



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

To: Mayor and City Council
From: Marilie Smith, Administrative Secretary
Subject: Report of Planning Commission Action
PCN15066
Date: July 25, 2016

RE: PCN15066 – Consideration of and possible action on a request for final approval of an amendment to the Spanish Springs Town Centre Handbook, a Planned Development, to revise the development standards to allow for a mini-storage use on a site 41.65 acres in size in the NUD (New Urban District) zoning district located at 4988 Galleria Parkway, Sparks, NV.

Development Services Manager Karen Melby presented this agenda item at the Planning Commission meeting of June 16, 2016 with a request to forward a recommendation to the City Council for final approval of the Spanish Springs Town Centre Planned Development Handbook associated with PCN15066. Ms. Melby presented and reviewed the site plan for the project. The Planning Commission reviewed the tentative handbook on April 21, 2016 and recommended that the City Council approve the planned development handbook with modifications. The modifications were to set the mini-warehouse wall back 20 feet on the south property line and reduce the height of the south wall to 10 feet. The 20 feet on the south property line will be fully landscaped and gated off to prevent access except by mini-warehouse maintenance staff. City Council approved the tentative handbook on May 23, 2016.

This request is for the final approval of the Spanish Springs Town Centre Planned Development Land Use Table to add mini-warehouse as a permitted use in the RCS02 Land Use Designation. The proposed amendment does not affect the integrity of the approved commercial development plan. The final handbook includes all requirements in the tentative handbook for the construction of the mini-warehouse project relative to the south property line.

Staff has reviewed the revised final draft of the Spanish Springs Town Centre Planned Development Handbook and has determined that it is in substantial compliance with the approved tentative handbook. The handbook does not vary from the five required criteria and conforms to the tentative handbook. Staff is recommending approval of the final handbook.

Melissa Lindell of Wood Rodgers, representing the applicant, introduced herself and offered to answer any questions. Ms. Lindell shared that this is the same project that was presented and approved at the April 21, 2016 Planning Commission meeting. There have been no changes aside from those mentioned during Ms. Melby's presentation.

MOTION: Planning Commissioner Lean moved to forward a recommendation to the City Council for final approval of the Spanish Springs Town Centre Planned Development Handbook associated with PCN15066 and the facts supporting those Findings as set forth in the staff report.

SECOND: Planning Commissioner Sperber.

AYES: Planning Commissioners Cammarota, Petersen, Lean, Sperber and VanderWell.

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioners Fewins and Voelz.

Passed.