



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

To: Mayor and City Council
From: Janet Stout, Administrative Secretary
Subject: Report of Planning Commission Action
PCN120016
Date: June 22, 2012

RE: SPARKS MARINA RV PARK, LLC, Consideration of and possible action on a request for Tentative and Final Approval of an amendment to the Marina Landing Planned Development Handbook to amend the time limit for occupancy in the RV park from 25 days to 90 days and increase the maximum sign height from 8 feet to 20 feet on a site 13.4 acres in size in PD (Planned Development) zoning district located at 1200 E. Lincoln Way, Sparks, NV.

Senior Planner Karen Melby introduced this item and reviewed the information in the staff report. Ms. Melby reviewed the Planned Development Findings as follows:

PLANNED DEVELOPMENT FINDINGS:

PD1 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for housing of all types and design.

This amendment permits a temporary housing option particularly for out of state construction or mining workers.

PD2 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for necessary commercial and industrial facilities conveniently located to the housing.

This amendment does not change the original intent of allowing a RV Park as one of the land uses within the Marina Landing Planned Development. The applicant will still have to comply with the other regulations in the handbook, not permitting the occupancy of RVs with back-up beepers adjoining the mobile home park and the occupants of the RV Park must comply with the quiet hours. The operator of the RV Park will still have to comply with the requirements as outlined in Title 20.98.060 (I) for registering of occupants of the RV Park.

PD3 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for the more efficient use of land and public or private services.

This amendment does not affect the use of lands and public or private services.

PD4 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for changes in technology of land development so that resulting economies may be available to those in need of homes.

This amendment provides a temporary housing option.

PD5 The plan is consistent with the objective of furthering the public health, safety, morals and general welfare by providing for flexibility of substantive regulations over land development so that proposals for land development are disposed of without undue delay.

This amendment allows some flexibility in the operation of the RV Park.

PD6 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for density.

This amendment is different than the SMC permits as the maximum stay in a RV Park but does not exceed the definition of RV Park in the NRS.

PD7 The plan does not depart from zoning and subdivision regulations otherwise applicable to the property, and these departures are in the public interest for bulk.

This amendment does not affect the bulk. This amendment does not change the number of spaces to be occupied only the length of stay.

PD8 The plan does depart from zoning and subdivision regulations otherwise applicable to the property and these departures are in the public interest for use.

This amendment does not change the use of the land.

PD9 The ratio of residential to nonresidential use in the planned development is:

This amendment does not include any residential so there is no ratio of residential to nonresidential use.

PD10 Common open space in the planned development exists for what purpose, is located where within the project, and comprises how many acres (or what percentage of the development site taken as a whole).

This amendment does not change amount of open space of the RV Park or the Marina Landing Planned Development.

PD11 The plan does provide for the maintenance and conservation of the common open space by what method.

The Marina Landing Development Standards Handbook continues to address the maintenance and conservation of the common open space.

PD12 Given the plan's proposed density and type of residential development, the amount and/or purpose of the common open space is determined to be adequate.

The planned development handbook requires a percentage for landscaping consistent with Title 20.

PD13 The plan does provide for public services. If the plan provides for public services, then these provisions are adequate.

The planned development provides for public services to serve the existing RV Park, car wash and proposed buildings as part of this planned development.

PD14 The plan does provide control over vehicular traffic.

The street design conforms to City of Sparks street standards.

PD15 The plan does provide for the furtherance of access to light, air, recreation and visual enjoyment.

This amendment will not change the access to light, air, recreation and visual enjoyment.

PD16 The relationship of the proposed planned development to the neighborhood in which it is proposed to be established is beneficial.

This amendment does not affect the standards in the handbook to mitigate the impacts to the neighboring mobile home park.

PD17 To the extent the plan proposed development over a number of years, the terms and conditions intended to protect the interests of the public, residents and owners of the planned development in the integrity of the plan are sufficient.

The standards in the handbook added during the public hearing process to mitigate the impacts on the mobile home park are unaffected by this amendment.

PD18 The project, as submitted and conditioned, is consistent with the City of Sparks Master Plan.

Since adoption of the Marina Landing Planned Development Handbook, the Transit Oriented Development (TOD) master plan was approved and governs the land. As this is not a project but rather a proposal to alter the standards within the planned development handbook, the amendment is neither more or less consistent with the Sparks Master Plan.

PD19 The project is consistent with the surrounding existing land uses.

The RV Park is an existing use and this amendment only affects the use of the RV Park.

The subject site and surrounding land uses are described as follows:

SURROUNDING LAND USES & ZONING

Direction	Land Use	Zoning
North	TOD – Mixed Residential	NUD and PF
South	TOD – Mixed-Use Commercial	NUD – The Legends
East	TOD – Mixed-Use Commercial and Mixed Residential	NUD
West	TOD – Residential Neighborhood and Mixed-Use Commercial	TOD/TR

PD20 Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code.

Public notice was given. The Planning Commission and City Council meetings function as the public hearing per the requirements of SMC and NRS.

PD21 Modification of Marina Landing Planned Development furthers the interest for the City and the residents and preserves the integrity of the plan.

When considering rezoning a Planned Development, the City must be able to identify that the “modification” is to “further the mutual interest of the residents and owners of the planned unit development and of the public in the preservation of the integrity of the plan as finally approved,” NRS 278A.380 (2).

The proposed amendment governs the operations of the RV Park and its sign. This amendment maintains the integrity of the originally adopted Marina Landing Planned Development.

Ms. Melby noted she received an email from Steve Caraway in opposition of this request. At the request of Commissioner Lean, Ms. Melby explained that the Code states a person can stay 50 days within a 90 day period. The Commission discussed the differences between an RV park and mobile home parks.

There was also discussion on the dimensions and type of sign being requested.

Mike Railey, representing the applicant introduced himself and noted Bill Manke, the owner, is also present. He explained the proposed sign will look essentially the same except it will be higher which will make it easier for patrons to notice when looking for the RV Park.

The public hearing was opened.

The public hearing was closed.

MOTION: Planning Commissioner Nowicki moved to forward a recommendation to City Council to approve the tentative and final Planned Development Handbook for the Marina Landing, PCN12016, adopting Findings PD1 through PD21 and the facts supporting these Findings as set forth in the staff report.

SECOND: Planning Commissioner Peterson.

AYES: Planning Commissioner Lean, Nowicki, Peterson, Voelz, Fewins, and Sperber.

NAYS: None.

ABSTAINERS: None.

ABSENT: Commissioner Sanders.

Passed.