



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action  
PCN17-0028

**Date:** November 27, 2017

**RE:** PCN17-0028 – Consideration of and possible action on a request to amend the Sierra View Town Homes Planned Development Handbook to revise various design and development standards and other matters properly related thereto for a site approximately 30.5 acres in size in the NUD (New Urban District) zoning district generally located south of Desert Highlands Drive, north and west of Los Altos Parkway, and east of Vista Boulevard, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item. Ms. Melby displayed a vicinity map. Ms. Melby shared that the request is to amend a planned development handbook that was approved in 2007 for Sierra View Town Homes. The handbook consists of 30.5 acres and a proposed 45-lot town home development. Based on the slope analysis in the handbook, the developable area is limited to 15.09 acres and the area to be improved is 4.33 acres.

Ms. Melby stated that the amendment proposes new architecture in a contemporary design for the town homes. The new design is based on split grading which reduces the overall site grading. There are minor changes throughout the handbook as a result of the new architectural design. Ms. Melby shared that there are two types of town home designs proposed; “uphill” units and “downhill” units. Ms. Melby stated that should the proposed changes not be approved, the developer can proceed with the development of the handbook as previously approved in 2007.

Ms. Melby stated that the Sparks Municipal Code is currently silent on the procedure for modification of a planned development handbook that has received final approval. However, Ms. Melby stated that recent pending approval within the Code identifies a procedure and findings to modify an approved handbook. Ms. Melby stated that staff applied the new pending procedure when considering this request. Ms. Melby reviewed the findings necessary for modification of a final handbook.

Ms. Melby stated that the proposed amendment to the Sierra View Town Homes Planned Development Handbook is in substantial compliance with the previously approved handbook and staff have determined that they are consistent with the development standards and the recorded final handbook. Staff supports a recommendation of approval to the City Council of the proposed first Amendment to the Sierra View Town Homes Planned Development.

Commissioner Carey asked if the building footprints will be smaller with the new design. Ms. Melby stated that they are the same size with a split-level design reducing the number of rockery walls to be constructed.

Commissioner Petersen asked for clarification regarding the fire sprinkler requirement for the homes. Ms. Melby stated that this was not a new requirement. Fire sprinklers were also required in the previously approved handbook.

Mr. Ken Krater, representing the applicant, introduced himself and provided additional information regarding the project. Mr. Krater stated that the newly proposed design reduces the grading and makes the new design more modern and marketable. Mr. Krater displayed a revised site plan and architectural drawings showing the new design.

Commissioner Read asked when construction would begin. Mr. Krater stated that it is anticipated construction will begin in the Spring 2018. Commissioner Read also inquired what the price range of the units will be. Mr. Krater stated that the homes will be priced from \$420,000.

Commissioner Carey asked if the proposed style of the homes has been used locally. Mr. Krater stated that a lot of styles have been used throughout the area and it is anticipated that the particular style of homes that has been proposed will fit nicely in the area. Mr. Krater also shared that the developer intends to enhance the terrain and surrounding area with a selection of native plants to keep the area as close to natural setting as possible.

The public comment was opened.

Mr. Jerry Allen shared that he has a home directly above the proposed project and is concerned with the potential of dynamite to be used to move rock around for the development of the project. Mr. Allen stated that his home was damaged previously by such blasting. Mr. Allen is also concerned with school overcrowding and fire access. Mr. Allen requested clarification on the approval that was obtained in 2006 and whether the developer could proceed regardless of the approval of this amendment.

Mr. Richard Capurro, residing at 4280 Desert Highlands, stated that he is concerned that the design and development standards continue to change based on the needs of developers and in his opinion the result is there are no standards. Mr. Capurro also stated that he is concerned with blasting as his home experienced damage previously. Mr. Capurro is also concerned with overcrowded schools and access to open space.

The public comment was closed.

Mr. Ken Krater responded to the concerns. Mr. Krater stated that extra geotechnical work has been done on the site to minimize and reduce the need for blasting on the project site. Mr. Krater stated that every project impacts schools and the recent approval of WC1 has provided an avenue to provide new schools within the district. The fire sprinkler and access plans proposed for this project have been approved by the Sparks Fire Department. There have never been two means of access for the project hence the requirement for the fire sprinklers. Additionally, Mr. Krater stated

that the design standards for the project have not changed. The project still adheres to approved design standards, landscaping and fencing requirements.

Commissioner VanderWell asked what the height of the fences will be for each of the units. Mr. Krater stated that the maximum fence heights for units are 6 feet with the exception of the units along the Los Altos side of the project, these fences will be a maximum of 5 feet. Commissioner VanderWell also asked about fencing materials. Mr. Krater provided an explanation of the fence materials to be used throughout the project.

Commissioner Fewins stated that he noted the left-hand turn lane assumptions allow for two cars pulling into the proposed project during peak times requiring at least 50 feet. Mr. Krater stated that the City required the developer to follow NDOT standards and the project exceeds NDOT standards providing for 150 feet.

Commissioner VanderWell requested clarification regarding the handbook approval in 2006 and whether approval of the proposed amendment is necessary for the project to be developed. Ms. Melby stated that should the proposed amendment not be approved, the developer can still move forward with the handbook as approved in 2007.

Commissioner Carey asked for clarification regarding blasting within the City. Community Services Director John Martini shared that blasting is to the purview of the Fire Marshal and has been used in development within the City. There is a specific protocol and permit process that must be followed.

Commissioner Petersen asked for further discussion or a motion.

Commissioner Carey stated that he was concerned with the potential blasting in the area but was encouraged to hear that there is a specific procedure and protocol for blasting within the City. Mr. Carey stated that he supports the contemporary design of the project and the split-level units reducing the need for rock walls.

Commissioner Fewins stated that he also supports the design changes that reduce the need for blasting and provide for a more modern look for the project.

MOTION: Commissioner Read moved to forward a recommendation of approval to the City Council of the proposed first Amendment of the final handbook associated with PCN17-0028 for the Sierra View Town Homes Planned Development based on the 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.