



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action
PCN15017

Date: June 9, 2015

RE: PCN15017 - SULLIVAN LANE APARTMENTS – Consideration of and possible action on a Master Plan Amendment and Rezoning for a site approximately 1.4 acres in size located at 1250 Sullivan Lane, Sparks, NV for:

- A Master Plan Amendment request to change the land use designation from Medium Density Residential (MDR) to Transit Oriented Development – Mixed Residential (TOD-MR); and
- A request to Rezone the property from R1-6 (Single Family Residential) to TOD (Transit Oriented Development).

Senior Planner Karen Melby presented this agenda item and recommendation to forward to City Council a request for certification of a Master Plan Amendment and Rezoning. Ms. Melby shared that the applicant would like to redevelop this property and is requesting to add the property to the TOD (Transit Oriented Development) district in order to redevelop with higher densities and standards. Any redevelopment of the property under the TOD standards would require the developer to adhere to higher standards than the current zoning for this property.

Currently, there are four single family homes and two apartment buildings located on this property. The Sullivan Lane Apartments is located in an area of mixed residential types. There are multi-family developments to the north and west. To the east and south are single family homes. There are currently a total of 22 units located on the property. The property is currently zoned R1-6 and is not in conformance with the current developments located on the property. The rezone request would bring the property more in conformance than it is currently developed. The redevelopment of this site to multi-family housing is consistent with the other multi-family developments in the area. Redevelopment of this property provides an opportunity for new investment in the neighborhood.

A neighborhood meeting was held on April 29, 2015 and approximately 20 people attended the meeting. The main concern regarding the project was the addition of more multi-family units to the area. There was also discussion regarding the design

and potential occupants of the apartment units which is not applicable to this application.

Staff finds that the proposed land use and rezoning request is consistent with the findings for the Master Plan Amendment and the Zoning findings. Staff is recommending the forwarding of this project to City Council for certification of a Master Plan Amendment and Rezoning.

Commissioner Lean asked why and how the property came to be in non-conformance with current zoning. Ms. Melby stated that she attempted to research this and our records did not go back that far. Presumably, the current zoning was done by Washoe County.

Commissioner Fewins asked Ms. Melby to explain in more detail the TOD standards. Ms. Melby explained that the TOD standards are stricter in terms of building materials and other standards such as placing the building closer to the street with no visible parking lot.

Mr. Jeff Fischer of Fischer Construction, representing the applicant, introduced himself and thanked the Commission for their time and offered to answer questions. Mr. Fischer shared that one of the motivational reasons for wanting to get the property in the TOD was to try and clean up the area and make it more visually pleasing.

The public hearing was opened.

Mr. Chuck Kerns, Sparks resident, residing at 2000 Brunetti Way, shared that the proposed project will be directly behind his back fence and overlooking into his backyard. He was very concerned about his privacy and that of his family when they are visiting. He also shared that the apartments would attract more low income tenants, trash, and parking issues. He does not want residents of the apartment being able to look over his back fence and from the second story look into his back windows. He is also concerned about his pets. He will move if the project is approved.

Mr. Robert Hewson, Sparks resident, residing at 1200 Sullivan Lane, expressed concern regarding more apartments being developed in the neighborhood. He shared that he thought more apartment homes would bring increased trash, traffic, noise, and low income tenants. He is also concerned with privacy and decreased property values.

Mr. Fischer stated that this is not a low income project. The developer has not received any special funding, the project is utilizing private monies, and it will be a private complex. Mr. Fischer also shared that there will be regular site management and maintenance to address any issues that arise.

Commissioner Fewins reminded the Commission that the agenda item being considered presently was the Master Plan Amendment and Rezone only.

Discussions regarding building materials and standards will be considered during the plan review and building processes.

City Attorney Doug Thornley asked Ms. Melby to please explain the screening and the transition process for properties within the TOD with regard to the transition of multi-family projects next to single-family residential.

Ms. Melby stated that as the project moves forward, the developer will be required to adhere to the higher building standards of the TOD. There are standards that address parking, window placement, set-back and other standards that will be addressed in all phases of the plan review and construction processes.

Ms. Elizabeth Guisti, Sparks resident, residing at 2000 Brunetti Way, expressed her concerns regarding increased trash and traffic and potential decreased property values. She is also upset regarding the development of a two-story structure where the neighboring residents can look directly into her home. She would like to see the development of more homes and not apartments.

Ms. Della Hewson, Sparks resident, residing at 1200 Sullivan Lane, believes her property will be the most affected by the project. She does not want another apartment building in the neighborhood. This is her first home and she will sell if the project is approved.

The public hearing was closed.

MOTION: Planning Commissioner Lean moved to forward a recommendation of approval to City Council for certification of a Master Plan Amendment for PCN15017 based on findings MP1 through MP4, and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Voelz.

Commissioner Voelz stated he is voting in favor but asked staff to do everything reasonably possible to ameliorate the second floor development to try and alleviate some of the concerns posed by the surrounding residents.

AYES: Planning Commissioners Lean, Nowicki, Sanders, Sperber and Voelz.

NAYS: Commissioners Fewins and Cammarota.

ABSTAINERS: None.

ABSENT: None.

Passed.

MOTION: Planning Commissioner Voelz moved to forward a recommendation of approval to City Council for the rezoning associated with PCN15017 based on the Findings Z1 through Z3 and the facts supporting these findings as set forth in the staff report.

SECOND: Planning Commissioner Sanders.

AYES: Planning Commissioners Lean, Nowicki, Sanders, Sperber and
Voelz.

NAYS: Commissioners Fewins and Cammarota.

ABSTAINERS: None.

ABSENT: None.

Passed.