the design guide for a 'main entry sidewalk' (DSM 3.B.5.g).

The proposed plan complements the waterfront setting by orienting dining establishments in close proximity to the water to provide views of the lake and create a low scale, high quality aesthetic adjacent to the natural environment. The largely vacant existing site will be transformed into a pleasant environment with extensive high quality landscaping and pedestrian oriented amenities (Photo 3). The integrity of the public Marina pedestrian path around the lake shall be maintained.

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Photo 3—Example landscaping and pedestrian amenities

Interconnectivity between different areas of the development shall also be provided. Other pedestrian paths tying the development to adjacent residential areas shall be provided. Refer to Exhibits A-7.1 and A-7.2 for further information.

IV. Parking Standards

All parking for the development shall conform to SMC Section 20.49, except as follows:

- Required parking spaces may be located on any parcel within the Planned Development.
- Parking spaces shall be provided at the rate as follows:
 - at the rate of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding hotels and automotive service areas),
 - the Luxury Motor Coach Dealer and automotive service businesses shall require 4.00 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area,
 - Hotels shall park at 1 space per room and 1 space per 800 square feet of restaurant or public meeting area.
- Irrevocable reciprocal parking and access easements between all parcels in the proposed development will be required.
- Parking space and drive aisle dimensions shall conform to Sparks Municipal Code, except that small diamond-shaped tree islands as noted under VII—Landscape Architecture shall be allowed to occupy a portion of standard parking stalls.
- Parking on gravel lots in order to accommodate visitor/guest/exhibitor parking for events sanctioned Legends shall be permitted. All necessary dust abatement will be implemented and any resulting dirt/mud carried to adjoining hard surface streets will immediately be abated.

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Overnight parking shall only be permitted for exhibitors participating in Legends sanctioned events. In no case shall overnight camping be permitted including in RV's.

The developer shall monitor the cumulative tenant uses and on-site parking requirements to assure overall parking for the project meets the parking requirements noted above throughout the life of the project. The developer/owner shall submit the most current cumulative parking calculations (total number of parking spaces on-site; parking spaces already dedicated to existing tenants; parking spaces dedicated to new tenant; and remaining number of undedicated parking spaces) to the Community Development Department upon request.

If additional allowable uses requiring a Special Use Permit, not indicated on the approved plans, are proposed, the Special Use Permit application shall document that the additional use adequately accommodates its calculated parking requirements in addition to those provided for the remainder of the development.

V. Architecture

Design Standards

Architectural design of the main retail center shall conform to the spirit and intent of the City of Sparks Design Standards Manual, as to architectural quality and detail, with dimensional variation throughout. The architectural design and exterior building materials shall be consistent with the architectural design as submitted herein and material sample boards submitted under separate cover (photos submitted herein). Architectural elevations shall be subject to review and approval by the planning commission, excluding interior plaza storefronts.

Architectural design of surrounding retailers and out-parcel structures shall conform to the City of Sparks Design Standards Manual. The architectural design and exterior building materials shall be consistent with the architectural design of the main retail center. Architectural elevations shall be subject to review and approval by the planning commission.

Height

Building heights shall be properly scaled for context off site as well as within the development in regard to sunlight, ventilation, and public views. Building heights shall be appropriate to the setbacks required adjacent to existing residential uses.

Exterior Walls

Building walls shall be articulated on all sides using differing wall planes, material changes, color differentiation, and architectural detail. The various buildings in the development shall have a common palette of colors and materials, but may be varied in terms of heights, quantities of materials, architectural treatments, and relationship with site elements. Exterior finish materials shall primarily be stucco, manufactured stone, architectural cast stone, glass, and brick, in varying combinations. Accents to exterior walls shall include, but shall not be limited to,

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decorative metal beams, grilles, panels, and trellises (See photos 4 through 7 and Exhibits A-6.1 through A-6.7).

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Photos 4 and 5—Example images of architectural detail

Roofs

Roof lines shall be broken to avoid continuous roof lines longer than 150 feet. A common theme of shed roofs and sloped roofs, utilizing a variety of materials as indicated in Exhibits A-6.1 through A-6.7, will be interspersed with parapet screen walls and lower sloped roof sections. Shed roofs and parapet walls shall be designed to screen mechanical equipment mounted on lower sloped roof sections, allowing mechanical equipment to be completely screened from ground level views. Parapet walls of varying heights shall return toward the interior of the building to provide the impression of substantial building depth, avoiding the appearance of two-dimensional facades. Generally, exposed roof drains and downspouts shall not be included in the development. Any exceptions to this will be integrated architecturally with the design of the building.



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Photos 6 and 7 – Example images of architectural detail and variances in roof lines

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Color

Color will be an integral part of the overall building articulation strategy for the development. Generally, lighter, more neutral colors will be the predominate color, with accent areas of bolder, more saturated colors. Trim, signage, and pedestrian oriented amenities will also tend to have more intense colors. Color families will generally be limited in any one area of the project. The colors proposed are similar to those found in commercial development in the surrounding area (see Exhibits A-5.1 thru A-5.33 and A-6.1 thru A6.7).

Frontage on Park and Public Right-of-way

Buildings shall provide architectural articulation on facades facing the public right-of-way and Sparks Marina. Restaurants along the waterfront will provide attractive, interesting architectural detail on all facades, including the lakeside frontage and outdoor dining areas (see photo 8). Other buildings along that frontage or a public right-of-way shall have architectural articulation and will provide screening for any service or loading areas or mechanical/electrical equipment on all facades facing the right-of-way or lakefront.



Photo 8—Example Outdoor Dining

Architectural Images

Architectural images developed for this project are included in Exhibits A-5.1 through A-5.33 and serve to delineate the general architectural style and typical materials intended for the development. These images are conceptual in nature and are subject to change, but are representative of the style, quality, and character intended for the development.

VI. Exterior Mechanical, Electrical Equipment, Services Areas, and Trash Enclosure Screening

Screening

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All screening of mechanical and electrical equipment, service areas, and trash enclosures shall meet the applicable local codes and City of Sparks design standards. Chapter 2, Section II details additional screening requirements associated with specific uses noted in that section.

Trash/Loading/Storage Areas

All trash areas in the project shall be enclosed with permanent, high quality architectural enclosures. Architectural enclosures shall be integrated into the architectural design of the buildings. The architectural screens shall include landscaping with varied heights, colors and species. Where gates are necessary (at smaller enclosures), the gates shall be constructed of durable materials, typically painted steel, with 80% or greater opacity. Durable pavement sections shall be provided as necessary to prevent damage from trash trucks. Refer to Photo 9. Enclosures shall comply with the following:

1. All trash enclosures shall consist of masonry walls which complement the architecture of the building(s). Enclosures are to be at least as tall as the trash dumpster(s) or compactor(s) being enclosed.
2. Trash enclosures shall be screened by landscaping such that there is 90 percent screening of walls within 3 years. Plant types shall be primarily evergreen, the same size as the overall landscape, with closer spacing. Planter areas shall have a minimum dimension of 4 feet in width on all sides of trash enclosures which do not contain access doors. Access doors shall be 90% solid and be architecturally compatible with the building and enclosure design (no chain link fencing allowed).
3. Loading docks shall be no less than 90% screened from direct view from any point off of the site at a height of 5' (eye level) by landscaping and/or architectural enclosures. They shall be screened from view onsite in the same manner to the extent practical.

There shall be no outdoor storage. All seasonal merchandise, overstocked merchandise and/or nursery stock shall be stored in an enclosed area and not on the parking lot or in front of the store areas. There shall be no outdoor storage of pallets, strapping, boxes, or other materials.

The developer shall obtain a "will serve" letter from Waste Management/Sparks Sanitation prior to the issuance of a building permit for the project.

Loading docks and service areas including trash compaction and/or dumpster(s) shall be substantially screened from view utilizing landscaping or screen walls. The loading dock screening shall be high enough to screen the trucks. The screening shall be reviewed and approved by the Administrator prior to the issuance of a building permit.

Trash Enclosure requirements

The developer shall locate and install trash enclosures to the approval of disposal services and the administrator including the appropriate size and location. The trash enclosures shall match the project's architecture and building materials to the approval of the Administrator prior to

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issuance of the certificate of occupancy for the individual buildings. The trash enclosures shall be sized to include sufficient space for rendering vats where necessary for food service/restaurants by the Public Works Director.



Photo 9—Typical Trash/Service area screen

Utility and Mechanical Equipment Screening (DSM 3.A.5)

Utility equipment will typically be located in the same trash and loading areas noted above, and therefore will be screened from view. Any equipment which needs to be located outside of the larger service areas (a transformer for a pad site restaurant, for instance), shall be screened from view using landscaping, architectural screening (walls), or both, while allowing for the necessary access required by utility companies.

All utilities within the site shall be routed underground.

All mechanical equipment located on the ground shall be screened in the same manner as noted above for utility equipment. All mechanical equipment located on the roofs of buildings shall be screened by roofs or parapets, as noted above.

The mechanical equipment shall be screened from view of the parking lot, adjacent public streets, and public areas by using an architectural element of the building consisting of same materials and be durable materials to the approval of the Administrator.

The developer shall work in conjunction with the utility companies to locate utility equipment such as electrical, gas and water junction boxes, including transformer boxes, vaults and electrical panels, in areas where the equipment is screened by either architectural elements that match the main structure's colors and materials or by adjusting the approved landscaping to

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compensate to the approval of the Administrator prior to the issuance of a certificate of occupancy and the site plan review permit for each individual building.

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VII. Landscape Architecture

General Site Landscape Requirements

1. Landscaping for items specifically not addressed in the Planned Development Handbook standards shall comply with the Resource Efficient Landscaping Standards (Chapter 20.32), the Non-Residential Development Design Standards, and Planned Development Review (Chapter 20.18) for the City of Sparks. In the case of conflicting standards, the Planned Development Handbook standards shall apply.
2. A minimum of 20 percent of the site area shall include landscaping. This area includes the right-of-way areas along East Lincoln Way, Sparks Boulevard, and I-80. Of that total, up to 10 percent of the landscape can be non-living ground covers or decorative paving outside of the main shopping plaza area. Non-living ground covers shall be a combination of 4" river rock, decomposed granite, or bark mulch (min. 4" depth). Boulders may also be incorporated into the design. Water features, including the lake, may be counted in the landscaped area per Sparks Municipal Code as 'other amenities'. All areas of landscaping, water features, decks, boardwalks, and decorative paving in the main shopping plaza area may be counted as 'landscaped area.' If the baseball stadium is not developed as part of the project, and additional retail and outdoor plaza area is developed instead, a minimum of 50% of the plaza area shall meet this standard as counting toward the overall minimum of 20% of the site to be 'landscaped area'. If the baseball stadium is developed as part of the project, 100% of the plaza, including both landscape and hardscape areas, shall be permitted to count toward the overall minimum of 20% of the site to be 'landscaped area'. Parking structures provided under an approved SUP shall provide landscape planters or "benches", integrated in the parking structure's elevated decks, that shall count toward the overall landscape coverage requirement. Refer to Exhibits A-7, A-7.1 and A-7.2 for the landscape concept plan for the development.
3. The plant material types were selected from Table 3 – Suggested Plant Materials, page 2.114 of the obsolete Marina Area Plan. Specific plant types, including additional plant materials under consideration for possible use in the project, are listed at the end of this section.
4. All irrigation shall be automatic drip/spray, with a dual program controller and wind shut-off. All plants shall be grouped into similar water zones.
5. The overall tree count shall be a minimum of 1 tree per 500 s.f. of required landscape, plus parking lot standards. The overall shrub counts in all areas shall be a minimum of 6 shrubs per each tree required. Low ground covers below shrubs shall be used to achieve 90% coverage of mulched bed area over three years. No bare dirt areas shall be allowed.

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6. The conceptual landscaping for the development shall be reviewed by zone during the site plan review process, approved by the administrator prior to the issuance of a site improvement permit for that zone, and installed per the approved plans prior to the issuance of the certificate of occupancy for any building within that zone.
7. The entire perimeter landscaping and irrigation shall be installed per the approved plans prior to issuance of the certificate of occupancy for the first building constructed.

Minor Entry Driveways at Lincoln Way and Sparks Boulevard

1. The entry drives off of Lincoln Way and Sparks Boulevard shall include sidewalks on one side, located within a minimum 10-foot width landscape area. The entry drives shall include a minimum 7-foot width paved crosswalk at the public sidewalks. Refer to Exhibits A-7.1 and A-7.2

Major Entry Areas (at round-a-bouts) of Lincoln Way

1. Pedestrian entry into the project from Lincoln Way is illustrated in Exhibit A-8.4. The 5-foot minimum width sidewalk at the street shall be widened at the corner locations adjacent to entry signs to a maximum of 25 feet. The two main entry drives off of East Lincoln Way shall include sidewalks to provide a pedestrian connection to the buildings, configured generally as shown in Exhibits A-7.1 and A-7.2. The sidewalks shall be located within a minimum 15' wide landscaped parkway. Where combined with the bikeway, the sidewalk shall be widened to meet the standards outlined in the AASHTO Handbook. The entry drives shall include a minimum 7' width decorative paving crosswalk at the public sidewalks. Decorative paving crosswalks shall be included in major pedestrian circulation areas within the parking area as well. Behind the site identity signage vertical evergreen trees form a backdrop and accentuate the corners of each round-a-bout. At each corner in front of the signage low perennials and boulder groupings are proposed. Visibility triangles at the intersections shall be maintained. Medium height (3-4 foot) shrubs on top of 24-inch tall berming in back of each sign will enhance the backdrop for the sign and help screen car parking from the intersection.



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Photo 10—Typical entry drive with landscape buffer and sidewalk.

2. The Lincoln Way medians shall consist of medium height (3-4 foot) ground covers/shrubs, with vertical upright trees (2 inch caliper) at 25 feet on center. At end islands a low ground cover (12-18 inches tall) is proposed for sight visibility within the round-a-bout. The use of ground covers, not to include turf, below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.



Photo 11—Public Street Median

3. The center medians at the round-a-bouts shall include tall vertical accent trees (3 inch caliper) at the center. At the median center, berming is proposed (3-foot tall) with medium height (3-4 foot) shrubs, and low ground-cover, including turf. Around the perimeter a 20-foot wide band of low shrubs/perennials are proposed to meet local and regional standards for sight distance within round-a-bouts. Other hardscape features such as water features or sculpture may also be included.



Photo 12 – Roundabout Landscaping

4. At the north and south driveway medians off of Lincoln Way, small accent trees (2 inch caliper) at 20 feet on center and medium height ground covers are proposed. Again, end islands will include low ground covers and perennials.

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Photo 13—Entry Median

5. The overall planting palette will be fairly simple in terms of plant varieties used and will be planted close together at corner locations and focal points to provide maximum impact. Larger trees and shrubs required shall be located at entry points and along pedestrian corridors.

Lincoln Way/Sparks Boulevard Corner Location

1. Exhibit A-8.2 illustrates the corner at the Sparks Boulevard project entry. A 20 to 25-foot wide decorative concrete paving area is proposed on the front side of the signage to match those at the round-a-bouts. Evergreen trees and medium to tall shrubs are proposed behind the signage as a backdrop.
2. Accent trees, either tall vertical or lower flowering trees are proposed on either side of the sign to frame views to the sign from motorists. Along both streets 18 to 24-inch tall berming is required. A combination of low ground covers and low to medium height shrubs are proposed to screen cars, while allowing views to the retail building facades beyond.
3. The southwest corner of Lincoln Way and Sparks Boulevard will not be covered by this additional landscaping, as indicated in Exhibit A-7.1, due to the properties not being included in the development.

Lincoln Way/Sparks Boulevard Streetscape

1. Concrete sidewalks shall be a minimum of 5 feet in width. Where combined with the bikeway, the sidewalk shall be widened to meet the standards outlined in the AASHTO Handbook. Berming shall be incorporated into the landscape area at the parking side of the sidewalk. Berming shall vary between 18 and 24 inches in height.

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Photo 14—Streetscape Berm and Plantings

2. Ground covers and shrubs shall be a combination of deciduous and evergreen types, with a mature height of 12 to 18 inches. A minimum of 60 percent of the shrubs shall be planted at a #5 size and 40 percent at a #1 size. Plant types to be repeated throughout the landscape, and will be used in large massing for simplicity. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
3. Non-living ground covers shall be a combination of river rock, decomposed granite, or bark mulch. Boulders may also be incorporated into the berming. Non-living ground covers shall be a minimum depth of 4 inches.



Photo 15—Low shrubs and rock ground cover

4. Trees shall be planted at a rate of 1 tree per 40 lineal feet of street frontage, grouped with secondary trees to provide visibility into the center. The predominant tree at the street edge will be Red Oak, 3-inch caliper size. Secondary trees shall be a mix of small and medium deciduous 3-inch caliper size trees grouped with the street tree placements, and planted at an overall rate of 1 tree per 60 lineal feet of street frontage, with clusters of

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trees permitted to allow for visibility of the retail tenants in the development and to enhance parking lot security.

5. Lawn area will be allowed between the sidewalk and parking lot, with a minimum lawn width of 10 feet. Grading shall accommodate swales at bottom of slope to avoid run-off onto sidewalk areas.



Photo 16—Typical Berm and Lawn Area

6. Adjacent to the service areas along Sparks Boulevard, evergreen trees shall be planted at an overall rate of 1 tree per 25 lineal feet of site perimeter, with grouping permitted to allow visibility into the center while providing effective screening of the service areas. The trees shall be a mix of 50 percent 6-foot tall and 50 percent 8-foot tall. If grading allows berming shall be added, with all slopes 3:1 or flatter covered with mulch. Medium (3-4 foot) to tall (4-6 foot) shrubs shall be used in all areas adjacent to service and loading as an understory to the evergreen trees.
7. The existing trees within the Sparks Boulevard right-of-way shall be retained where possible, except where re-grading and new lane additions require removal.
8. The Sparks Boulevard entries will be similar in design to the corner location illustrated in Exhibit A8-2. A 5-foot wide sidewalk shall extend into the center along the north side of the driveway.
9. A 35' wide landscaped corridor shall be provided along the entire length of the Sparks Boulevard frontage, except where the existing gas station, located on a parcel outside of this development, is located. The landscape width at each side of Lincoln Way is generally 22'; the width is narrower at the existing fitness center and gas station, where a right turn lane is required at eastbound East Lincoln Way at Sparks Boulevard. See Exhibits A-7.1, A-7.2, A-8.2 and A-8.4.

I-80/South Property Perimeter

1. The landscaping along the I-80 freeway corridor at the south property line shall be a minimum of 10 feet wide.

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2. Trees shall be a combination of deciduous and evergreen (30-70% mix), planted at the outside edge of the 10-foot landscape strip at an average of 1 tree per 25 lineal feet, per the Design Standards Manual. The trees shall be grouped in clusters, primarily at the highway entrance ramp frontage. The intent is to allow visibility to the main shopping center from the freeway. Evergreens shall be a minimum 8-foot tall along this property line, grouped together in clusters. Primary deciduous trees shall be Red Oaks.
3. Shrubs shall be a combination of low growing ground covers at the curb edge and tall (4-6 feet tall) shrubs at the fence line.
4. Shrubs and tree types shall be consistent with the existing tree plantings in the NDOT right-of-way.
5. As grading allows, as much berming as possible shall be added to the perimeter planters. (In some areas the planters may be a cut or fill slope to match existing grade.) The maximum berm height will be approximately 30 inches at 3:1 slope. See Exhibits A-7.2 and A-8.6.

Parking Lot Landscaping

1. A mix of deciduous (80%) and evergreen (20%) trees shall be provided in the parking lot.
2. Tree types shall be organized into the following types:
 - a) Ornamental upright trees at drive aisles with pedestrian pathways.
 - b) Shade trees in freestanding planters among the car stalls.
 - c) Evergreen trees in larger planters, with berming to visually reduce the size of the parking lot.
3. Parking lot islands among the parking stalls shall be a minimum size of 70 s.f., and shall be planted in diamond shaped islands with 9' sides and 9' across the smaller internal dimension. A minimum of 8 feet clear landscaping width shall be provided for free-standing planters at the ends of parking rows. All islands shall include a 6-inch curb within parking areas. Diamond shaped islands shall be placed at a rate of 1 island for every eight spaces in the center areas of parking rows. Ends of rows may include up to 8 spaces between end-cap islands and the first diamond islands. Each island shall include one tree, as well as additional plantings. Refer to Exhibit A-8.3.
4. Deciduous trees shall be 50 percent 1.5 inch caliper and 50 percent 2 inch caliper size. Evergreens shall be 50 percent 6-foot height and 50 percent 8-foot height. Accent trees shall be clustered around driveway entries and paved areas. Trees shall be planted at an overall rate of 1 tree per each 7 parking spaces (parking spaces for employees and customers only—no inventory storage spaces to be included). The remaining trees shall be in planters at the end of rows and at perimeter areas surrounding the parking lot.

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5. Within the parking lot, shrubs shall be a maximum of 30 inches tall for visibility. Plants along drive aisles and pedestrian pathways may be taller.
6. Larger planters shall include berming of 6 to 12 inches tall for interest and drainage.
7. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
8. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth. Lawn areas may be allowed in larger planter areas with a minimum width of 10 feet. All lawn shall include a mow strip at the perimeter and a swale at the low end adjacent to paving for water infiltration.



Photo 17—Perimeter landscaping at parking area



Photo 18 – Perimeter landscaping at parking area

Freestanding Building Pads and Perimeter of Main Retail Center

1. Along building frontages landscaping shall consist of small to medium ornamental trees, a minimum of 3-inch caliper. Trees shall be deciduous, either multi-branching or upright types for interest. Evergreens with a minimum of 6-foot height may also be used.
2. Shrubs shall be a mix of evergreen and deciduous, with 70 percent #5 size and 30 percent #1 size. Shrubs shall be selected for visual interest, with use of ornamental grasses and perennials.
3. Berming up to 12 inches tall and boulders of a minimum dimension of 30 inches shall be used to make plantings more visible and blend with the building's rock veneer.

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4. The use of low ground covers below shrubs shall be utilized to achieve 90% coverage over the mulched ground surfaces within 3 years.
5. The minimum planter dimension shall be 5 feet in width.
6. Freestanding planters shall be added along building walls and as a spatial definition around specialty use areas such as restaurants.
7. Site amenities shall include bicycle racks, benches, trellis covers, trash receptacles and ash urns, all grouped together in an organized fashion.
8. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth. Lawn areas may be allowed in larger planter areas with a minimum width of 10 feet. All lawn to include a mow strip at the perimeter and a swale at the low end adjacent to paving for water infiltration.
9. A minimum of 50 percent of each building frontage must include landscaping as defined in this section. If this standard cannot be met, the minimum is 30% for any given building frontage with a cumulative minimum total of 60%.

Main Shopping Plaza

1. The landscaping at the main shopping plaza is illustrated in Exhibits A-8.1, A-8.3 and A-8.5. These areas are the highlight of the development and will feature extensive landscaping, pedestrian amenities, and integrated water features.



Photos 19 and 20—Example shopping plaza landscaping and pedestrian amenities

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2. The central theme to the plaza is a series of fountains, with a sight-line terminus at the west end to the lake. Between fountains are landscaped planters at the center of the plaza. Plantings within these planter islands shall be a combination of deciduous and evergreen ground covers, vines, shrubs, and trees. Shrub sizes shall be a combination of #1 and #5 plants, depending on species. The intent is for complete ground coverage within 3 to 5 years. Trees shall be a minimum 3-inch caliper size, with larger trees used in focal areas. Section A-A shown on Exhibit A-8.1 illustrates the intent of the plantings and water features. The planters will accept some stormwater flows and will require overflow piping to the storm drains.
3. Planters at buildings will be added along building frontages without storefront type windows, such as restaurants and services areas (see Exhibit A-8.5). Berming of 2-3 feet will be included for visual interest. There may be areas of lawn within the plaza, with appropriate berming and swales for drainage.
4. Specialty paving will be used throughout the plaza, including, but not limited to, masonry pavers, colored concrete, textured/stamped/colored concrete and stone. A 6-inch concrete curb will be placed around all planter areas for drainage, planter protection, and pedestrian circulation. Colors will be earth tones with color accents for architectural compatibility.
5. Site amenities proposed include bike racks, benches, tables, trash receptacles, ash urns, and freestanding planters. Freestanding planters will include perennials and annuals that are changed seasonally. Boulders inset into concrete/planters will offer additional seating, and some planter designs will offer other forms of integrated seating. Overhead trellises, tent structures, and other sun-screening architectural treatments will be detailed for pedestrian shade.
6. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth.

Trash Enclosures and Loading Areas

1. Trash enclosures shall be screened with a combination of evergreen and deciduous plant material, including trees, shrubs, and vines. Planters shall be a minimum width of 5-feet wide.
2. Non-living ground covers shall be a combination of river rock, decomposed granite, bark mulch, and boulders. Non-living ground covers shall be a minimum of 4 inches in depth.
3. Loading areas shall be screened with the use of evergreen trees at the wall perimeter(s) and berming in areas with adequate space. Shrubs shall be 80 percent evergreen and 20 percent deciduous, primarily medium to tall in height. Evergreen tree selection and

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placement shall be sensitive to icing issues around loading areas during winter months. All trash and loading areas shall be screened such that there is 90 percent screening of walls and truck docks within 3 years.

Landscaping submittals and installation

The developer shall submit landscaping and irrigation plans for the project for a site improvement permit. Landscape design shall be in conformance with the standards noted above for review and approval by the administrator prior to issuance of a building permit for the project.

The landscaping and irrigation of the entire development perimeter, I-80 frontage, Sparks Boulevard, and East Lincoln Way shall be installed per the approved plans prior to issuance of the certificate of occupancy for the first building constructed, per the approval of the Administrator. Plans for such landscaping shall reflect the requirements of the standards noted above. Building sites not immediately constructed shall be revegetated with grasses, ground covers, and/or wildflowers and temporary irrigation shall be provided and maintained, including dust control, until construction begins on those sites.

Parking lot landscaping and irrigation shall be installed per the approved plans, including providing planter islands as noted above. Parking lot landscaping shall be installed within a site zone, per the approval of the Administrator, prior to the issuance of a certificate of occupancy for the first building within such zone.

The landscaping for each building pad shall be reviewed during the building permit review process, approved by the administrator prior to the issuance of a building permit for that site, and installed per the approved plans prior to the issuance of the certificate of occupancy for that building.

Proposed Plant Materials that may be included in the Project

Shade Trees

Acer Rubrum	Red Maple
Acer saccharum	Sugar Maple
Betula nigra	River Birch
Carpinus betulus ‘Fastigiata’	Columnar Hornbeam
Fraxinus Americana ‘Autumn Purple’	Autumn Purple Ash
Gleditsia triacanthos ‘iermis’	Honeylocust
Platanus x acerifolia ‘Yarwood’	Yarwood London Planetree
Quercus Rubra	Red Oak

Ornamental Trees

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Amelanchier spp
Cercis occidentalis
Celtis reticulata
Cornus florida
Fraxinus oxycarpa 'Raywood'
Koelreuteria paniculata
Malus spp.

Serviceberry
Western Redbud
Netleaf Hackberry
Flowering Dogwood
Raywood Ash
Goldenrain Tree
Crabapple

Evergreen Trees

Pinus aristata
Pinus flexilis 'Vanderwolf'
Pinus monophylla
Pinus sylvestris

Bristlecone Pine
Vanderwolf Pine
Singleleaf Pinon Pine
Scotch Pine

Shrubs

Berberis thunbergii
Berberis mentorensis
Buddleia davidii
Buxus microphylla var. koreana "Wintergreen"
Calamagrostis sp.
Cotoneaster acutifolius
Cotoneaster divaricatus
Cornus stolonifera
Itea virginica 'Little Henry'
Juniperus chinensis "Armstrong"
Juniperus chinensis 'Sea Green'
Juniperus horizontalis 'Hughes'
Juniperus Sabina 'Broadmoor'
Lonicera Japonica "halliana"
Mahonia aquifolium
Miscanthus sinensis
Photinia serrulata
Pinus Mugo
Potentilla verna "nana"
Rosa rugosa
Rosa 'Knockout'
Spiraea bumalda 'Anthony Waterer'
Syringa petula 'Miss Kim'

Japanese Barberry
Mentor Barberry
Butterfly Bush, Orange-eye
Wintergreen Boxwood
Feather Reed Grass
Peking Cotoneaster
Spreading Cotoneaster
Redtwig Dogwood
Little Henry Sweetspire
Armstrong Globe Juniper
Sea Green Juniper
Hughes Juniper
Broadmoor Juniper
Halls' Honeysuckle
Oregon grapeholly
Maiden Grass
Chinese Photinia
Mugo Pine
Dwarf Potentilla
Rose
Knockout Shrub Rose
Anthony Waterer Spiraea
Miss Kim Lilac

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Taxus cuspidate ‘Capitata’	Dense Yew
Taxus x media ‘Hicksii’	Hick Columnar Yew
Viburnum spp.	Viburnum
Yucca filamentosa	Adamsneedle Yucca

Ground Covers/Grasses/Perennials

Achillea tomentosa	Woolly Yarrow
Artemisia schmidtiana	Silver Mound
Coreopsis spp.	Coreopsis
Cotoneaster “Lowfast”	Cotoneaster
Echinacea purpurea	Purple Coneflower
Festuca ovina “Glaucua”	Blue Fescue
Gaillardia x grandiflora	Blanket Flower
Hemerocallis spp.	Daylillies
Heuchera spp.	Coral Bells
Juniperus horizontalis	Bar Harbor Juniper
Lavanula sp.	Lavendar
Lonicera japonica	Honeysuckle
Mahonia repens	Creeping Mahonia
Miscanthus sinensis purpurascens	Purple Maiden Grass
Parthenocissus quinquefolia	Virginia Creeper
Pennisetum alopecuroides ‘Hamelin’	Dwarf Fountain Grass
Rudbeckia fulgida speciosa ‘Glodstrum’	Goldsturm Black-Eye Susan
Santolina chamaecyparissus	Lavender Cotton
Schizachyrium scoparium	Little Bluestem
Sedum x “Autumn Joy”	Autumn Joy Sedum
Thmus vulgaris	Common Thyme
Vinca minor	Periwinkle

VIII. Signs

Definitions

Additional signs / graphics: Any sign or graphic display not otherwise defined by these requirements. Additional signs / graphics may include, but are not limited to, non-commercial graphic displays, regulatory signs, and directional signs.

Area: Sign area is defined as the actual area of the sign copy or graphic, not including supporting structures or background elements. Where animated video reader boards are permitted as part of a sign, the entire area of the animated video reader board shall be counted as sign area.

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Awning Sign: A framed fabric assembly mounted over storefront windows to provide shade, which may be adorned with sign graphics related to the tenant occupying the store, or other graphics.

Building Sign: Any sign attached to a building.

Blade Sign: Relatively small, two-sided sign projecting outward from a building façade, usually at a 90-degree angle to the façade.



Photo 21 - Example of Blade Sign

Center-Identification Monument Sign: Independently mounted signs that solely identify the Legends at Sparks Marina Development at specific locations identified on the site plan, Exhibits A-4, A-4.1 and A-4.2.



Photo 22 – Example of Center-Identification Monument Sign

Double-stacked Letters: Two rows of text comprising a single sign, wherein the second row is an integral part of the Tenant name identified by the sign.

Façade Sign: Sign mounted directly to a building façade, parallel to the plane of the building façade.

Free-standing Sign: Independently mounted signs that exceed 6 feet in height above the grade, that identify the Legends at Sparks Marina Development and significant tenants in combination.

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Marquee Sign: An assembly supporting sign graphics or lettering that projects from a building façade and provides sign visibility from angles other than 90-degrees to the building façade.

Monument Sign: Independently mounted signs associated with specific retail tenants that do not exceed 6 feet in height above the grade.

Non-tenant-identification graphic panel: A panel which conveys general graphic artwork or information related to the development as a whole, not related to any single specific tenant. (See “Photo 23.”)

Primary Sign: The sign which identifies the name of the store or tenant at the primary storefront entry to the store.

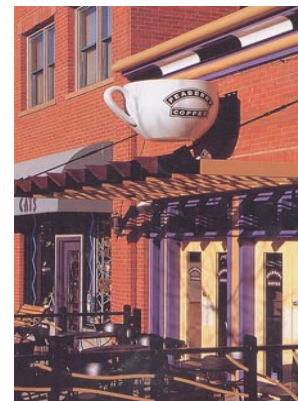
Projecting Sign: Signs incorporating a three-dimensional form, which can be sculptural or representational in nature, and generally of a larger size than blade-signs.

Photo 22 - Example of Projecting Sign

Over-door Transom Sign: A sign located immediately over a storefront entry door, and applied using adhesive decal lettering directly to the inside surface of a glazed transom panel.

Rooftop Sign: A sign or graphic mounted on a framework anchored to and located above a building roof.

Storefront safety glazing decals: Decals applied to the interior of storefront safety glazing, conveying additional information about the store not conveyed by the primary Tenant sign (such as store operating hours).



Tag Line: An additional line of text in a sign, wherein the additional line provides further clarification or explanation of the primary Tenant or store name, though legally a part of the store operator identification.

Wall Sign: A sign mounted directly to a wall. Wall signs include façade signs, projecting signs, and marquee signs. Blade signs are considered, for the purposes of these standards, to be a separate category of sign.

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Regulation

Sign designs shall be submitted 1) for design approval under these requirements; 2) for permit per ordinance. Multiple signs may be covered under one design approval submittal and under one permit providing full details of all signs covered are submitted for review and approval.

The Master Developer shall regulate the design of signs under the requirements of these standards prior to regulatory review by the City. All Signage is to be submitted as a complete package for review and approval. Incomplete submittals will not be approved. The tenant shall provide a copy of the Master Developer's written approval to the City of Sparks as part of the regulatory review package. All signs, except signs within the pedestrian plaza of the main retail center (as designated in Exhibit A-10), are subject to the design approval of the Master Developer or its Architect, and of the City of Sparks. Signs within the pedestrian plaza of the main retail center (as designated in Exhibit A-10) are only subject to the design approval of the Master Developer or its Architect.

All signs must be shown to scale on the approved storefront elevation. Submittal requirements for regulatory review of sign design by the Master Developer and the City shall include the following by sign type:

1. Wall Signs (Façade sign, projecting, or marquee sign): Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation and section through sign indicating sign makeup, method of illumination, dimensions, materials and colors.
2. Over-door transom sign: Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating sign dimensions, materials and colors.
3. Storefront safety glazing decals: Provide a storefront elevation of each sign proposed as well as detailed shop drawing elevation indicating dimensions, materials and colors.
4. Blade sign: Provide a storefront elevation and section of each proposed sign indicating mounting location and height. Provide a detailed shop drawing section and elevation indicating sign makeup, method of illumination, dimensions, materials and colors for sign and decorative bracket.
5. Additional signs / graphics inside stores within four feet of the storefront: Provide a storefront elevation, plan, and or section indicating any additional proposed signage as well as detailed shop drawings indicating sign makeup, dimensions, materials and colors. All such additional signage shall be reviewed on an individual basis.
6. Rooftop Signs: Provide an elevation of each sign proposed as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support.

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Include structural calculations if support is not included as part of the building design to which the sign is affixed.

7. Monument Signs: Provide an elevation of each side and each end of each sign proposed, as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support. Include structural calculations of means of structural support.
8. Free-Standing Signs: Provide an elevation of each side and each end of each sign proposed, as well as detailed shop drawing elevations and sections indicating sign makeup, method of illumination, dimensions, materials, colors, and means of structural support. Include structural calculations of means of structural support.

All additional signage shall be submitted to the Master Developer or the Master Developer's Coordinating Architect for approval. Any minor deviations to this criteria will be reviewed on an individual basis and subject to the approval of the Master Developer and the Administrator.

Sign Classification

Signs shall be classified according to the tenant types with which they are associated:

1. Small Shop Retail Tenant: Leaseable area 0 - 14,999 square feet
2. Sub-Major Retail Tenant: Leaseable area 15,000 – 119,999 square feet
3. Major Retail Tenant: Leaseable area 120,000 square feet and above
4. Out-Parcel (Single) Tenant: Stand-alone structures 15,000 square feet and below comprised of a single tenant.
5. Casino / Hotel
6. Movie Theater
7. Baseball Stadium

General Sign Requirements

All signs shall be made up of individual illuminated letters or nationally branded shapes; conventional box (cabinet) signs will not be approved. Box signs with raised, or individual letters, or nationally branded shapes will be considered on an individual basis. All sign returns shall either match face color of sign or blend with adjacent building color. All metal letters shall be fabricated using fully-welded construction, with all welds ground smooth so as not to be visible. Visible fasteners will not be permitted. Acrycap or trimcap retainers used at the perimeter of sign letter faces shall match in color and finish the face or the sides of the sign. Threaded rods or anchor bolts shall be used to mount sign letters standing off of the building face. Angle clips attached to letter sides will not be permitted. All mounting attachments shall be sleeved and painted.

Minimum height of all signage shall not be less than 80 percent of the maximum allowable letter height without prior written approval. Signs shall be readable against the designed background of the architectural façade of the building, and shall not require a secondary backer panel to make the lettering or graphics read.

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Lettering on all store signs shall be limited to business or trade name of the premises as it appears on the lease. Logo signs will be reviewed on an individual basis.

Manufacturers' labels, underwriters' labels, clips, brackets, or any other form of extraneous advertising attachment or lighting devices shall be fully concealed from public view. Labels installed on sign returns are not permitted.

Except as provided herein, no advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive materials shall be affixed or maintained upon the glass panes and supports of the storefront windows and doors, or anywhere inside the store within four feet of the storefront, without prior written approval of the Master Developer.

At no time will hand-lettered, non-professional signs, or newspaper advertisements be displayed on the storefronts or inside stores within four feet of the storefront. Decals or other signs indicating products lines or credit card acceptability shall not be permitted on the storefront glazing or anywhere inside the store within four feet of the storefront, other than stores operating hours.

No exposed lamps or tubing will be permitted. Neon tubing or other exposed light sources will be reviewed on an individual basis. No exposed raceways, crossovers or conduits will be permitted. All cabinets, conductors, transformers and other equipment shall be concealed from public areas. All electric signs and installation methods must meet Underwriter's Laboratories (UL) test criteria and contain a UL label. Tenants are required to provide a concealed access panel from within the Tenant's leasable area, if applicable, to service and install exterior building signage

Either direct or indirect lighting of signs is required and shall be at hours as required by Master Developer. The use of time clocks for sign and show window lighting is required, and should be adjusted and coordinated with the shopping center's normal business hours.

Signs not Permitted

The following types of signs shall not be permitted:

- Signs such as die cut vinyl, gold or silver leaf, or paint.
- Boxed pillow or cabinet type (except as otherwise noted herein).
- Formed plastic or injection molded plastic signs.
- Temporary tenant banners or pennants.

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- Secondary signs (window sign or sign plate indicating name of shop or good sold) in addition to primary signs, except as otherwise permitted herein.
- Cloth, paper, cardboard and similar stickers or decals around or on surfaces on the storefront, or inside the store within four feet of the storefront, without prior written approval.
- Noise making, except as otherwise permitted herein.
- Additional signs of any kind inside stores within four feet of storefront windows.
- Awning signs, with the exception of awning signs provided in lieu of an over-door transom sign with the explicit approval of the Master Developer.

Special Sign Provisions

No illuminated sign may face toward the existing adjacent residential area at the northwest corner of the development when located within 300 feet of the development's west property line; except that signs located in the main retail center may face a direction ranging from directly west to 45 degrees north of west only. Nor may such sign face directly north toward existing adjacent residential area at the northeast corner of the development; unless located at least 300' from the nearest off-site residential structure.

Signs which produce odor, sound, smoke, flame or other emissions shall be allowable if approved by the Master Developer and the City. Proper safety precautions shall be taken for any such signs and shall be approved by the City of Sparks.

The Developer may locate one building, tower or beacon feature signs communicating the development name at a maximum height of 150', within the development courtyard, that will be seen from a distance on adjacent local roadways. Such features may include up to six components identifying select tenants of the development.

Beacons may be an allowable light source provided they are not directed at adjoining properties or roadways. No more than (4) individual sources shall be allowed in the development, with a maximum candlepower of 300 million each. Such light sources may move but may not flash or blink. Such light sources must be approved by the FAA if applicable.

Development graphic banners may be incorporated into the design of roadway light standards within the Development along Sparks Boulevard and East Lincoln Way, but not located within the public right-of-way. The size of such banners shall be limited to 20 square feet.

Roof signs shall be allowable within the area of the main retail center.

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Non-tenant-identification graphic panels or window graphics shall be allowable within the area of the main retail center. Such panels shall be limited to a maximum of thirty percent (30%) of the area of the building façade on which they are located.



“Photo 23” - Example of non-tenant-identification graphic panels and roof sign (utilized at The Legends at Village West Development)

Sign Standards by Tenant Type

Sign provisions shall be applied based on the following building parameters for each tenant type:

1. Small Shop Tenant Signs

Wall Signs: Wall signs may consist of either façade signs, projecting signs, or marquee signs. Wall signs are required for each Tenant and shall be installed within sign areas indicated on the building drawings. The maximum average height for letters shall be 30 inches. A maximum of one wall sign per storefront with a maximum of two per tenant shall be permitted. One additional wall sign may be considered for “endcap” tenants subject to approved of the Master Developer. Façade signs shall not extend more than 8 inches beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse- channel, halo-lit illuminated individual letters mounted to the building face. One additional 8-inch over-door transom sign is allowed per storefront. Direct illuminated signs and double-stacked lettering shall be considered for approval by the Master Developer, but shall be reviewed on an individual basis. Double stacked letters shall be a maximum 24” high individual letters and shall comfortably fit within the designated sign area of the storefront as determined by the Landlord or the Landlord’s Representative. Tag lines shall be allowed on an individual basis only and are subject to Landlord approval. Any allowable tag lines shall be individual illuminated letters (no box signs) and shall not exceed 10” in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.

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Marquee Signs: One marquee sign shall be permitted per storefront (with a maximum of two allowed signs) in lieu of a façade sign. Maximum size shall be 15 square feet. Letters shall be a maximum of 16 inches in height. Sign shall be individually illuminated letters, pin mounted to projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

Projecting Signs: Projecting signs may be sized to complement the architectural elements on which they are placed and will be determined at the sole discretion of the Master Developer.

Blade Signs: One blade sign is required at each storefront. The maximum allowable size for a blade sign shall be seven square feet. Decorative brackets and sign design are to reflect the qualities of the tenant and the shopping center in a greater entirety.

2. Sub-Major Tenant Signs

Wall Signs: Wall signs may consist of either façade signs, projecting signs, or marquee signs. Wall signs are required for each Tenant and shall be installed within sign areas indicated on the building drawing. The maximum height for letters in the body of the sign shall not exceed 48 inches. The sign areas shall not exceed ten percent (10%) of the area of the storefront. A maximum of one sign per storefront with a maximum of three per tenant shall be permitted. Façade signs shall not extend more than 8 inches beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse-channel, halo-lit illuminated individual letters mounted to the building face. One additional 8-inch over-door transom sign is allowed per storefront. Direct illuminated signs and tag lines shall be considered for approval by the Master Developer, but shall be reviewed on an individual basis. Any allowable tag lines shall be individually-illuminated letters (no box signs) and shall not exceed 16” in height. The width of the tag line, if approved, shall not exceed the width established for the primary signage.

Marquee Signs: One marquee sign shall be permitted per storefront (with a maximum of two allowed signs) in lieu of a façade sign. Maximum size shall be 15 square feet. Letters shall be a maximum of 20 inches in height. Sign shall be individually illuminated letters, pin mounted to projected metal marquees. All exposed conduit shall be concealed from public view and painted to match marquee structure. Exposed raceways behind letters are not permitted.

Projecting Signs: Projecting signs may be sized to complement the architectural elements on which they are placed and will be determined at the sole discretion of the Master Developer.

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Blade Signs: One blade sign is required at each storefront. The maximum allowable size for a blade sign shall be seven square feet. Decorative brackets and sign design are to reflect the qualities of the tenant and the shopping center in a greater entirety.

3. Major Tenant Signs

Wall signs: Wall signs are required and shall be installed within sign areas indicated on the building drawings. Tenant sign area shall be on the building faces and as part of the building design. The sign areas shall not exceed ten percent (10%) of the building elevation. A maximum of one primary sign shall be permitted per storefront, with a maximum of four total signs permitted. In addition to the primary signs, tenants shall be permitted to include up to three additional secondary signs, on primary elevation only, describing product sold within the store. Total area of all signs together is not to exceed ten percent (10%) of the building elevation. Façade signs shall not extend more than 8” beyond the face of the surface to which the sign is mounted. Façade signs shall be individually illuminated channel letter with colored translucent face, or reverse- channel, halo-lit illuminated individual letters mounted to the building face. One additional 8” over door transom sign is allowed per storefront. Direct illuminated signs will be considered for approval, but will be reviewed on an individual basis.

4. Out Parcel Tenant

Wall Signs: Wall signs are required and shall be installed within sign areas indicated on the building drawings. The maximum height for letters in the body of the sign shall not exceed on average 36 inches in height. The sign areas shall not exceed ten percent (10%) of the area of the storefront. A maximum of four (4) wall signs and one monument sign are allowed. Refer to “Monument Signage” for monument sign information. Signage shall be illuminated individual letters mounted on the building’s opaque background or as approved by the Master Developer. The use of a colored or frosted Plexiglas face is required for channel-letter signs.

5. Out Parcel Tenant (with drive-thru)

Drive-thru users are allowed directional signs and menu board signs. The directional signs shall be a maximum of 2 square feet each. The menu board signs shall be a maximum of 65 square feet total. Multiple signs are allowed but shall not exceed the 65 square feet total. Both the directional and menu board signs shall have a stone or brick base to match the building materials.

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6. Casino / Hotel Signs

Casino / Hotel building signs located within the shopping center plaza, and free-standing and monument signs located anywhere in the development, shall be subject to the requirements of the Planned Development Handbook. Casino / Hotel signs located outside of the shopping center plaza shall be subject to the criteria as outlined in the Planned Development Handbook.

7. Movie Theater Signs

Movie theater building signs located within the shopping center plaza, and free-standing and monument signs located anywhere in the development, shall be subject to the requirements of the Planned Development Handbook. Theater signs located outside of the shopping center plaza shall be subject to the criteria as outlined in the Planned Development Handbook.

Theater sign standards are as follows:

- (1) “IMAX” wall sign, 9’-0” high letters x 45’-6” (approx.) long letter grouping, internally illuminated shoebox-type letters.
- (1) “IMAX” wall signs, 3’-0” high letters x 17’-0” long letter grouping, internally illuminated shoebox-type letters.
- (2) “LEGENDS” vertical tower signs, 2’-0” wide x 27’-0” long letter grouping, internally illuminated individual shoebox-type letters.
- (2) “THEATRE” canopy signs, 3’-3” high x 17’-6” long letter grouping, internally illuminated individual script letters.
- (4) LCD Reader Board marquee monitors, 4’-0” high x 8’-0” long.
- “LEGENDS” billboard sign, 2’-6” high x 16’-0” long letter grouping, internally illuminated individual script letters.
- (10) Wall mounted internally illuminated Poster Cases, 3’-3” wide x 4’-11” tall.
- (5) Studio signs, 12’-0” wide x 10’-6” mounted on the structural steel billboard.
- (2) “LUXURY +” canopy signs, 2’-8 1/2” average height letters, “L” to be approx. 5’-4” high and “+” to be approx. 3’-11”. Sign to be 31’-1” long letter grouping, Open face channel script letters with 8” returns and scintillating lights with dimmer.

8. Baseball Stadium Signs

Baseball Stadium building signs located within the baseball stadium and facing toward the interior of the stadium, and free-standing and monument signs located anywhere in

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the development, shall be subject to the requirements of the Planned Development Handbook. Baseball Stadium signs located at the perimeter of the baseball stadium and facing away from the interior of the stadium shall be subject to the City of Sparks Municipal Code as pertains to signs for Tourist Commercial (TC) zoning.

9. Electronic Message Signs: Text, photos or copy only permitted, video and animation are not permitted. All messages will remain visible for a minimum of 15 seconds with changes taking no more than 3 seconds to accomplish.

Free standing and monument signs

For all monument and free-standing signs (identified as to approximate location on Exhibit A-4), the following criteria shall apply:

Monument signs shall not be closer than 40' to another monument sign.

Monument signs associated with a specific retail tenant shall be limited to 6 feet in height and a maximum area of 150 square feet.

Center-identification monument signs shall be of a customized design integrated with the surrounding landscape elements, and shall be subject to individual review and approval by the Administrator.

A maximum of eight free-standing signs shall be permitted. Free-standing signs shall not exceed 65' in height and 500 square feet in sign area, except that up to two free-standing signs located along the I-80 frontage shall be permitted up to 90 feet in height and 1,000 square feet in sign area. Free standing signs shall not be closer than 60 feet to another free standing sign. One free-standing sign 90 feet in height shall be permitted to include an animated video reader board fitting within the sign area limit for that sign. The same sign may also provide up to three lower panels, within the sign area limit, promoting activities in the development. Any sign containing a video board must be set a minimum of 1,000 feet away from the lake shore along the I-80 frontage. Video boards must be dimmed at night to a maximum 30,000 lumens measured 3 feet in front of the board.

One additional 25' freestanding tenant directional sign will be allowed as indicated on Exhibit A-4. This directional sign is to identify tenants in Buildings B, I and Pads 1, 2 and 3.

One additional video board monument sign will be allowed to identify the Chamber of Commerce at a location indicated on Exhibit A-4.

The minimum constant display for this sign shall be eight (8) seconds with a maximum time allowed for messages to change is one (1) second. The use of animation, fade, dissolve, travel,

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Revised January 7, 2014

January 29, 2020

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flashing, message sequencing, scrolling, or blinking characters is prohibited. The maximum luminance shall be 6,300 nits (candelas per square meter) from dawn to dusk and 300 nits between dusk to dawn as measured from the sign's face at maximum brightness. The sign shall include photo-sensors to provide automatic intensity adjustment based on ambient lighting conditions. Size of sign shall be a maximum of 12.5' in height and not to exceed 80 square feet.

All free standing and monument signs shall be set back from property lines a minimum of 5 feet, from interstate highway right-of-way a minimum of 2 feet, and from public street right-of-way a minimum of 5 feet. Signs may not overhang the property line into the right-of-way. Safe sight lines shall be maintained in accordance with AASHTO standards.

Free-standing or monument signs may incorporate product displays in a dedicated display area, such as a vehicle of any type, which may be displayed on a supporting platform designed for the purpose, where located within 50 feet of an interstate highway frontage. The product display shall not be included in the overall sign area.

On all free standing or monument signs, twenty five percent (25%) of the display surface must be opaque on all internally lit channel-letter signs within this development. Translucent areas shall be limited to individual lettering, logos, or similar graphics.

No illuminated free-standing sign may face toward the existing adjacent residential area at the northwest corner of the development when located within 300 feet of the development's west property line; except that signs located in the main retail center may face a direction ranging from directly west to 45 degrees north of west only.

Additional Signs

Service doors to Tenant spaces throughout the project shall be standard 4 inch, identification only (name and address number, or additional as required by local jurisdiction) and shall be installed by the Landlord. The Tenant shall not apply any signs or other wording to service doors.

Directional signs smaller than 5 square feet shall be allowable, and shall not count against the total sign count per façade or the total sign area.

Miscellaneous Provisions

Roundabouts may include an illuminated sculpture or a feature item celebrating the nature of the development or its conceptual theme. Such elements shall not be located in public right-of-way area.

Entry drives may include a sculptural feature with illumination. Each entry may incorporate an illuminated entry monument sign featuring the name of the development with a maximum height of 12'-0". Such elements shall not be located in public right-of-way area.

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Exterior artwork such as sculptures, statues, or fountains shall not be counted as signs.

Existing billboards currently located on the development property shall be removed prior to the issuance of the first certificate-of-occupancy for the project.

IX. Lighting and Sound Systems

Lighting for the development shall conform to the City of Sparks Design Standards Manual, including requirements for cut-off fixtures and prohibition of illumination on adjacent property.

Parking Lot and Pedestrian Area Lighting (DSM 3.B.8)

Parking lot lighting shall be provided by high quality, full cut-off fixtures. Fixtures shall be placed to prevent any light trespass onto adjoining properties and to prevent direct glare on adjacent properties or streets. The height of the lighting poles may vary depending on location (for instance, shorter poles near adjacent residential). Pedestrian areas of the project shall have lower scale, more detailed fixtures as a visual cue for pedestrians. Pedestrian areas adjacent to the waterfront shall utilize the same fixture currently in use around the Sparks Marina to continue that theme at the pedestrian connection to other parts of the Marina Area. The color of the Marina Area themed lighting may vary from the existing color to provide a transition into The Legends at Sparks Marina. Photometric diagrams shall be submitted with the lighting plans for site improvement permit review. Refer to the concept Site Lighting Plan Exhibits C-5.7 and C-5.8.

Public Street Lighting

Light fixtures along the public street shall match the existing fixture type of the Marina District, although a different color or finish may be used to transition the style through The Legends at Sparks Marina development. The parking lot lighting shall be high quality decorative lighting and poles appropriate to the use and consistent with the architectural design of the project.

Parking Lot Lighting

Due to the proposed scale of the development and height of the buildings, a slightly taller light pole configuration is appropriate. If approved by developer, parking lot lighting poles can be a maximum of 40' high, provided the prohibition of illumination on adjacent property is maintained. Poles must be placed away from residential areas to avoid light trespass, and cut-off fixtures are required, per the Design Standards Manual. Poles must be sized appropriately, considering the location on the site and the height of adjacent structures. Poles in parking areas may incorporate a 3' high concrete base for protection. The style of the poles and fixtures shall be decorative and complement the architecture of the buildings.

The developer shall submit a lighting plan for review and approval by the Administrator prior to the issuance of a building permit. The developer shall comply with the lighting standards and requirements of the Sparks Municipal Code, and City of Sparks Design Standards Manual as

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noted above. To reduce the impact of glare and minimize the effect of parking lighting, lighting fixtures with external hoods and internal glare reduction louvers will be used.

Baseball Stadium Lighting

Lighting for the baseball stadium will be designed per the required standards of the baseball league, and shall incorporate high quality cut-off type fixtures that minimize glare and light trespass on adjacent properties or right-of-ways.

Baseball Stadium Sound System

To minimize community noise impact on residential areas near the ballpark, a distributed loudspeaker type of sound system will be provided. The configuration will place a large number of small loudspeakers behind the seating, directing sound towards the seats and center of the playing field, rather than towards the property lines where adjacent uses may be impacted. The distributed loudspeaker system will lower the acoustical power required from each speaker, due to closer positioning to the listener; substantially decreasing sound levels at nearby properties. In addition, the speakers will purposely be aimed away from adjacent properties, further mitigating the noise impacts to the approval of the administrator prior to the issuance of the certificate of occupancy for the stadium. Concerts and other events not using the stadium sound system that occur Sunday night through Thursday night shall end at 11:00 P.M. or earlier, unless specifically approved by the City of Sparks. Friday and Saturday evening events not using the stadium sound system shall conclude at 12:00 A.M., unless specifically approved by the City of Sparks.

Lighting and Sound Systems for other Uses not included in the Approved Plan

Other potential uses not included in the current approved plan and submitted separately for Special Use Permit shall explicitly define regulations governing lighting and sound systems, particularly with regard to development of water/light/sound features in the area of the Sparks Marina Lake adjacent to the lake shore frontage of the development. Such light systems shall not result in spill-over glare onto adjoining properties outside of the development, except for spill-over onto City-owned property (i.e. the lake surface and public path system) adjacent to the development. Such sound systems shall conform to the same design criteria defined above for the baseball stadium sound system.

X. Buffering/Walls

Buffering

The development shall follow the City of Sparks Design Standards Manual for buffering. A separation wall shall be utilized adjacent to residential areas.

All buildings and parking areas on the site shall be screened from adjacent residential property in the northwest corner of the site by berms, landscaping, and a buffer wall. Buffer wall shall be constructed of masonry block or precast concrete panels and be a minimum of six feet in height and a maximum of eight feet, Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet

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on center) and shall be a minimum of 6 feet in height at time of planting. The residential side of the buffer wall shall be comprised of a minimum 10-foot wide planting bed. Typical buffer wall details are shown in attached Exhibit A-9.1.

Original

DEVELOPMENT APPLICATION

ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning



- Tentative Subdivision Map
- Variance

CASE NUMBER:	FEE:
PCN 20-0006	\$ _____
Noticing Fee	\$ _____
District Health Fee	\$ _____
TOTAL FEES	\$ _____
Rec'd by: _____	Date: _____
(For Planning Department Use Only)	

DATE: 11/7/20

PD 20-0002

PROJECT NAME: THE LEGENDS AT SPARKS MARINA

PROJECT DESCRIPTION: _____

(Mark one box to indicate responsible party and mailing address)

PROPERTY OWNER*

Name: RED SPARKS SPE, LLC
 Address: ONE E. WASHINGTON ST. #300
 City: PHOENIX State: AZ ZipCode: 85004
 Phone: 556-7733 Fax: _____
 Contact Person: BARRY SHANNAHAN
 E-mail Address: BSHANNAHAN@REDDEVELOPMENT.COM

PROJECT ADDRESS: _____

PARCEL NO. (APN): SEE ATTACHED 037-421-10

APPLICANT*

Name: SAME
 Address: _____
 City: _____ State: _____ ZipCode: _____
 Phone: _____ Fax: _____
 Contact Person: _____
 E-mail Address: _____

PROPERTY SIZE: _____
 EXISTING ZONING: _____
 PROPOSED ZONING: _____
 MASTER PLANNED LAND USE: _____
 EXISTING USE: _____

PERSON / FIRM PREPARING PLANS

Name: _____
 Address: _____
 City: _____ State: _____ ZipCode: _____
 Phone: _____ Fax: _____
 Contact Person: _____
 E-mail Address: _____

SURROUNDING USES:

North _____
 East _____
 South _____
 West _____

* If a corporation please attach a list of corporate officers.
 * If a partnership please list all general partners.
 NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.



www.onenv.us

Planning & Development Division

RECEIPT OF PAYMENT

Receipt # 247931

Date: 02/10/2020

Cashier ID: MSMITH

Application Type: Planned Development

Payee: Red Sparks SPE, LLC

Permit #	Invoice #	Description/Address	Amount
PD20-0002	239560, 240195	The Legends at Sparks Marina HB Amendment 1170 SCHEELS DR, SPARKS, NV 89434	
		Application Fee	\$5,000.00
		Noticing	\$500.00
		Total	\$5,500.00
		Total Amount	\$5,500.00

Date	Method	Reference #	Confirm No. / Invoice #	Amount Paid
2/10/20	Check	001603	239560, 240195	\$5,500.00
	<i>Red Sparks SPE, LLC</i>			
			Payment Total	\$5,500.00

BALANCE DUE
\$0.00

THANK YOU FOR YOUR BUSINESS

431 Prater Way, Sparks, Nevada 89431, (775) 353-5555
www.cityofsparks.us
PermitServices@cityofsparks.us

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF ~~NEVADA~~ ARIZONA)
MARICOPA) SS.
COUNTY OF ~~WASHOE~~)

I, RED Sparks SPE, LLC being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize RED Sparks SPE, LLC to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

RED Sparks SPE, LLC, a Delaware limited liability company

Name: _____

Title: Vice President

Signed: [Signature]

Subscribed and sworn to before me this 7 Day of January, 2020.

[Signature]
Notary Public in and for said County and State



RAMONA ZAPUSTAS
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF ~~NEVADA~~ ARIZONA)
MARICOPA) SS.
COUNTY OF ~~WASHOE~~)

I, RED Sparks SPE, LLC being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize RED Sparks SPE, LLC to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

RED Sparks SPE, LLC, a Delaware limited liability company

Name: _____

Title: Vice President

Signed: [Signature]

Subscribed and sworn to before me this 7 Day of January, 2020.

[Signature]
Notary Public in and for said County and State

My commission expires: 2.3.21



RAMONA ZAPUSTAS
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
February 3, 2021

APPLICANT AFFIDAVIT

STATE OF ~~NEVADA~~ ARIZONA)
MARICOPA) SS.
COUNTY OF ~~WASHOE~~)

I, RED Sparks SPE, LLC being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: RED Sparks SPE, LLC

Title: VICE PRESIDENT

Signed: [Signature]

Subscribed and sworn to before me this 7 Day of January, 2020.

[Signature]
Notary Public in and for said County and State

My commission expires: 2.3.21



RAMONA ZAPUSTAS
NOTARY PUBLIC, ARIZONA
MARICOPA COUNTY
My Commission Expires
February 3, 2021

IV. Parking Standards

All parking for the development shall conform to SMC Section 20.49, except as follows:

- Required parking spaces may be located on any parcel within the Planned Development.
- Parking spaces shall be provided as follows:
 - at the rate of no less than 4.25 spaces per 1000 square feet of gross floor area for all uses in the development (excluding hotels and automotive service areas baseball), except for
 - the Luxury Motor Coach Dealer and automotive service businesses shall, which will require 4.25 spaces per 1000 square feet of office/sales area and 1 space per 1000 square feet of service area,
 - Hotels shall park at 1 space per room and 1 space per 800 square feet of restaurant or public meeting area. ~~Additional parking shall be provided for the baseball stadium (if included) at a rate of 1 space per every 12.5 fixed seats.~~
- Irrevocable reciprocal parking and access easements between all parcels in the proposed development will be required.
- Parking space and drive aisle dimensions shall conform to Sparks Municipal Code, except that small diamond-shaped tree islands as noted under VII—Landscape Architecture shall be allowed to occupy a portion of standard parking stalls.
- Parking on gravel lots in order to accommodate visitor/guest/exhibitor parking for events sanctioned Legends shall be permitted. All necessary dust abatement will be implemented and any resulting dirt/mud carried to adjoining hard surface streets will immediately be abated.

Parcel Numbers pulled from 'Expected Properties Boundaries as of 3-18-18' from Odyssey Engineers			As of 12/31/19			Going Forward			Stalls required	Notes	source	
Assessor's parcel number	S/D parcel reference	known as	parking provided	Bldg SF	At Build out	use	SF	ratio/1000	Stalls required	Notes	source	
037-030-74	B-1B	roundabout and road	0	0								
037-030-77	4-A4	roundabout and road	0	0								
037-031-16	1	Future Development Tract										
037-031-15	2	RV Dealership	18	20,936		office	3,643	4.25	15.48		SF per cds	
037-031-14	3	parking lot south of RV Dealership	0	0	188	storage/ accessory	17,293	1.00	17.29		SF per cds	
037-400-02	2 (Not a part)	Target	644	144,100		retail	144,100	4.25	612.49		per site plan	
037-400-04	4	pad 13	90	10,819		retail	10,819	4.25	45.98		per cds	
037-400-15	B	EJ Maxx	32	24,937		retail	24,937	4.25	109.96		per cds	
037-400-014	A	pad 15 Fayless-Pitco	96	19,500		retail	19,500	4.25	82.88		per cds	
037-400-08	1-B	lot 14 parking field south of Fayless	102	-							per cds	
037-400-13	2 (Not a part)	Pad 8 B's	74	7,453		restaurant	7,453	4.25	31.68		per cds	
037-400-12	1	pad 9	24	4,800		retail	4,800	4.25	20.40		per cds	
037-400-11	3-B	pad 10	33	5,892		retail	5,892	4.25	25.04		per cds	
037-400-10	3-A	pad 11 Quick Quack	25	3,594		business	490	4.25	2.06		per cds	
						storage	3,104	1.00	3.10			
037-411-01	C-1	Pad 3	9	-							per aerial	
037-411-03	C-3	Olive Garden	72	7,441		restaurant	7,441	4.25	31.62		per cds	
037-411-04	1	parking across BCF - next to Olive Garden	350	-							per site plan	
037-030-91	1 (Not a part)	Olympia (Casino)			417	77,078	casino			proposed per cda sheet	per civil cds	
						gaming floor	22,672	4.25	95.36	gaming floor est based on occupant load calc in CD's		
						all other space	54,406	4.25	231.23	remaining space based on overall SF - gaming floor		
037-030-92	2 (Not a part)	Residence Inn	125	64,421		hotel	101	rooms	105	required, 1 per 800 SF of restaurant or public meeting	per civil cds	
037-030-93	3 (Not a Part)	Hampton Inn	78	66,971		hotel	102	rooms	103	required, 1 per 800 SF of restaurant or public meeting	per civil cds	
037-412-09	B1	BCF/building M	312	57,362		retail	57,362	4.25	249.79		per cds	
037-421-10	C3	Basin Shopping Center	121	392,750		retail	392,750	4.25	1,434.19		per cds	
037-421-07	4	Scheels parking lot	1,068	-							per site plan	
037-030-14	1-D (Not a part)	Scheels - not a part	0	248,068		retail	248,068	4.25	1,054.29	does not include future parking near lot 16-17	per site plan	
037-421-08	A	Galaxy Theatre	6	70,779		theatre	1,550 seats	4.25	360.79	SF from Code Sheet on building B CD's	per cds	
037-421-05	2	lot 16			183	54,768	hotel	134	rooms		per cds	
037-421-06	3	lot 17								proposed for both lots	per proposed plan	
037-422-01	A	Retail R	112	16,028		retail	16,028	4.25	68.12		per site plan	
037-422-11	1-A	Panera	0	-	65	4,339	restaurant	4,339	4.25	18.44		per proposed site plan
037-422-12	2-A	Chase	35	3,616		office	3,616	4.25	15.37		per cds	
037-422-09	C	Chick-fil-A	73	4,577		restaurant	4,577	4.25	19.45		per cds	
037-422-06	F	Pad F	32	7,222		retail	7,222	4.25	30.89		per cds	
037-422-07	G	Pad G	34	7,020		retail	7,020	4.25	29.84		per cds	
037-422-08	H	Vacant	146	-							per aerial	
037-030-81	2-B (Not a Part)	Fitness										
037-030-13	Not a Part	Gas Station										
037-030-71	2 (Not a part)	Lowe's	496	124,076		retail	124,076	4.25	527.32	117,500 sf per parking calculations on cds, exc garden center	per site plan	
037-030-57	B	Best Buy/Old Navy	326	44,826		retail	44,826	4.25	190.51		per site plan	
037-030-95	A	shopping center parking (N of Lowe's)	572	-							per site plan	
037-421-01	3-A	Poppyes	25	2,664		restaurant	2,664	4.25	11.32		per cds	
037-421-02	3-B	Fabo Bell	35	2,567		restaurant	2,567	4.25	10.99		per cds	
037-421-03	3-D (not a part)	Discount tire	30	9,652		retail	1,890	4.25	7.18		per cds	
037-421-04	3-C	Wells Fargo ATM	27	-		storage/ accessory	7,362	1.00	7.36		per cds	
Calculations based on SF (hotel/service area inc)			Stalls required BY USE									
Stalls provided			SF									
total (overall)			5,305	1,311,481	6,058	1,447,672	Stalls required if use groups are utilized			5,604	See below	
required - 4.25/1000 (DIFFERENCE)			3.97	/1000	4.18	/1000	stalls provided			6,058		
			5,574	(169)	6,153	193	difference			454		

Building SF Gross SF of each building

Building	
b	25,579 SF
c	50,468 SF
d	58,688 SF
e	68,484 SF
f	129,531 SF
g	-

main shopping center: 65F 332,750 SF

Overall SF (exc below)	1,233,753	5,244	retail 4.25/1000
Service/storage/accessory SF	27,759	28	restaurant (stand alone sit down) 4.25/1000
Hotel required		332	office 4.25/1000
Total stalls required		5,604	storage/accessory/service 1/1000
			hotel 1 per room, 1 per 800 SF of rest. Or public meeting
			theatre 4.25/1000
			casino gaming 4.25/1000
			casino everything else 4.25/1000

Planned Development Submittal
The Legends at Sparks Marina
Chapter 2

Baseball Stadium Lighting

Lighting for the baseball stadium will be designed per the required standards of the baseball league, and shall incorporate high quality cut-off type fixtures that minimize glare and light trespass on adjacent properties or right-of-ways.

Baseball Stadium Sound System

To minimize community noise impact on residential areas near the ballpark, a distributed loudspeaker type of sound system will be provided. The configuration will place a large number of small loudspeakers behind the seating, directing sound towards the seats and center of the playing field, rather than towards the property lines where adjacent uses may be impacted. The distributed loudspeaker system will lower the acoustical power required from each speaker, due to closer positioning to the listener; substantially decreasing sound levels at nearby properties. In addition, the speakers will purposely be aimed away from adjacent properties, further mitigating the noise impacts to the approval of the administrator prior to the issuance of the certificate of occupancy for the stadium. Concerts and other events not using the stadium sound system that occur Sunday night through Thursday night shall end at 11:00 P.M. or earlier, unless specifically approved by the City of Sparks. Friday and Saturday evening events not using the stadium sound system shall conclude at 12:00 A.M., unless specifically approved by the City of Sparks.

Lighting and Sound Systems for other Uses not included in the Approved Plan

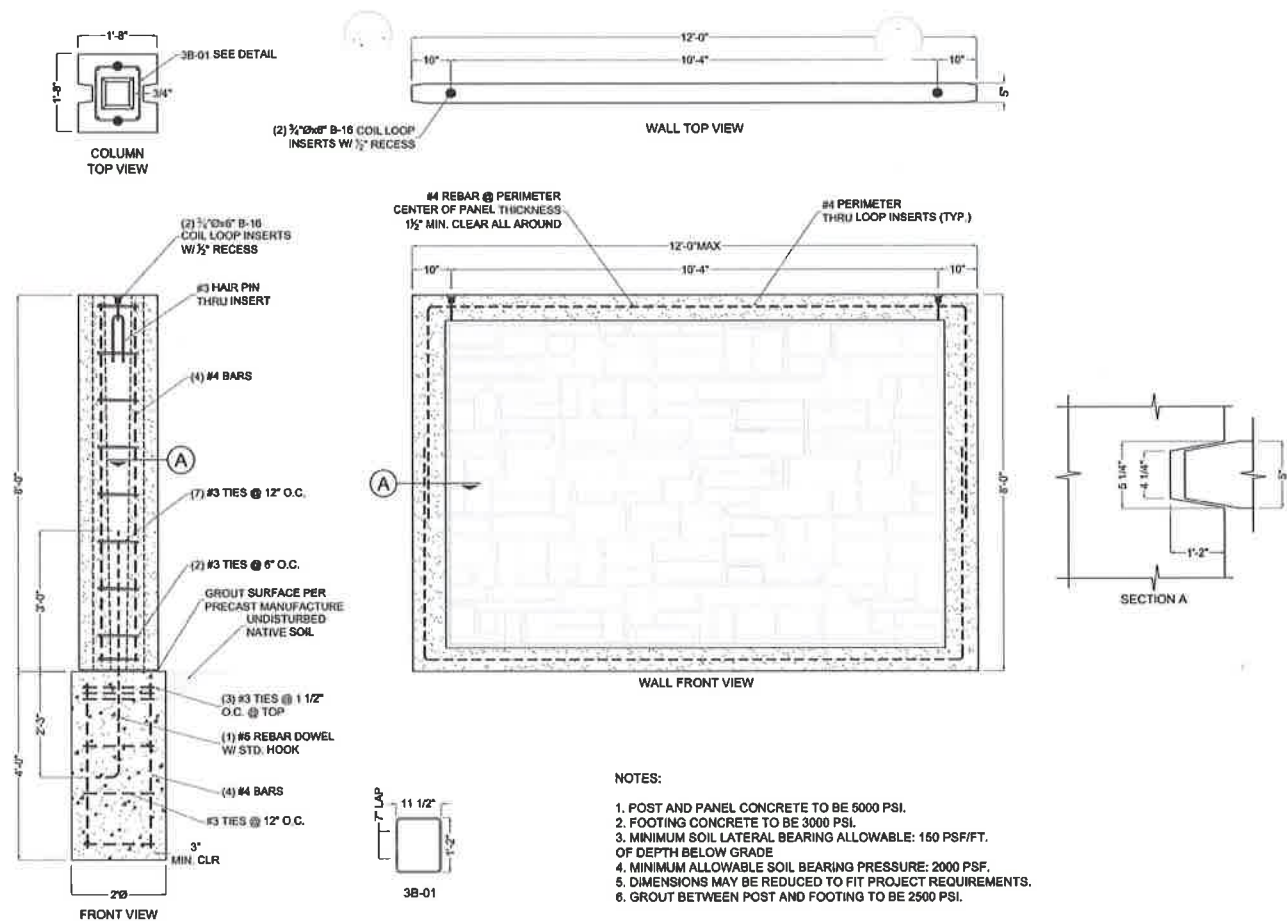
Other potential uses not included in the current approved plan and submitted separately for Special Use Permit shall explicitly define regulations governing lighting and sound systems, particularly with regard to development of water/light/sound features in the area of the Sparks Marina Lake adjacent to the lake shore frontage of the development. Such light systems shall not result in spill-over glare onto adjoining properties outside of the development, except for spill-over onto City-owned property (i.e. the lake surface and public path system) adjacent to the development. Such sound systems shall conform to the same design criteria defined above for the baseball stadium sound system.

X. Buffering/Walls

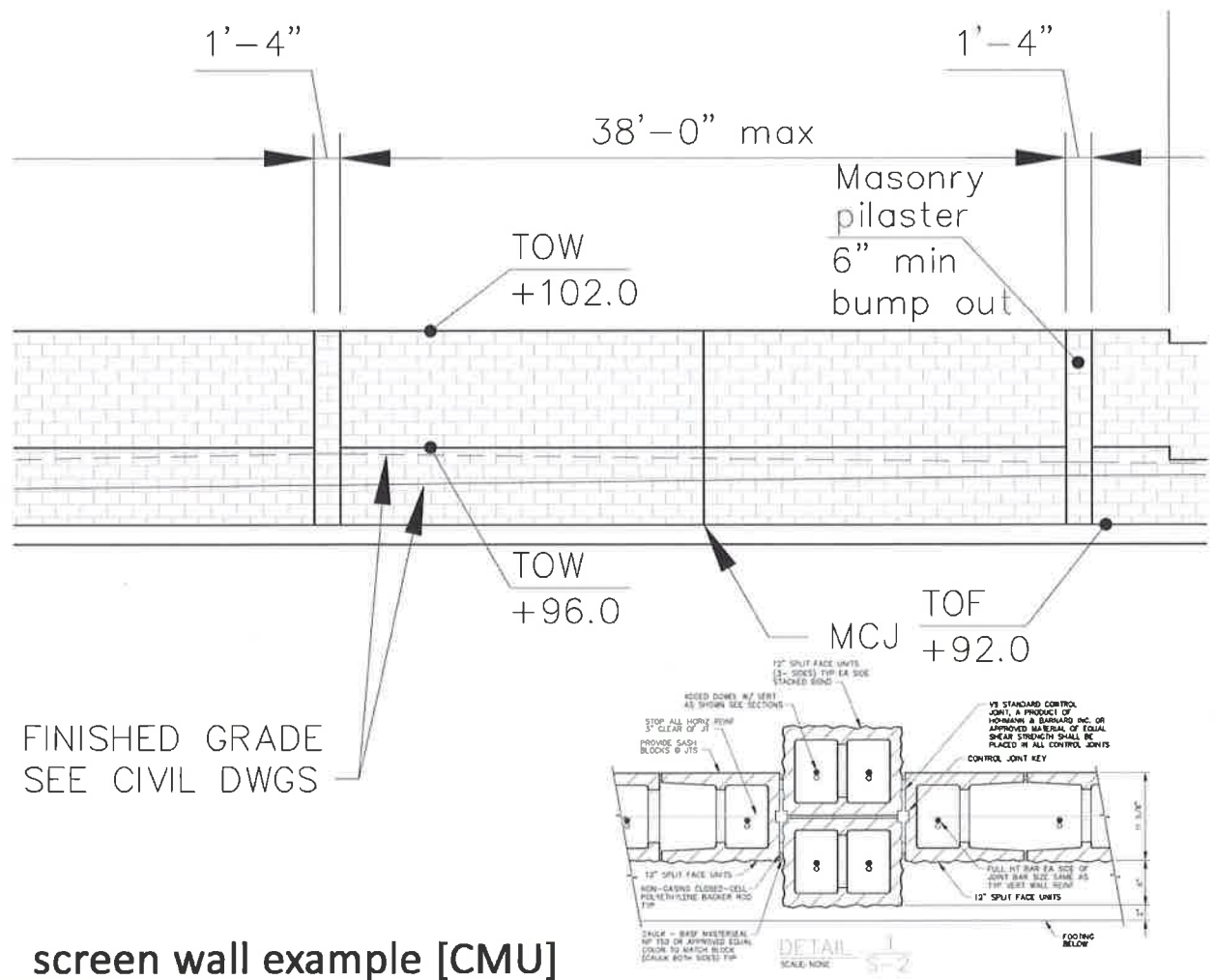
Buffering

The development shall follow the City of Sparks Design Standards Manual for buffering. A separation wall shall be utilized adjacent to residential areas.

All buildings and parking areas on the site shall be screened from adjacent residential property in the northwest corner of the site by berms, landscaping, and a buffer wall. Buffer walls shall be constructed of masonry block or precast concrete panels and be a minimum of six feet in height and a maximum of eight feet, Landscaping shall be included on both sides of the buffer wall, and shall include evergreen trees on the residential side of the wall (at a minimum spacing of 20 feet on center) and shall be a minimum of 6 feet in height at time of planting. The residential side of the buffer wall shall be comprised of a minimum 10-foot wide planting bed. Typical buffer wall details are shown in attached Exhibit A-9.1.



screen wall example [precast concrete]



FINISHED GRADE
SEE CIVIL DWGS

screen wall example [CMU]



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