



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

To: Mayor and City Council

From: Marilie Smith, Administrative Secretary

Subject: Report of Planning Commission Action

Date: February 13, 2019

RE: PCN18-0069 - Consideration of and possible action on a request to amend a final approved plan (Pioneer Meadows Development Standards Handbook) for a site approximately 640 acres in size generally located east of Kiley Ranch North Planned Development, west of Wingfield Springs Planned Development and south of Stonebrook Planned Development, Sparks, Nevada, in the PD (Planned Development) zoning district.

Please see the attached excerpt from the February 7, 2019 Planning Commission meeting transcript.

1 PCN18-0069. This is a request to amend the Pioneer
2 Meadows handbook.

3 Jonathan, welcome back.

4 MR. CUMMINS: Thank you, Mr. Chairman, Planning
5 Commissioners. Jonathan Cummins, Planner.

6 .PCN18-0069 is a request to amend the final
7 approved plan for the Pioneer Meadows planned
8 development, to amend the approved plan, slash, handbook
9 for a 640-acre site.

10 The site is outlined in cyan on the map. It is
11 east of Kiley Ranch North, west of Wingfield Springs,
12 and south of Stonebrook planned developments.

13 The Pioneer Meadows handbook was adopted by the
14 City Council in 2000. It has since been amended three
15 times. This will be the fourth amendment of the
16 handbook.

17 On January 28th of this year, the City Council
18 certified the Comprehensive Plan amendments changing the
19 land use designations for approximately 10 acres in
20 Pioneer Meadows from CF, Community Facilities, to LDR,
21 Low Density Residential. I just want to see these,
22 clarify what those changes were. The 10-acre site, the
23 10.6-acre site was changed recently. It's outlined in
24 cyan on this map, in the top middle. The old
25 designation had that piece there listed as Community

1 Facilities, where a school and park were going to go,
2 and today it was, now had the rest Low Density
3 Residential.

4 So the applicant is seeking to amend the
5 handbook to conform to this new Comp Plan designation
6 and is also taking the opportunity to amend some
7 sections of the handbook that have been affected by the
8 change.

9 Overall, the proposed amendments include
10 changes of the land use, the land uses to match the
11 Comprehensive Plan: Updates the land use summary and
12 density tables; removal of the school site; a reduction
13 in the number of parks from three to two -- where there
14 were three smaller parks planned, there will now be two
15 larger parks planned for Pioneer Meadows; removal of
16 references to the Northern Sparks Sphere of Influence
17 Plan, which is no longer in effect; and other minor
18 administrative changes throughout the document.

19 There are 10 required findings, which staff
20 believes can be made by the Planning Commission.

21 Finding A, the amendment is consistent with the
22 City's Comprehensive Plan and the Truckee Meadows
23 Regional Plan and is otherwise consistent with Nevada
24 and federal laws. Staff finds the amendment contributes
25 to Goal H2 of the Sparks Comprehensive Plan to promote a

1 strong housing market in order to support economic
2 vitality and growth.

3 Finding B requires the amendment to be
4 consistent with the surrounding land uses. The proposed
5 amendment does not change the types of land uses within
6 Pioneer Meadows but does rearrange them a little bit in
7 order to better reflect the new land use designations in
8 the Comprehensive Plan.

9 Finding C requires that the amendment be
10 fiscally positive to the City. Requiring a handbook
11 amendment, it's less than 20 acres and therefore does
12 not trigger a fiscal impact analysis.

13 Finding D requires the amendment further the
14 mutual interest of residents and owners of the planned
15 development. Among other things, the changes will allow
16 the development of two large parks, which will advance
17 the parks department's efforts to create fewer but
18 larger parks, which can provide better services and
19 function more effectively for its residents over time.
20 Staff believes that this change, in addition to the more
21 low-density housing that will be added, would mutually
22 benefit current and future homeowners in Pioneer
23 Meadows.

24 Finding E requires the amendment not impair the
25 reliance of the residents and owners on the provisions

1 of the plan. The proposed changes are not expected to
2 make an impact on current and future owners.

3 Finding F' requires the amendment will not
4 result in changes that would adversely affect the public
5 interest. The proposed changes are intended to
6 facilitate and improve the development of Pioneer
7 Meadows in a manner that is consistent with the new Comp
8 Plan land use designations and would not be detrimental
9 to the public interest.

10 Finding G requires the amendment is consistent
11 with the efficient development and preservation of the
12 entire planned unit development. These amendments are
13 intended to preserve the character of the approved
14 planned development and, in doing so, make it consistent
15 with new changes in the Comprehensive Plan.

16 Finding H requires that the amendment not
17 adversely affect the enjoyment of land abutting the
18 planned development. The land use pattern and street
19 network will remain generally the same as was originally
20 approved.

21 Finding I requires the amendment not grant,
22 solely grant or confer private benefit upon a person.
23 The proposed amendment is intended to rectify the loss
24 of the school site, which was outside the control of the
25 landowners, and bringing the land use pattern into

1 conformance with the City's Comprehensive Plan and
2 realigning the designated park sites is intended to
3 benefit current and future owners alike.

4 Finding J requires that public notice be given
5 and a public hearing held. Notice was mailed to 1,173
6 property owners within the Pioneer Meadows planned
7 development on January 23rd. Public notice was
8 published in the Reno Gazette-Journal on January 24th.

9 Staff did receive comments from about 10
10 property owners via telephone, email, and a handwritten
11 letter as well. The emails and the handwritten letter
12 have been provided to the Commissioners.

13 Staff believes the 10 findings can be made by
14 the Planning Commission and is recommending the Planning
15 Commission forward a recommendation of approval to the
16 City Council.

17 CHAIRMAN CAREY: Okay. Thank you, Jonathan.

18 We'll turn it over to the applicant's
19 representative.

20 MS. HUGGINS: Good evening, Mr. Chair,
21 Commissioners. I'm Stacie Huggins, for the record, Wood
22 Rodgers, representing the applicant.

23 I really don't have anything specifically to
24 add to Jonathan's staff report or his presentation, but
25 I'm happy to answer any questions that you may have

1 about the amendments to the handbook.

2 CHAIRMAN CAREY: Thank you, Stacie.

3 Any questions for the applicant?

4 Okay. You're off the hook.

5 All right. This is a public hearing item. At
6 this time, I will open up the public hearing.

7 Did we receive any requests to speak?

8 MS. SMITH: Mr. Chair, I have none.

9 CHAIRMAN CAREY: Is there anyone in the
10 audience who would like to provide a public comment?

11 Come on down. You've been waiting all night.
12 Thank you.

13 MS. NORINE DIMAGGIO: This is my first time
14 here, so bear with me.

15 CHAIRMAN CAREY: Okay. Well, welcome. Just
16 say your name and then your address, and you'll have
17 three minutes.

18 MS. NORINE DIMAGGIO: Okay. My name is Norine
19 Dimaggio, and I live in the Pioneer Meadows. So,
20 unfortunately, these pictures are just not clear enough
21 for me to know where they're talking. So I am off of
22 Wingfield Hills near Darby Rose, which is right there.
23 I don't know if you can see this on the screen.

24 So is the yellow -- the question is, is the
25 yellow section where they're building houses now, is it

1 the blue section here that they're planning on building?
2 Isn't that area out of our waterways, that they have to
3 readjust, and is that as far as it goes, is back, and is
4 there any opening to the road, Wingfield to Sparks or
5 Pyramid?

6 CHAIRMAN CAREY: Okay. And Norine, we'll have
7 our staff address that when you're done. Do you have
8 any other questions or comments?

9 MS. NORINE DIMAGGIO: Just concerned, is it the
10 blue section that they're talking about rebuilding?

11 CHAIRMAN CAREY: Okay. Once you're done, we'll
12 have our staff address that.

13 MS. NORINE DIMAGGIO: Yeah, I just have a quick
14 question.

15 CHAIRMAN CAREY: Okay.

16 MS. NORINE DIMAGGIO: But I just don't know how
17 to go about asking it.

18 CHAIRMAN CAREY: Okay. Well, I think, our
19 staff got that.

20 MS. NORINE DIMAGGIO: Okay.

21 CHAIRMAN CAREY: If you're done, we'll have
22 them address that.

23 MS. NORINE DIMAGGIO: Okay.

24 CHAIRMAN CAREY: Thank you, Norine.

25 Are there any other requests to speak on this

1 item?

2 Okay. Seeing none, I'll close the public
3 hearing at this time. We'll bring it back to staff to
4 answer Norine's questions.

5 MR. CUMMINS: Thank you, Mr. Chairman.
6 Jonathan Cummins.

7 The section in blue that we were talking about
8 just a moment ago is Employment Center. It's not going
9 to be the development of single-family housing. The
10 housing is anticipated for the part in the yellow coming
11 out.

12 CHAIRMAN CAREY: Okay. And, Norine, if you
13 have any other questions, you're welcome to talk with
14 our staff after.

15 MS. NORINE DIMAGGIO: Okay.

16 CHAIRMAN CAREY: Afterwards.

17 Any questions or questions for staff?

18 COMMISSIONER FEWINS: Thank you. Yeah.

19 Jonathan, I think, the public was curious about
20 when they were going to -- the road connecting to
21 Pyramid.

22 MR. CUMMINS: Correct. Yeah, yeah. So thank
23 you, Commissioner Fewins. Jonathan Cummins, for the
24 record.

25 To the best of my knowledge, the developer is

1 anticipating connecting Wingfield Hills Road into Lazy
2 Five Parkway, meeting Pyramid Highway. That
3 construction would begin this year. An anticipated
4 completion date I don't have, but we know that they're
5 anticipating construction of that very soon, this year.

6 COMMISSIONER FEWINS: Thank you.

7 CHAIRMAN CAREY: Any other questions for staff?

8 Okay. I'll bring it back to the Commission for
9 discussion or possible motion.

10 COMMISSIONER PETERSEN: Mr. Chairman, I'd like
11 to make a motion, if I could.

12 CHAIRMAN CAREY: Commissioner Petersen.

13 COMMISSIONER PETERSEN: Commissioner Petersen,
14 for the record. I move to forward to the City Council a
15 recommendation of the approval of the request to amend
16 the final approval plans for Pioneer Meadows Planned
17 Development based on findings A through J and the facts
18 supporting these findings as set forth in the staff
19 report.

20 CHAIRMAN CAREY: Okay. Thank you, Commissioner
21 Petersen.

22 There's a motion to approve. Is there a
23 second?

24 COMMISSIONER BROCK: Second.

25 CHAIRMAN CAREY: There's a second by

1 Commissioner Brock. Any questions or discussion on the
2 motion?

3 Hearing none, I'll call for the vote. All
4 those in favor of the motion, please say "aye."

5 (Commission members said "aye.")

6 CHAIRMAN CAREY: Opposed, "nay."

7 The ayes have it. The motion is carried
8 unanimously. Thank you, Jonathan.

9 Okay. That concludes our public hearing items
10 for tonight's agenda. We'll move on to general
11 business.

12 The first item is PCN04051. This is
13 consideration and possible approval on a request to
14 amend Condition 14 of the original Miramonte Tentative
15 Map.

16 Dani, welcome.

17 MS. WRAY: Thank you, Chair and members of the
18 Planning Commission. I'm Dani Wray, Planner I.

19 Firstly, staff apologizes, that we'd like you
20 to draw your attention to page 3, paragraph 2, line 4,
21 of your staff report. An error was erroneously made.
22 It referred to Vista Boulevard as Vista Heights Drive.

23 CHAIRMAN CAREY: Okay. Thank you.

24 MS. WRAY: This is a request to amend Condition
25 Number 14 of the Miramonte Tentative Map on a site