



Planning Commissioners:

Dian VanderWell, Chair

Scott Carey, Vice Chair

Mary Brock

James Fewins

Frank Petersen

Shelley Read

Karim Shabazz

CITY OF SPARKS PLANNING COMMISSION

NOTICE OF MEETING

CITY COUNCIL CHAMBERS

745 4th STREET, SPARKS, NEVADA

THURSDAY, October 4, 2018, 6:00 PM

Public Meeting Notice – Meetings are open to the public and notice is given in accordance with NRS 241.020.

Posting – This agenda has been distributed for posting at the following locations three (3) working days before the meeting:

Sparks City Hall, 431 Prater Way

Alf Sorensen Community Center, 1400 Baring Blvd.

Sparks Legislative Bldg, 745 4th St.

Sparks Fire Department, 1605 Victorian

Sparks Recreation Center, 98 Richards Wy

www.cityofsparks.us

www.notice.nv.gov

Supporting Documentation – Documentation supporting agenda items is available on the City's website at www.cityofsparks.us – City Services – Boards and Commissions – Sparks Planning Commission, and will be available at the Planning Commission meeting. For further information you may contact Sparks Community Services at (775) 353-2300.

Order of Agenda – Items on the agenda may be taken out of order; the Planning Commission may combine two or more agenda items for consideration, may remove an item from the agenda, or may delay discussion relating to an item on the agenda at any time per NRS 241.020 (2)(d)(6).

Public Comment – Public comment may address any agenda action item or for general public comment. Each person addressing the Planning Commission shall give his/her name, and shall limit the time of their presentation to three (3) minutes per NRS 241.020(2)(d)(7). Procedures for a public comment are available upon request.

Restrictions on Public Comments – All public comment remarks shall be addressed to the Planning Commission as a whole and not to any member thereof. No person, other than members of the Planning Commission and the person having the floor shall be permitted to enter into any discussion. No questions shall be asked of the Planning Commission except through the presiding officer.

Disruptive Conduct – Any person who disrupts a meeting to the extent that its orderly conduct is made impractical may be removed from the meeting by order of the presiding officer.

Accommodations – The meeting site is accessible to individuals with disabilities. Reasonable efforts to assist and accommodate persons with physical disabilities desiring to attend shall be made per NRS 241.020(1). Please call (775) 353-2350 at least (3) business days before the meeting to make arrangements.

If you have questions, you may find additional information at www.cityofsparks.us or call the Planning Commission Secretary at (775) 353-2300.

Sparks Planning Commission Meeting Thursday, October 4, 2018, 6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT - This item is for either public comment on any action item or for general public comment and is limited to no more than **three (3) minutes** for each commentator.
4. APPROVAL OF THE AGENDA - Includes taking items out of sequence, deleting items and adding items which require action upon a finding that an emergency exists. (FOR POSSIBLE ACTION)
5. APPROVAL OF THE MINUTES
 - Review and possible approval of the minutes of the September 4, 2018 Planning Commission Study Session. (FOR POSSIBLE ACTION)
 - Review and possible approval of the minutes of the September 6, 2018 Planning Commission Meeting. (FOR POSSIBLE ACTION)
6. ANNOUNCEMENTS AND COMMITTEE REPORTS
7. INFORMATIONAL ITEMS

PUBLIC HEARING ITEMS

8. PCN18-0040 – Consideration of and possible action on a request to amend the D’Andrea final development standards handbook to remove Monticello Village and the requirement for front yard trees in all villages in the approximately 861-acre PD (Planned Development – D’Andrea) zoning district generally located east of Vista Boulevard, north of Prater Way, and south of South Los Altos Parkway in Sparks, NV (FOR POSSIBLE ACTION).
9. PCN18-0042 – Consideration of and possible action on, for a site approximately 1.9 acres in size located at 2101 Sullivan Lane, Sparks, NV, requests for:
 - MPA18-0003 – An amendment to the Comprehensive Plan land use designation from Large Lot Residential (LLR) to Commercial (C) (FOR POSSIBLE ACTION); and
 - RZ18-0004 – Rezoning the site from SF15 (Single Family Residential – 15,000 sq. ft. lots) to C2 (General Commercial) (FOR POSSIBLE ACTION).
10. PCN18-0006/MPA18-0002 - Consideration and possible approval of an amendment to the Comprehensive Plan land use designations on a site approximately 874.21 acres in size generally located north of the Southern Division of Kiley Ranch, east of Pioneer Meadows Planned Development, south of Lazy 5 Regional Park, and along Pyramid Highway, Sparks, NV, from: 334.21 acres with various residential designations, 20.47 acres of Mixed Use (MU), 156.91 acres of Commercial (C), 128.92 acres of Employment Center (EC), 9.42 acres of Community Facilities (CF), and 34.56 acres of Open Space (OS); to: 338.25 acres with various residential designations, 69.04 acres of Mixed Use (MU), 127.75 acres of Commercial (C), 82.4 acres of Employment Center (EC), 42.52 acres of Community Facilities (CF), and 126.82 acres of Open Space (OS), Sparks, NV. (FOR POSSIBLE ACTION)
11. PCN18-0050/MPA18-0004 - Consideration and possible approval of an amendment to the Comprehensive Plan land use designation from Community Facilities (CF) to Low Density Residential (LDR) on a site approximately 10.6 acres in size located within the Pioneer Meadows Planned Development and located north of Wingfield Hills Road and west of Fen Way, Sparks, NV. (FOR POSSIBLE ACTION)

GENERAL BUSINESS

12. PCN18-0048/STM18-0009 – Consideration and possible recommendation of approval of a Tentative Map for a 69-unit, multi-family residential townhome subdivision on a site 7.72 acres in size in the MF2/PUD (Multi-family/Vistas Planned Unit Development) zoning district located at 2255 Los Altos Parkway, Sparks, NV (FOR POSSIBLE ACTION).
13. PCN18-0049/STM18-0010 – Consideration and possible recommendation to the City Council of approval of a Tentative Map for a 169-lot single-family residential subdivision on 21.75 acres of a 37.41-acre parcel in the NUD (New Urban District-Kiley Ranch North Phase 6) zoning district located at the northeast corner of Kiley Parkway and Henry Orr Parkway (FOR POSSIBLE ACTION)
14. PUBLIC COMMENT
15. COMMENTS FROM THE COMMISSIONERS
16. ADJOURNMENT