

City of Sparks
Planning Commission Item
Meeting Date: April 5, 2018

Subject: **PCN17-0051 - Consideration of and possible action on a request to amend a final development handbook (Kiley Ranch North Phase 7) on a site approximately 68.7 acres in size in the NUD (New Urban District-Kiley Ranch North) zoning district generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway, Sparks, NV. (For Possible Action)**

Petitioner: **Rising Tides, LLC**

Recommendation: **The Community Services Department recommends approval of PCN17-0051; see suggested motions below.**

Financial Impact: **NA**

Business Impact (per NRS Chapter 237):
 A Business Impact Statement is attached.
 A Business Impact Statement is not required because
 this is not a rule;
(term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A or 278B)

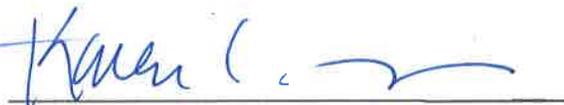
See attached report.

SUGGESTED MOTION

I move to forward to the City Council a recommendation of approval for an amendment to the final handbook for Phase 7 of the Kiley Ranch North Planned Development (PCN17-0051) based on the findings as set forth in the staff report.

Respectfully submitted,


Armando Ornelas
Asst. Community Services Director


Karen L. Melby, AICP
Development Services Manager

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|-------------------------|---|
| CASE NUMBER(S): | PCN17-0051 |
| REQUESTED ACTION(S): | Approval of an amendment to the final planned development handbook for Kiley Ranch North Phase 7 |
| PROPERTY OWNER: | Rising Tides, LLC |
| DEVELOPER: | Rising Tides, LLC |
| APPLICANT: | KM2 Development, Inc. |
| LOCATION: | Generally located east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway |
| PARCEL SIZE: | 68.7 ± acres |
| EXISTING ZONING: | NUD (New Urban District) |
| PROPOSED ZONING: | No change |
| EXISTING LAND USES: | LDR (Low Density Residential) |
| LAND USE PLAN: | No change |
| WARD INFORMATION: | Ward 5 – Kristopher Dahir |
| APPLICABLE REGULATIONS: | Nevada Revised Statutes (NRS) 116, 278 and 278A; and Sparks Municipal Code (SMC) 20.02.012 (Planned Development). |

BACKGROUND

The proposed Kiley Ranch North Phase 7 Handbook covers 68.7 acres east of Kiley Parkway, north of Windmill Farms Parkway and south of Lazy Five Parkway. (Refer to Exhibit A - Vicinity Map)

The tentative handbook for Kiley Ranch North covers 874.2 acres. Unlike other planned developments, Kiley Ranch North is being reviewed and approved incrementally as a final handbook is submitted for each respective phase. To date, there have been seven final planned development handbooks approved and recorded for the Kiley Ranch North Planned Development.

The City Council approved an amendment to the tentative planned development handbook for Kiley Ranch North on July 11, 2016. The approved tentative handbook designates the land uses in Phase 7 as LMR (Low-Medium Residential) and OS (Open Space). (Refer to Figure 1-1 – Kiley Ranch North Land Use Plan on page 1-2 and Figure 1-2 Kiley Ranch North Phase 7 on page 1-3 Master Plan in the Kiley Ranch North Phase 7 Final Development Handbook)

On December 7, 2017, the Planning Commission reviewed the final draft of the Kiley Ranch North Phase 7 Final Handbook and recommended that the City Council approve the final handbook as it conformed to the tentative approved handbook. The City Council approved the final handbook on January 8, 2018. The final handbook was recorded on January 31, 2018.

Prior to the review at the Planning Commission, staff had asked the applicant to make a correction to *Figure 2-3 Phase 7 Circulation Plan* on page 2-9. The correction delineates Lazy Five Parkway as a collector to be constructed to the eastern boundary of the Kiley Ranch North Planned Development with the development of this phase. The applicant provided the corrected page which was to be included in the final handbook.

As staff was preparing the handbook for recording, staff noticed that the version posted on the website for both the Planning Commission and City Council meetings were the older version which did not include the corrected page 2-9. The applicant agrees with this request by staff to amend the Phase 7 Handbook with the corrected page.

ANALYSIS

This request is to review and approve the corrected Page 2-9 of the Phase 7 Kiley Ranch North Planned Development Handbook to incorporate the revised Figure 2-3 – Phase 7 Circulation Plan. This figure shows, in a heavy blue line, the completion of Lazy Five Parkway from the existing terminus to the eastern boundary of the Kiley Ranch North Planned Development. The previously approved final handbook for Phase 7 is posted on the City of Sparks website as part of the April 5, 2018 Planning Commission agenda packet.

This final handbook applies only to Phase 7 of the Kiley Ranch North Planned Development, consisting of 68.7 acres. The Phase 7 Planned Development Handbook establishes development standards for the Low-Medium Residential (LMR) and Open Space (OS) uses. (Refer to Figure 1-2 - Kiley Ranch North Phase 7 Master Plan – Final Development Handbook on page 1-3)

The Phase 7 final handbook does not include development plans. Any of the land uses permitted in the final handbook may be developed in conformance with the development standards in the handbook and in accordance with Section 1.5 Individual Project Approval Process of the final handbook (page 1-13). Since the January 8th approval of the Phase 7 final handbook, the Planning Commission (on February 1) and City Council (on March 12) have approved a tentative map for a 344 lot single family subdivision on 65 acres.

Findings for Modification of Final Approved Plan

Title 20 of the Sparks Municipal Code includes 10 findings for the Planning Commission and City Council to address when reviewing a proposed modification of a final planned development handbook. The following are the findings:

Finding A: Is consistent with the City's Comprehensive Plan and Truckee Meadows Regional Plan and otherwise consistent with Nevada and federal law.

The Truckee Meadows Regional Plan Goals and Policies relevant to this project are:

Goal 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The property is located within the City of Sparks portion of the TMSA.

The Comprehensive Plan Goals and Policies that are relevant to this proposal include:

- Goal MG6:** *Promote compact development to reduce the per capita cost of providing infrastructure, public facilities and public services.*
- Goal H1:** *Ensure that Sparks residential and mixed-use neighborhoods are desirable locations to live.*
- Policy CF1:** *When reviewing new development, the City will not approve an application unless the City services can be provided at acceptable service levels.*
- Policy RC22** *Require new developments to preserve and protect significant natural amenities, unique features (e.g. rock outcroppings and drainage ways) and other natural features.*

The Phase 7 handbook provides for residential densities of 4 to 7.9 units per acre, which allows for relatively compact single-family development, supporting Goal MG6. The Phase 7 handbook promotes Goal H1 by incorporating amenities such as a community trail and path network to provide connections between this neighborhood and the regional trail system. Goal H1 is also supported by the inclusion of streetscape (including lighting and landscaping) and architectural design standards. This site has been included in the City's sewer modeling and traffic studies and is not expected to exceed the build-out assumption for the site in those analyses, supporting Policy CF1. The Phase 7 plan also includes preserving the open space and existing drainage along the eastern portion of the property, complying with Policy RC22.

Finding B: Is consistent with the surrounding land uses

The following table summarizes the surrounding land uses and zoning.

| Direction | Land Use / Zoning |
|-----------|--|
| North | Community Facilities (CF), Multi-family 24 (MF24) and Open Space (OS) / NUD (New Urban District – Kiley Ranch North Planned Development) |
| South | Low Density Residential (LDR) / NUD (New Urban District – Kiley Ranch North Planned Development) |

| | |
|------|---|
| East | Open Space (OS)/ PD (Planned Development – Pioneer Meadows) |
| West | Employment Center (EC) and Multi-family 14 (MF14)/ / NUD (New Urban District – Kiley Ranch North Planned Development) |

The proposed amendment to the handbook does not change the approved land uses, development standards or planned street network. To the north, south and west are lands within the Kiley Ranch North Planned Development. To the east is the Pioneer Meadows Planned Development. The construction of the Lazy Five Parkway with the development of Phase 7 site will provide an east-west connection from Vista Boulevard to Pyramid Highway.

Finding C: Will be fiscally positive to the City for a period of at least 20 years if the site affected by the modification, removal or release is 20 or more acres and the modification, removal or release involves permitted uses, residential density or nonresidential intensity

A fiscal analysis was not submitted as part of this amendment since this request is a correction to an exhibit in the recorded handbook and does not have any fiscal impacts on the City.

Finding D: Furthers 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

The correction requires the construction of the planned Lazy Five Parkway connecting to Wingfield Hills Road in Pioneer Meadows Planned Development. The completion of this connection will benefit vehicular circulation in north Sparks and emergency response times from Fire Station 5.

Finding E: Will not impair the reasonable reliance of the residents and owners upon the provisions of the plan

The proposed amendment to the handbook does not change the approved land uses, development standards or planned street network. Furthermore, no development has occurred yet so there are no residents or property owners (other than the applicant) within the area encompassed by the Phase 7 property.

Finding F: Will not result in changes that would adversely affect the public interest

This correction to the exhibit will benefit the public interest by clarifying that a

needed east-west roadway connecting Vista Boulevard to the Pyramid Highway is required when Kiley Ranch North Planned Development Phase 7 is developed.

Finding G: Is consistent with the efficient development and preservation of the entire planned unit development

This correction to the exhibit is consistent with the efficient development and preservation of the entire Kiley Ranch North Planned Development by clarifying that a needed east-west roadway connecting Vista Boulevard to the Pyramid Highway is required when Phase 7 is developed.

Finding H: Does not adversely affect either the enjoyment of land abutting upon or across a street from the planned unit development or public interest

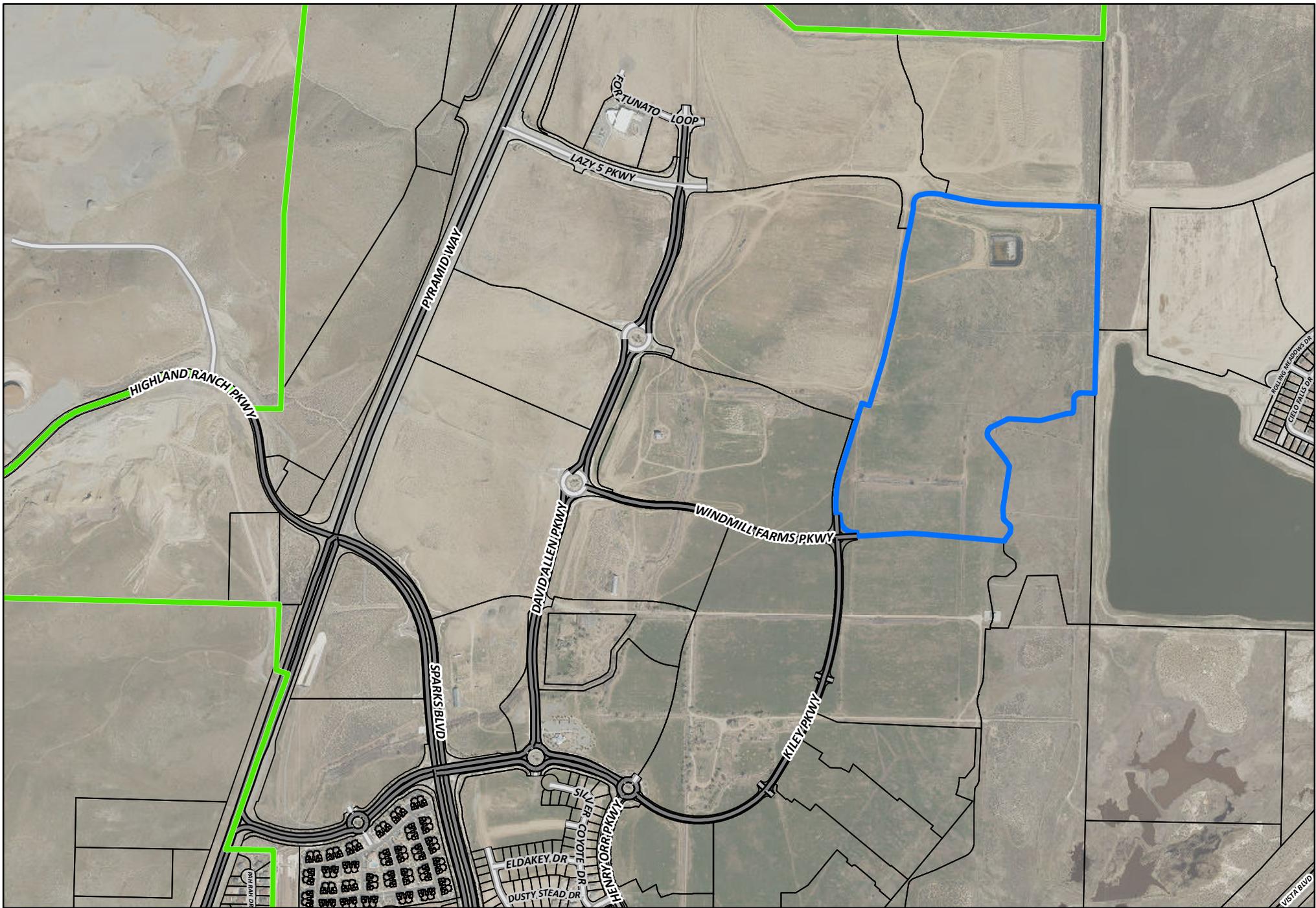
As stated previously in this staff report, this amendment is a correction to an exhibit in the handbook to clarify that completion of Lazy Five Parkway to the eastern property line is required with development of Phase 7. The completion of this roadway segment will benefit vehicular circulation in north Sparks and emergency response times from Fire Station 5.

Finding I: Is not granted solely to confer a private benefit upon any person

The property has a single owner. However, the proposed handbook amendment simply clarifies that completion of Lazy Five Parkway to the eastern property line is required with development of Phase 7, which will benefit other residents and property owners in north Sparks.

Finding J: Public notice was given and a public hearing held as required by the Sparks Municipal Code and Nevada Revised Statutes

Public notice was given per the requirements of the Sparks Municipal Code and Nevada Revised Statutes. The Planning Commission and City Council meetings function as the public hearings for this item. This request was noticed, at a minimum, to all property owners within 750 feet of the subject properties; 532 property owners were mailed notices. Public notice was published in the Reno Gazette Journal on March 22, 2018.



KILEY RANCH NORTH PHASE 7 – FINAL DEVELOPMENT HANDBOOK

Alleys are an encouraged design alternative within single-family residential areas of Kiley Ranch North Phase 7. An alley is defined as a private way providing a secondary means of access to an abutting property and not intended for general traffic circulation. Alleys shall have a minimum width of 20 feet (Refer to Figure 2-6 for more detail). Alleys are not designed to be used as an emergency vehicle access road. Alleys shall be maintained by the adjoining property owner (through an easement agreement) or by a sub-association established by the Guest Builder.

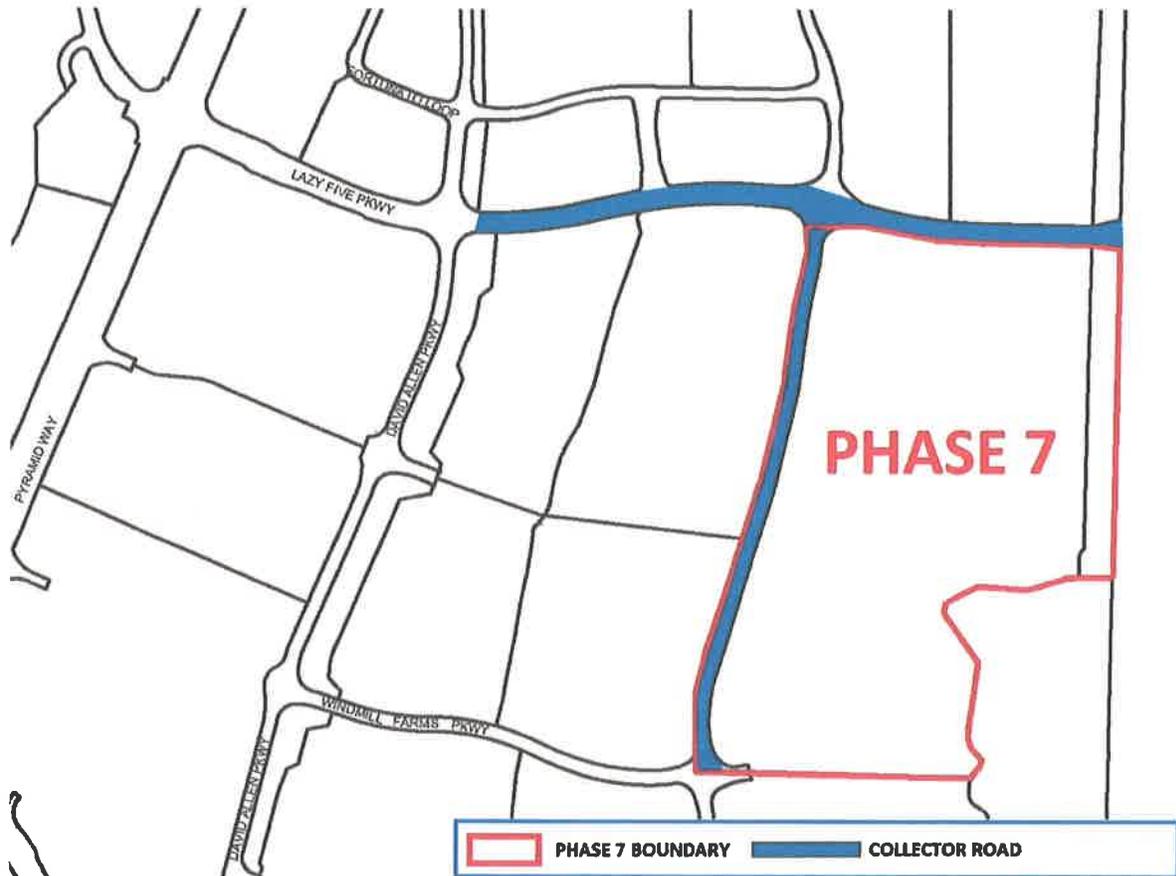


Figure 2-3 – Phase 7 Circulation Plan