



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: October 30, 2018

RE: PCN18-0050 - Consideration and possible approval of an amendment to the Comprehensive Plan land use designation from Community Facilities (CF) to Low Density Residential (LDR) on a site approximately 10.6 acres in size located within the Pioneer Meadows Planned Development and located north of Wingfield Hills Road and west of Fen Way, Sparks, NV.

Please see the attached excerpt from the October 4, 2018 Planning Commission meeting transcript.

1 on having to remap a good portion of this, because the
2 school district came in and took an additional 15 acres
3 that would have been developed for what we needed. So I
4 believe that the developer has been very responsive in
5 working with staff and making sure that they stay within
6 our requirements.

7 So, with that, I have a first and a second.
8 All in favor?

9 (Commission members said "aye.")

10 CHAIRMAN VANDERWELL: Any opposed?

11 Thank you. Motion carries.

12 Next, we'll move along to
13 PCN18-0050/MPA18-0004, consideration and possible
14 approval of an amendment to the Comprehensive Plan for
15 Pioneer Meadows.

16 MR. CRITTENDEN: Planning Commission members,
17 I'm Ian Crittenden, Senior Planner.

18 As stated, this is a Comprehensive Plan
19 amendment which rests on a site 10.6 acres in size in
20 the Pioneer Meadows planned development.

21 Looking at the vicinity map here, Pioneer
22 Meadows is outlined in the kind of orange color, and the
23 site we're talking specifically about is outlined in
24 cyan.

25 The Pioneer Meadows handbook was approved in

1 2000. It has been amended three times. This site has
2 been designated as a potential school site throughout
3 that time. And within the handbook, the timeline was
4 given for the school to be able to take down that
5 property as five years. That time has elapsed, and the
6 applicant is now looking to make some amendments so they
7 can move forward with developing this site as
8 single-family housing, which was outlined in the
9 handbook that if the site was not taken down that it
10 would become single-family with a maximum of 4 units per
11 acre as kind of the limit for its development capacity.

12 The proposed amendment also -- well, just to
13 kind of go through the site plans here and the changes
14 in the land uses, the existing land uses you can see
15 here is CF. That's our standard land use for community
16 facilities and would be the right land use for a school
17 and an adjacent park. The school was on the southern
18 half, and this potential adjacent and incorporated park
19 was on the northern half. The proposed is to change
20 that all to LDR, which is Low Density Residential.

21 You can see from this figure out of the
22 handbook the two areas highlighted in pink are potential
23 future parks. The portion of this site that was a
24 future park will have to be reassessed. We're working
25 with the property owners to figure out how we're going

1 to do that. But at this time we're going to -- it makes
2 less sense to push that way up to the north and on the
3 very edge of the development if there's no park
4 involved. And so we're working with the developer to
5 figure out the correct location for that future park.

6 So going back to the land use map and looking
7 at the proposed development or the proposed land use,
8 changing that land use to LDR will be compatible with
9 the adjacent uses. The uses will be discussed more
10 during that portion of the findings, but that you can
11 see that the adjacent uses are predominantly already LDR
12 and continue to move that direction, seems to be a
13 compatible use.

14 As stated, there are four findings associated
15 with the Comprehensive Plan amendment.

16 Finding 1 requires conformance with the
17 Regional Plan. The proposed change supports Goal 1.1 of
18 the Regional Plan, as this site is in the City of
19 Sparks's portion of the TMSA, but it also is within the
20 City of Sparks.

21 It also supports Goal 3.5, which generally
22 relates to concurrency. As this site is within the
23 planned development of Pioneer Meadows, provision of
24 services was already planned. And as was stated by
25 Director Martini, this site is also within the IFSA, or

1 Impact Fee Service Area Number 1. And so those, those
2 utilities and those services will be assessed through
3 those impact fees as well.

4 Finding CP2 requires that the proposed change
5 would implement goals and policies of the Comprehensive
6 Plan.

7 The change would support Goal H2 by promoting a
8 strong housing market, additional housing options.

9 Policy MG5 requires that a fiscal impact
10 analysis be submitted and reviewed. The fiscal impact
11 analysis indicated, that was submitted indicated this
12 amendment would generate a surplus of \$791,000 to the
13 General Fund and a deficit of \$774,000 to the Road Fund
14 with a cumulative surplus to the City of \$17,000 over
15 the span of 20 years. That's not a huge positive
16 impact. However, this is changing the land use from a
17 community facility designation that would generate no
18 funds. So whether or not it's hugely positive or breaks
19 even or is even a little bit negative, it will be more
20 positive than the existing land use.

21 Policy CF1 is also supported by this proposed
22 change, as CF1 looks for City infrastructure to be
23 available. Being inside of planning, those
24 infrastructure levels were anticipated, and this will
25 not exceed those that were described, again Impact Fee

1 Service Area 1 helping to generate the funds to be able
2 to do that.

3 Finding CP3 requires that the change in land
4 use be compatible with surrounding land uses. As you
5 can see on the map here, the sites to both the east and
6 the south are already LDR, so there's obviously not a
7 compatibility issue there. To the north we're looking
8 at unannexed, nonannexed Washoe County properties, with
9 land uses from the City of Sparks associated that are
10 both open space and LDR, which, again, are easily --
11 easy to see that those would be compatible land uses.

12 The land use to the west is EC, which is
13 Employment Center. That Employment Center uses are also
14 compatible with LDR. Residential and employment uses
15 are compatible and complementary uses that support and
16 sustain each other. I thought that was a good little
17 line.

18 This is also supported by the fact that LDR to
19 the south is also adjacent to that EC area, so it was
20 contemplated that they would be adjacent land uses and
21 would complement and help each other out.

22 And then, finally, Finding CP4 requires proper
23 notice of this request. Public notice was published in
24 the Reno Gazette-Journal on September 20th. And the
25 Planning Commission and City Council will act as the

1 public hearings.

2 The applicant also held the required
3 neighborhood meeting on September 19th. No members of
4 the public attended that meeting.

5 Staff believes that all the findings for this
6 application can be made, and we are recommending
7 approval.

8 That's the end of my presentation. I'd be more
9 than happy to answer any questions you may have.

10 CHAIRMAN VANDERWELL: Great. Are there any
11 questions from the Commissioners of staff?

12 Okay.

13 COMMISSIONER FEWINS: Yeah.

14 CHAIRMAN VANDERWELL: Yeah, Commissioner
15 Fewins.

16 COMMISSIONER FEWINS: Ian, did you hear
17 anything why Washoe County didn't purchase, or do we
18 know any --

19 MR. CRITTENDEN: I believe, it's because of the
20 location of the schools in Kiley Ranch.

21 COMMISSIONER FEWINS: Okay. Thank you.

22 COMMISSIONER CAREY: Madam Chair.

23 CHAIRMAN VANDERWELL: Yes, Commissioner Carey.

24 COMMISSIONER CAREY: If I may also respond to
25 Commissioner Fewins' comment. And this is for the

1 Commission's information. I reached out after our Study
2 Session to Pete Etchart, who's the Chief Operating
3 Officer for the school district, about this item. And
4 Pete informed me that they, in fact, don't need this
5 school site anymore, it's not part of their plans. Pete
6 mentioned that the school board recently purchased some
7 land at one of their board meetings up in the Stonebrook
8 area.

9 And so this was some more information. I wish,
10 the school district would have said that in our letter,
11 in their letter moving forward. Maybe they will. But
12 it's just some information for the Commission based on a
13 discussion that I had.

14 CHAIRMAN VANDERWELL: Thank you, Commissioner
15 Carey.

16 MR. CRITTENDEN: Just as an FYI as well, when
17 these plan development handbooks were drafted, there was
18 lots of consideration tried to be made for potential
19 school sites, I think with the understanding that not
20 all of them would be needed, but it would be better to
21 have them available and not be needed.

22 So the language like was written into this one
23 that, hey five years, the school district would
24 determine if they need it, and it would return to our
25 ability to develop it for adjacent, like an adjacent

1 land use like the LDR that's already there.

2 CHAIRMAN VANDERWELL: Great. Thank you.

3 Would the applicant or applicant's
4 representative like to speak?

5 MS. STACIE HUGGINS: Good evening. Just for
6 the record, Stacie Huggins with Wood Rodgers,
7 representing the applicant.

8 Ian did a great job of summarizing the request
9 before you tonight. I don't have anything pertinent to
10 add to that, but I'm happy to answer any questions if
11 you have any.

12 CHAIRMAN VANDERWELL: Great. Thank you.

13 Any Commissioners have any questions of the
14 applicant's representative?

15 Thank you.

16 With that, it's a public hearing. Do we have
17 any requests to speak?

18 Okay. With that, I'll close the public hearing
19 and bring it back to the Commissioners for some, any
20 further discussion, a motion.

21 COMMISSIONER PETERSEN: Madam Chairman.

22 CHAIRMAN VANDERWELL: Yes, Commissioner
23 Petersen.

24 COMMISSIONER PETERSEN: I'd like to make the
25 motion, if I may, please.

1 CHAIRMAN VANDERWELL: Okay.

2 COMMISSIONER PETERSEN: I move to approve the
3 request to amend the Comprehensive Plan associated with
4 PCN18-0050, based on the findings CP1 through CP4 and
5 the facts supporting these findings as set forth in the
6 staff's report.

7 COMMISSIONER BROCK: Second.

8 CHAIRMAN VANDERWELL: Okay. I have a first and
9 a second by Commissioner Brock. Any further discussion?
10 Okay. All in favor?

11 (Commission members said "aye.")

12 CHAIRMAN VANDERWELL: Anyone opposed?

13 Okay. Thank you. Motion carries.

14 Next, we'll move to general business item
15 PCN18-0049/STM18-0010, consideration of approval of a
16 tentative map in Kiley Ranch Phase 6.

17 MR. CUMMINS: Thank you, Madam Chair, Planning
18 Commissioners. I'm Jonathan Cummins, Planner.

19 PCN18-0049 is a tentative map request for a
20 169-lot single-family residential subdivision on 21.75
21 acres in the Kiley Ranch North Phase 6 planned
22 development outlined in cyan on your map.

23 This handbook, a little bit of background, this
24 handbook was approved by the City Council in 2014. And
25 staff believes that this proposed tentative map would be

1 compatible with the subdivisions recently approved in
2 the Kiley Ranch North Phase 6.

3 The 169 lots proposed in this tentative map
4 range in size from 3,400 square feet to just over 8,100
5 square feet, maintaining a density of 7.77 dwelling
6 units per acre. The Kiley Ranch North Phase 6 handbook
7 requires a density of 6 to 11.9 dwelling units per acre
8 at this site with their designation of MR, Medium
9 Residential. So this tentative map conforms with that
10 density range.

11 The Sparks Comprehensive Plan requires, in the
12 current MF14 zoning, or land use designation, excuse me,
13 10 to 14 dwelling units per acre. While this tentative
14 map falls below that range, the proposed changes to the
15 Comprehensive Plan land uses for this area, which were
16 brought before you this evening, would bring this
17 tentative map's range, density range into conformance.

18 So, with that said, staff believes that the
19 following 12 findings can be made by the Planning
20 Commission.

21 Finding T1 requires conformance with the goals
22 and policies of the Comprehensive Plan. Staff believes
23 that the proposed tentative map meets Goal CF1, that the
24 City be able to provide acceptable service levels;
25 Policy C4, that pedestrian networks exist; Policy H1,

RESOLUTION NO. 224

INTRODUCED BY SPARKS PLANNING COMMISSION

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN LAND USE DESIGNATIONS FROM COMMUNITY FACILITIES (CF) TO LOW DENSITY RESIDENTIAL (LDR) ON A SITE APPROXIMATELY 10.6 ACRES IN SIZE LOCATED WITHIN PIONEER MEADOWS PLANNED DEVELOPMENT NORTH OF WINGFIELD SPRINGS ROAD AND WEST OF FEN WAY, SPARKS, NV.

WHEREAS, the City of Sparks Planning Commission reviews on a regular basis requests for amendment of the City's Comprehensive Plan; and

WHEREAS, the proposed Comprehensive Plan amendment is in compliance with the Regional Plan; and

WHEREAS, the proposed Comprehensive Plan amendment would implement or is consistent with Goal H2, Policy MG5, and Policy CF1 of the Sparks Comprehensive Plan; and

WHEREAS, the proposed Comprehensive Plan amendment would be compatible with surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sparks that the Comprehensive Plan Amendment associated with PCN18-0050 be adopted by changing the Comprehensive Plan from Community Facilities (CF) to Low Density Residential (LDR) on a site approximately 10.6 acres in size located within Pioneer Meadows Planned Development north of Wingfield Springs Road and west of Fen Way, Sparks, NV.

PASSED AND ADOPTED the 2nd day of August 2018, by the following vote of the Planning Commission:


AYES: Commissioners VanderWell, Carey, Fewins, Peterson, Brock and Read

NAYS: _____

ABSENT: _____

ABSTAIN: _____


Approved this 2nd day of August 2018, by:


DIAN VANDERWELL, CHAIR

ATTEST:










MARILIE SMITH
ADMINISTRATIVE SECRETARY

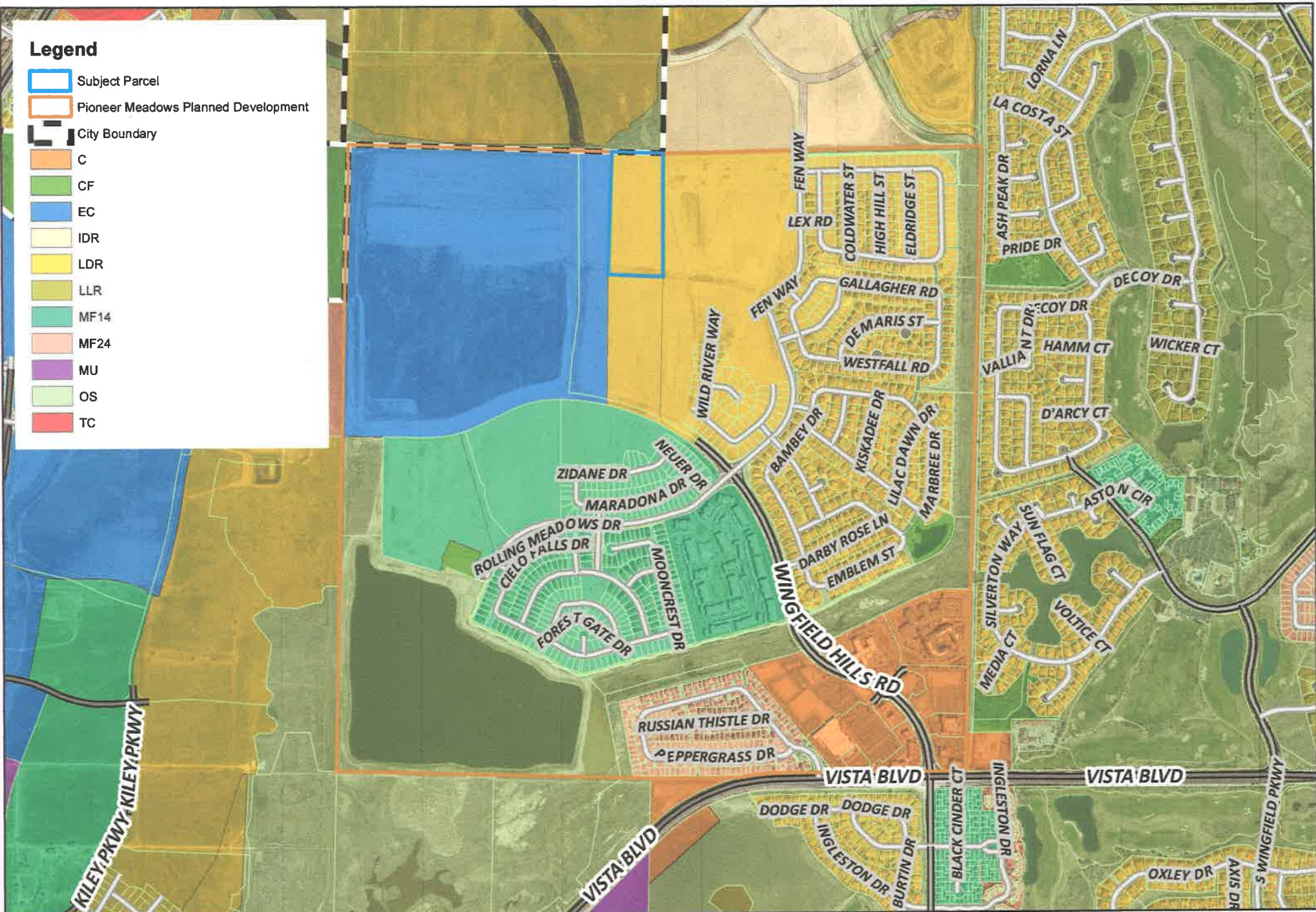
APPROVED AS TO FORM AND LEGALITY:


CHESTER H. ADAMS
CITY ATTORNEY

By Alyson McCormick

Legend

-  Subject Parcel
-  Pioneer Meadows Planned Development
-  City Boundary
-  C
-  CF
-  EC
-  IDR
-  LDR
-  LLR
-  MF14
-  MF24
-  MU
-  OS
-  TC



**PCN18-0050
Proposed Land Use**

Exhibit 3

