



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Sparks Planning Commission Action

**Date:** January 30, 2020

**RE:** **PCN19-0036** – Consideration of and possible action on a request to amend a final planned development handbook (Kiley Ranch North Phase 2) to add approximately 9.3 acres and redefine and clarify land uses allowed in the handbook's Mixed-Use category on a site approximately 21.31 acres in size in the NUD (New Urban District – Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Wingfield Hills Road, Sparks, Nevada.

Please see the attached excerpt from the January 16, 2020 Planning Commission meeting transcript.

1           COMMISSIONER PETERSEN: Madam Vice Chair, I'd  
2 like to make a motion to approve the minutes.

3           COMMISSIONER READ: Thank you.

4           Do we have a second?

5           COMMISSIONER BLACO: I'll second.

6           COMMISSIONER READ: Okay. We have a first from  
7 Commissioner Petersen and a second from Commissioner  
8 Blaco. All those in favor, signify by saying "aye."

9           (Commission members said "aye.")

10          COMMISSIONER READ: Opposed?

11          All right. It passes unanimously.

12          Next, we have informational items.

13          MR. ORNELAS: Madam Chair, I don't have any  
14 informational items for the Planning Commission at this  
15 time.

16          COMMISSIONER READ: Okay. Thank you, Armando.

17          Okay. So we will go ahead and move to the  
18 public hearing items. First up is PCN19-0019,  
19 consider -- oh, sorry, that's not right. PCN19-0036,  
20 consideration of and possible action on a request to  
21 amend the final planned development handbook, Kiley  
22 Ranch North Phase 2.

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

1 PCN19-0036 is a request to amend the planned  
2 development handbook for Kiley Ranch North Phase 2. The  
3 site for Phase 2 is outlined in red on the map.

4 The tentative handbook for the greater Kiley  
5 Ranch North development was approved in 2004 for a  
6 development of just over 830 acres. It was intended  
7 that the larger Kiley Ranch North development would be  
8 approved in phases over time. And as such, those  
9 individual phases would have their own land use  
10 categories, permitted uses, development standards, and  
11 so on.

12 So the tentative handbook was amended recently,  
13 in November of 2019. And it now includes 874 acres,  
14 with some realignments of phases, including the one  
15 that's before you tonight. The applicant and staff  
16 agree that the proposed realignment of phases and the  
17 land use categories and the permitted uses throughout  
18 the larger Kiley Ranch North development better reflect  
19 the intended Comprehensive Plan land uses.

20 So a little bit of background on this  
21 particular item, the Kiley Ranch North Phase 2 handbook  
22 was originally adopted in 2006. It was amended in 2014  
23 and as of now includes 12.01 acres of mixed-use and open  
24 space.

1           As you can see on the second slide, the  
2 proposed new Phase 2 will add 9.3 acres to the existing  
3 12.01, for a new total of 21.31 acres, to include .84  
4 acres of open space. So the parcels outlined in bright  
5 green on the top of the parcel or the top of the  
6 property are going to be added to what was existing  
7 outlined in blue. So the red outline is the new Phase 2  
8 Kiley Ranch North.

9           So in addition to realigning and adding some  
10 land to Phase 2, the main changes are the permitted uses  
11 allowed for in Phase 2.

12           So these are categorized somewhat broadly, but  
13 they're actually relatively limited in what was allowed  
14 originally in Phase 2. The office building that  
15 currently exists there is the only structure on the  
16 site. Allowed for originally was attached or detached  
17 single-family housing, in addition to a multi-family and  
18 a limited gaming, which was anticipated and never came  
19 to fruition.

20           So I'm going to show sort of a strikeout with  
21 added in blue the new uses that will be allowed  
22 according to the proposed amendments.

23           So stricken out in red are detached  
24 single-family residences. So no longer will those be

1 permitted in Phase 2 in order to achieve the mixed-use  
2 character that was anticipated in tentative handbook.

3           And so there's a pretty exhaustive list of  
4 permitted uses now in Phase 2, and I've categorized  
5 those and broken them down into these, what I've  
6 outlined in blue: medical office, lodging, personal  
7 services, et cetera. There's various restaurant,  
8 retail, and other office uses that are going to be  
9 permitted in this phase, which staff and the applicant  
10 agree will contribute to the mixed-use character of  
11 Phase 2.

12           So the following findings are required in order  
13 to amend a planned development handbook. And I'll  
14 apologize ahead of time. I've tried to group a couple  
15 of them together, but it gets a little bit repetitive as  
16 far as what we have to find in a planned development  
17 handbook amendment.

18           Findings A and B are consistency with the  
19 Comprehensive Plan, as well as consistency with  
20 surrounding land uses. The proposed changes will bring  
21 Phase 2 in conformance with the tentative handbook.  
22 That's our main point that we're going to be making  
23 throughout the various findings tonight.

24           Specifically, in addition to coming to

1 conformance of the tentative handbook, we will be going,  
2 coming into conformance with the Comprehensive Plan by  
3 meeting goals MG1 and MG2. Those are to support  
4 economic vitality with a non-residential land use base,  
5 and to foster diversity in the land use mix. The added  
6 commercial uses will create a mixed-use environment in  
7 addition to removing the single-family housing, which  
8 will require multi-family housing as well as attached  
9 single-family, like townhouses and condominiums,  
10 et cetera.

11 Finding B. Excuse me. Finding C requires that  
12 an amendment to a planned development handbook be  
13 fiscally positive to the City for 20 years. But because  
14 of the amendment to the tentative handbook which was  
15 conducted or approved last year, a fiscal impact  
16 analysis was conducted for the changes in land uses at  
17 that time. And as such, we do not require one for this  
18 particular realignment of Phase 2.

19 Findings D and E are to further the interest of  
20 residents to preserve the plan and not to impair the  
21 reasonable reliance of residents on the plan as  
22 approved.

23 So the residents of Kiley Ranch North will  
24 benefit from the added services and commercial

1 not only services and destinations for residents, but  
2 also add employment opportunities to the residents of  
3 the single-family that surrounds the site, for instance.

4 So I hope that addresses what we were sort of  
5 looking to get at on Tuesday.

6 Finding I requires that amendments not granted  
7 solely to confer a private benefit upon any person. The  
8 changes would propose to bring Phase 2 in conformance  
9 with the handbook and bring added services to all of  
10 North Sparks. Therefore, no individual person would be  
11 intended to benefit from these changes more than any  
12 other.

13 And Finding J requires public notice be given  
14 and a public hearing held. We did mail 89 notices to  
15 residents and property owners within 750 feet of the  
16 site on January 1st. And tonight's meeting serves as  
17 the public hearing.

18 And I will be glad to take your questions.

19 COMMISSIONER READ: Thank you.

20 Do the Commissioners have any questions for  
21 staff?

22 COMMISSIONER BLACO: I do.

23 Commissioner Blaco.

24 COMMISSIONER BLACO: Have we received any

1 destinations that will be available on the Phase 2 site.  
2 And as such, we're supporting residents' original  
3 reliance on the handbook, those who are currently  
4 residing in Kiley Ranch North as well as in greater  
5 north Sparks.

6 Finding F requires that proposed changes will  
7 not adversely affect the public interest. Staff and the  
8 applicant agreed that adding these commercial and other  
9 uses to Phase 2 would have a positive effect, adding a  
10 greater number of services available to the residents of  
11 Kiley Ranch North more broadly.

12 Finding G requires consistency with the  
13 development and preservation of the entire planned  
14 development. The proposed changes are essentially  
15 bringing the Phase 2 site in conformance with the larger  
16 Kiley Ranch North tentative handbook. As I said, it's a  
17 little bit repetitive, but this is sort of the overall  
18 goal of doing this tonight.

19 Finding H requires that the changes not affect  
20 the enjoyment of land abutting or across a street from  
21 the development. This is the question that came up on  
22 our Study Session on Tuesday. So I wanted to elaborate  
23 a little bit that we believe that the proposed uses, the  
24 retail, restaurant, office, et cetera, are going to add



1 response from the public notices at all?

2 MR. CUMMINS: I received two emails from  
3 members of the public asking to clarify the list of uses  
4 that we provided earlier tonight. So those, that  
5 information was given to those people who asked for it.  
6 And beyond that, there was no reply.

7 COMMISSIONER BLACO: Okay. Thank you.

8 COMMISSIONER READ: Any other questions?  
9 Commissioner Carey?

10 CHAIRMAN CAREY: Yeah, thank you, Madam  
11 Vice Chair.

12 Jonathan, I wanted to follow up on my planning,  
13 on my question I had at the Study Session about the  
14 potential impact that you talked about in Finding H. I  
15 just wondered if you were able to dig up some more info  
16 on that.

17 MR. CUMMINS: Yeah, absolutely. And so I tried  
18 to sort of summarize what the sort of benefits would be  
19 potentially by adding these, the specific uses, the  
20 commercial, including retail, restaurant, office uses,  
21 that are not only going to provide new services for the  
22 residents who live to the east and to the south, or who  
23 will live to the east and to the south of the property  
24 on IDR, Intermediate Density Residential, sites.

1           So we, you know, we concluded by, you know, in  
2 conferring with the applicant, that those uses would be  
3 of benefit to those potential surrounding properties,  
4 which would be single-family, to a great extent.

5           So does that answer your question?

6           CHAIRMAN CAREY: It sure does. Thank you.

7           MR. CUMMINS: You're welcome.

8           COMMISSIONER READ: Are there any other,  
9 further questions?

10          Thank you.

11          Would the applicant like to come up and provide  
12 any additional information?

13          MR. DEREK WILSON: Thank you. Good evening.  
14 Derek Wilson with Rubicon Design Group.

15          I don't think I need to add very much. Staff  
16 has done a great job. And, I think, Kiley Ranch in  
17 general has been pretty heavily reviewed.

18          But I would just like to point out that the new  
19 uses that were mentioned are not necessarily specific to  
20 this Phase 2. We're not bringing new uses to Kiley  
21 Ranch in general. It's a follow-on from the tentative  
22 approval which expanded this area to a mixed-use land  
23 use designation. And that new category does introduce  
24 those new uses as allowable within Phase 2. But we're

1 not, in general, revamping Kiley Ranch as a whole.  
2 We're just expanding that allowed use table to this  
3 particular section of the project.

4 So I can elaborate on that as needed. But  
5 that's all I wanted to clarify.

6 Thank you.

7 COMMISSIONER READ: Thank you.

8 Do the Commissioners have any questions for the  
9 applicant, or any other, further questions?

10 Commissioner Carey?

11 CHAIRMAN CAREY: No, I don't. Thank you.

12 COMMISSIONER READ: Okay. Well, this is a  
13 public hearing item. So with that, I'd like to open up  
14 the public comment. Do we have any public comment on  
15 this item?

16 Anybody else from the audience wish to address  
17 this item?

18 Hearing none, then I will close the public  
19 hearing and bring it back to the Commission.

20 COMMISSIONER BLACO: I'd like to make a motion.

21 COMMISSIONER READ: Go ahead, Commissioner  
22 Blaco.

23 COMMISSIONER BLACO: I move to forward a  
24 recommendation of approval to the City Council of

1 PCN19-0036, an amendment to the final handbook for  
2 Phase 2 of the Kiley Ranch North Planned Development as  
3 proposed, as the proposed amendment is in substantial  
4 compliance with the tentative Kiley Ranch North Planned  
5 Development Handbook, adopting Findings A through J and  
6 the facts supporting these findings as set forth in the  
7 staff report.

8 COMMISSIONER READ: Thank you.

9 Do we have a second?

10 COMMISSIONER PRITSOS: Second.

11 COMMISSIONER READ: We have a first by  
12 Commissioner -- a motion by Commissioner Blaco and a  
13 second by Commissioner Pritsos. Are we ready for a  
14 vote? Okay. All those in favor, say "aye."

15 (Commission members said "aye.")

16 COMMISSIONER READ: Opposed?

17 All right. It passes unanimously. Thank you.

18 Pritsos. That's right. I'll get it right.

19 Next, we have, the next item is CA-2-19,  
20 consideration of and possible action on amendments to  
21 Title 20 of the Sparks Municipal Code to revise  
22 definitions and the map, permitted uses, and sign  
23 standards for the Mixed-Use District zoning.

24 MR. RUNDLE: Thank you, Commissioner Read,