



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN17-0035

Date: November 20, 2017

RE: PCN17-0035 – Consideration of and possible action, for a site approximately 67.4 acres in size located at 500 Highland Ranch Parkway, Sparks NV, of:

- A request to amend the Comprehensive Plan to change the land use designation from OS (Open Space) on a portion of the site to C (Commercial); and
- A request to rezone the site from A-40 (Agricultural District) to C2 (General Commercial) zoning.

Development Services Manager Karen Melby presented this agenda item. Ms. Melby began by stating that this item was continued from the October 19, 2017 Planning Commission to allow staff and the applicant time to address expressed concerns regarding whether the proposed Comprehensive Plan amendment conforms with Goal 3.5 (“concurrency” requirement) of the Truckee Meadows Regional Plan. Ms Melby displayed a vicinity map identifying the project area and shared that the property is generally located at the southwest corner of Pyramid Highway and Highland Ranch parkway.

Ms. Melby shared that the property was annexed into the City on October 24, 2016 and the current request is for a Comprehensive Plan amendment and a zone change. The request is for two properties totaling 67.4 acres designated as Open Space (OS) and Commercial (C) on the Sparks Land Use Map. The applicant is requesting a land use designation of Commercial (C) for the entire site.

Ms. Melby stated that City staff and the applicant’s representative have met to formulate a Development Agreement based on the applicant’s petition for inclusion in IFSA#1. The Development Agreement was prepared and presented as a companion item previous to this item and it intended to serve as the basis for satisfying the concurrency requirement. The Development Agreement must be approved by the Sparks City Council to take effect.

Ms. Melby reviewed the findings associated with both the Comprehensive Plan amendment and the rezone requests. Ms. Melby stated that staff is recommending approval of the Comprehensive Plan amendment and to forward a recommend of approval to the City Council for the rezoning request.

Mr. Garrett Gordon, representing the applicant, introduced himself and thanked the Commission for the opportunity to work with City staff to formulate a Development Agreement to allow the project to move forward.

The public comment was opened. No public comment was received, the public comment was closed.

Chairman Petersen asked for further discussion or a motion. There was no further discussion on the item.

MOTION: Commissioner VanderWell moved to approve the request to amend the Comprehensive Plan associated with PCN17-0035 based on Findings CP1 and CP4 and the facts supporting these findings as set forth in the staff report.

SECOND: Commissioner Brock.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Shabazz.

Passed.

The public comment was opened for possible discussion of the rezone request. No public comment was received, the public comment was closed.

MOTION: Commissioner Read moved to forward a recommendation of approval to the City Council for the rezoning associated with PCN17-0035 based on Findings Z1 through Z3 and the facts supporting these Findings as set forth in the staff report.

SECOND: Commissioner VanderWell.

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

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Shabazz.

Passed.