



*Planning Commissioners:
Frank Petersen, Chairman
Dian VanderWell, Vice Chairman
Mary Brock
Scott Carey
James Fewins
Shelley Read
Vacant*

CITY OF SPARKS PLANNING COMMISSION

STUDY SESSION APPROVED MINUTES

OCTOBER 3, 2017

1. CALL TO ORDER

The meeting was called to order at 12:04 p.m.

2. ROLL CALL

PRESENT: Commissioners Frank Petersen, James Fewins and Shelley Read.

ABSENT: Commissioners Mary Brock, Scott Carey and Dian VanderWell.

STAFF: Community Services Director John Martini, Assistant Community Services Director Armando Ornelas, Senior Assistant City Attorney Doug Thornley, Assistant City Attorney Alyson McCormick, Development Services Manager Karen Melby, Senior Planner Ian Crittenden, Assistant Planner Jonathan Cummins and Administrative Secretary Marilie Smith.

3. REVIEW OF THE OCTOBER 5, 2017 PLANNING COMMISSION MEETING AGENDA

Senior Planner Ian Crittenden provided an overview of agenda item PCN17-0045 a request for a Conditional Use Permit from Michael Mardian for a new mini-warehouse in the C2 (General Commercial) zoning district on a site 4.24 acres in size. The proposed development will utilize approximately 2.95 acres of the site and the owner is in negotiations to sell the western portion of the property to another developer.

Mr. Crittenden shared that the site was previously approved for a larger mini-warehouse facility in March 2016, however, the applicant is requesting to substantially alter the site plan which requires approval from the Planning Commission. Mr. Crittenden reviewed the most significant changes between the current request and the one that was approved in 2016. The most material differences are the size, orientation and access to the project. The primary access to the project will be from Richards Place which is located along the east side of the site, rather than Pyramid Way. Mr. Crittenden reviewed Exhibits 1 and 2 in the staff report. Exhibit 1 depicts the newly proposed project and Exhibit 2 shows the project as originally approved. The proposed project consists of 78,485 square feet of mini-warehouse with 503 units of storage space, a caretaker's unit and office. The storage units will be single story and the caretaker's unit and office will be two stories.

Mr. Crittenden stated that a traffic analysis was provided and it was estimated that the number of peak hour trips will be five. The size of the project does not require a full traffic study, however, with the primary access changing from Pyramid to Richards Place, staff wanted to study the average daily trips on Richards Place. The applicant also provided a parking analysis. Mr. Crittenden stated that mini-warehouses require very little parking as individuals come and get what they need and leave fairly quickly. Mr. Crittenden also reviewed the proposed exterior elevations

and the landscape plan. The applicant will need to revise the original landscape plan and this will be reviewed during the building permit process.

Commissioner Fewins shared that he visited the proposed site and noted that Richards Place is in poor condition and needs repair. Commissioner Fewins asked if Richards Place was scheduled for rehabilitation in the near future. Mr. John Martini stated that the City lost significant monies in the road fund this year and it is unknown when Richards Place might be rehabbed. City Engineer Jon Ericson and Transportation Manager Amber Sosa are working to develop a schedule to address several roads within the City that are overdue for repair.

Commissioner Petersen asked for clarification regarding future projects to be developed on the west side of the parcel specifically as it relates to ingress and egress. Mr. Armando Ornelas stated that the previous approval from the Nevada Department of Transportation associated with the Conditional Use Permit request in 2016 stays with the property until the expiration of the Conditional Use Permit or application for an extension. Any future development will be required to follow the conditions associated with the previous approval should the west side of the property be developed. Mr. Crittenden clarified that there will not be any direct access to this proposed project from Pyramid Way.

Commissioner Fewins shared that he thinks this is a great piece of property along a major arterial and asked if the proposed use was the best use of the property. Mr. Crittenden responded that there has not been much demand for development on this site and it has been vacant for several years.

Commissioner Read requested the PCI index on Richards Place. Mr. Martini stated that he thought it was 49 and he would research and confirm at Thursday evening's meeting.

Mr. Crittenden reviewed the six findings associated with the request and stated that staff was able to make the findings and is recommending approval of the request with 8 Conditions.

Commissioner Fewins asked if any public comment had been received. Mr. Crittenden responded that there has been no public comment received to date. Commissioner Petersen asked for clarification regarding the noticing distance and the area noticed. Mr. Crittenden stated that the area noticed for the project was all properties located within 500 feet from the proposed project site.

4. INFORMATIONAL ITEMS

Mr. Ornelas shared that there will be a second Planning Commission meeting in October. The meeting is scheduled for October 19th. The items to be considered are a Comprehensive Plan Amendment and Rezone request for Highland Ranch. There will also be a meeting on November 2.

5. COMMENTS FROM THE PUBLIC

There were no comments from the public.

6. SYNOPSIS OF CITY COUNCIL MEETING

Mr. Ornelas reported that the City Council certified the Comprehensive Plan Amendment for the Wedekind project at the September 11, 2017 meeting.

Mr. Ornelas also shared that during the September 25, 2017 meeting, the City Council remanded the Annexation and Rezone request for the Wedekind project back to the Planning Commission for

further review and consideration based on presentation of new information not considered previously by the Planning Commission. Staff has requested additional documents supporting the new information and the item has tentatively been scheduled for consideration at the November 2 Planning Commission meeting.

Commissioner Petersen stated he appreciated the opportunity to review the request a second time with the new information to be provided.

7. COMMENTS FROM THE COMMISSIONERS

None.

8. ADJOURNMENT

The meeting was adjourned at 12:31 p.m.