



**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:** May 6, 2016

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

Senior Planner Karen Melby presented this agenda item with a recommendation to forward to City Council for tentative approval of an amendment to the Spanish Springs Town Centre Handbook. Ms. Melby shared a site plan identifying the exact location of the project within the handbook area. The final handbook for Spanish Springs Town Centre was adopted by City Council in February 2005. City Council subsequently approved a tentative and final amendment in January 2008 to allow for and include standards for lodging and 24-hour uses. This request represents a second amendment request to the planned development handbook.

This request is to amend the Spanish Springs Town Centre Planned Development Land Use Table to add “mini-warehouse (with or without office and caretaker residence)” as a permitted use in the RCS02 Land Use designation. The RCS02 is the only land use designation where a mini-warehouse would be allowed. RCS02 is located on the eastern portion of the planned development on the southeast corner of Los Altos and Galleria Parkways.

Public notice was given and Ms. Melby received eight (8) responses. Most of the responses received expressed concern regarding a 16 foot wall of the mini-warehouse building on the property line. The applicant and their representative have since had meetings with Desert Wind Homes and have worked out a compromise. The applicant will set the building back from the south property line 20 feet and the maximum building height for the building wall adjacent the south property line will be 10 feet. This area will also be landscaped with trees and gated to prohibit public access. The revised handbook pages were emailed to the Commissioners and were distributed at the start of the meeting.

Ms. Melby presented the following Planned Development Findings:

**PDa** In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.

The statement of purpose for this planned development cites a desire to establish regulatory requirements for the uses within the planned development. This amendment is to allow a new use, mini-warehouse and establish development standards. This amendment is consistent with this purpose.

**PDb** The extent to which the plan departs from zoning and subdivision regulations, otherwise applicable to the property, including but not limited to density, bulk and use, and the reason why these departures are or are not deemed to be in the public interest.

The addition of a mini-warehouse use does not depart from zoning or subdivision regulations that would otherwise be applicable to the property.

**PDc** The ratio of residential to nonresidential use in the planned unit development.

The addition of a mini-warehouse as a permitted use will not change the previously approved ratio of residential to nonresidential uses in this planned development. There is no residential developed in this planned development.

**PDd** The purpose, location and amount of the common open space in the planned unit development, the reliability of the proposals for maintenance and conservation of the common open space, and the adequacy of the amount and purpose of the common open space as related to the proposed density and type of residential development.

The addition of a mini-warehouse as a permitted use will not change the previously approved opens space requirements or maintenance provisions in this planned development. The development standards require that the mini-warehouse project provide a minimum 10% landscaping. There is no residential developed in this planned development.

**PDe** The physical design of the plan and the manner in which the design does or does not make adequate provision for public services and utilities, provide adequate control over vehicular traffic, and further amenities of light, air, recreation and visual enjoyment.

The Handbook's provision for public services and utilities and for the amenities of light, air, recreation and visual enjoyment will not be impaired or altered by the addition of mini-warehouse as a permitted use in the Land Use Table. Any impacts related to vehicular traffic and noise from a mini-warehouse would be addressed when a development application is reviewed.

**PDF** The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is being proposed to be established.

The amendment adds a use – mini-warehouse – as a permitted use in the Land Use Table and new regulations for development of this use. Any impacts related to the neighborhood from a mini-warehouse project would be addressed when a development application is reviewed.

**PDg** In the case of a plan which proposes development over a period of years, the sufficiency of the terms of conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

The Handbook's 2008 terms and conditions intended to protect the interests of the public, residents and owners during an extended development period are not modified by this amendment. The proposed amendment only affects the Phase 2 portion of the planned development.

The proposed amendment maintains the integrity of the plan by retaining land uses that were originally approved in the handbook for Spanish Springs Town Centre Planned Development while allowing for the addition of mini-warehouse as a permitted use. The western portion of the planned development is built out. This amendment will only affect the eastern portion of the planned development. The proposed development standards have regulations for the amount of landscaping, architectural design standards, sign standards and operational standards. Any impacts from traffic, lighting and noise will be addressed with the administrative review application for the development of the project.

Staff was able to make all of the findings for the tentative approval of a request for an amendment to the Spanish Springs Town Centre Planned Development with the addition of the revised pages shared and discussed.

Ms. Melissa Lindell, of Wood Rodgers representing the applicant, introduced herself and provided a brief summary of the property and the proposed amendment change. Ms. Lindell shared that the proposed amendment will provide surrounding residential areas more protection and security than what had been previously approved.

Commissioner Lean asked for clarification regarding the setback areas of the project. Ms. Lindell clarified the setback areas by displaying a site map on the overhead projector. Commissioner Voelz asked Ms. Lindell for clarification regarding access to the project specifically as it pertains to large moving trucks. Ms. Lindell shared large trucks will access the project from Galleria Parkway. Developers have also met with the fire department to discuss access.

The public hearing was opened, no public comment was received and the public hearing was closed.

MOTION: Planning Commissioner Voelz moved to forward a recommendation to the City Council for tentative approval of a request for an amendment to the Spanish Springs Town Centre Planned Development Handbook associated with PCN15066, adopting Findings PDa through PDg and the facts supporting those Findings as set forth in the staff report with the revisions made and pages included as discussed.

SECOND: Planning Commissioner VanderWell.

**AYES:** Planning Commissioners Cammarota, Lean, Petersen, VanderWell and Voelz.

**NAYS:** None.

**ABSTAINERS:** None.

**ABSENT:** Commissioners Fewins and Sperber.

Passed.