

BALDINI'S SPORTS CASINO
MASTER PLAN FINDINGS:

Finding M1. The proposed Master Plan amendment would be in conformance with the Regional Plan land use/intensity designation.

The proposed request to change the land use designation from Industrial to Tourist Commercial is consistent with the Regional Plan. The property is located within the TMSA and City of Sparks corporate boundary. The request furthers preserve the existing non-residential area, promotes jobs, entertainment and potentially economic development within an existing non-residential developed area. The following Regional Plan Goals and Policies support the proposed amendment:

Goal 1.1

Between 2007 and 2030, at least 99% of the region's population growth and 99% of the region's job growth will be located in the Truckee Meadows Service Area (TMSA).

The proposed land use amendment is to potentially sustain and revitalize an existing developed site. The site is serviced by existing services and facilities. The majority of the buildings and land uses in the area were constructed in the 1960s and early 1970s. The purpose of the Regional Plan is to manage and how or where development occurs in the Truckee Meadows relating to land use planning, provisions of infrastructure, resource management and implementation strategies. The proposed amendment furthers the purpose of the Regional Plan because it is bringing into conformance an existing land use.

The Regional Planning Commission found the master plan amendment in conformance with the Regional Plan at their January 22, 2014 public hearing.

Finding M2. The Master Plan amendment would implement the goals listed within the Sparks Master Plan as listed in the staff report.

The Land Use Plan Goals and Policies that are also relevant to this proposal include:

GOAL LU1: *To create a growth pattern which assures flexible, feasible and efficient developments and which includes natural and cultural amenities.*

POLICIES

LU1a. *The City will support a preferred growth pattern which applies consistent and uniform standards to areas planned for similar*

uses.

LU1c: The City will approve development plans which address unique to the developing area to minimize impacts to adjacent properties and assure protection of natural and cultural resources.

LU5a: The City will encourage land uses and development which maintains a balance of population, housing and employment within urban and emerging growth areas.

LU5b: The City will support sustainable economic development for future non-residential development.

The Sparks Master Plan encourages development patterns that sustain a balance of population, housing and employment within the urban area. This request provides for an existing non-residential development to maintain their business by potential future expansion.

The Sparks Land Use description for Tourist Commercial is:

“Tourist-oriented activities of highest intensity, including hotel-casinos, motels, entertainment facilities, shopping facilities, offices, clinics, retail and wholesale stores, automobile service stations and ancillary uses”.

Tourist Commercial land use is the appropriate land use for an existing casino, restaurant and entertainment facility. The locational criteria for Tourist Commercial states: “The TC areas are **generally** located adjacent to 1-80 freeway corridor and the Truckee River. All new locations for TC activity shall be subject to City Council approval.” The existing casino is located about half mile from Interstate 80 and Truckee River each in a fully developed area. The locational criteria references general areas but are limiting. Areas not specifically described are subject to City Council approval.

Finding M3. The Master Plan Amendment would be compatible with surrounding land uses.

The surrounding land uses and zoning are summarized in the table below:

Direction	Land Use / Zoning
North	Commercial and Industrial / I (Industrial)
South	Commercial and Industrial / I (Industrial)
East	Commercial and Industrial / I (Industrial)
West	Commercial and Industrial / I (Industrial)

Both Glendale Avenue and Rock Boulevard are designated as arterial roadways serving I-80 and I-580. The land uses surrounding the site includes industrial land uses including auto repair, fast food restaurants, pawn shop, gas station and parts/service repairs. The casino has been operating at this site since the 1970s and most of the uses have built up around it.

Reno-Tahoe International Airport submitted a letter, which is attached to this staff report. The Airport Authority has expressed concerns about future development and the possibility of creating future conflict with the safe operations of the Reno-Tahoe International Airport. The letter states that "Tourist Commercial zoning and land uses, which can include hotels, casinos and entertainment facilities, can create hazards when located directly under primary flight paths and in close proximity to runway ends." The applicant will need to work with the Reno-Tahoe International Airport and the City for any future development to address the potential hazards of any new development.

FINDING M4: Public notice was given and a public hearing held per the requirements of Nevada Revised Statutes and Sparks Municipal Code.

Public notice was given. The Planning Commission and City Council meetings function as public hearings for this matter. The Nevada Revised Statutes and Sparks Municipal Code public hearing requirements have been met. The Neighborhood Meeting required by NRS 278.210 was held on November 25, 2013.