



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

**To:** Mayor and City Council

**From:** Marilie Smith, Administrative Secretary

**Subject:** Report of Planning Commission Action

**Date:** October 29, 2018

**RE:** PCN18-0053 – - Consideration and possible approval of an amendment to the Comprehensive Plan to change the land use designation from 14.1 acres of Multi-family Residential (MF24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR) and 13.1 acres of Open Space (OS) to 19.1 acres of Multi-family Residential (MF24), 38.6 acres of Commercial (C), 33.6 acres of Employment Center (EC), 54.2 acres of Intermediate Density Residential (IDR) and 13.1 acres of Open Space (OS) on a site approximately 167.1 acres in size located at the southeast corner of La Posada Drive and Pyramid Way, Sparks, NV.

Please see the attached excerpt from the August 2, 2018 Planning Commission meeting transcript.

1 COMMISSIONER BROCK: Commissioner Brock.

2 Second.

3 CHAIRMAN VANDERWELL: Okay. I have a first and  
4 a second. Any further discussion?

5 Okay. All in favor?

6 (Commission members said "aye.")

7 CHAIRMAN VANDERWELL: Any opposed?

8 Okay. Thank you. Motion carries.

9 Next, we'll move along to PCN17-0053,  
10 consideration and possible action, amendment to  
11 Comprehensive Plan to change the land use designation.

12 MS. MELBY: Good evening. Karen Melby,  
13 Development Service Manager.

14 Before you is a Comprehensive Plan amendment to  
15 change the land use designation for a property located  
16 in what we're calling Stonebrook West. It's the western  
17 portion of the Stonebrook planned development.

18 You can see the boundary of the Stonebrook  
19 planned development is outlined in red here. And this  
20 kind of purplish-red color, lavender, I guess, would be  
21 the property that's under the subject property today, or  
22 subject area.

23 The proposed Comprehensive Plan amendment  
24 covers the western portion, which is approximately 167  
25 acres in size, of the Stonebrook planned development.

1 The portion under this request is designated Commercial,  
2 Business Park, Single-Family and Multi-Family  
3 Residential uses.

4 The Stonebrook planned development consists of  
5 approximately 610 acres and was approved for 2,135  
6 dwelling units, 50 acres of Commercial, 33.6 acres of  
7 Business Park.

8 The City Council approved the Stonebrook Final  
9 Design Standards and Regulations on April 24, 2006.

10 To date, there are two subdivision maps that  
11 have been approved by City Council on the eastern  
12 portion, over here. You can see some of the lots  
13 already built.

14 Phase 1 consisted of 617 single-family lots,  
15 which under construction are 218 lots. Phase 2 was  
16 approved on March 14, 2018 by City Council for 459  
17 single-family lots.

18 The portion of the Stonebrook planned  
19 development covered by this Comprehensive Plan amendment  
20 consists of four parcels.

21 Woops. Too fast.

22 This is the existing master plan designation  
23 map. On this map, there are 14.1 acres of  
24 Multi-Family 24, 50.9 acres of Commercial, 33.6 acres of  
25 Employment Center, 46.9 acres of Intermediate Density

1 Residential, and 13.1 acres of Open Space.

2 This is the proposed master plan amendment.  
3 The applicant is requesting to amend the land use map to  
4 have 19.1 acres of Multi-Family 24, 38.6 acres of  
5 Commercial, 33.6 acres of Employment Center, 54.2 acres  
6 of Intermediate Density Residential, and 13.1 acres of  
7 Open Space.

8 The proposed request does not change the number  
9 or type of land uses. The applicant's request proposes  
10 to relocate these land uses. The proposed changes are,  
11 in part, because the applicant is interested in creating  
12 a multi-family, a larger multi-family development which  
13 is not split by the drainage channel, or Reach 4.  
14 Relocating the multi-family more central results in  
15 needs of shuffling some of the other land uses.

16 If the Comprehensive Plan land use amendment is  
17 approved, the Stonebrook Final Design Standards and  
18 Regulation, which is the handbook for Stonebrook, will  
19 need to be amended to reflect the approved land use  
20 pattern before any development can occur on this  
21 property.

22 Addressing the findings. Finding CP1, which is  
23 conformance with the Regional Plan. Complying with Goal  
24 1.1, the subject property is located within the City of  
25 Sparks limits, and a portion of it is in the Truckee

1 Meadows service area.

2           The Stonebrook planned development is located  
3 in Impact Fee Service Area Number 1 and has been  
4 included in the City's utilities and facilities plans.  
5 The Stonebrook is, however, located outside of the  
6 6-minute response time for the Sparks Fire Department  
7 and emergency medical response. However, the Fire  
8 Department can request inclusion of this area into the  
9 mutual aid agreement with the Truckee Meadows Fire  
10 Protection.

11           So based on this, staff is of the opinion that  
12 this request complies with the regional goal 3.5.

13           Finding CP2, which is the implementation of the  
14 Sparks Comprehensive Plan. The proposed land use  
15 changes increases the exposure to Pyramid Highway for  
16 the commercial land use, and the new configuration of  
17 the employment center provides more flexibility while  
18 integrating it into the commercial land use area.

19           For these reasons, the proposed amendment is  
20 consistent with goal MG1 for providing nonresidential  
21 land use, Goal MG2 for fostering diversity and land use  
22 mix, and Policy MG1 for a diverse and integrated mix of  
23 residential and nonresidential land uses.

24           The increase in MF24 and IDR support goals H2  
25 and Policy H2 by combining additional lands for two

1 different types of housing to meet the high demand for  
2 housing in this region.

3 Policy MG5 requires a fiscal impact analysis.  
4 The submitted fiscal impact analysis and update letter  
5 concluded that the development will produce a revenue  
6 surplus to the City's General Fund of \$7.6 million over  
7 the initial 20-year period. The property is estimated  
8 to generate \$2 million in revenue for the City's Road  
9 Fund, with estimated expenditures of \$8.6 million, for a  
10 deficit of \$7.6 million over the 20-year renew period.  
11 Combining the negative Road Fund and the net positive  
12 General Fund, this project would produce a positive  
13 impact off about a million dollars over a 20-year  
14 period.

15 Supporting Policy MG5(b) and Policy CF1, the  
16 Stonebrook planned development was approved in 2006 and  
17 has been included in the infrastructure planning for  
18 this region and is part of IFSA Number 1. As the  
19 development occurs, impact fees will be collected for  
20 the sanitary sewer and storm drainage improvements.

21 Finding CP3, which is compatible with the  
22 surrounding land uses. The Stonebrook planned  
23 development is located in the southeast corner of  
24 La Posada Drive and Pyramid Way. This request is to  
25 change the land uses on 167 acres of the 610 total acres

1 of the planned development. The intersection of  
2 La Posada and Pyramid is a commercial node. To the  
3 south is the Tierra Del Sol planned development and the  
4 Washoe County Regional Park Lazy Five.

5 Therefore, staff believes that the proposed  
6 Stonebrook land use changes will not adversely impact  
7 their surrounding land uses.

8 Finding CP4, which is public notice. Public  
9 notice was published in the Reno Gazette-Journal on  
10 July 20th, 2018.

11 The neighborhood meeting held by the applicant  
12 was held on December 4th, 2017, with seven people  
13 attending. Those attended expressed concerns about  
14 increased traffic on Pyramid and the traffic speeds on  
15 Pyramid.

16 That concludes my presentation. And I'd be  
17 happy to answer any questions.

18 CHAIRMAN VANDERWELL: Thank you.

19 Any questions yet?

20 Commissioner Carey.

21 COMMISSIONER CAREY: Oh, I could hold on.

22 Sorry.

23 CHAIRMAN VANDERWELL: You'll hold on.

24 COMMISSIONER CAREY: Yeah. Thank you.

25 COMMISSIONER VANDERWELL: Thank you.

1           This is a public hearing. I'll open the public  
2 hearing.

3           Are there any requests to speak?

4           Thank you.

5           Cameron Andelin. And if I pronounced your name  
6 incorrectly, I apologize. And correct it for me,  
7 please. So just state your name and address for the  
8 record.

9           MR. CAMERON ANDELIN: My name is Cameron  
10 Andelin, 8100 Pyramid Way. Good evening, Commissioner,  
11 Planning Commissioners, members.

12           So I'm a neighbor to the east. We have a farm  
13 there that we operate. And I just want to go on record,  
14 we're not necessarily opposed to development and the  
15 property owner's right to develop. But we do want to go  
16 on record stating that we have a recorded easement  
17 through the subject property that we want to make sure  
18 that we're able to maintain and protect. It happens  
19 to -- the location of it where it's been used, where we  
20 use it, happens to be kind of through the multi-family  
21 section part of that.

22           We also have our -- our irrigation water comes  
23 from the Orr Ditch that goes through this property. And  
24 so we want to make sure that that would be protected.

25           And the last thing I just wanted to go on



1 record about is, should we desire to develop our  
2 property, we would want to make sure that our ability to  
3 do that is protected and, with this adjacent  
4 development, that it wouldn't encumber or prohibit any  
5 of our development.

6 Thank you.

7 CHAIRMAN VANDERWELL: Thank you.

8 Okay. Danielle Donica.

9 MS. DANIELLE DONICA: Danielle Donica, 25 North  
10 Tropicana Circle.

11 I'm very confused why we're fighting this  
12 again, but. I was here in 2006 when we were fighting  
13 with the casino.

14 I'm wondering why we want to put up more  
15 apartments and more businesses there when we already  
16 have horrible, horrible, horrible traffic on Pyramid  
17 Highway. And the speed limit was increased to 55, which  
18 makes it absolutely impossible for me to not wait about,  
19 approximately eight minutes before I turn from Pyramid  
20 onto David James to get to my house now, which is  
21 already ridiculous, so.

22 She was saying something about you're going to  
23 do \$7 million in road construction if this happens. And  
24 so my guess is they're going to widen Pyramid, which  
25 means more noise for us, because we're the second street

1 off of Pyramid.

2 More lights. The speed limit would have to  
3 change. More congestion.

4 I don't understand why we're saying we want  
5 apartments out there.

6 And my question -- and I don't know if you guys  
7 can answer this. Or maybe you can answer this. What is  
8 an employment center?

9 CHAIRMAN VANDERWELL: When you get back up.

10 MS. MELBY: When I get back up there? Oh,  
11 okay.

12 CHAIRMAN VANDERWELL: We'll make sure that she  
13 asks.

14 MS. DANIELLE DONICA: Okay. And, also, the  
15 intermediate density, what that means, what the  
16 definition of that means.

17 And our sewer, they're talking about they're  
18 going to be on City water. Of course, we're Washoe  
19 County. They would be Sparks. And that's how the whole  
20 thing started with the casino as well. Our sewer has  
21 been put off really 12 years, because we don't have a  
22 grant to pay for it, because we have no money, I guess,  
23 in Washoe County. But Sparks can have everything else.  
24 The new subdivision that was put down at the end of  
25 David James, their sewer has all that, all the City

1 stuff. But, we're, again, another island in Washoe  
2 County, which gets put off.

3 Thank you.

4 CHAIRMAN VANDERWELL: Thank you.

5 Are there any more requests to speak on this  
6 item?

7 MS. SMITH: I have two more, Madam Chair.

8 CHAIRMAN VANDERWELL: Okay. Thank you.

9 Is it Chris Mart?

10 MR. CHRIS MOLL: Moll.

11 CHAIRMAN VANDERWELL: Moll. Go ahead and come  
12 on up. If you can please state your name and your  
13 address for the record, please.

14 MR. CHRIS MOLL: Chris Moll, M-O-L-L,  
15 7310 Aqueen Court. I'm also the president of the HOA  
16 for off of Tierra Del Sol there, Serena Springs.

17 And when I think about the time that I've spent  
18 and the one question that has come up over and over  
19 again, because I've seen this map somewhere before  
20 several years ago, but the -- my residents' biggest  
21 question is, okay, when are we going to finish Tierra  
22 Del Sol? When is that going to wrap around to Dolores?  
23 Because the congestion going in and out of there, with  
24 the increase in volume of traffic, it's getting ugly.  
25 We're going to have to send some ambulances out there.

1 I saw one just coming up here today, all right, where  
2 somebody hooked that U-turn at Dolores, and they didn't  
3 leave a lot of room for anybody else. It was close.

4 So, you know, to me, that's the big question.  
5 When's it going to be built?

6 And, also, what are you going to do with the  
7 Orr Ditch? Are you going to bury it? Because I don't  
8 see it shown here on any of these maps.

9 Do we have any answer to those questions?

10 CHAIRMAN VANDERWELL: We'll ask staff when they  
11 come back up.

12 MR. CHRIS MOLL: Okay.

13 CHAIRMAN VANDERWELL: We're making notes.

14 MR. CHRIS MOLL: Okay. So what do you want me  
15 to do next, just sit and wait for my answer?

16 CHAIRMAN VANDERWELL: No. Do you want to  
17 finish your testimony?

18 MR. CHRIS MOLL: Well, yeah. It's just like I  
19 say. My primary concern and the thing I want to be able  
20 to at least get back to the homeowners, including me,  
21 is, okay, when are they going to finish that street?  
22 Okay. When's it going to, is it going to tie around?  
23 And is it going to be done before the development?  
24 After the development? Do we have any idea when that's  
25 going to be done?

1           So there's also utilities out there that, you  
2 know, are already in the ground. And there's just no  
3 asphalt running to them. So all that underground work,  
4 as far as I can tell, all the way up to the property  
5 line, has all been done. So what are we waiting for?  
6           CHAIRMAN VANDERWELL: Okay.  
7           MR. CHRIS MOLL: Okay?  
8           CHAIRMAN VANDERWELL: Perfect.  
9           MR. CHRIS MOLL: And that's it. Thank you.  
10          CHAIRMAN VANDERWELL: Thank you for the  
11 question.  
12          Is it Robert -- and what's your last name? I  
13 apologize.  
14          MR. ROBERT BARTOO: I'm not for or against  
15 this.  
16          CHAIRMAN VANDERWELL: Oh, I'm sorry, sir. Can  
17 you state your name and your address for the record?  
18          MR. ROBERT BARTOO: I live at 1186 Hushfield  
19 Court.  
20          CHAIRMAN VANDERWELL: Okay. And your name?  
21          MR. ROBERT BARTOO: Robert Bartoo.  
22          CHAIRMAN VANDERWELL: Thank you.  
23          MR. ROBERT BARTOO: And I'm not for or against  
24 this. But I do have an issue with traffic. And, I  
25 think, because you cannot leave my neighborhood safely

1 right now, that that needs to be addressed before we  
2 endanger any more of the residents. It's really that  
3 simple. If there is a fire anywhere out Pyramid Highway  
4 at 5:00 o'clock at night, no one is getting out of my  
5 neighborhood, because the traffic just won't let you.

6 I don't care if you extend La Posada out to the  
7 new parkway. Without doing something, people are going  
8 to get hurt.

9 And I'll leave it at that.

10 CHAIRMAN VANDERWELL: Thank you. Appreciate  
11 that.

12 Do we have any more requests to speak on this  
13 agenda item? Anybody that didn't sign in that would  
14 like to speak?

15 Okay. With that, I'm going to close the public  
16 hearing. And Ms. Melby is going to come up.

17 MS. MELBY: Before I address any questions --

18 CHAIRMAN VANDERWELL: Yes.

19 MS. MELBY: -- the applicant would like to make  
20 a presentation.

21 CHAIRMAN VANDERWELL: Please.

22 MR. ANDY DURLING: Good evening, Madam Chair.  
23 For the record, Andy Durling with Wood Rodgers. Thank  
24 you for the opportunity to address you tonight.

25 I just want to address a little bit maybe to

1 share with you maybe the justification, the rationale  
2 behind this request. The existing past request  
3 designations that's shown on -- oh, sorry. Thank you  
4 for the overhead.

5           The existing master plan designations that are  
6 shown on the screen are akin to what is approved in the  
7 Stonebrook PUD right now. The multi-family, which is  
8 located on the lower portion of the site, is bifurcated  
9 by Reach 4, which is the green open space area that you  
10 see running through that. When the Stonebrook PUD was  
11 originally approved, the area just to the north of this  
12 was a former Washoe County park. So it sort of made  
13 sense from a land use perspective to have the park and  
14 multi-family located adjacent to each other.

15           Since that time, Washoe County Parks disposed  
16 of that property. It's been rezoned to commercial in  
17 the county. It's located in unincorporated county. And  
18 as staff mentioned now, that kind of completed all four  
19 corners of the La Posada and Pyramid intersection to  
20 where you have really a strong commercial node at that  
21 location.

22           Looking at that, we then kind of went to  
23 another level of analysis on this property to determine  
24 what were appropriate land uses at this point in time,  
25 now, you know, 15 years later. So what we determined

1 is, you know, commercial makes sense to have that  
2 colocated with the commercial at La Posada and Pyramid.

3 We then, at the same time, felt that it was  
4 appropriate to have the multi-family as well as the IDR,  
5 the other moderate density residential, to also be  
6 colocated near the intersection of Dolores and Pyramid.

7 To address maybe Commissioner Carey's comments  
8 from the workshop, there was a question about the size  
9 of the commercial, is it conducive to big box  
10 commercial? Looking at sort of the market as it stands  
11 in the area right now, there are, obviously,  
12 considerable amounts of commercial to the south of this,  
13 the Galleria, as well as the Kiley Ranch, that are  
14 conducive to the big box style of commercial.

15 Looking at that kind of saturation as well as  
16 just where the retail market is right now, really there  
17 is not as much of a need for that large, large  
18 commercial. So that's why there's a slight reduction in  
19 the commercial area, and you'll see on the map. Now  
20 we've concentrated the commercial towards Pyramid in a  
21 little bit narrower band. There is still at the north  
22 end here some ability to have some larger box, but it'll  
23 be a little bit more limited than maybe it was in the  
24 past.

25 We then wrapped the employment center, which is



1 the a business park. Primarily, we're anticipating that  
2 to be office-type uses. We felt like that was more  
3 appropriate off of Pyramid to have that kind of  
4 commercial up there. And then buffering the employment  
5 center and the multi-family together. Those are  
6 compatible uses next to each other.

7 With that, we felt like this was a much better  
8 land use at this point in time than what was previously  
9 approved.

10 To address maybe some of the public's comments,  
11 Mr. Andelin, we are definitely well-aware of the  
12 easements that traverse his property, whether to access  
13 power. So we are, we've already reached out to him.  
14 We've had some meetings. We'll continue to meet with  
15 him on what's appropriate to perpetuate as well as  
16 possibly relocate.

17 This is sort of a master plan area. You'll  
18 note that the extension, Dolores, does go into kind of  
19 the greater Andelin farm area. So there are some  
20 anticipated connections that we know are kind of on the  
21 table. So we look forward to working with him as we  
22 continue.

23 To address maybe some of the concerns relative  
24 to traffic, we've been working closely with NDOT on  
25 this. There will be a number of new intersections

1 colocated with existing intersections at Robert Banks,  
2 Dolores, and some of the other roadways that are to the  
3 west side. With that, we will be building in additional  
4 turn lanes, some medians, things like that, to help with  
5 the speeding aspect of those intersections.

6 So with that, I would be happy to answer any  
7 questions. And we appreciate staff's comprehensive  
8 overview of this and are in agreement with their  
9 recommendation.

10 CHAIRMAN VANDERWELL: Okay. Any of the  
11 Commissioners have any questions for Mr. Durling?

12 Commissioner Carey.

13 COMMISSIONER CAREY: Thank you, Madam Chair.

14 And thanks for the additional info about the  
15 land use changes with the commercial.

16 I'm kind of curious in your opinion, going back  
17 to the fiscal impact. So this, essentially, is 12 less  
18 acres, give or take, less commercial, and what I  
19 envision a multi-family and single-family units on this  
20 property. In your experience, is typically reducing  
21 commercial land uses and adding more residential land  
22 uses, does that create more of a fiscal impact to the  
23 City in a positive direction?

24 MR. ANDY DURLING: As far as, you know, when  
25 you compare, it happens more just to a certain degree.

1 When you're comparing commercial to multi-family, for  
2 example, you're not looking -- you're losing some sales  
3 tax potential. But you also don't have -- they're  
4 similar in the way that, you know, you're not  
5 maintaining streets in a multi-family the same way  
6 you're not maintaining streets in a commercial  
7 development. Right? Those are private driveways,  
8 private parking, things like that. So from that  
9 perspective, there's a wash, if you will.

10 The residential is more or less staying the  
11 same, the single-family residential, I should correct,  
12 is more or less staying the same.

13 I think, really the moral of the story is this  
14 area was kind of oversaturated with commercial. We did  
15 maintain the employment center in its current acreage.  
16 That was a priority for us and for staff. So you'll  
17 note that, you know, the employment aspect of this  
18 remains the same. So you get benefits from that as far  
19 as live, work, and ability to capture trips within the  
20 greater Spanish Springs area within the valley itself.  
21 So those are all positives.

22 COMMISSIONER CAREY: Okay. Thanks.

23 CHAIRMAN VANDERWELL: Anybody else?

24 I just have a really quick question. Can you  
25 maybe drill down a little more on the employment center?

1 So you're going to say, you're saying it's going to be  
2 like office, like are you -- dental, just service  
3 offices, not a big like (indistinct) or anything like  
4 that?

5 MR. ANDY DURLING: So there are a number of  
6 uses that are permitted in the business park in  
7 Stonebrook, right now, not having those on the top of my  
8 head. But we anticipate, just based on the kind of  
9 location of this, you're probably going to see something  
10 akin to what you see kind of on Sparks Boulevard with  
11 the offices and things like that.

12 There may be some opportunities for some kind  
13 of larger employers. Not sure what those might be right  
14 now. But definitely there is a wide variety of  
15 anticipated employers that could come into this area.

16 CHAIRMAN VANDERWELL: Perfect. Thank you.  
17 Got any?

18 Oh. Yes, Commissioner Fewins.

19 COMMISSIONER FEWINS: Yeah, Madam Chair.  
20 Commissioner Fewins.

21 There were a couple questions about the Orr  
22 Ditch.

23 MR. ANDY DURLING: Yes.

24 COMMISSIONER FEWINS: And, I suppose, were YOU  
25 thinking about that?

1 MR. ANDY DURLING: Thanks for reminding me. So  
2 the Orr Ditch is identified, if you can see my pointer.  
3 So this green band, this open space band is the Orr  
4 Ditch as it traverses through this portion of  
5 Stonebrook.

6 So in the handbook itself, there's a  
7 requirement that that effectively becomes an open space  
8 corridor with a regional trail. So that is a regional  
9 trail corridor. Whether it remains in an open ditch  
10 fashion or is piped is kind of up to the landowner and,  
11 obviously, working with the Orr Ditch Company on that.

12 So there would be, I would anticipate, probably  
13 some piping portions of it as it goes through the site.  
14 But at the end of the day, we have to perpetuate the  
15 flow of that irrigation water through the site. And  
16 over the top of that corridor will be a regional trail.

17 COMMISSIONER FEWINS: Thank you.

18 CHAIRMAN VANDERWELL: Thank you.

19 MR. ANDY DURLING: Thanks.

20 CHAIRMAN VANDERWELL: Thank you, Karen.

21 Do any Commissioners have any questions?

22 Commissioner Carey.

23 COMMISSIONER CAREY: Yeah, a question for  
24 staff. Concerning Finding CP2 and use, and staff  
25 decided the Comprehensive Plan Goal MG1, and that's

1 support economic vitality by providing nonresidential  
2 land use bases. The proposed comprehensive land use  
3 change reduces commercial land use. So I was just kind  
4 of wondering if you could provide some more information  
5 about the application of that policy and how it supports  
6 this project.

7 MS. MELBY: I mean it's maintaining,  
8 essentially, the same amount of acreage. It's a little  
9 bit of a reduction. But staff felt that they still are  
10 maintaining the mix of uses. And that's why we felt  
11 that we could use that finding, because it still has a  
12 mix of residential and the employment center and  
13 commercial.

14 COMMISSIONER CAREY: Okay. Thank you.

15 CHAIRMAN VANDERWELL: Karen, I'm just going to,  
16 because I wrote it down, a couple of the questions  
17 from --

18 MS. MELBY: Uh-huh (affirmative).

19 CHAIRMAN VANDERWELL: -- a couple of the people  
20 that asked questions. Can you define what the  
21 intermediate density is?

22 MS. MELBY: Intermediate density is  
23 single-family residential. It is a density of 6  
24 dwelling units to less than 10 dwelling units per acre.

25 CHAIRMAN VANDERWELL: Okay. Thank you. Then,

1 another one of the questions was the finish of Tierra  
2 Del Sol to Dolores Drive. Now, I guess, what my  
3 question is, is are they in unincorporated Washoe  
4 County, or are they within the City of Sparks?

5 MS. MELBY: Tierra Del Sol is within the City  
6 of Sparks. That's on the east side of Pyramid.

7 CHAIRMAN VANDERWELL: Okay.

8 MS. MELBY: And that would be part of the --  
9 when they built their project, when they start  
10 construction, then we would be looking at all those, the  
11 infrastructure and those roads.

12 CHAIRMAN VANDERWELL: Okay. Terrific. Thank  
13 you.

14 Anyone else have any other questions?

15 COMMISSIONER READ: Yeah. Commissioner Read.

16 CHAIRMAN VANDERWELL: Commissioner Read.

17 COMMISSIONER READ: Yeah, there was one other  
18 question by one of the public comments. They were  
19 concerned about ensuring that their property could be  
20 developed, that this wouldn't interfere in that. Can  
21 you address that?

22 MS. MELBY: When, as they start to develop,  
23 actually construction this project -- I mean, at this  
24 point, we're only at a conceptual level of looking at  
25 all this, of land use. But once they start doing the

1 construction, then we make sure that there's -- we keep  
2 in mind that they have -- that there are properties to  
3 the east to be developed, potentially, in the future.

4 COMMISSIONER READ: Thank you.

5 CHAIRMAN VANDERWELL: Anyone else?

6 Okay. Any further questions?

7 Okay. I will entertain a motion.

8 COMMISSIONER READ: I'll entertain a motion.

9 This is Commissioner Read.

10 I move to approve the request to amend the  
11 Comprehensive Plan associated with PCN17-0053 based on  
12 findings CP1 through CP4 and the facts supporting these  
13 findings as set forth in the staff report.

14 COMMISSIONER BROCK: This is Commissioner  
15 Brock. I second.

16 CHAIRMAN VANDERWELL: I have a first and a  
17 second. Is there any further discussion?

18 Commissioner Carey.

19 COMMISSIONER CAREY: Thank you, Madam Chair. A  
20 couple comments for the record, if I may.

21 CHAIRMAN VANDERWELL: Of course.

22 COMMISSIONER CAREY: I appreciate the  
23 additional info from the applicant and staff. I guess,  
24 I'm, you know, a little concerned about losing any  
25 commercial land use in the city. I think, from a fiscal



1 perspective, there's going to be some impact to the  
2 City's budget down the road.

3           But I do concur with the assessment that, you  
4 know, the market for commercial real estate in the  
5 Spanish Springs valley has changed over the past 12  
6 years. And certainly, I think, retail in general, the  
7 industry has changed a lot, too. So, you know, I think,  
8 it makes sense that the reduction in the commercial land  
9 use might make sense.

10           You know, from my estimation, looking through  
11 the staff report, it looks like, potentially, we'd be  
12 losing 46,000 square feet of commercial land use, or  
13 future buildings that could be build on that land use.  
14 I'm a little concerned about that. But I do concur and  
15 I appreciate the applicant holding on to the employment  
16 center land use. I think, that's an important land use  
17 to keep.

18           And, I think, that the new configuration  
19 should, you know, provide some flexibility and maybe  
20 lead to a better development than what was originally  
21 proposed.

22           So I would support the motion. I just wanted  
23 to put those on the record.

24           CHAIRMAN VANDERWELL: Great. Thank you.

25           Any further comments?

1 COMMISSIONER FEWINS: Yeah. Commissioner  
2 Fewins.

3 CHAIRMAN VANDERWELL: Commissioner Fewins.

4 COMMISSIONER FEWINS: Again, if we're  
5 rearranging a little bit of -- and I echo Commissioner  
6 Carey's concern about taking a little bit of the  
7 commercial that was so -- you know, I think, redoing  
8 multi-family, getting it more closer to the downtown  
9 area is an important piece and we have to do that.

10 I just really want the applicant -- it'll be  
11 interesting what they do come up with NDOT, safety on  
12 Pyramid Highway and how they can increase the safety for  
13 the people that already live there.

14 CHAIRMAN VANDERWELL: Okay. Any other  
15 comments?

16 Okay. All in favor?

17 (Commission members said "aye.")

18 CHAIRMAN VANDERWELL: Any opposed?

19 Okay. Thank you. Motion carries.

20 Next, we'll move along to PCN18-0016,  
21 consideration and possible approval of a conditional use  
22 permit to construct a 22,423-square-foot casino with a  
23 restaurant.

24 MR. CRITTENDEN: Sorry. I just closed my  
25 attachments.

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN LAND USE DESIGNATIONS FROM 14.1 ACRES OF MULTI-FAMILY RESIDENTIAL (MF24), 50.9 ACRES OF COMMERCIAL (C), 33.6 ACRES OF EMPLOYMENT CENTER (EC), 46.9 ACRES OF INTERMEDIATE DENSITY RESIDENTIAL (IDR), AND 13.1 ACRES OF OPEN SPACE (OS) TO 19.1 ACRES OF MULTI-FAMILY RESIDENTIAL (MF24), 38.6 ACRES OF COMMERCIAL (C), 33.6 ACRES OF EMPLOYMENT CENTER (EC), 54.2 ACRES OF INTERMEDIATE DENSITY RESIDENTIAL (IDR), AND 13.1 ACRES OF OPEN SPACE (OS) ON A SITE APPROXIMATELY 167.1 ACRES IN SIZE LOCATED AT THE SOUTHEAST CORNER OF LA POSADA DRIVE AND PYRAMID WAY.

WHEREAS, the City of Sparks Planning Commission reviews on a regular basis requests for amendment of the City's Comprehensive Plan; and

WHEREAS, the proposed Comprehensive Plan amendment is in compliance with the Regional Plan; and

WHEREAS, the proposed Comprehensive Plan amendment would implement or is consistent with Goal MG1, Goal MG2, Policy MG1, Goal H2, Policy H2, Policy MG5, and Policy CF1 of the Sparks Comprehensive Plan; and

WHEREAS, the proposed Comprehensive Plan amendment would be compatible with surrounding land uses.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Sparks that the Comprehensive Plan Amendment associated with PCN17-0053 be adopted by changing the Comprehensive Plan from 14.1 acres of Multi-Family Residential (MF24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) to 19.1 acres of Multi-Family Residential (MF24), 38.6 acres of Commercial (C), 33.6 acres of Employment Center (EC), 54.2 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) on a site approximately 167.1 acres in size located at the southeast corner of La Posada Drive and Pyramid Way.

PASSED AND ADOPTED the 2nd day of August 2018, by the following vote of the Planning Commission:

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

NAYS: \_\_\_\_\_


ABSENT: Commissioners Petersen and Shabazz

ABSTAIN: \_\_\_\_\_


Approved this 2nd day of August 2018, by:

  
DIAN VANDERWELL, CHAIR






ATTEST:  
  
MARILIE SMITH  
ADMINISTRATIVE SECRETARY

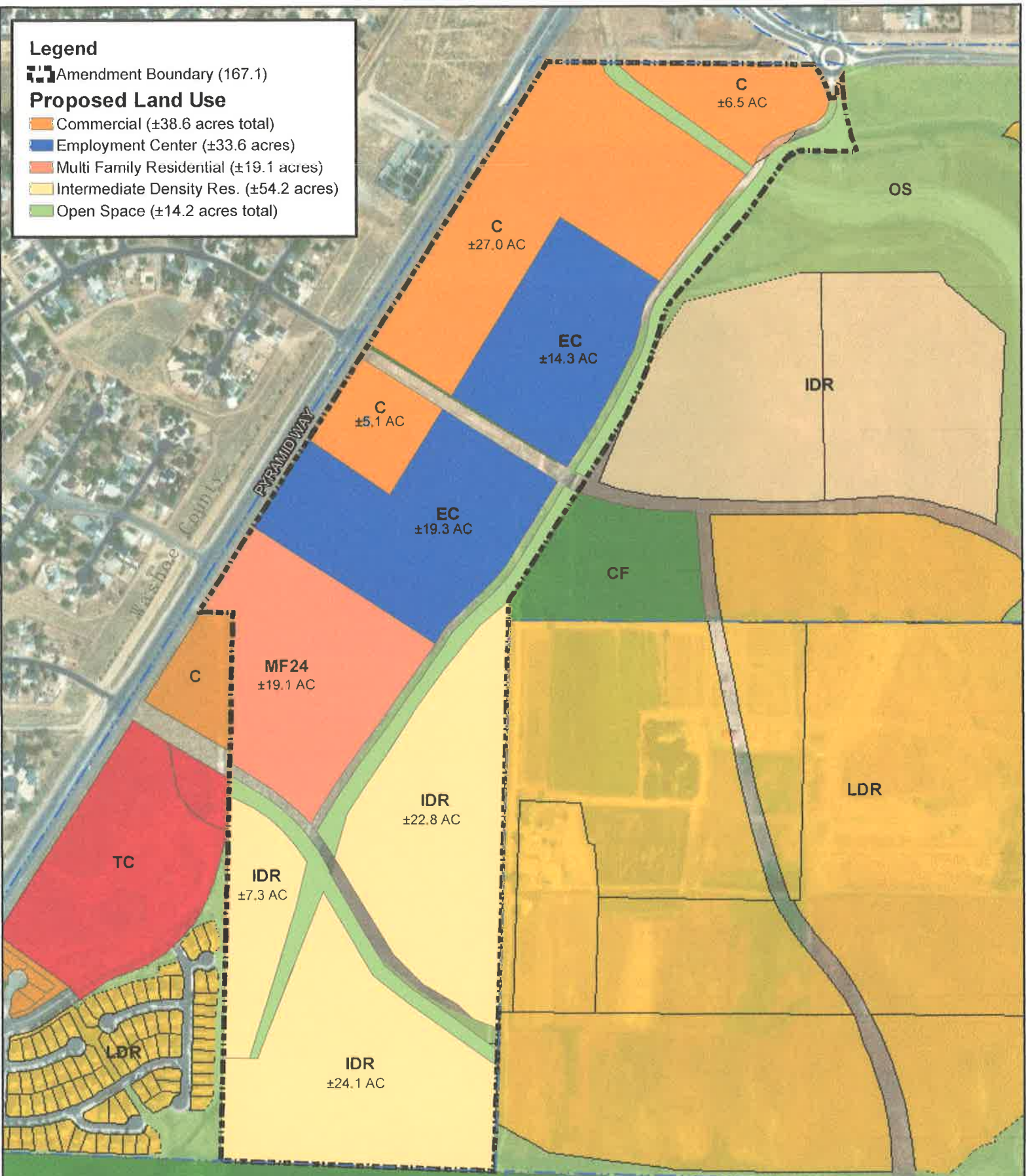
APPROVED AS TO FORM AND LEGALITY:  
  
CHESTER H. ADAMS  
CITY ATTORNEY

**Legend**

 Amendment Boundary (167.1)

**Proposed Land Use**

-  Commercial (±38.6 acres total)
-  Employment Center (±33.6 acres)
-  Multi Family Residential (±19.1 acres)
-  Intermediate Density Res. (±54.2 acres)
-  Open Space (±14.2 acres total)



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Proposed Master Plan**  
**Stonebrook Planned Development**

City of Sparks






Peter Gower, Chair • Sarah Chvilicek, Vice-Chair • James Barnes • Larry Chesney • James Fewins • Ed Hawkins • Frank Petersen • Dian VanderWell • Kevin Weiske • Kimberly H. Robinson, Executive Director

October 11, 2018

Kimberly H. Robinson  
Executive Director of Regional Planning, and  
Clerk of the Regional Planning Commission  
1105 Terminal Way, Suite 316  
Reno, Nevada 89502

Received by Clerk:  10.11.18

Emailed: 10.11.18 

Dear Ms. Robinson:

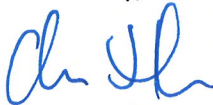
On October 10, 2018, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter conforms with the comprehensive Regional Plan:

Regional Plan Conformance Review – City of Sparks Comprehensive Plan amendment, 7900 Pyramid Way (CR18-011) – An amendment to the Comprehensive Plan to change the land use designation from 14.1 acres of Multi-Family Residential (MF24), 50.9 acres of Commercial (C), 33.6 acres of Employment Center (EC), 46.9 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) to 19.1 acres of Multi-Family Residential (MF-24), 38.6 acres of Commercial (C), 33.6 acres of Employment Center (EC), 54.2 acres of Intermediate Density Residential (IDR), and 13.1 acres of Open Space (OS) on a site approximately 167.1 acres in size, located at the southeast corner of La Posada Drive and Pyramid Way

**This letter has been filed with the Clerk of the Regional Planning Commission on this date. A petition for review must be filed by a person or entity seeking review of the RPC action or determination pursuant to section I.3, III.7 or IV.11 of the Regional Planning Governing Board's *Regulations on Procedure*. The applicable filing timeframe is highlighted in the table on the following page.**

Please do not hesitate to contact me at 775-321-8392 if you have any questions on this matter.

Sincerely,



Chris Tolley  
Regional Planner

**RPC CONFORMANCE REVIEW, CR18-011**  
**ACTION LETTER DATED OCTOBER 11, 2018**  
**PAGE 2**

CC: File CR18-011  
 City of Reno  
 City of Sparks  
 Washoe County  
 Regional Transportation Commission

*\*A paper copy of this letter is available upon request*

<b>Regional Planning Governing Board Regulations on Procedure, appeals to the RPGB pursuant to statues and/or regulation:</b>	<b>Timeframe (business days):</b>
Appeal of Regional Planning Commission’s finding of non-conformance with respect to a Project of Regional Significance (“PRS”). See RPGB Regulations on Procedure I.2 and III.7	45 days
Appeal of a finding of non-conformance of a master plan, facilities plan or other similar plan. See RPGB Regulations on Procedure I.2; IV.10 and IV.11	45 days to file objection with RPC; 30 days to file appeal to RPGB after RPC’s determination of objection
Petitions for review of actions of the RPC that are not subject to a specific appeal process, which includes actions of the RPC finding that a PRS or master plan, facilities plan or other similar plan conforms with the Regional Plan. See RPGB Regulations on Procedure I.3	10 days