

City of Sparks
Planning Commission Item
Meeting Date: July 2, 2020

Subject: **PCN19-0040** Consideration of and possible action on requests for a site 28.81 acres in size within a larger parcel 386.87 acres in size generally located at 555 Highland Ranch Parkway, Sparks, NV, to:

- **MPA20-0001** – Amend the Comprehensive Plan land use designation from approximately 13.81 acres of Intermediate Density Residential (IDR) and approximately 15.00 acres of Commercial (C) to 28.81 acres of Multi-Family Residential (MF14); and (For possible action)
- **RZ20-0001** – Rezone approximately 13.81 acres from SF-6 (Single-Family Residential, 6,000 sq. foot lots) to MF-2 (Multi-Family Residential) and approximately 15.00 acres from C2 (Commercial) to MF-2 (Multi-Family Residential). (For possible action)

Petitioner: 5 Ridges Development Company, Inc.

Recommendation: The Community Services Department recommends approval of the requests associated with PCN19-0040; 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)

SUGGESTED MOTIONS

For the Comprehensive Plan land use amendment request:

I move to approve the Comprehensive Plan land use amendment (MPA20-0001) associated with PCN19-0040, based on Findings CP1 through CP4, and the facts supporting these findings as set forth in the staff report.

For the rezoning request:

I move to forward a recommendation of approval to City Council for the rezoning request (RZ20-0001) associated with PCN19-0040, based on Findings Z1 through Z3, and the facts supporting these findings as set forth in the staff report.

Respectfully submitted,

Ian Crittenden
Development Services Manger

Sienna Reid, AICP
Planner Senior

Planning Case Summary

CASE NUMBERS:	PCN19-0040 / MPA20-0001 / RZ20-0001
REQUESTED ACTION(S):	Approval of the Comprehensive Plan land use map amendment; recommendation to the City Council of approval for the rezoning request.
PROPERTY OWNER:	QK, LLC
DEVELOPER:	5 Ridges Development Company, Inc.
APPLICANT:	5 Ridges Development Company, Inc.
LOCATION:	555 Highland Ranch Parkway
PARCEL SIZE:	386.87 ± acres
EXISTING ZONING:	SF-6 (Single-Family Residential) and C2 (General Commercial)
PROPOSED ZONING:	MF-2 (Multi-Family Residential)
EXISTING LAND USE:	Intermediate Density Residential (IDR) and Commercial (C)
PROPOSED LAND USE PLAN:	Multi-Family Residential (MF14)
WARD INFORMATION:	Ward 5 – Kristopher Dahir
APPLICABLE REGULATIONS:	Nevada Revised Statutes 278 and Sparks Municipal Code 20.05.06

BACKGROUND

In July of 2018, the City of Sparks entered into a development agreement (the "Agreement") for the development of a 386.87-acre property located at 555 Highland Ranch Parkway (Exhibit 1 – Vicinity Map). In conjunction with the Agreement, the City approved annexation, Comprehensive Plan land use amendment, and rezoning requests for this site. As the subject property was formerly the site of an aggregate mining operation, the 2018 development proposal was referred to as the Quarry.

In February of 2020, the City Council approved Amendment Number 1 to the Agreement (Exhibit 2 – Agreement, Amendment No. 1). Modifications to the Agreement resulted from the Master Developer's further analysis of the site and the land and infrastructure plans. Substantive changes approved in that Amendment addressed property ownership changes, clarified permitted residential uses, provided an explicit exclusion of previously disturbed slopes from the calculation of maximum disturbed area pursuant to SMC 20.04.011, and altered the timing and scope of required infrastructure improvements. The name of the project also changed to Five Ridges.

Pursuant to the Agreement as currently approved, a minimum of 1,200 and a maximum of 1,800 residential units are permitted. Single family, duplex, and townhome uses are identified as permitted residential uses. Commercial or multi-family development may occur in the C2 zoning district currently located adjacent to Highland Ranch Parkway. Entitlement requests to allow for development of duplex or townhome uses do not require amendment of the Agreement, provided the total number of dwelling units complies with the Agreement.

To pursue development of duplex and townhome units, the applicant has submitted Comprehensive Plan land use amendment and rezoning requests. As proposed, the Comprehensive Plan land use designations for approximately 15.00 acres of Commercial (C) and 13.81 acres of Intermediate Density Residential (IDR) would change to 28.81 acres of Multi-Family Residential (MF14) (Exhibit 3 – Existing and Proposed Land Use). The associated rezoning request would change approximately 15.00 acres of C2 (General Commercial) and 13.81 acres of SF-6 (Single-Family Residential) to 28.81 acres of MF-2 (Multi-Family Residential) (Exhibit 4 – Existing and Proposed Zoning).

For reference purposes, the approximately 15.00-acre portion of the site located north of Highland Ranch Parkway is generally located within Five Ridges Village 1, toward the southeast portion of the overall site. The approximately 13.81-acre portion of the site is generally located within Five Ridges Village 5, which is in the center of the greater Five Ridges project area (Exhibit 5 – Land Plan).

ANALYSIS

Two requests are associated with this application. They are for:

- 1) a Comprehensive Plan land use amendment; and
- 2) rezoning.

This application was distributed for review to outside agencies. No comments were received. The remainder of this staff report addresses these requests in the above order, providing analysis of, and the applicable findings for, each request.

1. COMPREHENSIVE PLAN LAND USE AMENDMENT

The greater Five Ridges project site currently consists of one parcel approximately 386.87 acres in size (Exhibit 1 – Vicinity Map). The Comprehensive Plan Land Use Map designates approximately 371.87 acres as Intermediate Density Residential (IDR) and the remaining 15.00 acres as Commercial (C) (Exhibit 3 – Existing and Proposed Land Use). The applicant is requesting the following Comprehensive Plan land use designation changes:

- A change from Commercial (C) to Multi-Family Residential (MF14) for 15.00 acres located adjacent to the north side of Highland Ranch Parkway; and
- A change from Intermediate Density Residential (IDR) to Multi-Family Residential (MF14) for 13.81 acres generally located in the center of the Five Ridges project site.

The acreage and percentage of existing and proposed Comprehensive Plan land use designations within the Five Ridges project site are shown in the table below.

Land Use Designation	Existing Land Use Area (Acres)	Percentage	Proposed Land Use Area (Acres)	Percentage
Intermediate Density Residential (IDR)	371.87	96.1	358.06	92.6
Multi-Family Residential (MF14)	0	0	28.81	7.4
Commercial (C)	15.00	3.9	0	0
Total	386.87	100	386.87	100

Should the Comprehensive Plan land use amendment be approved, approximately 28.81 acres would be designated Multi-Family Residential (MF14). The remainder of the Five Ridges project area would retain the existing IDR land use designation.

Comprehensive Plan Amendment Findings

Finding CP1: The proposed Comprehensive Plan amendment would be in conformance with the Regional Plan land use and intensity designation.

Truckee Meadows Regional Plan policies for land use and intensity designations that are relevant to this request include:

RF3 – Density Requirements and Nonresidential Standards: The Regional Plan requires the residential densities and nonresidential standards within the Regional Land Designations, as shown in Table 3.1. The densities listed in Table 3.1 apply to proposed master plan amendments and projects of regional significance that are subject to conformance review.

NR 3 – Development Constraints Area: The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Area and the Rural Area...The DCA consists of playas, jurisdictional waters/wetlands in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain zone AE, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development...allowed land uses are limited to communication facilities, recreational facilities, parks and open space, utilities, agriculture, forestry, mining, and transportation necessary to service development...Other uses may encroach into the DCA in isolated areas if the encroachments enhance the overall project design and a 2:1 ratio of non-constrained area is preserved as open space for every constrained area that is developed...

Pursuant to the 2019 Truckee Meadows Regional Plan, the Five Ridges project site has a Tier 2 Land designation and is located within the Truckee Meadows Service Area (TMSA). Properties located in the Tier 2 Land designation are characterized by suburban development that is less dense than development in the Mixed Use Core or Tier 1 Land designations. Residential density for Tier 2 Land is limited to 30 dwelling units per acre, with allowances for higher density nodes that meet certain criteria. The proposed Multi-Family Residential (MF14) Comprehensive Plan land use designation allows for a density range of ten to less than 14 dwelling units per acre. This density range does not exceed the maximum allowed density of 30 dwelling units per acre for Tier 2 Land and the proposed Comprehensive Plan land use amendment complies with RF3.

The 2019 Truckee Meadows Regional Plan Development Constraints Map shows portions of the 28.81 acres proposed to change to the Multi-Family Residential (MF14) land use designation as development constrained due to the presence of slopes 30 percent or greater. The Sparks Comprehensive Plan includes policies discussed in Finding CP2 below that restrict disturbance and development of areas characterized by steep slopes and unique geological features. Hillside development is further regulated by SMC 20.04.011, which not only reduces the amount of land area that may be disturbed for slopes between 15 and 30 percent as slope increases, but also requires a 2:1 ratio of non-constrained area be preserved as open space for all areas with slopes over 30 percent that are developed. All future development within the Five Ridges project site must conform with these regulations as outlined in the Agreement. Applying these regulations means that the Comprehensive Plan land use amendment complies with Policy NR3.

Finding CP2: The Comprehensive Plan amendment would implement the goals listed within the Sparks Comprehensive Plan as listed in the staff report.

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

Policy MG4: *Maintain an adequate supply of land for employment generating uses.*

Policy MG5: *When reviewing master plan amendments for sites over 5 acres, the City will evaluate or cause to be evaluated: a) the impacts on existing and planned facilities and infrastructure; b) the impacts on existing and planned public services; c) the proposed land use in relationship to existing land uses; and, d) the fiscal implications for public service providers of the proposed land use changes as documented in a fiscal impact analysis.*

- 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 CF8:** *Foster neighborhood diversity and design by permitting varied lot sizes, building materials, building styles and color.*
- Goal H2:** *Promote a strong, diverse housing market that supports economic growth and vitality while ensuring environmental and fiscal sustainability.*
- Policy H2:** *Promote a variety of housing types throughout Sparks, including within mixed-use settings, to expand the choices available to meet the financial and lifestyle needs of a diverse population and workforce.*
- Policy RC22:** *Maintain development restrictions and standards in the Sparks Municipal Code as necessary to conform to policies in the Truckee Meadows Regional Plan pertaining to Development Constraints Areas and for slopes with gradients over 30%*
- Policy RC23:** *Require new development to preserve and protect significant natural amenities, unique features (e.g., rock outcroppings and drainageways) and other natural features.*

The proposed amendment would change the land use designation for approximately 15.00 acres of Commercial (C) and 13.81 acres of Intermediate Density Residential (IDR) to 28.81 acres of Multi-Family Residential (MF14). With a density range between ten and less than 14 dwelling units per acre, the Multi-Family Residential (MF14) land use designation supports high-density single-family and low-density multifamily housing products such as townhomes and duplexes, commonly referred to as “missing middle” housing. These housing types offer alternative options to the detached single-family home and can provide ownership opportunities at lower price points. As proposed, the Comprehensive Plan land use amendment supports Goal H2 and Policies CF8 and H2 that encourage housing type diversity throughout Sparks.

Re-designating approximately 15.00 acres of Commercial to Multi-Family Residential (MF14) as proposed would remove the opportunity to establish a wide variety of commercial uses within the greater Five Ridges project site. However, commercial use opportunities exist in close proximity to the site. Commercial designated lands are located on the south side of Highland Ranch Parkway and within the Kiley Ranch North planned development on both the west and east sides of Pyramid Way. In addition, the Long-Term Fiscal Health Analysis prepared for the City of Sparks in 2019 shows the supply of acreage supporting retail uses exceeds forecasted demand. Over the twenty-year period

from 2018 to 2038, the demand for retail land is estimated to be 114 acres. At the time the analysis was prepared the supply of land available for retail uses totaled 379 acres. For these reasons, the proposed amendment would not adversely impact the supply of land for commercial uses and complies with Policy MG4.

Review of Comprehensive Plan amendments, under Policy MG5 and the Agreement, requires a fiscal impact analysis (FIA). The applicant submitted an updated FIA dated April 2020 (Exhibit 6 – Fiscal Impact Analysis Letter). This FIA is for this request as well as annexation, development agreement, Comprehensive Plan land use amendment, and rezoning requests associated with Assessor Parcel Number (APN) 508-020-01 that will be considered under a separate agenda item.

The updated FIA assumes 1,200 residential units and no commercial space for an expanded site totaling 421.58 acres in size. The previous FIA dated June 2018 assumed 1,223 residential units and 141,570 square feet of general commercial space over 386.87 acres. Due to the removal of commercial land uses and expansion of the site area, the updated FIA increases the area of roadways dedicated to the City of Sparks from 1.1 million to 1.3 million square feet. The increased roadway area of 200,000 square feet equates to approximately 4.6 acres. Combining the net positive General Fund amount of \$20.2 million and the net negative Road Fund amount of \$19.5 million produces a projected positive fiscal impact of approximately \$700,000 over the 20-year analysis period. The updated FIA assumes that any streets, gutters, curbs and sidewalks (with the exception of the second fire apparatus access road) will be publicly owned. The Agreement dictates the minimum and maximum number of units permitted in the greater Five Ridges development and specifies the timing and scope of improvements needed to provide City services at acceptable service levels to future units. To serve between 1,200 and 1,800 total units, the Agreement requires:

- Improvements to Highland Ranch Parkway and the intersection of Highland Ranch Parkway with Pyramid Way when certain level of service (LOS) and/or residential unit counts are met;
- Construction of a secondary fire apparatus access road prior to the issuance of a certificate of occupancy for and/or final inspection of any dwelling unit;
- Equipment of all dwelling units and commercial structures intended for or used for human occupancy with fire suppression systems;
- Improvements to upsize the sanitary sewer collection system when certain equivalent residential unit (ERU) thresholds are met;

- Construction of all flood control and drainage improvements, whether onsite or offsite; and
- Construction of all water transmission facilities and improvements, whether onsite or offsite, to specifications equal to or exceeding those of TMWA.

The applicant provided an updated trip generation letter dated April 2020 based on 1,062 detached single-family units and 158 townhomes (1,220 total units) (Exhibit 7 – Trip Generation Letter). Compared to the previous 2017 traffic study that assumed 1,223 detached single family units and 13 acres for mini-warehouse use, average daily trips decrease by 679 trips, AM peak hour trips decrease by 67 trips, and PM peak hour trips increase by 24 trips. The April 2020 analysis finds that these trips will result in traffic impacts less than or similar to the trips analyzed in the 2017 traffic study. City staff reviewed the updated trip generation letter and concur with this conclusion.

The applicant also provided sewer and water studies analyzing development of the Five Ridges project site with solely residential development. The sewer study finds existing sanitary sewer mains, trunk mains and interceptors have available capacity to serve the 1,241 residential units analyzed (Exhibit 8 – Master Sewer Study). Should development exceed 1,650 equivalent residential units (ERUs), Section 3.2 of the Agreement requires existing sanitary sewer collection system capacity upgrades. The Agreement identifies the Sun Valley General Improvement District (SVGID) as the anticipated purveyor of municipal water for the Five Ridges project. The preliminary water service study assesses the ability of SVGID to supply potable water to the Five Ridges property and estimates associated infrastructure costs (Exhibit 9 – Preliminary Water Service Planning Report). Section 3.2 of the Agreement requires the Master Developer to construct all water transmission facilities and improvements (both onsite and offsite) to specifications that meet or exceed those of the Truckee Meadows Water Authority (TMWA). With the Agreement already in place, it is staff's view that the requested Comprehensive Plan land use amendment complies with Policies MG5 and CF1.

Policies RC22 and RC23 require that new development provide for the protection of natural features such as steep slopes. SMC 20.04.011 regulates project sites over 10 acres in size with slope gradients of 10 percent or greater over 25 percent or more of the site. This section of the zoning code requires that the site be analyzed to identify the maximum allowable disturbed area by slope categories. Section 3.3 of the Agreement requires compliance with this section of the zoning code for naturally occurring slopes. In addition, the Agreement limits the total area to be cleared, graded or disturbed to 267 of the 387 acres.

The developer is required to convey, with each final subdivision map, the lands designated as open space to the entity responsible for maintenance of those lands (e.g., a homeowner’s association).

Finding CP3: The Comprehensive Plan Amendment would be compatible with surrounding land uses.

As proposed, the Comprehensive Plan land use designation for approximately 15.00 acres of Commercial (C) located north of Highland Ranch Parkway and 13.81 acres of Intermediate Density Residential (IDR) generally located in the center of the greater Five Ridges project site would change to 28.81 acres of Multi-Family Residential (MF14) (Exhibit 3 – Existing and Proposed Land Use). Land uses and zoning surrounding each portion of the amendment site are summarized in the following table:

Direction	Land Use	Zoning
15.00 Acres Located North of Highland Ranch Parkway		
North	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)
South	Commercial (C)	C2 (General Commercial)
East	Open Space (OS), Commercial (C)	New Urban District (NUD – Kiley Ranch North Planned Development)
West	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)
13.81 Acres Centrally Located Within the Five Ridges Project Site		
North	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)
South	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)
East	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)
West	Intermediate Density Residential (IDR)	SF-6 (Single-Family Residential, 6,000 sq. foot lots)

Changing the Comprehensive Plan land use designation from Commercial (C) to Multi-Family Residential (MF14) for the 15.00 acres located to the north of Highland Ranch Parkway is compatible with surrounding land use designations. As proposed, the MF-14 land use designation would serve as a transition between Commercial designated lands located to the south and east and IDR designated lands located to the north and west.

Changing the Comprehensive Plan land use designation from Intermediate Density Residential (IDR) to Multi-Family Residential (MF14) for the 13.81 acres generally located within the center of the greater Five Ridges project site is compatible with the surrounding IDR land use designation. With a density range of 6 to less than 10 dwelling units per acre, the IDR land use supports the highest density of single-family uses. While the MF14 land use designation supports more varied housing types, the 10 to less than 14 dwelling units per acre density range is only moderately denser and is appropriate adjacent to the IDR land use designation.

FINDING CP4: Public notice was given and a public hearing held per the requirements of Nevada Revised Statutes and Sparks Municipal Code.

Public notice was published in the *Reno Gazette-Journal* on June 19, 2020. The Planning Commission and City Council meetings function as public hearings for this matter as required by Nevada Revised Statutes and Sparks Municipal Code.

The neighborhood meeting required by NRS 278.210(2) for the proposed Comprehensive Plan land use amendment was conducted by the applicant's representative on June 8, 2020 (Exhibit 10 – Certificate of Verification for Neighborhood Meeting). Nine people attended the meeting. The applicant's representative presented the Comprehensive Plan land use amendment. Those in attendance expressed concern about development of the greater Five Ridges project area including development of homes on ridgelines in a manner that will be visible from properties to the north, traffic impacts, and impacts to groundwater due to municipal wells.

2. REZONING REQUEST

The applicant is requesting rezoning of approximately 15.00 acres of C-2 (General Commercial) and 13.81 acres of SF-6 (Single-Family Residential – 6,000 sq. ft. lots) to 28.81 acres of MF-2 (Multi-Family Residential) (Exhibit 4 – Existing/Proposed Zoning). The following table compares the uses permitted in each zoning district.

Use	SF6	MF-2	C2
Residential			
Single family, detached	Permitted	Permitted	Not permitted
Dwelling, two-family (duplex)	Not permitted	Permitted	Not permitted
Multi-family Building ≤110 units	Not permitted	Permitted	Permitted
Multi-family Building >110 units	Not permitted	Permitted	Conditional Use Permit
Manufactured home park	Not permitted	Not permitted	Conditional Use Permit
Group Home	Permitted	Permitted	Not Permitted
Life Care or Continuing Care Services	Not permitted	Not permitted	Permitted
Halfway House	Not permitted	Not permitted	Conditional Use Permit
Lodging/Short-Term Rental			
Hotel/Motel (≤ 20 units)	Not permitted	Not permitted	Conditional Use Permit
Hotel/Motel (>20 units)	Not permitted	Not permitted	Conditional Use Permit
Recreational Vehicle Park	Not permitted	Not permitted	Conditional Use Permit
Commercial/Mixed Use			
Animal Services, Indoor	Not permitted	Not permitted	Permitted
Animal Services, Overnight (whether indoor or outdoor)	Not permitted	Not permitted	Permitted
Financial Services: Payday Loan Establishment; ATM Stand Alone; Title Loan; and, Financial Institutions (including banks)	Not permitted	Not permitted	Permitted
Pawnbroker	Not permitted	Not permitted	Conditional Use Permit

Food & Beverage Sales/Service: Brewery; Craft Distillery; Grocer/Food Market; Liquor Store; Food Preparation; Restaurant; and Drive Through	Not permitted	Not permitted	Permitted
Office	Not permitted	Not permitted	Permitted
Call Center	Not permitted	Not permitted	Permitted
Personal/Business Services: Bail Bond Services; Copy Center; Courier and Messenger Services; Funeral & Internment Services; Maintenance & Repair Services; Personal Services; Tattoo Parlor; and, Wedding Chapel	Not permitted	Not permitted	Permitted
Retail Sales: Building Material Sales and Services; Convenience Store; Retail, General	Not permitted	Not permitted	Permitted
Nursery (commercial, retail and wholesale)	Not permitted	Not permitted	Permitted
Auto Detail	Not permitted	Not permitted	Permitted
Auto and Truck Repair (light)	Not permitted	Not permitted	Permitted
Car Wash	Not permitted	Not permitted	Permitted
Gas Station	Not permitted	Not permitted	Permitted
Manufactured Home Dealers	Not permitted	Not permitted	Conditional Use Permit
Vehicle Rentals	Not permitted	Not permitted	Permitted
Public/Civic/Institutional			
Adult Day Care	Not permitted	Not permitted	Permitted
Child Care Facility	Not permitted	Not permitted	Conditional Use Permit
Child Care Facility, In-home	Permitted	Permitted	Not Permitted
Event Center / Banquet Hall	Not permitted	Not permitted	Permitted

Fraternal Club /Lodge / Community Service Facility	Not permitted	Not permitted	Permitted
Public Safety Facility	Not permitted	Not permitted	Permitted
Social Assistance, Welfare and Charitable Services	Not permitted	Not permitted	Permitted
College, Technical School	Not permitted	Not permitted	Conditional Use Permit
School (Public or Private)	Not permitted	Not permitted	Administrative Review
Personal Instructional Services	Not permitted	Not permitted	Permitted
Hospital	Not permitted	Not permitted	Conditional Use Permit
Hospice	Not permitted	Not permitted	Permitted
Bodily Fluid Collection Services	Not permitted	Not permitted	Permitted
Medical Office, Clinic or Laboratory (less than 50,000 gross floor area)	Not permitted	Not permitted	Permitted
Medical Office, Clinic or Laboratory (more than 50,000 gross floor area)	Not permitted	Not permitted	Conditional Use Permit
Medical Marijuana Dispensary	Not permitted	Not permitted	Administrative Review
Bar / Lounge	Not permitted	Not permitted	Permitted
Cultural Institution	Not permitted	Not permitted	Permitted
Entertainment Facility / Theater	Not permitted	Not permitted	Permitted
Health / fitness club	Not permitted	Not permitted	Permitted
Recreational Facility, Minor and Major	Not permitted	Not permitted	Conditional Use Permit
Industrial			
Data Processing, Hosting and Related Services	Not permitted	Not permitted	Permitted
Media Production	Not permitted	Not permitted	Permitted
Production, Craftwork	Not permitted	Not permitted	Permitted
Research and Development	Not permitted	Not permitted	Permitted

Building Maintenance Services	Not permitted	Not permitted	Permitted
Mini-warehouse	Not permitted	Not permitted	Conditional Use Permit
Infrastructure			
Heliport / Miscellaneous Air Transportation	Not permitted	Not permitted	Conditional Use Permit
Transportation Passenger Terminal	Not permitted	Not permitted	Conditional Use Permit
Communications Facility	Not Permitted	Not permitted	Permitted
Wireless Communication Tower or Antenna	Permitted	Permitted	Permitted
Weather or Environmental Monitoring Station	Not permitted	Not permitted	Permitted

Rezoning Findings

FINDING Z1:

The rezoning is consistent with the City of Sparks Comprehensive Plan.

Refer to the discussion under Comprehensive Plan Finding CP2 for identification of the goals and policies that are also relevant to the rezoning request. For the reasons discussed above, staff believes the findings pertaining to the Comprehensive Plan can also be made for this rezoning request.

Should the Comprehensive Plan land use amendment be denied, the rezoning request should also be denied. Approving the rezoning without approving the Comprehensive Plan land use amendment would result in zoning that does not conform with the Comprehensive Plan land use designation for the site.

FINDING Z2:

The rezoning is consistent with the surrounding land uses.

Refer to Comprehensive Plan Finding CP3 for identification and discussion of surrounding land uses.

The request to rezone approximately 15.00 acres located north of Highland Ranch Parkway from C2 to MF-2 would preclude possible development of a wide range of commercial uses at the entrance to the Five Ridges project site. Instead, various residential uses at a maximum of 14 dwelling units per acre

would be permitted. The proposed MF-2 zoning is compatible with future single-family uses in the SF-6 zone to the north and would serve as a buffer between the single-family uses and the commercial uses permitted in the Kiley Ranch North planned development located to the east and in the C2 zoning district to the south across Highland Ranch Parkway.

The rezoning request from SF-6 to MF-2 for approximately 13.81 acres located in the center of the greater Five Ridges project site would permit a greater variety of residential uses than is allowed by SF-6 zoning. The MF-2 zoning district is the lowest density multi-family residential zoning district and the SF-6 zoning district is the highest density single-family residential zoning district in Sparks. Single-family, duplex, and multi-family building uses permitted in the MF-2 zone at a maximum density of 14 dwelling units per acre are compatible adjacent to single-family uses permitted in the SF-6 zone at a maximum density of 7.3 dwelling units per acre.

FINDING Z3:

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

Public notice was given as required by SMC 20.05.06 and Nevada Revised Statutes. The Planning Commission and City Council meetings function as the public hearings for this item. This rezoning request was noticed, at a minimum, to all property owners within 750 feet of the subject properties; 48 property owners were mailed notices. Public notice was published in the *Reno Gazette-Journal* on June 19, 2020.

Exhibits Attached to Staff Report

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Development Agreement
- Exhibit 3 – Existing and Proposed Land Use
- Exhibit 4 – Existing and Proposed Zoning
- Exhibit 5 – Land Plan, November 2019
- Exhibit 6 – Fiscal Impact Analysis Letter
- Exhibit 7 – Trip Generation Letter
- Exhibit 8 – Master Sewer Study
- Exhibit 9 – Preliminary Water Service Planning Report
- Exhibit 10- Certificate of Verification for Neighborhood Meeting
- Comprehensive Plan Amendment Resolution
- Application Package