

APN: (Not required pursuant to NRS 111.312.1)

When recorded, mail to
City of Sparks
P.O. Box 857
Sparks, Nevada 89432-0857
ATTN: Community Services Department

(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT STANDARDS HANDBOOK
(Kiley Ranch North Phase 11 Planned Development)

(NRS Chapter 278A)

Name of Development: Kiley Ranch North Phase 11
Name of Plan: Kiley Ranch North Phase 11 Final Development Handbook
Approval Date: August 23, 2021
City No. PCN21-0015

NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, finally adopted an amended development plan for the above-named development, whose legal description is attached as **Exhibit A**.

Pursuant to NRS 278A.570 (2) after this amended plan is recorded, all previous approvals and all zoning and subdivision regulations applicable to the property described in **Exhibit A** cease to apply.

A table of previous approvals is set forth below. All previous handbooks are replaced by the handbook at Exhibit B.

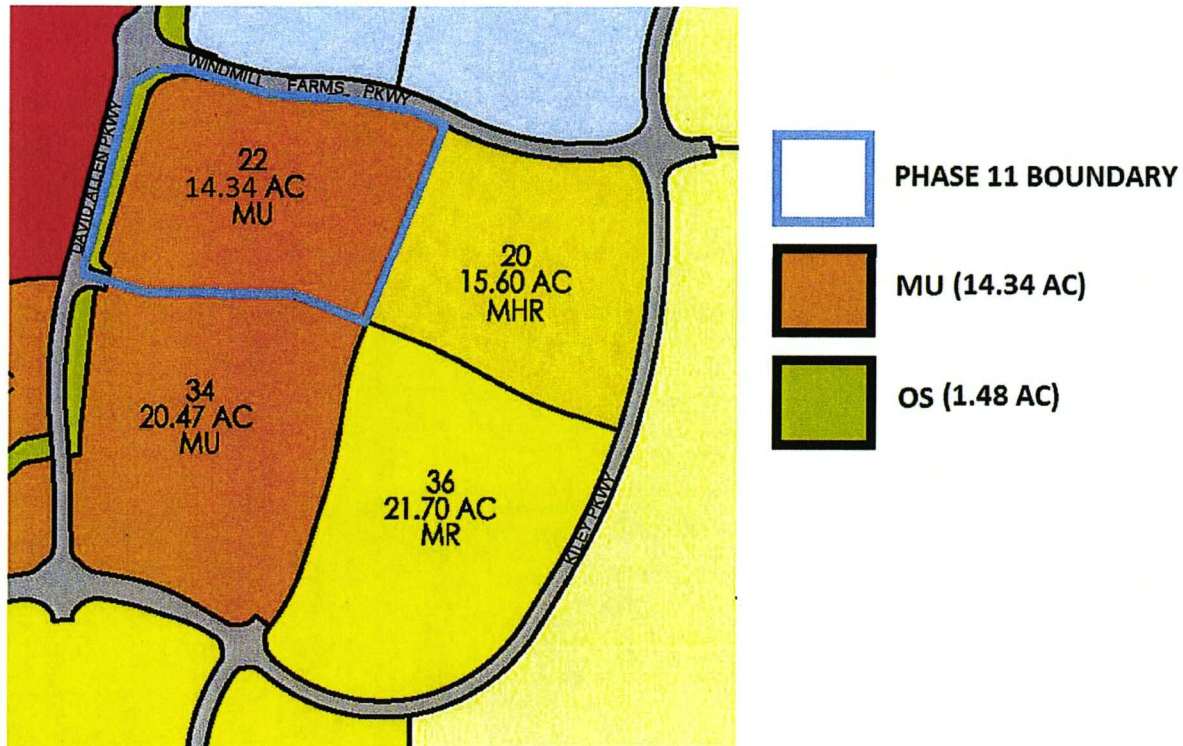
Dated this 17th day of September, 2021

City of Sparks, Nevada

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN21-0015	Kiley Ranch North Phase 11 Final Development Handbook	August 23, 2021	

KILEY RANCH NORTH PHASE 11

FINAL DEVELOPMENT HANDBOOK AMENDMENT



Prepared by:



Updated: JULY 8, 2021

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

TABLE OF CONTENTS

CHAPTER 1 – INTRODUCTION AND IMPLEMENTATION	1-1
1.1 Purpose	1-1
1.2 Community Vision	1-5
1.2.1 Sense of Place, People Gathering Places and Walkability	1-5
1.2.2 Neighborhood Diversity	1-5
1.2.3 Implementing the Vision	1-5
1.3 Project Description	1-6
1.3.1 Kiley Ranch North Land Use Plan	1-8
1.3.2 Orr Ditch Linear Park.....	1-8
1.4 Handbook Provisions	1-11
1.4.1 General Provisions	1-11
1.4.2 Binding Effect of Handbook	1-11
1.5 Individual Project Approval Process	1-12
1.5.1 General Provisions	1-12
1.5.2 Commercial, Business Park, Mixed Use and Multi-Family “Fast Track” Project Administrative Review Approval.....	1-13
1.5.3 Residential Project Administrative Approval	1-17
1.5.4 Permitted Unit Transfers	1-19
1.5.5 Floor Area Ratio Documentation	1-21
 CHAPTER 2 – DEVELOPMENT STANDARDS	 2-1
2.1 Purpose and Compliance	2-1
2.2 Land Use Development Standards	2-1
2.2.1 Phase 11 Land Use	2-1
2.2.2 Description	2-2
2.2.3 Land Use Areas.....	2-2
2.2.4 Mixed Use Setbacks and Density/Intensity Requirements.....	2-3
2.2.5 Open Space Setbacks and Density/Intensity Requirements.....	2-5
2.3 Permitted and Conditional Land Uses	2-5
2.4 Streetscape Development Standards	2-10
2.4.1 Access Standards	2-10
2.4.2 Streetscape Landscape	2-10
2.4.3 Street Lighting	2-15
2.4.4 Entries	2-16
2.4.5 Regional Trail and Orr Ditch Linear Park.....	2-18
2.4.6 Public Transportation.....	2-25
2.4.7 Mailboxes	2-26

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

CHAPTER 3 – DESIGN STANDARDS AND GUIDELINES	3-1
3.1 Purpose and Compliance.....	3-1
3.2 Site Planning Standards and Guidelines.....	3-1
3.2.1 Mixed Use Site Planning Standards and Guidelines	3-2
3.2.2 Commercial Standards: Commercial and BP Use Types	3-6
3.2.3 Single Family Use Type.....	3-27
3.2.4 Multi-Family/Attached Residential Use Type	3-39
3.3 Architecture Standards and Guidelines.....	3-50
3.3.1 Background	3-50
3.3.2 Architectural Theme	3-50
3.3.3 Commercial Architecture	3-51
3.3.4 Business Park Architecture	3-57
3.3.5 Single Family Residential Architecture Standards	3-60
3.3.6 Multi-Family Residential Architecture	3-69
3.3.7 Mixed Use (MU) Architecture	3-71
 CHAPTER 4 – CONSTRUCTION, OPERATION, AND MAINTENANCE	 4-1
4.1 Clean Job Site.....	4-1
4.2 Protection of Vegetation During Construction.....	4-1
4.3 Temporary Protective Fencing	4-1
4.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)	4-1
4.5 Temporary Uses and Signs	4-1
4.6 Non-Residential Construction, Operation and Maintenance	4-2
4.7 Residential – Model Parks and Construction Yards.....	4-3
4.7.1 Temporary Sales Office Within a Model Home and Model Home Complex	4-3
4.7.2 Construction Yards.....	4-5
 List of Figures:	
Figure 1-1 Kiley Ranch North Land Use Plan	1-2
Figure 1-2 Kiley Ranch North Phase 11 Master Plan	1-3
Figure 1-3 Kiley Ranch North Overall Phasing Plan	1-4
Figure 1-4 Regional Location Map.....	1-7
Figure 1-5 Individual Project Approval Process.....	1-16
Figure 2-1 Phase 11 Land Use.....	2-1
Figure 2-2 Kiley Ranch North Circulation Plan.....	2-11
Figure 2-3 Residential Local/Residential Alley Details.....	2-12
Figure 2-4 Street Lighting	2-16
Figure 2-5 Neighborhood Entry Concept.....	2-18
Figure 2-6 Trail Access Point Concept	2-19

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

List of Figures (continued):

Figure 2-7	Typical Bollards at Trail Access Points	2-20
Figure 2-8	Regional Trail/Orr Ditch Linear Park Trail Plan	2-22
Figure 2-9	Orr Ditch Linear Park Concept	2-24
Figure 3-1	Typical Community Commercial Conceptual Site Plan	3-8
Figure 3-2	Typical Arterial Commercial Conceptual Site Plan	3-9
Figure 3-3	Typical Business Park Conceptual Site Plan	3-9
Figure 3-4	Parking Lot Design	3-13
Figure 3-5	Parking Lot Design	3-14
Figure 3-6	Service and Utility Area Design	3-24
Figure 3-7	Residential Neighborhood Design	3-28
Figure 3-8	Community Walls and Fences	3-35
Figure 3-9	View Fencing	3-36
Figure 3-10	Neighborhood Fencing Concepts	3-37

List of Tables:

Table 1-1 – Kiley Ranch North Land Use Plan Designations	1-9
Table 1-2 – Master Plan Land Use Designations – Kiley Ranch North Phase 11	1-10
Table 2-1 – Land Use Matrix	2-6
Table 2-2 – Streetscape Lighting Standards	2-15
Table 2-3 – Orr Ditch Linear Park Design Standards	2-25
Table 3-1 – Design Standards References for Projects in the MU Zone	3-3

CHAPTER 1 INTRODUCTION AND IMPLEMENTATION

1.1 PURPOSE

The purpose of this Development Handbook is to provide for the orderly development of Kiley Ranch North Phase 11 as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur over many years, the standards and guidelines contained herein establish a common framework to guide individual improvement plans. The development of the property is controlled and restricted by these development requirements as well as by all applicable government codes and regulations. The Kiley Ranch North Design Review Committee (DRC) and the City of Sparks shall enforce all provisions and standards including the graphic and textual elements of this Development Handbook. This Development Handbook is not intended to limit creativity or prevent variation necessary to respond to unique site conditions, but rather to generate consistency and quality throughout Kiley Ranch North.

Improvement of public areas within Kiley Ranch North Phase 11 will be the responsibility of individual developers and/or the landowner unless assigned by agreement to other public or private parties. All improvements shall be designed consistent with these standards and guidelines. Maintenance of public areas within Kiley Ranch North Phase 11, including streets and landscape buffers will be the responsibility of the Kiley Ranch North Landscape Association (LMA) or the City of Sparks unless assigned by agreement to other public or private parties. Specific responsibilities for the improvement and maintenance of these areas are further addressed in Chapters Two and Three of this Development Handbook.

This Final Development Handbook applies to Kiley Ranch North Phase 11. Phase 11 consists of Village 22 and a portion of OS 3 as identified in the Kiley Ranch North Land Use Plan. A total of 15.82± acres are included within Phase 11. Figure 1-1 (following page) depicts the Kiley Ranch North Land Use Plan while Figure 1-2 (page 1-3) depicts the overall land use plan with the Phase 11 area subject to the development standards contained herein highlighted. Figure 1-3 (page 1-4) depicts the overall phasing plan for Kiley Ranch North.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

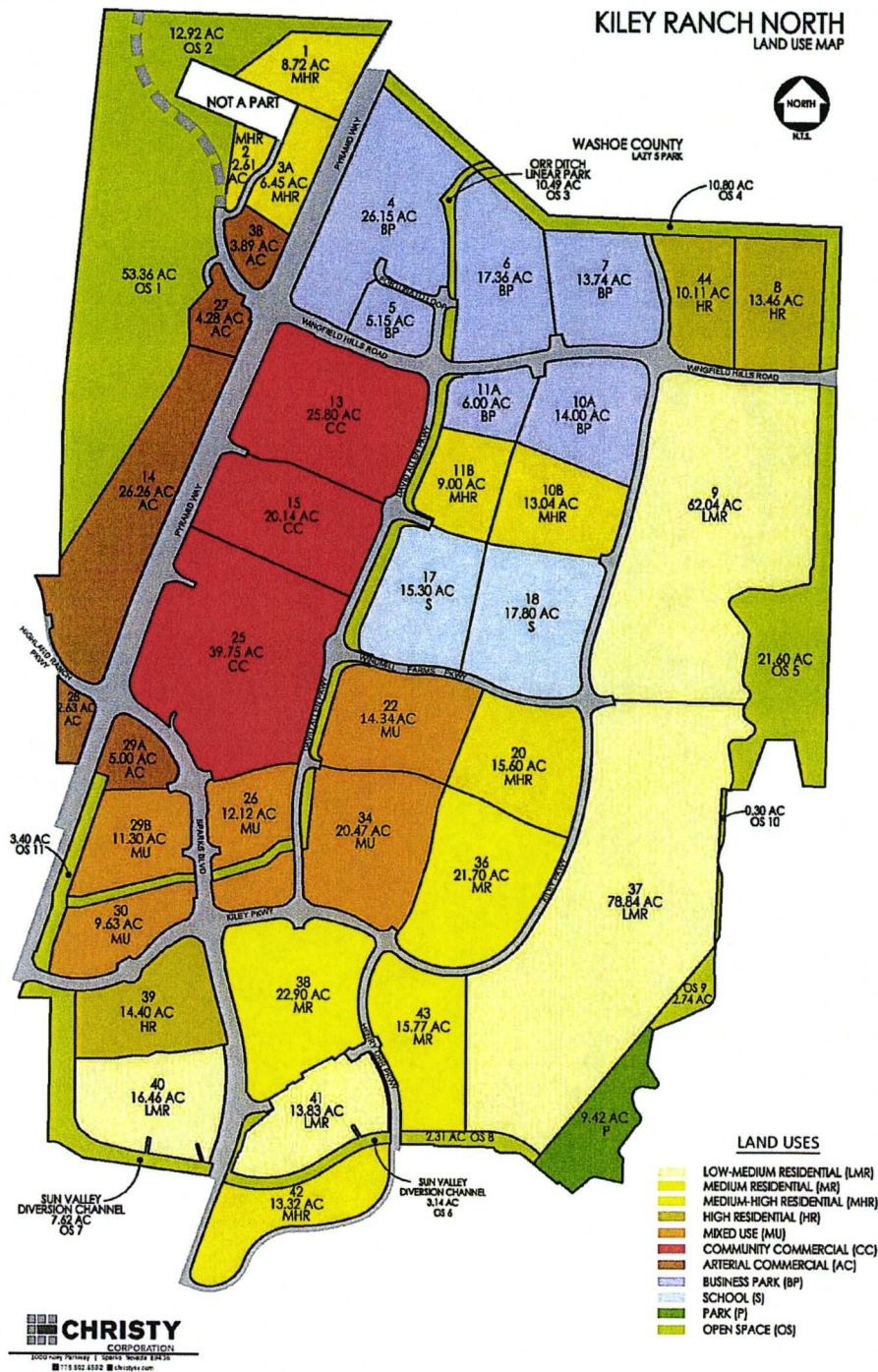


Figure 1-1 – Kiley Ranch North Land Use Plan

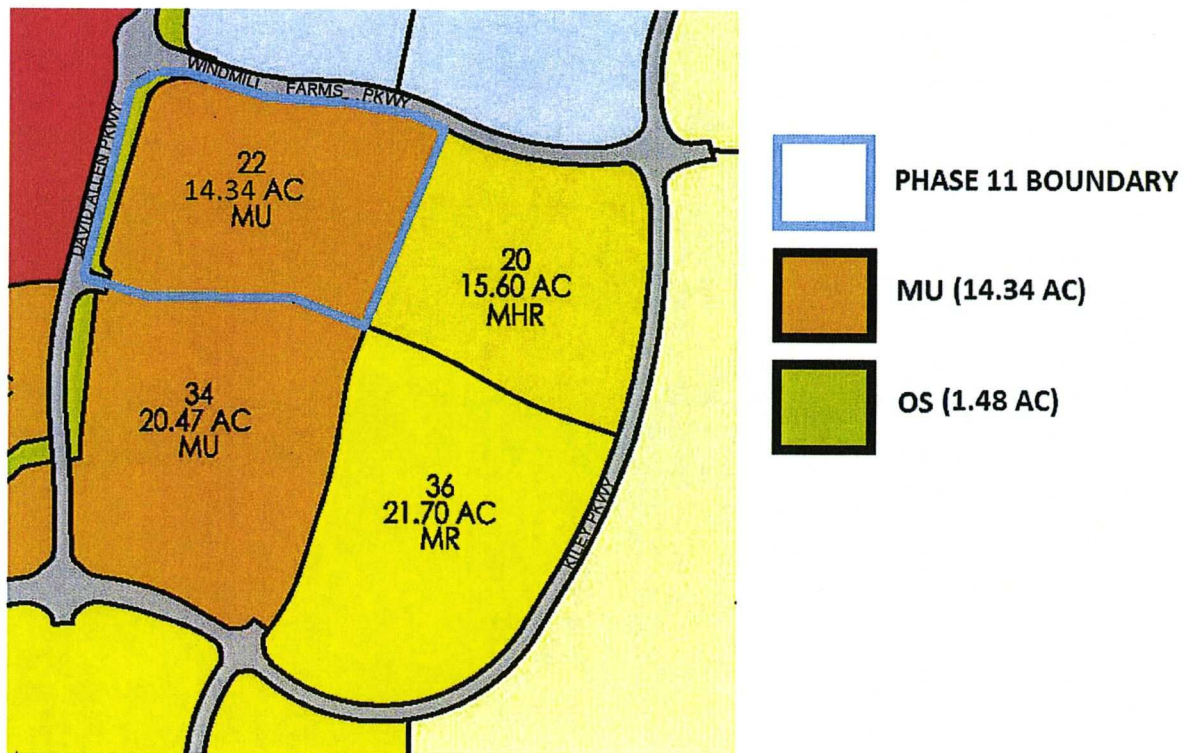
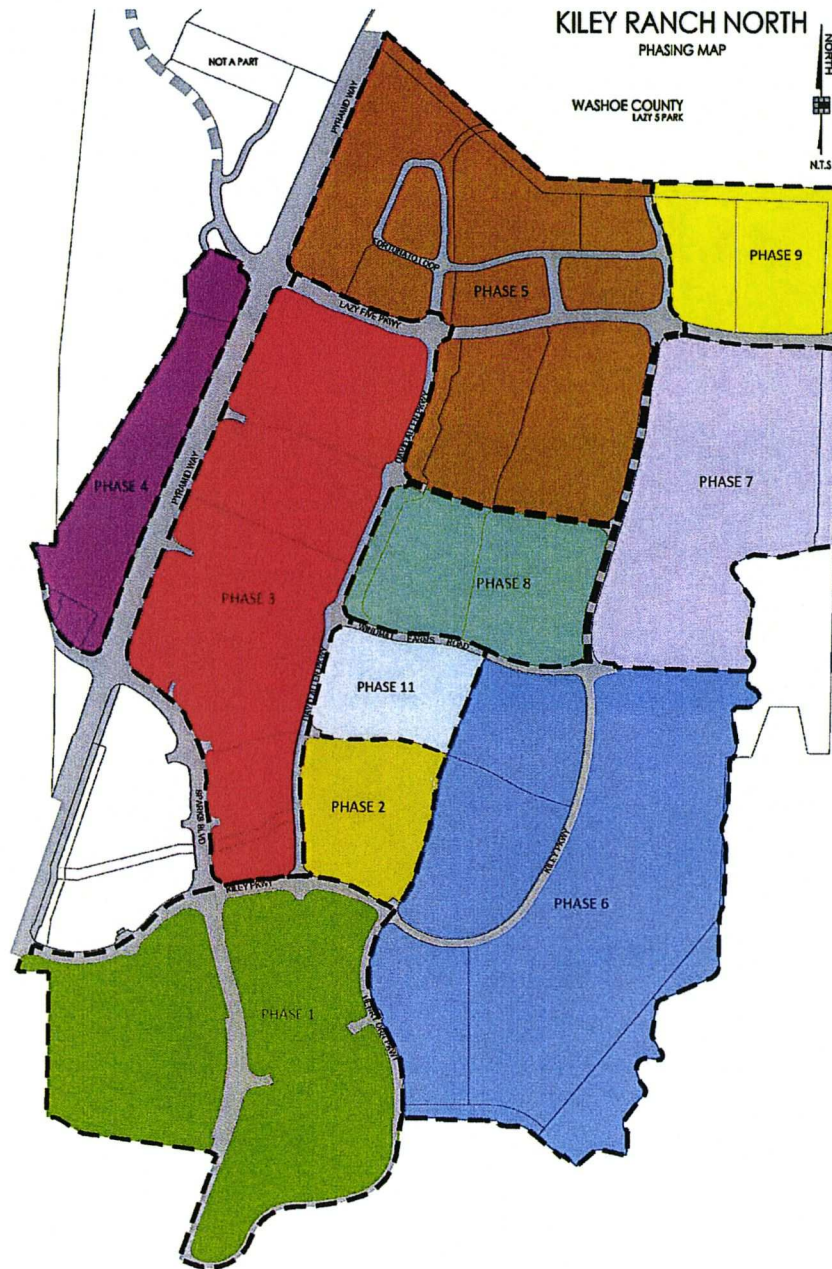


Figure 1-2 – Kiley Ranch North Phase 11 Master Plan

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK



CHRISTY
CORPORATION
1000 Kiley Parkway | Sparks, Nevada 89430 | christy.com

Figure 1-3 – Kiley Ranch North Overall Phasing Plan

1.2 COMMUNITY VISION

The adopted Kiley Ranch North Master Plan and Design Handbook establish the overall vision and theme for Kiley Ranch North. The approved standards are carried over into Phase 11 with supplemental guidelines and standards to reflect site specific conditions within this phase.

1.2.1 Sense of Place, People Gathering Places and Walkability

Place-making is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Kiley Ranch North Phase 11 by creating human-scale environments in which the individual can feel both comfortable and safe.

The Phase 11 Land Use Plan organizes movement by providing connectivity between various activity centers within Kiley Ranch North. Integration of people gathering places that contain aesthetically pleasing and attractive amenities help promote social interaction and walkability within the community. This includes a community trail/path network providing connections between development and the City of Sparks regional trail system.

1.2.2 Neighborhood Diversity

Phase 11 provides for neighborhood diversity by allowing innovative residential dwelling design to support specific human interests and niches of different lifestyle and life stages. The variety of land uses create a wide-ranging palette of housing styles that encourage creativity through controlled flexibility. The densities of these neighborhoods support surrounding business and commercial centers while adding to the vitality of the community. Furthermore, this diversity breaks up the monotony of traditional residential development by reinforcing the dynamics of character and identity within each of the neighborhoods.

1.2.3 Implementing the Vision

The vision for Kiley Ranch North Phase 11 will be carried out through the guidance provided by four overarching principles. Its visual identity will be further defined and coordinated by the streetscape and landscape themes described in this handbook. Innovative use of materials, methods of construction and site planning proposed herein will also ensure the quality and character of the community as it develops over time. This Development Handbook will be used by the City of Sparks and the DRC as a guide for reviewing individual projects within Kiley Ranch North Phase 11.

1.3 PROJECT DESCRIPTION

Kiley Ranch North is located within the Kiley Ranch in the Spanish Springs Valley (Refer to Figure 1-4, Regional Location Map). The master plan for Kiley Ranch North (previously depicted in Figure 1-1) includes 874.21± acres and was most recently approved by the City of Sparks in November 2019.

Specifically, this Final Development Handbook is pertinent only to Phase 11 of Kiley Ranch North. As previously described, Phase 11 includes 15.82± acres and includes 14.34± acres of Mixed Use (MU) land use and 1.48± acres of Open Space (OS). Phase 11 is generally located at the southeast corner of David Allen Parkway and Windmill Farms Parkway, as depicted previously in Figure 1-2.

Phase 11 of Kiley Ranch North is surrounded by planned Mixed Use (MU) development to the south, Community Commercial (CC) to the west, School (S) to the north, and Medium High Residential (MHR) to the east.

Due to limited physical site constraints, Kiley Ranch North Phase 11 is favorable to development and lies on the mid to lower portions of alluvial fans along the west side of Spanish Springs Valley. Channels are poorly defined with slopes mostly less than 3%. Runoff generally sheet flows into the existing jurisdictional wetlands and the City of Sparks flood detention area on the eastern edge of the plan area. The south portion of the site currently sheet flows north to south into the Sun Valley Diversion Channel. The Federal Emergency Management Agency (FEMA) has designated the project area as Zone X (outside the 500-year flood plain).

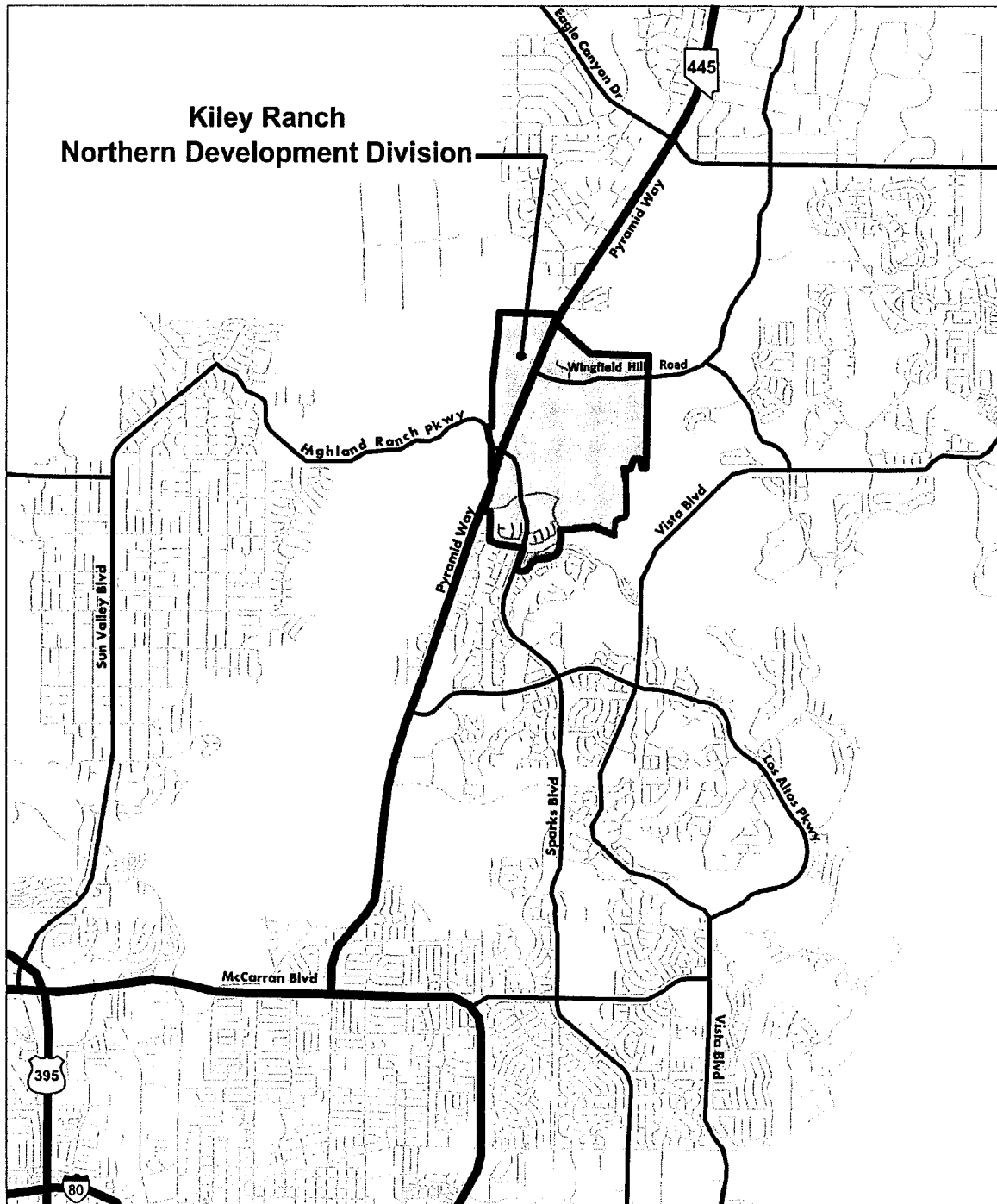


Figure 1-4 – Regional Location Map

1.3.1 Kiley Ranch North Land Use Plan

The Kiley Ranch North Land Use Plan introduces an intense and diversified mix of land uses within the Northern Sparks Sphere of Influence (Refer to Figure 1-1, Kiley Ranch North Land Use Plan). Of the property's 875± acres, approximately 43 percent of the project is dedicated for residential development, 28 percent for commercial and business park uses and 20 percent for schools, parks, trails, and open space, and 9 percent for roads. In addition, there are 47± acres of commercial and business park district and other landscaping and landscape buffer areas that contribute another 5% to open space. Tables 1-1 and 1-2 on the following pages summarize the project's land use components, as well as those specific to Phase 11.

1.3.2 Orr Ditch Linear Park

The Orr Ditch Linear Park is a 10.49 acre nature-oriented passive recreational corridor aligned in the area of the existing and relocated sections of the Orr Ditch. A portion of the linear park (1.48± acres) is included in Phase 11 along the western boundary. A multi-use regional trail connecting the community runs along the entire length of the Park (Refer to Chapter 2 for additional details),

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

**Table 1-1: Kiley Ranch North Land Use Plan
Designations**

Land Use Designation			Gross Acres	Maximum Density	Permitted Total Units	Units not Achieved	Net Units	Required Open Space	Open Space Provided
RESIDENTIAL									
Low-Medium	4.0-7.9 du/ac	LMR	171.17	7.9 du/ac	1352	443	-	-	-
Medium	8.0-11.9 du/ac	MR	60.37	11.9 du/ac	718	242	-	-	-
Medium-high	12.0-17.9 du/ac	MHR	68.74	17.9 du/ac	1230	54	-	-	-
High	18.0-23.9 du/ac	HR	37.97	23.9 du/ac	907	141	-	-	-
Mixed Use ⁽⁴⁾⁽⁸⁾	5.0-23.9 du/ac	MU	36.45	23.9 du/ac	871		-	-	-
Total Residential ⁽⁶⁾			374.70		5,078	880	4,198	-	-
Net Total Permitted Units ⁽⁶⁾					4,198				
Land Use Designation			Gross Acres		Approx. Sq. Ft.			Required Open Space	Open Space Provided
NON-RESIDENTIAL									
COMMERCIAL				Minimum FAR					
Arterial Commercial ⁽⁷⁾		AC	42.06	0.2	366,427		15%	6.31	
Community Commercial ⁽¹⁾⁽⁷⁾		CC	85.69	0.25	933,164		15%	12.85	
Mixed Use ⁽⁸⁾		MU	32.59	0.2	283,924		15%	4.89	
Subtotal Commercial ⁽¹⁾			160.34	-	1,583,515			24.05	
BUSINESS PARK									
Business Park		BP	82.4	0.3	1,076,803		20%	16.48	
Subtotal Business Park			82.4	-	1,076,803			16.48	
PUBLIC FACILITIES									
School		S	33.1	0.3	266,972		20%	6.62	
Subtotal Public Facilities			33.1	-	266,972			6.62	
OPEN SPACE									
Park		P	9.42	-	-			9.42	
Open Space		OS	128.68	-	-			128.68	
Subtotal Open Space ⁽³⁾			138.1	-	-			138.1	
Total Non-Residential ⁽³⁾⁽⁵⁾			393.94	-	2,927,290			47.15	
Roadways ⁽²⁾			85.57	-	-			-	
			Gross Acres		Approx. Sq. Ft.			Required Open Space	Open Space Provided
PROJECT TOTALS ⁽¹⁾⁽³⁾⁽⁶⁾			874.21		2,927,290			174.84	185.25

Sep 19

Refer to following page for table notes.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

Table 1-1 Notes:

1. The maximum floor area ratio for the medical campus use in the Community Commercial/Medical Campus land use category shall be 0.85, providing a total of 1,471,784 sq. ft. of floor area at Village 25.
2. "Roadways" include all streets shown on the Land Use Plan on the following page.
3. In addition to the 138.10 acres of open space, formally landscaped areas within other areas, which include landscape buffers, contribute approximately 47.15 acres to the overall formal and informal open space within Kiley Ranch North. Per SMC 20.02.012, a minimum of 20% (174.84 acres) common open space is required. A total of 185.25 acres will be provided which equates to 21.19% common open space.
4. Number of units/density is not applicable to assisted living, group residential care, skilled nursing facility or residential retirement facilities that have common dining facilities.
5. Total open space equals commercial, business park, public facilities and subtotal open space.
6. Over time, unused residential density may be transferred by the Master Developer to undeveloped parcels. Although the calculated total number of dwelling units equals 4,198, per the original tentative approval of the Kiley Ranch North PUD, the maximum number of residential units allowed is 4,463.
7. AC and CC may have mini-storage which would increase the total square footage. AC and BP could have incubators which would increase the totals.
8. MU uses are estimated to be a total of 69.04 acres with 32.59 acres having office/retail uses and 36.45 acres having residential uses.

**Table 1-2: Master Plan Land Use Designation
Kiley Ranch North Phase 11**

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Open Space Provided
Mixed Use		MU	14.34	23.9 du/ac	342	-
Total Mixed Use			14.34		342	-
Open Space		OS	1.48	-	-	1.48
Subtotal Open Space			1.48	-	-	1.48
PHASE 11 TOTALS			15.82		342	1.48

May 2020

Note: As noted in previous Table 1-1, 20% open space requirement is a cumulative total for all of Kiley Ranch North, not individual Phases.

1.4 HANDBOOK PROVISIONS

1.4.1 General Provisions

This Kiley Ranch North Phase 11 Final Development Handbook (the "Handbook") describes in general terms when, where and how development will occur within Phase 11 of the Kiley Ranch North Development Project ("Phase 11"). It provides sufficient specificity to establish a base qualitative standard (the "Development Standards") for all of Phase 11. It provides design parameters (the "Design Parameters") to which each Individual Project built within Kiley Ranch North Phase 11 will conform. It is intended to offer design flexibility while at the same time maintaining minimum standards. Chapter 2 of the Handbook contains standards and regulations relative to development, which establish the Development Standards for Kiley Ranch North Phase 11. Chapter 3 contains standards and guidelines relative to design, which establish the Design Standards and Guidelines for new development within Phase 11.

1.4.2 Binding Effect of Handbook

Pursuant to NRS 278A.520, NRS 278A.570 and the Development Agreement, the Handbook cannot be modified or otherwise impaired by the action of the City without the consent of the Master Developer and any required landowner, except as specified in NRS 278A.410. Similarly, pursuant to NRS 278.0201, as a result of the Development Agreement, the ordinances, resolutions or regulations applicable to Kiley Ranch North and governing the permitted uses of it, the density and standards for design, improvements and construction on it are those in effect at the time the Development Agreement was made.

Hence, the Handbook is binding on the City and cannot be changed without the consent of the Master Developer, as defined in the Kiley Ranch North Tentative Development Handbook. In the event that either (i) the City is required to consider a request under a discretionary approval process contained herein, or (ii) an application for Final Approval is not in Substantial Compliance with Tentative Approval and a public hearing is held to approve such application, then the City's approval of such request or application may be conditioned on a modification to a provision in the Handbook outside the scope of such request or application only if the City finds that there exists a reasonable relationship between such modification and the request or application, such finding to specify how the modification is reasonably related to the request or application. Subject to the foregoing sentence, a Final Approval of one Phase shall not alter, modify, or otherwise impair the Handbook as to the remaining phases of Kiley Ranch North. Furthermore, the City shall not allow amendments to this Handbook without the approval of the Master Developer, as required.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

The standards set forth in the Final Approval of Phase 11, as embodied in the NUD zoning classification and this Final Handbook shall, in accordance with NRS 278A.570, supersede any zoning and subdivision statutes that may otherwise apply. In case of a conflict, this Final Handbook and the terms of the Final Approval of Phase 11 shall control. When not addressed by this Final Handbook or the terms of a Final Approval, the provisions of the Sparks Municipal Code shall control.

1.5 INDIVIDUAL PROJECT APPROVAL PROCESS

1.5.1 General Provisions

A developer or builder of an Individual Project is referred to hereinafter as the “Project Applicant.” Prior to submitting any plan or entitlement for an Individual Project to the City for review and approval, a Project Applicant shall first obtain approval of the plans from the Kiley Ranch Design Review Committee (the “DRC”), pursuant to a review and certification process set forth in covenants and conditions recorded by the Master Developer that encumber the entirety of Kiley Ranch North (“Kiley Covenants”). After obtaining such certification, the plans and DRC certification shall be submitted to the City Planning Division to assure that each Individual Project meets or exceeds the Development Standards (see Chapter 2) and fits within the Design Standards and Guidelines (see Chapter 3) established by this Handbook.

With regard to all quantitative determinations made by the City under this Section 1.5 (whether by City Staff, the Administrator, Community Services Planning Division or any other department of the City), the City may grant a “Minor Deviation” of up to ten percent (10%) from the standards and guidelines in the Handbook without conducting a hearing, so long as such deviation will not impair the purpose of the Handbook; provided, however, that in no event shall a Minor Deviation be granted to change the maximum number of residential units or commercial square footage and/or open space acreage, or change or relocate tentatively-approved land use designations as shown on the Land Use Plan, as set forth in Figures 1-1 and 1-2 of this Handbook (provided that adjustments to the boundaries of such land use designations due to changes in the locations of streets dividing two such designations shall not constitute a relocation of a land use designation). In accordance with the Sparks Municipal Code, the Administrator may grant minor deviations from requirements established for a zoning district without conducting a hearing if the applicant for a minor deviation obtains the written consent of the owner of any real property that would be affected by the proposed minor deviation. Minor deviations include, but are not limited to, adjustments of the location and/or dimensions of buildings, configuration of parking areas and internal roadways, etc., providing such adjustments do not change any points of ingress or egress to the site, or exceed the approved density.

With regard to all quantitative determinations made by the City under this Section 1.5 (whether by City Staff, the Administrator, Community Services Planning Division or any other department of the City), the City may grant a “Major Deviation” between ten percent (10%) and fifty (50%) with review and approval by the Sparks Planning Commission. Major Deviations shall follow the procedures established in Section 20.05.011 of the Sparks Municipal Code.

Furthermore, whenever the City (in all the foregoing capacities), at any time in the approval processes set forth in Sections 1.4 or 1.5 of this Handbook, denies the request of a Project Applicant or grants its approval subject to conditions, the City shall state in writing with specificity the standards, guidelines or parameters with which the Individual Project fails to conform. If the Project Applicant does not accept the City’s conclusions or conditions, the Project Applicant may appeal the City’s decision to the Planning Commission, and thereafter to the City Council, pursuant to the general appeal rights in the Sparks Municipal Code (the “Appeal Rights”).

Approval of the plans for an Individual Project may be sought either after Final Approval of Phase 11 or concurrently with the Final Approval process; provided, however, that in no event shall approval from City staff be completed prior to completion of the Final Approval process. In the event of any conflict between the plan review process set forth in this Handbook and any other review process used by the City, this Handbook shall control. Where this Handbook is silent on a particular approval procedure, the Sparks Municipal Code or other regulations governing development of land in effect at the time shall prevail.

Applications for commercial and residential Individual Projects are subject to different approval processes and are addressed separately in the following sections. For definition purposes, an “Individual Residential Project” is defined as one that is built as “for sale” residential housing, whether attached or detached and condominiums for rent; an “Individual Commercial Project” is defined as one that involves commercial, business park, mixed use, and multi-family “for rent” projects.

1.5.2 Mixed Use “Fast Track” Project Administrative Review Approval

All new non-residential and multi-family “for rent” building construction requires an Administrative Review, unless it has been authorized by a Conditional Use Permit as dictated by Table 2-1, Land Use Matrix. The review process for Individual Mixed Use Projects consists of three distinct, but interrelated phases:

1) The first phase is the pre-application process with the City of Sparks. It is during this phase that a Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas.

2) The second phase is the DRC review/certification process.

3) The third phase consists of the City's process for approving the Individual Commercial Project, including a Conditional Use Permit approval, if applicable. Here the City will make its determination as to whether the Project meets and conforms to the standards set forth in this Handbook. City staff will be involved in the approval as outlined below.

It is incumbent upon the Project Applicant to become familiar with the City's review process and application requirements. (Refer to Figure 1-5, Individual Project Approval Process, for schematic of process for commercial project approval).

PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and the City of Sparks' Community Services Planning Division to clarify the requirements, standards and policies as identified in this Final Handbook and requests a pre-application conference.

Step 2: The Project Applicant submits to the DRC and City staff a preliminary site analysis, site plan, landscape concept, grading concept, and preliminary utility and infrastructure plan.

Step 3: The Project Applicant attends a pre-application conference first with the DRC and then with the City of Sparks Community Services Planning Division staff. The Project Applicant obtains feedback from attendees and obtains the necessary application(s) and submittal requirements. At this time, it shall be determined whether a Conditional Use Permit will be required for the Project.

PHASE II: DRC APPROVAL PROCESS

Step 4: Following procedures set forth in the Kiley Covenants, the Project Applicant obtains certification of its plans ("Kiley Certification").

PHASE III: CITY OF SPARKS APPROVAL PROCESS

The final phase consists of the City of Sparks' approval process. The process outlined below is somewhat simplified for reference purposes. Project Applicants should familiarize themselves with all City requirements and timelines.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

Step 5: A Project Applicant submits the Kiley Certification, required fee(s) and completed application(s) to the Department of Community Services (using the City of Sparks Application Checklist obtained from the City). The application is reviewed for completeness by City staff and distributed to appropriate City departments and commenting agencies for comments.

Step 6: The Project Applicant attends a Plan Review meeting(s) with the appropriate City departments to discuss the application and offer comments. The Administrator will review the Individual Commercial Project's conformance with the Development Standards and Design Parameters set forth in this Handbook. City staff approves/denies the Individual Mixed Use Project and submits a letter to the Project Applicant specifying any conditions necessary to bring the project into conformance with the Handbook. If the Project Applicant does not accept staff's conclusions or conditions, the Project Applicant may exercise its Appeal Rights.

Step 7: If a Conditional Use Permit is required, a Planning Commission public hearing is held to approve the Conditional Use Permit. If an appeal is filed, a public hearing is held before the City Council to approve the Conditional Use Permit.

Step 8: Submit for Building Permit

KILEY RANCH NORTH PHASE 11 -- FINAL DEVELOPMENT HANDBOOK

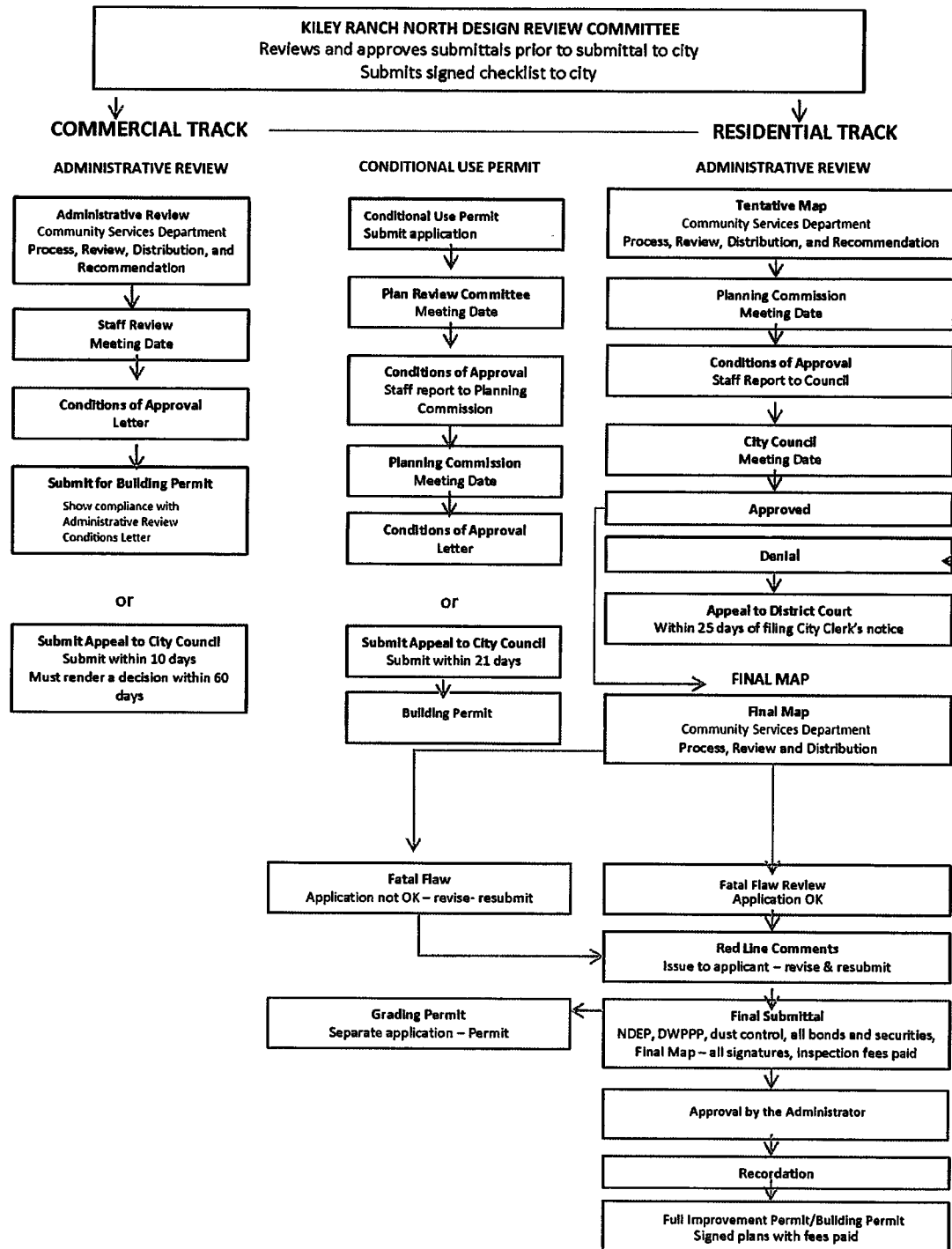


Figure 1-5 – Individual Project Approval Process

1.5.3 Residential Project Administrative Review Approval

Like the review process for Individual Commercial Projects, the review process for Individual Residential Projects includes review by both the DRC and the Administrator as well as other City departments. In addition, the review process for Individual Residential Projects includes approval of a Tentative Map and a Final Map. The process consists of three distinct, but interrelated phases generally described below, but more specifically described in NRS 278.330 - 278.353 and NRS 278.360 - 278.460:

- 1) The first phase is the pre-application process. It is during this phase that the Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas.
- 2) The second phase consists of both the DRC and the City of Sparks Tentative Map approval process.
- 3) The third phase is the Design Review/Final Map approval process by the DRC and the City of Sparks.

The Individual Residential Project approval process is referenced below but it is incumbent upon the Project Applicant to become familiar with the DRC and City review process and application requirements (Refer to Exhibit 1-4, Individual Project Approval Process, for schematic of process for residential project approval).

PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and Community Services Department to clarify the requirements, standards and policies as identified in this Handbook and to request a pre-application conference.

Step 2: The Project Applicant submits to the DRC and Community Services Department a preliminary Tentative Map and a general description of the public and/or private street network and public utilities, landscaping and common open space, a phasing plan, dwelling units per acre, the total number of units and the total acreage within the proposed Individual Residential Project.

Step 3: The Project Applicant attends a pre-application conference first with the DRC and then with Community Services Department Staff and other appropriate City departments. The Project Applicant obtains feedback from attendees and obtains the necessary application(s) and submittal requirements.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

PHASE II: TENTATIVE MAP APPROVAL PROCESS

Step 4: Following the procedures set forth in the Kiley Covenants, the Project Applicant obtains Kiley Certification of its Tentative Map.

Step 5: The Project Applicant shall submit the Kiley Certification, required fee(s) and completed application(s) to the City (using the City of Sparks Tentative Map Application Checklist obtained from the City). The application is reviewed for completeness by Community Services Department Staff and distributed to appropriate City departments and commenting agencies for comments.

Step 6: The Project Applicant attends a meeting(s) with the Community Services Department Staff and appropriate City departments to discuss the application and offer comments. Staff will review the Tentative Map's conformance with the Sparks Master Plan, the Handbook, and all applicable statutes, rules, regulations and ordinances. The Community Services Department Staff makes a recommendation on the Tentative Map and provides conditions of approval to cause the Tentative Map to conform to the Handbook and Sparks Master Plan.

Step 7: The Community Services Department Staff recommendations on the Tentative Map will be forwarded to the Planning Commission for their review. The Planning Commission shall review the Tentative Map application and may forward their recommendation of approval with conditions to the City Council.

Step 8: A City Council hearing is held to approve the Tentative Map.

PHASE III: FINAL MAP APPROVAL PROCESS

Step 9: Following the procedures set forth in the Kiley Covenants, the Project Applicant obtains Design Review Committee Certification of its Final Map.

Step 10: The Project Applicant shall submit the Design Review Committee Certification, required fee(s) and completed final map application to Community Services Department. The Community Services Department staff reviews the proposed Individual Residential Project for compliance with the Tentative Map conditions and the Development Standards of the Handbook.

Step 11: The Administrator approves the architectural elevations and floor plans.

Step 12: Community Services Department schedules a “fatal flaw review” and a “redline comments” meeting with the Project Applicant.

Step 13: Once the Project Applicant modifies the proposed Individual Residential Project based on the redline comments, the Project Applicant resubmits for final review.

Step 14: Upon approval of the Administrator (following City Council approval), Final Map is recorded.

Step 15: The Project Applicant applies to receive building permit(s).

1.5.4 Permitted Unit Transfers

The Kiley Ranch North Land Use Plan, set forth on Figure 1-1 of this Handbook, designates several “bubble” areas for residential or mixed residential/commercial uses (each a “Planning Area”). The number of dwelling units allowed within any specific Planning Area is calculated by multiplying the gross acreage for such Planning Area (as shown in the Land Use Plan) by the maximum allowed density for the land use designation for that area (the “Permitted Units”). For purposes of this Section 1.5.4, Permitted Units shall refer to dwelling units only. Notwithstanding the Permitted Units allowed within any particular Planning Area, Permitted Units may be transferred from one Planning Area (the “Sending Area”) to another Planning Area (the “Receiving Area”) under the following conditions:

(1) Permitted Units may be transferred from one Planning Area to another within Kiley Ranch North; no such transfers will be allowed to or from development areas outside Kiley Ranch North.

(2) Before and after each transfer, the sum total of Permitted Units for all of the Planning Areas may not exceed 4,463; densities for residential uses may not be exchanged with or converted to non-residential uses under this agreement.

(3) The number of Permitted Units transferred to any Receiving Area shall not exceed the maximum density for such area (as indicated in the Land Use Plan) by more than ten percent (10%). The Master Developer shall be responsible for tracking density figures/calculations (refer to example transfer letter on following page).

KILEY RANCH NORTH PHASE 11 -- FINAL DEVELOPMENT HANDBOOK

(4) The owner of the Receiving Area must present evidence satisfactory to Community Services Planning Division that there will be adequate infrastructure serving the Receiving Area to accommodate the increase in Permitted Units.

(5) The owner of the Receiving Area shall provide the Community Services Planning Division with a "Density Transfer Authorization" letter demonstrating approval from the Master Developer (see example below).

Date: _____

The City of Sparks
ATTN: Community Services Planning Division
431 Prater Way
Sparks, NV 89431

RE: Kiley Ranch North Density Transfer Authorization

Please consider this letter authorization to transfer _____ residential dwelling units from Village _____ (Sending Area) to Village _____ (Receiving Area). This transfer is permitted by the Master Developer as defined on the KRN Tentative Handbook Section 1.6.5 "Permitted Unit Transfers."

Please acknowledge in writing the receipt of this letter and if you have any questions contact _____.

Very truly yours,

Agreed to and accepted by:

(Sending Area)

(Receiving Area)

To effectuate a transfer of Permitted Units, the owners of the Sending Area and Receiving Area must jointly petition to the City of Sparks for permission to transfer, using a form similar to the one depicted on the previous page. The City of Sparks Administrator may approve transfers of Permitted Units as part of the Tentative Map/Final Map process so long as the conditions set forth in Section 1.5.4 have been met. Upon completion of the transfer, the Permitted Units become appurtenant to the real property of the Receiving Area.

1.5.5 Floor Area Ratio Documentation

The Kiley Ranch North Development Handbook Fiscal Impact Analysis (FIA), dated July 2019, uses floor Area Ratio (FAR) assumptions. The FAR was used in the FIA to estimate the build-out of the project and estimated revenues to the City of Sparks at build-out of the Community Commercial, Arterial Commercial, Mixed Use and Business Park land uses. Table 1-1 Kiley Ranch Land Use Designations establishes the minimum FAR for each of these land use designations, including the Mixed Use designation within Phase 11. To ensure that Kiley Ranch North Phase 11 is developed consistent with the FIA, the FAR for the MU designation must be tracked with approval of each project. FAR within Phase 11 must comply with the following conditions:

- (1) Table 1-1 establishes minimum floor to area ratios (FAR) for non-residential uses within Kiley Ranch North. It is recognized that in some instances individual commercial uses may not meet minimum FAR standards when developed individually from a larger overall project (i.e. individual pad sites, uses located on separate parcels within a commercial center, etc.). These uses shall be permitted if it can be demonstrated that the overall project or commercial center will meet the required FAR standards at buildout. Developer must demonstrate that average or minimum FAR can be met or exceeded.
- (2) Uses that do not meet the minimum FAR standards shall be required to submit a phasing plan or overall buildout plan to the City of Sparks Community Services Department demonstrating how FAR compliance will be achieved with subsequent phases, project buildout, etc. If a project is submitted for approval and the FAR of that project is below the minimum FAR, the project may be approved if:
 - a. The cumulative average FAR for the developed portion of the land use designation exceeds the minimum FAR; or
 - b. The proposed project is on land representing less than 10% of the acreage for that land use designation and the developer provides a signed acknowledgement that no further approvals will be sought or granted unless that request will raise the cumulative average FAR for the land use designation to a level meeting or exceeding the minimum FAR.
- (3) Gas/service station uses shall be exempted from having to meet FAR in the land use designation.
- (4) Public rights-of-way shall be excluded from total site area when calculating FAR.

- (5) The FAR cannot be transferred between land use designations. The FAR is calculated for each land use designation (Mixed Use).
- (6) The Mixed Use land use designation has a cumulative FAR which must be met or exceeded.
- (7) There will be no granting of major deviations to the FAR.
- (8) It is the responsibility of the master developer to maintain the FAR records and document with each development submittal to the City of Sparks the cumulative FAR for Phase 11 is met.

CHAPTER 2 DEVELOPMENT STANDARDS

2.1 PURPOSE & COMPLIANCE

The purpose of Chapter Two is to set regulatory requirements for the various land uses located within the Kiley Ranch North Phase 11. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails, parks and entries. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Final Development Handbook. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply. Where this Development Handbook remains silent, the provisions and definitions within the City of Sparks Municipal Code and Subdivision Regulations shall apply.

2.2 LAND USE DEVELOPMENT STANDARDS

2.2.1 Phase 11 Land Use

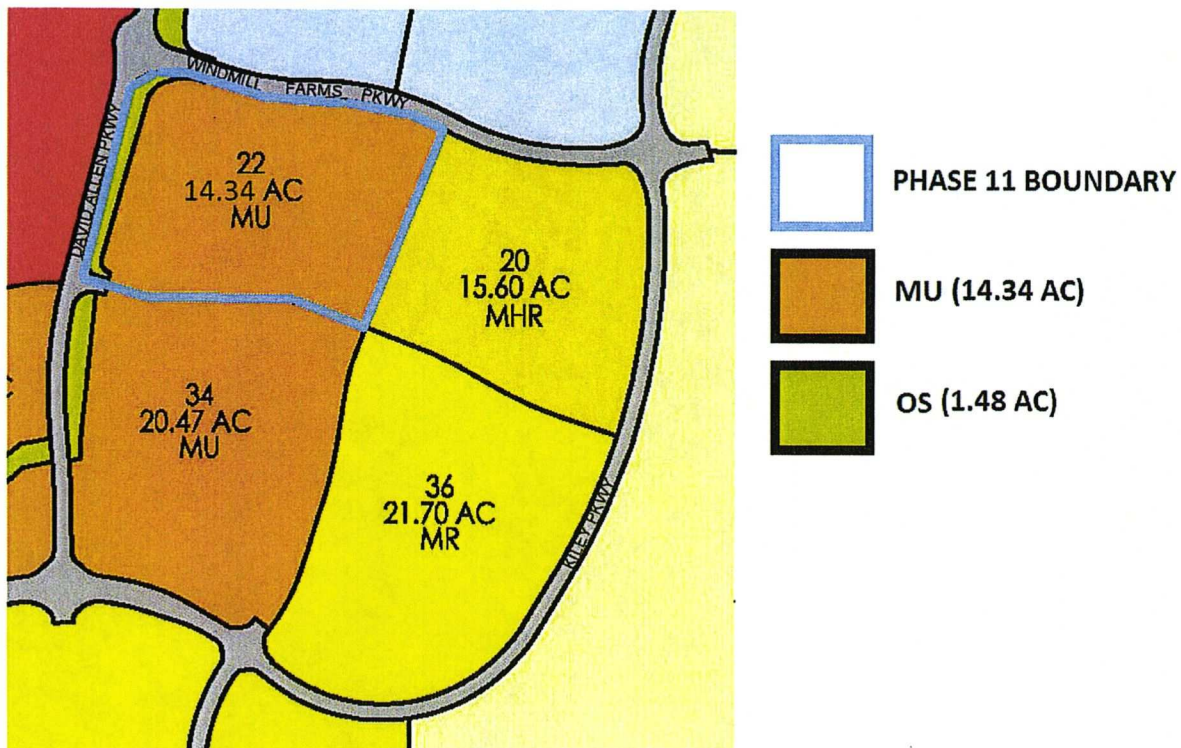


Figure 2-1 – Phase 11 Land Use

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

2.2.2 Description

Kiley Ranch North Phase 11 includes Mixed Use (MU) and Open Space lands uses. The following is a description of each of the land use categories permitted in Phase 11:

Mixed Use (MU)

The mixed-use designation provides for a variety of uses, allowing for residential development that is integrated into retail and employment centers. Examples of potential uses include neighborhood commercial, residential, skilled nursing facilities, schools, trails, parks, ancillary community recreation centers, low-rise offices, retail/service, and senior housing communities. Residential projects can be for sale or for rent, at densities ranging from 5.0 to 23.9 du per acre.

Open Space (OS)

The purpose of this land use designation is to provide pedestrian and bicycle trails, regional trails, protection of steep slopes, drainage facilities, opportunities for passive recreational use, and lands that will remain in their natural condition. Typical uses of these areas include trails, passive recreational facilities, wetland interpretive center, native and ornamental landscaping, storm drain channels, and erosion protection needed for regional utilities and infrastructure.

2.2.3 Land Use Areas

The following table summarizes the land use designation areas included in Kiley Ranch North Phase 11:

Land Use	Gross Acreage
MIXED USE (MU)	14.34± acres
OPEN SPACE	1.48± acres
TOTAL	15.82±acres

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

2.2.4 Mixed Use Setbacks and Density/Intensity Requirements

TYPE	MIXED-USE (MU)		
DESCRIPTION	The mixed-use designation allows for low-rise commercial development and for single family and multi-residential development. Typical uses include attached and detached single family homes; multi-family complexes such as apartments and group residential facilities including assisted care, senior housing communities and skilled nursing facilities; retail/service uses, personal services, and office uses.		
	Multi-Residential/Group Residential Care (from 8 to 23.9 du/ac) ²	SF and MF Residential (from 8 to 23.9 du/ac)	Non-residential Development – CC, AC, BP uses
BUILDING INTENSITY			
Floor Area Ratio ⁵	N/A	N/A	0.2
Building Height	65 ft. max.	50 ft. max.	80 ft. max.
Building Separation	0 ft. or 20 ft. min.	0 ft. or 20 ft. min.	0 ft. or 20 ft. min.
LANDSCAPING			
Landscape Requirement ⁴	Min. 20% of Development Area	Min. 20% of Development Area	Min. 15% of Development Area
BUILDING SETBACKS FROM PROPERTY LINE			
Collector Roads	15 ft. min.	15 ft. min.	10 ft. min.
Local Roads	10 ft. min.	10 ft. min.	10 ft. min.
Front (including to main structure and porch)	10 ft. min. ³	10 ft. min. ³	10 ft. min. ³
Front to Garage	20 ft. min. ³	20 ft. min. ³	N/A
Side	10 ft. min. ³	0 ft. or 5 ft. min. ³	0 ft. or 5 ft. min. ³
Rear	10 ft. min. ³	15 ft. min. ³	0 ft. or 5 ft. min. ³
BUILDING PROJECTIONS	See Note 1	See Note 1	See Note 1

Refer to table notes on following page.

NOTES

1 – Cornices, overhangs and eaves may extend not more than three (3) feet into any required front, side or rear setback. Decks, balconies and landings above the ground floor elevation of a building, exterior stairways, and portions of uncovered decks or porches may extend not more than two (2) feet into any required front, side or rear setback.

2 – Number of units/density is not applicable to assisted living, group residential care or senior retirement facilities.

3 – Building setbacks from property lines are in addition to setbacks required from Kiley Parkway, David Allen Parkway, and Sparks Blvd.

4 – Development Area is a parcel or combination of parcels or lots which share a common development plan, or which are dependent on one another for access, parking, or utilities. In the case of a phased project or partial development of a parcel, the development area (for purposes of determining landscaping, parking, and signage requirements) is defined as the specific area encompassing the building(s) and required parking area (excluding access drives).

5 –See Section 1.6.6 Floor Area Ratio Documentation on page 1-30 for a complete review of FAR requirements.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

2.2.5 Open Space Setbacks and Density/Intensity Requirements

TYPE	OPEN SPACE (OS)
DESCRIPTION	The Open Space designation provides for the development of passive recreation facilities, interpretive centers, trails, drainage, infrastructure, and natural open space.
BUILDING INTENSITY	
Building/Facility Height ¹	35 ft.
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement	Site specific to use
BUILDING SETBACKS FROM R.O.W.	
Pyramid Way	50 ft. min.
Lazy 5 Parkway	15 ft. min.
Internal Private Roads	10 ft. min.
Property Line ²	10 ft. min.

1 - Height exceeding this standard can be reviewed and approved by the DRC and the City of Sparks through a special use permit.

2 - This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.

2.3 Permitted and Conditional Land Uses

Permitted uses, uses requiring a Conditional Use Permit, and prohibited uses within the Development Plan, are provided in the following Land Use Matrix table (2-1). This matrix organizes potential uses within the land use categories presented within the Development Plan. The following symbols are used in the matrix to indicate whether a proposed use is permitted, not permitted, or requires a Conditional Use Permit:

- P Permitted by right within the Development Plan
- CP Conditional Use Permit required
- AN Ancillary Use - Uses only allowed when permitted uses are present for a particular land use
- Not Permitted within the Development Plan (empty cell)

Those uses not specifically listed in the Land Use Matrix table are subject to review based on the consistency with the purpose and intent of the land use designation and Development Plan of Chapter 2 in these Development Standards as determined by the Design Review Committee (DRC) and the City of Sparks Community Services Department. All uses shall require an administrative review and approval process from the Department of Community Services, as specified in Chapter 20.03, Sparks Municipal Code and Sections 278.315 and 278.317 of NRS (Nevada Revised Statutes).

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

Table 2-1 – Land Use Matrix

	Mixed-Use	Open Space
	MU	OS
COMMERCIAL LAND USES		
Commercial Land Uses including, but not limited to the following uses:		
Accessory uses and structures located on the same site as a permitted use	P	
Athletic/health club and gymnasium	P	
Childcare centers	P	
Copying and related duplicating services not including lithographing, engraving or similar reproduction services	P	
Drive-Thru Facilities	CP	
Drugstores and prescription pharmacies	P	
Financial institutions including banks, finance companies, credit unions and related services	P	
Food/convenience markets and specialty stores	P	
General Retail	P	
Hospital equipment sales and rental	P	
Household goods repair shops	P	
Indoor training and recreation (bowling alleys, dance studios, martial arts studios, skating rinks, etc.)	P	
Intermediate medical care facilities	P	
Laundries and dry cleaners	P	
Lodging (under 200 rooms)	CP	
Lodging (ancillary overnight accommodations for medical facilities)	P	
Medical facilities including, but not limited to ambulatory surgical centers, obstetric centers, irreversible renal disease facilities, medical diagnostic and treatment, cancer centers, labs and therapeutic service centers	P	
Office supply and business machine stores	P	
Operating hours between 11 p.m. and 6 a.m.	CP	

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

	Mixed-Use	Open Space
	MU	OS
Operating hours – 24 hours/day (associated with hospital/medical facility)	CP	
Packing, wrapping, handling and mailing stores	P	
Parking structure	CP	
Personal Services	P	
Photographic studios	P	
Radio and television broadcasting studios	P	
Restaurants including sit-down restaurants, delicatessens, ice cream shops, etc.	P	
Retail sales such as appliances, art galleries/art supply, auto supply, electronic sales and repair, retail plumbing/pool/heating showrooms, florists, plant shops, paint/wallpaper/glass shops, etc.	P	
Restricted gaming	P	
Urgent care centers and medical facilities	P	
BUSINESS PARK LAND USES		
Business Park Land Uses including, but not limited to the following uses:		
Community and regional service, commercial travel service, industrial support and business and professional office uses	P	
Corporate offices, regional offices, general offices and such professional offices as accountants, attorneys, engineers, architects and planners	P	
Construction industry businesses such as general contractors, electrical contractors, plumbing contractors and their accessory and incidental offices; no equipment or storage materials yards outside	P	
Loading dock facilities (screened per screening standards)	AN	
Manufacture, processing, assembly, testing and repair of components, devices, equipment and systems, and parts and components; all within building	CP	
Medical and dental offices, employment agencies, real estate agencies and travel agencies	P	
Professional, scientific, controlling, photographic and optical products or equipment; sales, service/repair and manufacturing	CP	

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

	Mixed-Use	Open Space
	MU	OS
Research activities, including research laboratories developmental laboratories	CP	
Service industries or those industries providing services to, as opposed to the manufacture of a specific product, such as the repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, and shops engaged in the repair, maintenance and servicing of such items, but excluding automobile and truck repair and equipment rental yards	P	
Skilled nursing facilities	P	
Trade, business, vocational, music and art schools and training centers	P	
PUBLIC/INSTITUTIONAL LAND USES		
Public/Institutional Land Uses including, but not limited to the following uses		
Churches, parsonages, parish house, convents and other religious institutions	CP	
Clubs and lodges including but not limited to community buildings, YMCA, Boys and Girls Clubs and other similar youth group uses	CP	
Community gardens	P	
Cultural, education and recreation facilities that conduct community programs and provide resources for residents	P	
Emergency Services Facilities (police or sheriff substations, fire stations, etc.)	CP	
Government services	CP	
Historical and cultural monuments; interpretive sites	CP	P
Library	CP	
Meeting halls	CP	
Outdoor festivals and fairs, seasonal and temporary (less than a week)	P	
Above ground public utility facilities (transmission, distribution and storage) and equipment sub-stations	CP	CP

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

SCHOOL LAND USES		
School Land Uses including, but not limited to, the following uses:		
Public or private schools (K-12)	P	
RESIDENTIAL LAND USES		
Residential Land Uses including, but not limited to, the following uses:		
Apartments	P	
Condominiums	P	
Skilled Nursing Facility	P	
Homefinding/information center; temporary until community sales complete	P	
Group residential care facilities, assisted living, and residential retirement homes	P	
Residences (single family attached)	P	
Residential uses above commercial ground floor	P	
Temporary real estate offices associated with Model Home complexes	P	
Townhouse	P	
Trail access points	P	P
PARK LAND USES		
Community Park Land Uses including, but not limited to the following uses:		
Active parks including basketball courts, volleyball courts, playground equipment, etc.	P	
Bike rentals	CP	P
Commercial outdoor recreation including, but not limited to batting cages, tennis courts, archery ranges, etc.	CP	
Community recreation centers	AN	
Passive park and access ways including pocket parks, seating areas, picnic areas, trails and gardens, etc.	P	P
OPEN SPACE LAND USES		
Open Space Land Uses include, but are not limited to the following uses:		
Bicycle trails and bikeways	P	P
Pedestrian trails and walkways	P	P
Regional trails	P	P
NOTES		
a) Outdoor display of retail goods is not allowed within required parking spaces. Outdoor displays are allowed in retail areas subject to the approval of an Administrative Permit.		

2.4 STREETScape DEVELOPMENT STANDARDS

2.4.1 Access Standards

No final specific layouts or users are identified with this Development Handbook. Regional Transportation Commission (RTC) access management standards and the City of Sparks Public Works design standards shall be used to direct the design of access and layouts for owners or users at their time of development. Accesses and layouts will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks.

Alleys are an encouraged design alternative within single-family residential areas of Kiley Ranch North Phase 11 (if applicable). 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 and shall not be designed to be used as an emergency vehicle access road.

2.4.2 Streetscape Landscape

The arterial and collector streets of Kiley Ranch North have been designed to promote a feeling of openness throughout the development. Each of these streets is adjacent to a landscape buffer parcel or easement between 15 feet to 30 feet on each side of the right-of-way, related to its classification and traffic volume. All landscaping within Kiley Ranch North shall be provided in accordance with the City of Sparks Municipal Code unless stricter requirements are identified in this Development Handbook. Landscape design for development projects will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks. Trees located within 10 feet of sidewalk, trail, or curb/gutter must install root barrier.

CONSTRUCTION

Sidewalks and landscaping on the roadway side of the sidewalk are to be installed with the construction of the adjacent roadway. This applies to landscaping within the rights-of-way and along David Allen Parkway (except the side that is adjacent to the Orr Ditch Linear Park) and Windmill Farms Parkway. Landscape within the landscape buffer on the development side of the sidewalk will be installed with the initial development of the adjacent property by the Master Developer or its designee. Medians within existing David Allen Parkway have been installed.

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

Figure 2-2 (below) depicts the overall Kiley Ranch North circulation plan. Portions of David Allen Parkway and Windmill Farms Parkway have already been constructed.

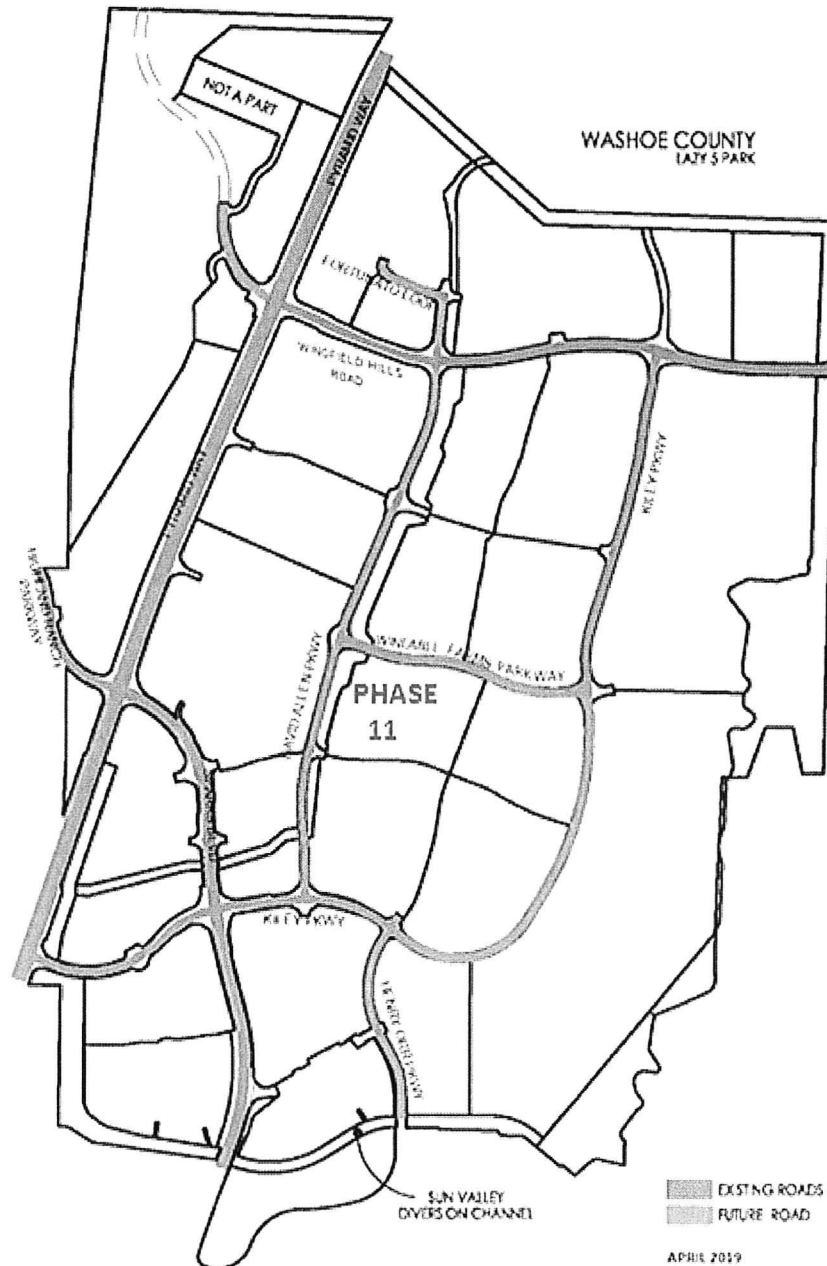
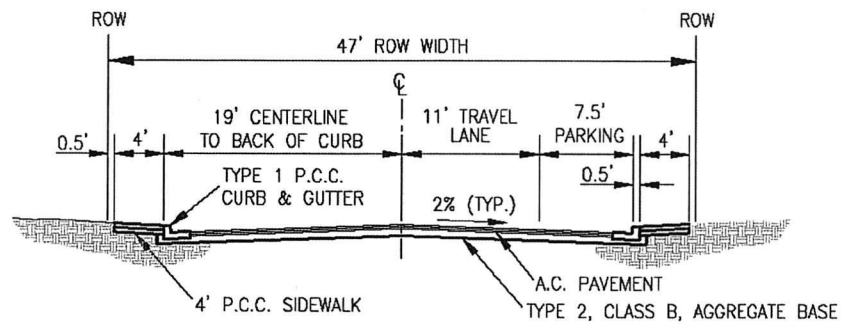


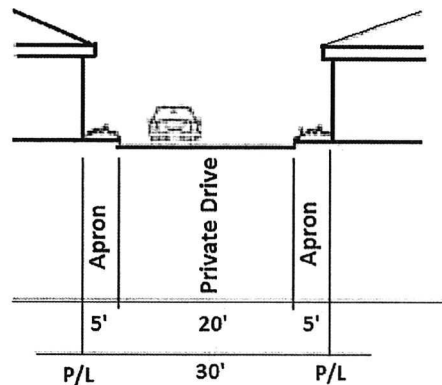
Figure 2-2 – Kiley Ranch North Circulation Plan

Figure 2-3 depicts standards for local streets and alleys within Kiley Ranch North Phase 11.



LOCAL STREET

PARKING ON BOTH SIDES OF STREET



Min. Garage Face
to Garage Face

ALLEY DETAIL

Note: Alley sections are conceptual and are subject to modifications by the Master Developer and/or their designee/assignee. Exact design is dependent on site specific conditions. Alleys are private and shall be maintained by the adjoining property owner (through an easement agreement) or by a sub-association established by the Guest Builder, to the approval of the City of Sparks Administrator.

Figure 2-3 – Residential Local/Residential Alley Details

MAINTENANCE –

Landscaping located within the right-of-way and landscape buffers or easements adjacent to arterial and collector roadway classifications shall be maintained by the Kiley Ranch North LMA and the KRN Villages Homeowner' Association. In addition, the LMA shall maintain the landscaping located within the right-of-way along both sides of the David Allen Parkway (only when it is adjacent to the Orr Ditch Linear Park) and the Orr Ditch Linear Park. Landscape buffer parcels shall be dedicated to the LMA. Areas to be maintained by the LMA may be in easements or parcels. Landscape located within the right-of-way and the landscape buffer parcels and easements adjacent to all other roadways shall be maintained by the Kiley Ranch North Landscape Association (LMA) and the KRN Villages Homeowner's Association. The City of Sparks shall be responsible for the maintenance of all public sidewalks within the public right-of-way or within parcels dedicated for public use such as the Orr Ditch Linear Park, and the regional trail within open space. A public access easement or dedicated parcel shall be granted to the City of Sparks for all sidewalks/trails located outside the right-of-way. An access easement shall be granted to the LMA for all landscape areas within the right-of-way.

GENERAL REQUIREMENTS AND DEFINITIONS:

- a) Evergreen trees shall be a minimum of 6 feet in height.
- b) Deciduous trees shall be a minimum 2-inch caliper.
- c) Organic/Inorganic Groundcover includes:
 - 1.) Living plants, such as shrubs, turf grasses, vines, meadow grasses and wildflowers, or other living ground covers.
 - 2.) Wood chips, bark, decomposed granite, decorative rock or other non-living material may be used and shall have a minimum depth of 4 inches.
 - 3.) Plastic, steel, or other appropriate edging material shall be provided around ground cover beds to retain loose ground cover material.
- d) At time of planting, all groundcover and shrub areas must have 100% coverage with organic, rock and/or bark mulch, to protect the soil.

- e) Slope banks shall utilize native and/or adapted species to reduce maintenance and irrigation requirements. Adapted species refers to non-native or exotic plant species that are non-invasive and well adapted to the local climate and growing conditions.
- f) All trees should have a minimum 2-foot diameter mulched base.
- g) Landscape within the Orr Ditch Linear Park shall utilize native and/or adapted species to reduce maintenance and irrigation.
- h) Large trees exceed 40 feet in height and 40 feet canopy diameter at maturity.
- i) Medium trees range from 20 feet to 40 feet in height and 10 feet to 40 feet in canopy diameter at maturity.
- j) Small trees range from 8 feet to 20 feet in height and 6 feet to 20 feet in canopy diameter at maturity.
- k) Riparian species refers to water-loving plants that are usually associated with drainage ways or riparian corridors.
- l) Linear rows refers to repeated patterns of trees with each group spaced at a regular interval.
- m) Informal and clustered groupings refers to the random or irregular arrangement of plants in groups of 3 or more and spaced a maximum of 60 feet between clusters.
- n) The use of fall color species trees is encouraged.
- o) Sidewalks and trails may meander or they may parallel the roadway.

2.4.3 Street Lighting

The lighting for Kiley Ranch North Phase 11 will be designed to enhance the quality and safety of the streetscape corridors. Lighting design will contribute to the overall atmosphere by reinforcing the community structure through a cohesive, identifiable palette of materials. Lighting design will be reviewed and approved by the Design Review Committee (DRC) and the City of Sparks. Lighting located within the right-of-way of arterials, collector roads, and local streets, and other public common areas will be installed by the Master Developer or Guest Builder and maintained by NV Energy (for standard poles/fixtures). Power usage invoices for lighting located within the public right-of-way shall be paid by the City of Sparks. This section provides lighting standards for arterials, collectors and local streets, as well as pedestrian, landscape and sign lighting within Kiley Ranch North Phase 11.

The goals of these lighting standards are to:

- (1) Provide a safe level of illumination for both motorists and pedestrians;
- (2) Reinforce the pedestrian scale of the community; and
- (3) Allow for quality lighting design that reflects the theme of the community

2.4.3.1 Arterials, Collectors and Local Streets

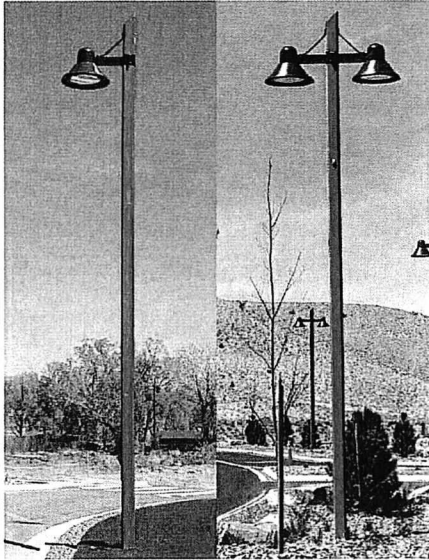
GENERAL REQUIREMENTS:

- a) Lighting fixture types shall be of a consistent scale, design and color along street corridors
- b) Lighting fixture types shall differentiate use areas within Kiley Ranch North Phase 11.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.

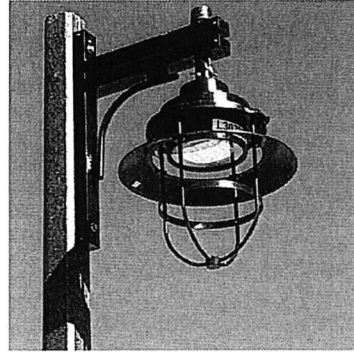
Table 2-2 – Streetscape Lighting Standards

Roadway Designation	Roadway	Standards				
		Location	Maximum Height	Finish Color	Placement	Spacing
Collector	Existing David Allen Pkwy.	Median and Parkway ²	29'-4" pole	Cedar stain pole and dark bronze luminaire ¹		Spaced at regular intervals ²
Neighborhood Local	All public streets within a parcel or subdivision	City of Sparks Standards	NV Energy Standards	NV Energy Standards ¹	City of Sparks Standards	Spacing varies
1 – Refer to Exhibit 2-4						
2 – Install lights at both sides of roadway at intersections and roundabouts.						

Pre-2014 Fixture



Standard Fixtures (2014 and Beyond)



Note: images are representative examples and subject to revision based on City of Sparks and NV Energy standards.

Figure 2-4- – Street Lighting

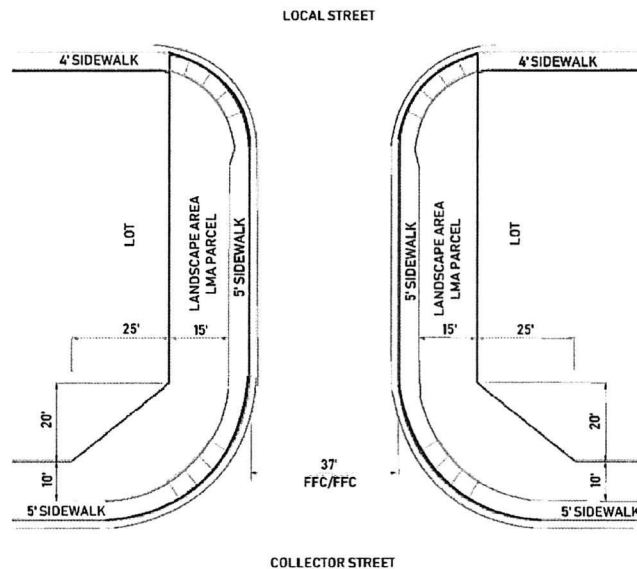
2.4.4 Entries

The consistent treatment of community gateways and residential neighborhood entries will help establish a consistent community character, while allowing a variety of entry treatments and identities for individual neighborhoods. The design of entries will be reviewed and approved by the DRC and the City of Sparks.

2.4.4.1 Neighborhood Entries

a) A neighborhood entry treatment shall be placed at the primary entrance to residential neighborhoods. The entry treatments shall be placed on both sides of the entry road. Entry treatments may incorporate several groups in a neighborhood.

- b) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- c) Neighborhood entry treatments shall be designed with similar characteristics to that of community gateways, but on a smaller scale. Entry monuments shall incorporate the early turn-of-the-century historical development of the Reno-Sparks area. This can be accomplished through the use of materials, tone and texture that represent this era.
- d) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- e) A neighborhood entry treatment shall include a minimum of 15 trees. Minimum tree sizes are as follows:
 - Deciduous trees shall be a minimum 2-inch caliper
 - Evergreen trees shall be a minimum 6 feet tall
 - Specimen trees shall be a minimum 2-inch caliper
- f) Refer to Sections 3.2 and 3.3 for additional elements of neighborhood entries.
- g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the City of Sparks with each project and maintained by the Master Developer, Sub-Association or the LMA.



Notes: Dimensions may be subject to change based on intersection sight distances. Sidewalk in landscape area may be attached or detached

Figure 2-5 – Neighborhood Entry Concept

2.4.5 Regional Trail and Orr Ditch Linear Park

Paths include sidewalks and multi-use trails, which allow pedestrians and bicyclists. Sidewalks and trails are located within landscape buffers along significant transportation corridors within Kiley Ranch North Phase 11. The design of paths will be reviewed and approved by the DRC and the City of Sparks.

Sidewalks and trails shall be built with the construction of the roadway by the party responsible for the installation of the adjacent improvements. The City of Sparks shall be responsible for the maintenance of all sidewalks within the rights-of-way, public parks, the Orr Ditch Linear Park, and regional trails within Kiley Ranch North Phase 11. A public access easement or parcel shall be granted to the City of Sparks for any sidewalks located outside the right-of-way.

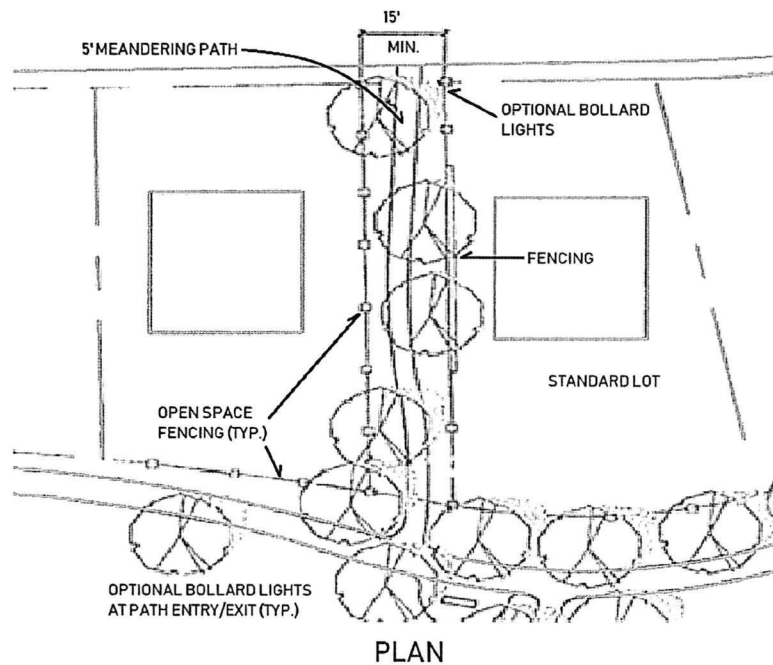
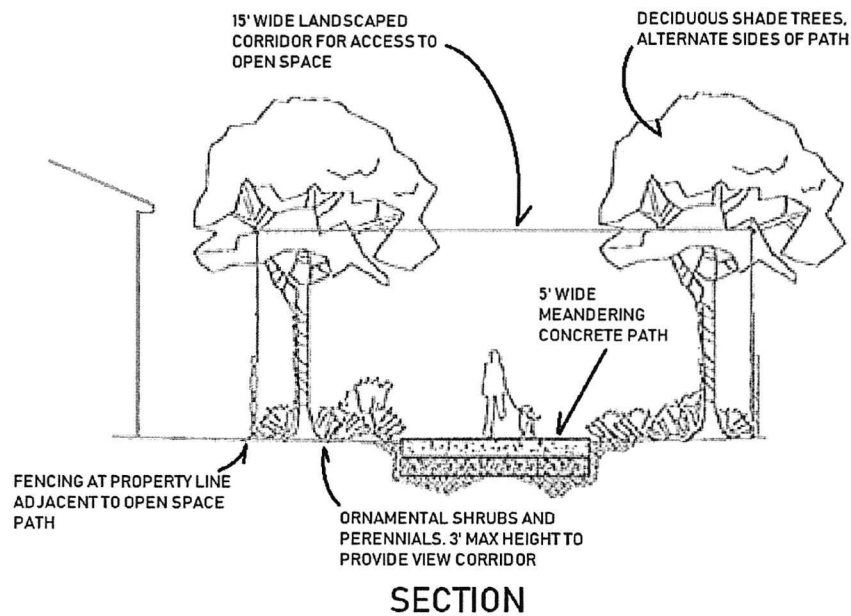


Figure 2-6 – Trail Access Point Concept

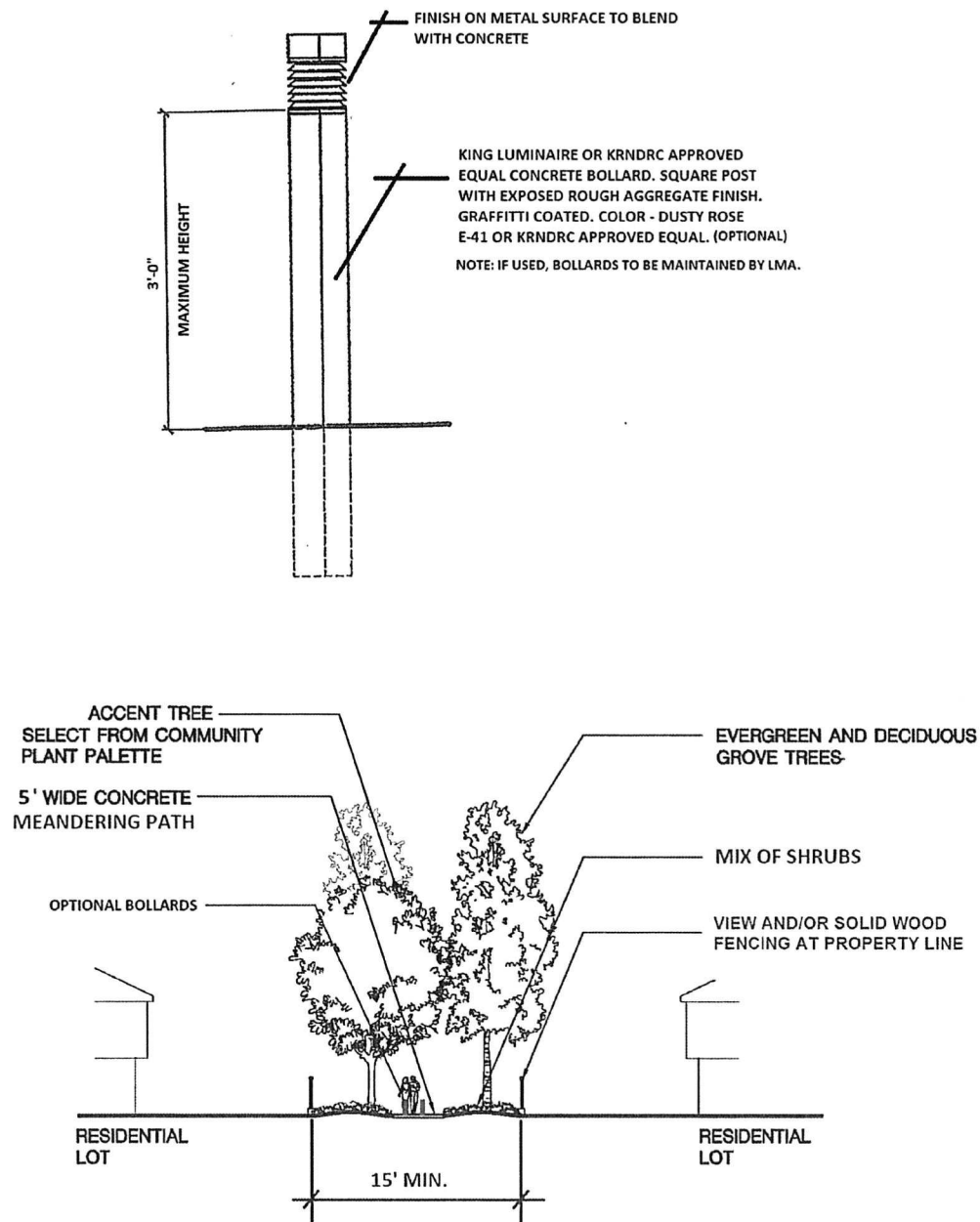


Figure 2-7 – Typical Bollards at Trail Access Points

2.4.5.1 Regional Trail

a) The Regional Trail within Kiley Ranch North Phase 11 shall include a bench and trash receptacle every 1,500± feet (to be maintained by the LMA). Regional Trails may be located in open space, along streets, or in the Orr Ditch Linear Park.

b) The City of Sparks collects a Regional Park and Recreation Impact Fee (per NRS 278B) for Service Area No. 1, to which the Kiley Ranch North Project is wholly within. Contained within the Regional Park and Recreation Fee is a component for Regional Trail construction.

In lieu of these facts, the Master Developer and/or Guest Builder at a minimum must do the following:

1. Transfer land to the City of Sparks sufficient for the construction and maintenance of Regional Trails in accordance with Figure 2-4 (typically a 12-foot-wide parcel sized for a 10-foot concrete path). The timing of the transfer of land for the Regional Trail shall be determined with each adjacent tentative map or administrative review.
2. Pay the Regional Park and Recreation Impact fee with each building permit.

However, in lieu of the above, the Master Developer or Guest Builder may elect to enter into an Impact Fee Credit Agreement ("Credit Agreement") with the City of Sparks. Under this alternative, the Master Developer or Guest Builder shall:

1. Design, construct and transfer the Regional Trail or portion of the Regional Trail applicable per the Credit Agreement in exchange for Regional Park and Recreation Impact Fee Credits. The timing and segment of the applicable Regional Trail shall be contained in the Credit Agreement.

Note, there could be multiple Credit Agreements.

Refer to Figure 2-8 (following page) for a Regional Trail network map.

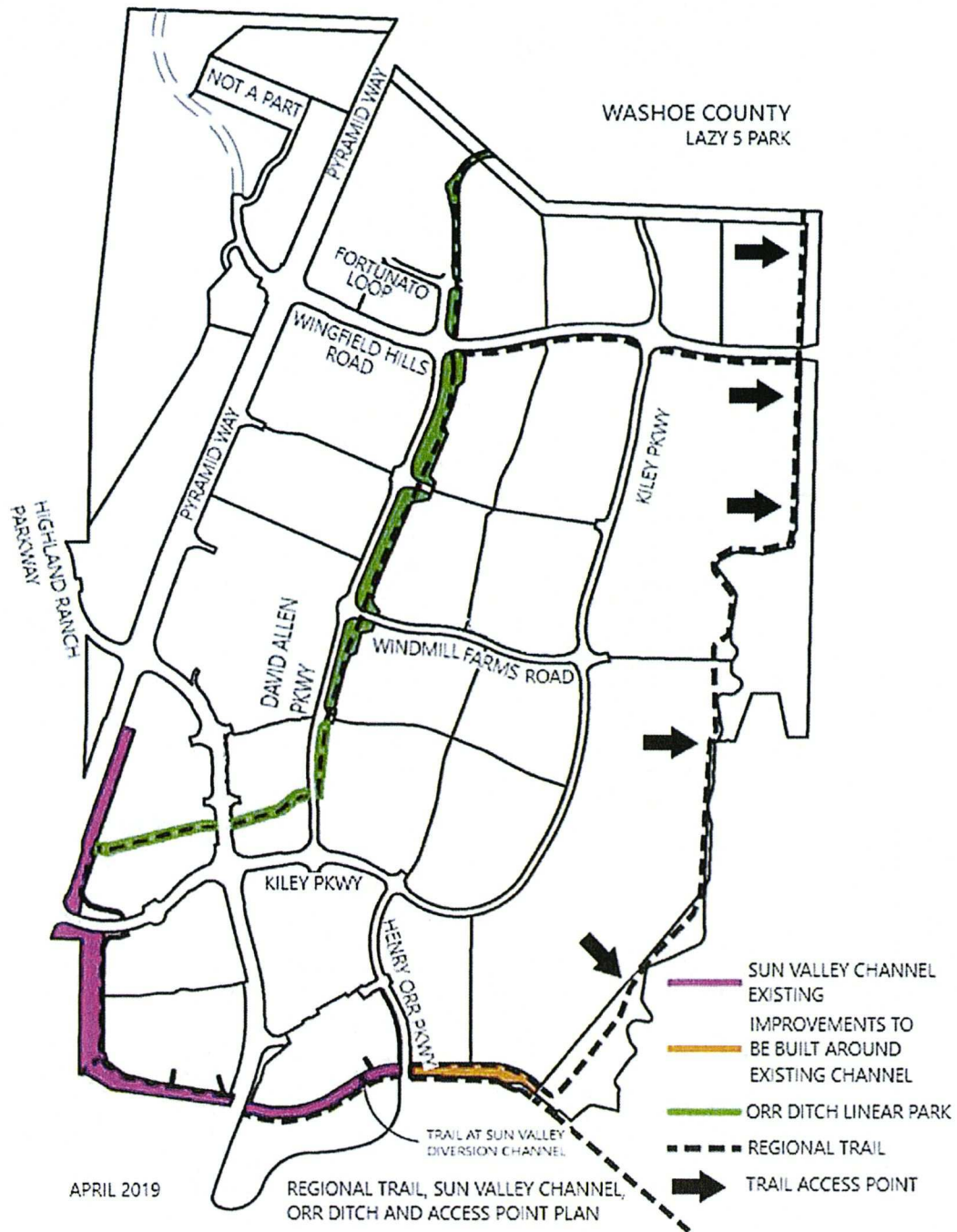


Figure 2-8 – Regional Trail/Orr Ditch Linear Park Trail Plan

2.4.5.2 Orr Ditch Linear Park Trail

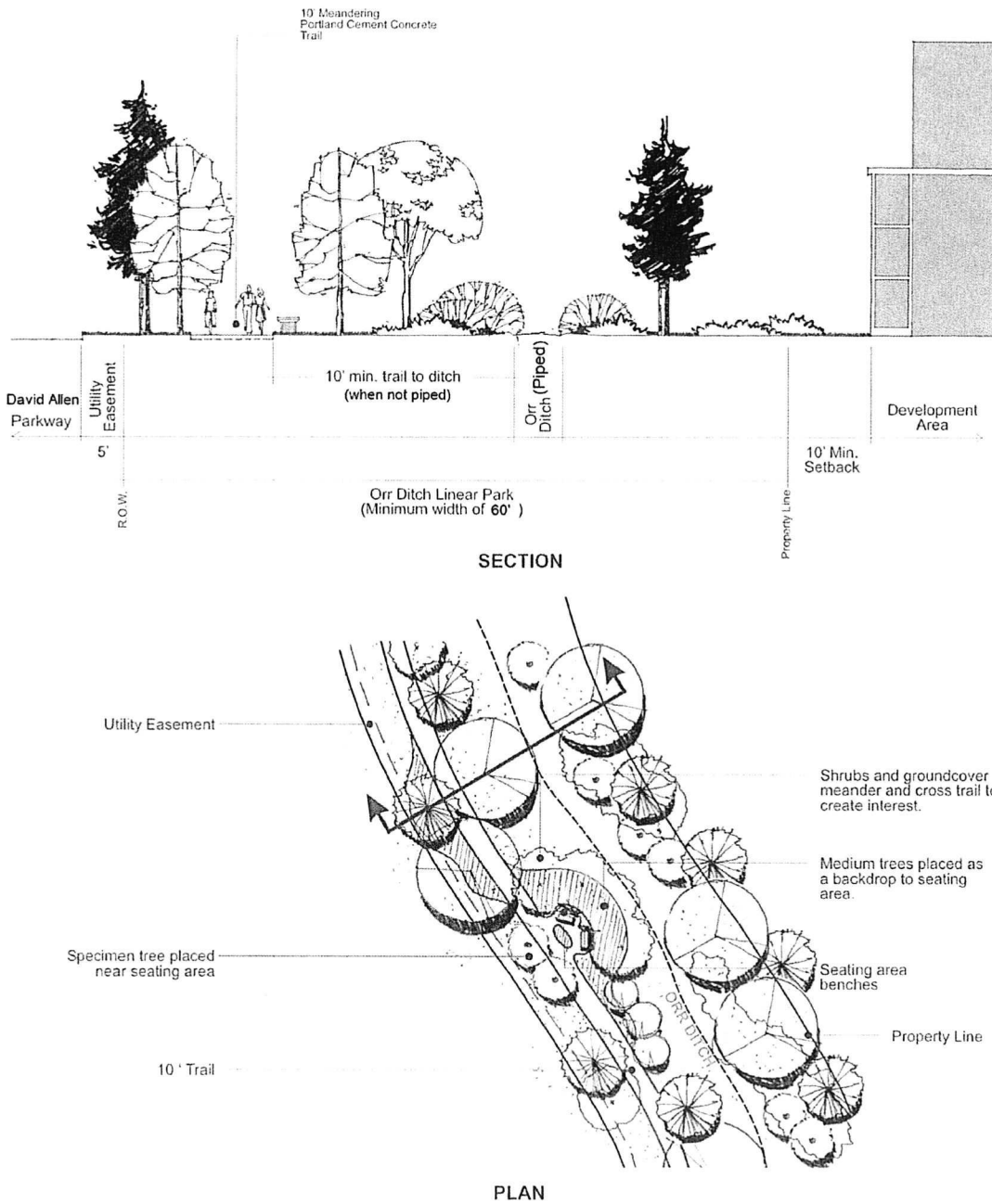
A multi-use regional trail is to be located within the Orr Ditch Linear Park. The trail implements the City of Sparks Trails Plan by providing a continuous connection from the Washoe County Park at the north end of Kiley Ranch North (Lazy 5 Regional Park) to the south western boundary of the project. The trail will provide recreational opportunities, and vehicular access along the entire length of the Orr Ditch for use by maintenance vehicles. The ten (10) foot wide concrete trail shall be maintained by the City of Sparks. The Orr Ditch Linear Park will be constructed by the Master Developer or its designee at time of adjacent development. Construction of the overall park may be phased. Except for the Orr Ditch trail which will be maintained by the City, the Orr Ditch Linear Park and any park related amenities such as seating will be maintained by the LMA. Refer to Section 2.4.5.3 and Figure 2-5 for conceptual design of the Orr Ditch Linear Park Trail. Refer to previous Figure 2-4 for trail location.

2.4.5.3 Orr Ditch Linear Park

The Orr Ditch Linear Park is a 13.54-acre nature-oriented passive recreational corridor aligned approximately with the existing Orr Ditch (some sections are piped), a portion of which is located at the western edge of Phase 11. The width of the park varies from a minimum of 60 feet to a maximum of 125 feet. A multi-use regional trail runs along the entire length of the Park. The Orr Ditch Linear Park may be constructed by the master developer or his assigns with construction of the adjacent roadway and/or adjacent development if a crediting agreement with the City of Sparks is processed. The LMA is the responsible agency for the maintenance of the Orr Ditch Linear Park, but the 10' wide regional trail will be maintained by the City of Sparks. Refer to Figure 2-9 for more detail.

GENERAL REQUIREMENTS

- a) Outdoor furniture shall be located along the Orr Ditch Linear Park Trail. This includes, but is not limited to, trash receptacles, benches, and public art (to be maintained by the LMA). Refer to Figure 2-9 for a conceptual layout of the Orr Ditch Linear Park.
- b) Landscaping, paving materials and outdoor furniture shall be arranged such that the Orr Ditch Linear Park Trail remains accessible for use by maintenance vehicles serving the Orr Ditch Linear Park.
- c) Landscaping, paving materials, and outdoor furniture shall be arranged such that the Orr Ditch Linear Park Trail remains accessible for use by maintenance vehicles serving the Orr Ditch Linear Park.



NOTE: This prototype site plan is conceptual in nature and is subject to modification.

NOT TO SCALE

Figure 2-9 – Orr Ditch Linear Park Concept

KILEY RANCH NORTH PHASE 11 – FINAL DEVELOPMENT HANDBOOK

Table 2-3: Orr Ditch Linear Park Design Standards

	Trail Section	Landscape Area
WIDTH	10 ft.	Min. 15 ft. on both sides of path, where possible
SURFACE	4" thick Portland cement concrete	
SHRUBS		Total of 100 shrubs per 20,000 sq.ft. of planted area
1 Gallon		40 per 20,000 sq.ft. of planted area
5 Gallon		50 per 20,000 sq.ft. of planted area
15 Gallon		10 per 20,000 sq.ft. of planted area
TREES		Total of 18 trees per 10,000 sq.ft. of planted area
Large Trees		20% (of which 30% evergreen/70% deciduous)
Medium Trees		50% (of which 40% evergreen/60% deciduous)
Small Trees		20% (all deciduous)
Specimen Trees		10% (all deciduous)
Tree Size		2" caliper (deciduous)/6 ft. minimum height (evergreen). Informal clusters, naturalistic groupings and distribution
SEATING AREAS		
Location		Located adjacent to trail and shall contain benches, trash receptacles and light fixtures
Placement		One Seating area every 1,500 linear feet

Note: Groundcover to include organic and inorganic material at a minimum 4-inch depth

2.4.6 Public Transportation

2.4.6.1 Bus Stops

Public transit as an alternate mode of transportation shall be planned for throughout the development. Each commercial developer shall provide for bus stops in accordance with Regional Transportation Commission's (RTC) Master Plan for the area. Bus stops will be constructed utilizing RTC standards. Bus shelters shall be designed in relation to the architecture of the adjacent project. Bus stop construction shall be coordinated with RTC and approved by the City of Sparks.

2.4.6.2 Employee Trip Reduction

Employee trip reduction is fundamental to the design of the Kiley Ranch North Land Use Plan. The master developer or successors and assigns shall cooperate with the RTC and City to promote employment trip reduction. This should include a combination of bicycling, vanpooling, carpooling, and other trip reduction techniques. This shall apply to new commercial and/or office uses within Phase 11.

2.4.7 Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural styles of the homes and shall be consistent throughout each project. Mailbox designs shall be approved by the Kiley Ranch North Design Review Committee and the USPS. Mailboxes shall be provided and installed by the Guest Builder prior to the issuance of certificates of occupancy for the individual homes or units.

If individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the City of Sparks, USPS, and the DRC.

The United States Postal Service (USPS) shall be responsible for the maintenance of mailbox cluster boxes.

CHAPTER 3 DESIGN STANDARDS AND GUIDELINES

3.1 PURPOSE AND COMPLIANCE

The purpose of this chapter is to establish a base qualitative standard through the use of design parameters within which developers building in Kiley Ranch North Phase 11 must conform and that will ensure that projects will contribute to the character and vision outlined for the community. The standards and guidelines in this chapter will shape the development of the various land use areas by providing specific design criteria for building orientation, landscaping, lighting, signs, walls and fences, and other design elements integral to creating development projects that fit into the theme of the community. These standards and guidelines also address the community's underlying structure such as community entries, community walls, trails, and parks. Architecture standards and guidelines are also provided to ensure buildings within Kiley Ranch North Phase 11 are attractive, relate to one another, and to the community character. The pictures contained in this Chapter are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

During the development review process the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks will review all development applications and ensure the proposed project meets the intent of these design standards and guidelines. However, it is the primary responsibility of the DRC to determine a project's compliance with this chapter during the administrative review processes.

3.2 SITE PLANNING STANDARDS AND GUIDELINES

The purpose of the site planning standards and guidelines is to address general provisions of site development which include building orientation, grading and drainage, parking areas, landscape, lighting, signs, walls and fences, and service areas. Site planning controls the proper placement of buildings and internal roads that service and access the various land uses in the community. It addresses the linkages and land use relationships at a human-scale, in order to create a stimulating and visually pleasant community. The goal is to promote pedestrian activity and safety, create visual compatibility with surrounding neighborhoods and minimize negative impacts on the natural environment.

3.2.1 Mixed Use (MU) Site Planning Standards and Guidelines

The majority of Kiley Ranch North Phase 11 includes Mixed Use (MU) land use. Thus, a variety of residential, commercial, and office type uses are permitted. Therefore, this Final Development Handbook adopts the standards included in the Kiley Ranch North Tentative Planned Development Handbook, as detailed herein.

Site planning, architectural design, and landscape shall be integrated into a unified design of mixed use development. As much as possible, the MU standards utilize the standards established for specific uses. For example, an apartment building in the MU zone uses the standards defined in this handbook for multi-family developments. Project types allowed in the MU zone generally fall into the CC and BP groups for non-residential developments, and the MR, MHR, and HR groups for residential developments (as outlined in the Kiley Ranch North Tentative Development Handbook). Supporting uses such as public amenities are also allowed. See Table 2-1 for specific allowed uses in the MU zone.

These site planning standards and guidelines address the following issues: placement and orientation of buildings; site grading and drainage; landscaping and public spaces; placement of parking; walls and fences; trash and storage areas; and lighting. Residential projects up to 23.9 DUs per acre will be allowed in the MU zone. Residential projects may be stand-alone or combined with commercial development. Where residential development is contiguous to non-residential development, proper buffering and screening is essential to manage impacts. Buffering and screening requirements have been included in the relevant design standards sections.

Table 3-1 below provides references for the base design standards for projects in the MU zone. Additional standards are also included in the remainder of this section.

Table 3-1 Design Standard References for Projects in the MU Zone

Use	Design Standards
CC, AC, BP – type uses	Sections 3.2.2.2 – 3.2.2.9
CC/Medical -type uses	Sections 3.2.2.2 – 3.2.2.9
MR-type uses	Section 3.2.3 applies for single family Section 3.2.4 applies for multi family
MHR-type uses	Section 3.2.4
HR-type uses	Section 3.2.4
Public/Institutional Land Uses	Sections 3.2.2 – 3.2.4*

*The design of public/institutional uses is generally defined by the specific project (i.e. school, outdoor theater, etc.). Therefore, the exact form and appearance can be determined with a site-specific plan.

It is possible, in the MU zone, to have a project that combines residential and non-residential development within a single building or group of buildings. In this case, the project design should seek to differentiate (visually and architecturally) between residential and non-residential areas whenever possible. Where residential and non-residential development shares common elements (i.e. driveways, walkways, building entries, etc.) the developer is free to choose a design theme provided it meets the overall intent and standards of this handbook including, where applicable, the buffering and screening standards defined below.

3.2.1.1 Mixed Use (MU) Gates, Walls, and Fences

Where non-residential and residential developments are contiguous, the following standard applies:

a) An 8' screening wall shall be included between commercial and residential development. This wall shall be solid and shall architecturally match the adjacent residential development.

3.2.1.2 Mixed Use (MU) Signs

a) Sign standards in the MU zone may be modified by the developer if unique qualities and standards are required for a project with particular requirements or identity programs. In this case, a master sign program for each development parcel/center where the number, types and location of signs are best determined by the unique needs of the project, may be submitted to the DRC and the City of Sparks for review. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process. Remodel of an existing project shall be submitted for a sign permit through the DRC and the City of Sparks. All signs must be approved and issued a sign permit by the City of Sparks. Any design items not addressed by the master sign program are to be reviewed using the City of Sparks sign standards for the C2 zone.

3.2.1.3 Mixed Use (MU) Parking

Joint-use parking should be considered where appropriate at Administrative Review. Parking rates shall adhere to the standards outlined in Sections 3.2 and 3.3 All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

Where residential and non-residential development share common drive aisles and/or parking areas, the residential parking area shall be visually distinct from the non-residential area through the use of directional signage, paving markings (i.e. "Reserved for XXX"), or a landscape strip where feasible.

3.2.1.4 Mixed Use (MU) Lighting

a) Lighting fixtures shall be designed so that they do not shine into residential structures (i.e. cutoff fixtures). Where non-residential lighting is adjacent to residential development, light pole heights and lighting intensity shall be reduced to the minimum amount consistent with safety.

b) Lighting shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

3.2.1.5 Mixed Use (MU) Landscape

a) Where residential and non-residential development is contiguous, screening trees shall be planted at an average rate of one tree every 25 lineal feet of adjoining frontage. The majority of these screening trees shall be evergreens.

b) Landscaping for non-residential projects shall comply with the regulations governing landscaping in the C2 zone, as contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.1.6 Mixed Use (MU) Service and Utility Areas

a) Service and utility areas shall be located as far as possible from residential entry areas. Where service and utility areas are located adjacent to residential development, they shall be architecturally compatible with the residential structure(s). In all cases, service and utility areas shall be architecturally integrated into the overall project design.

b) Loading docks and trash enclosures shall be located as far as possible from residential areas. These facilities shall be architecturally integrated into the overall project design and shall be screened from residential areas.

c) Rooftop equipment shall be screened from view at ground level. Ground-mounted mechanical equipment and utilities shall be enclosed within an architecturally compatible enclosure.

3.2.1.7 Mixed Use (MU) Setbacks

Where non-residential and residential developments are contiguous, the following standard applies:

- a) Where commercial development abuts an existing residential building, the commercial building setbacks shall be increased with height. For every foot of building height above 20', the setback shall be increased 1 foot.

3.2.2 Commercial Standards: Commercial Land Use and Business Park (BP) Land Use Types

Commercial and business park site planning standards and guidelines are intended to provide direction and flexibility in the design of commercial service and business park use types within Phase 11. Figures 3-1 through 3-3 depict typical conceptual site plans for these use types and incorporate elements of the site planning standards and guidelines contained in this section.

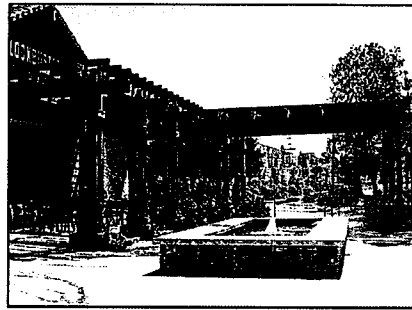
3.2.2.1 Commercial Land Use and Business Park (BP) Land Use Types - Building Orientation

- a) Building placement and orientation shall be designed to create visual interest along public rights-of-way. Multiple buildings in a single project shall demonstrate a positive functional relationship to one another.
- b) Buildings located within a single project shall be clustered, where practical. Plazas and pedestrian areas shall also be an important element in the design of clustered buildings. When clustering is impractical, a visual link should be established between buildings through the use of an arcade system, trellis, colonnade or other open structure.
- c) In Commercial and Business Park sites a minimum of 15 percent of the parcel should contain buildings located at or near the front setback line. This minimizes large, continuous areas of at-grade parking and encourages active street frontages.
- d) Buildings shall be oriented so that some public access or windows face public rights-of-way.

e) Commercial and Business Park centers shall provide transit passengers convenient and safe pedestrian access to buildings from transit stops. There shall be an entrance to the center oriented towards the transit stop for access by transit passengers.

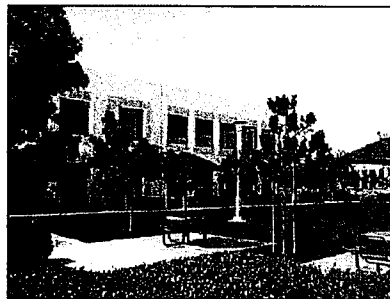
f) Buildings with special architectural elements, such as clock towers shall be sited on corners of significant intersections, in particular along Kiley Parkway and David Allen Parkway. This does not preclude landmark structures, open plazas, or project gateway monumentation at these locations.

g) Plazas or common areas within a project shall be located near building entrances or areas of high pedestrian traffic to ensure their use (see example below).



3.2.2.1 g) Mini-plazas in commercial areas will include pedestrian-friendly amenities such as fountains, arcades, and ample sittable space.

h) The space between buildings shall be used as outdoor seating areas, where appropriate (see example below). These spaces shall have usable shapes that are not simply left over areas between buildings. This standard does not require that all spaces between buildings be designed as outdoor seating.



3.2.2.1 h) Landscaped common areas within business parks soften the visual impact of large structures and provide workers with comfortable gathering places.

i) Bicycle racks shall be provided for all projects that are adjacent to any bicycle trail.

FIGURE 3-1 - MIXED USE COMMERCIAL CONCEPTUAL SITE PLAN

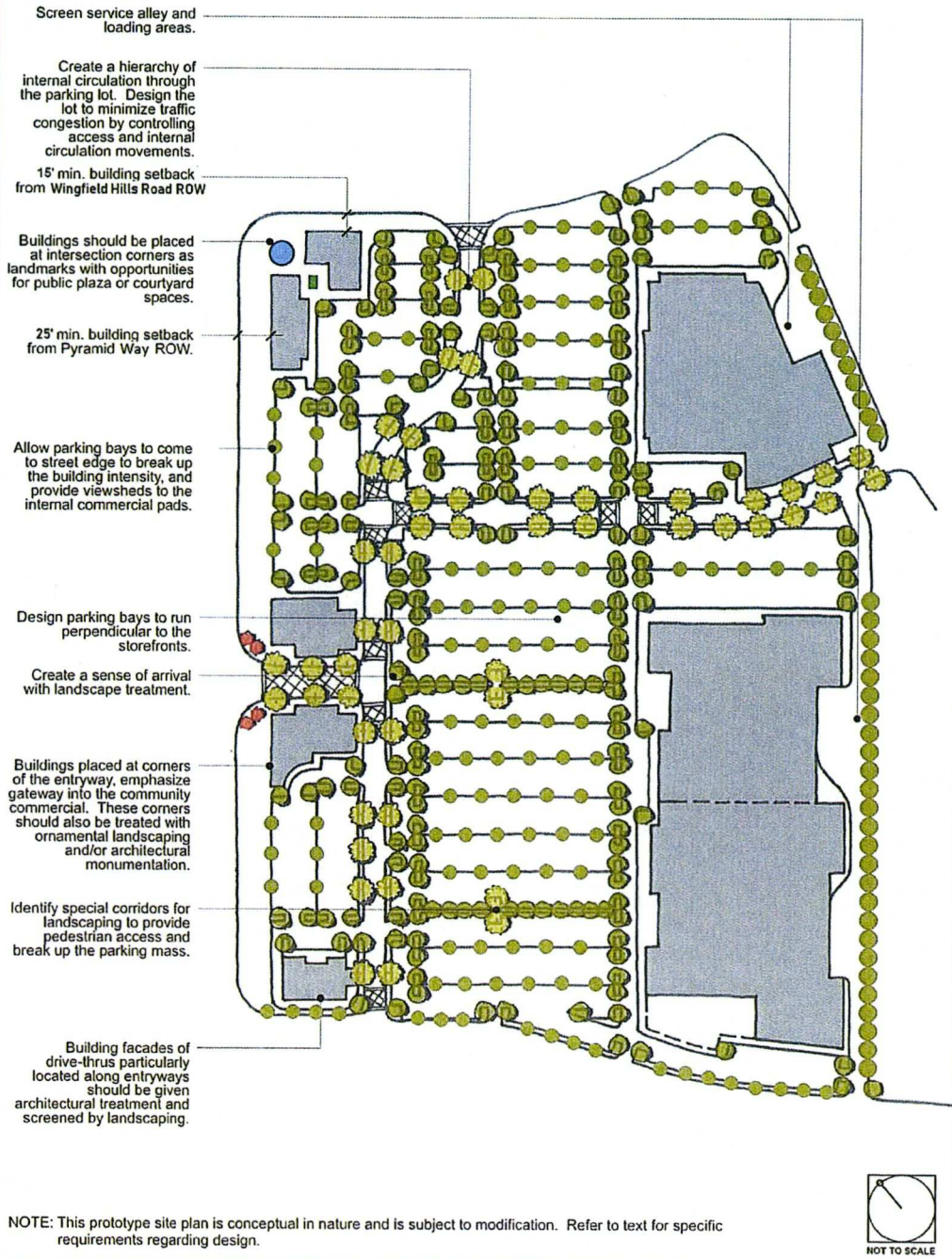
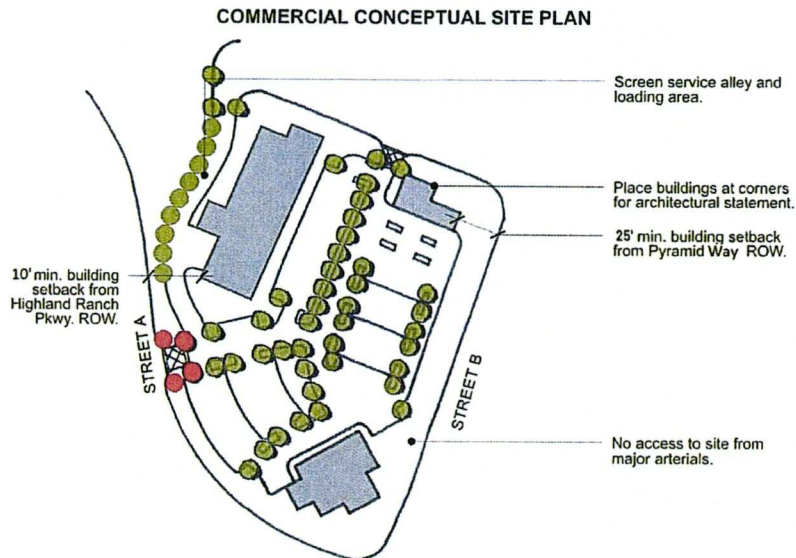


Figure 3-1 – Typical Community Commercial Conceptual Site Plan



NOTE: This prototype site plan is conceptual in nature and is subject to modification. Refer to text for specific requirements regarding design.

Figure 3-2 – Typical Commercial Conceptual Site Plan



Figure 3-3 – Typical Business Park Conceptual Site Plan

3.2.2.2 Commercial (CC) Land Uses and Business Park (BP) Land Use Types - Grading and Drainage

- a) The design of building sites shall be sensitive to the natural terrain, and structures should be located to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screen parking and service areas, reduce the perception of height and mass on larger buildings, and provide reasonable transitions between on-site uses.
- c) Mass cut and fill slopes shall be limited, wherever feasible, to retain a natural slope appearance in compliance with the City of Sparks Hillside Grading Ordinance.
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area or a slope easement shall be created on the adjoining undeveloped property to be matched when that site develops.
- f) Vegetated slopes shall not exceed an average of 2:1 slope and turf areas shall not exceed an average 4:1 slope.
- g) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- h) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Engineering Manager.
- i) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- j) The developer shall submit an erosion control plan with each grading plan.

3.2.2.3 Commercial Land Use and Business Park (BP) Land Use Types - Parking Lots and Parking Lot Entry Drives

The goal of the following standards and guidelines are to limit the amount of hardscape in parking areas and provide a network of pedestrian paths that tie into the community trail system.

a) Landscape buffers shall be provided between the parking lot and the public right-of-way.

b) Internal access drives shall be set back from the building frontage a minimum of ten (10) feet or a minimum of 15 feet with bench area. This area shall include a walkway. Refer to Figure 3-5, Figure D.

c) A minimum eight (8) foot wide interior planter shall be provided at the end of parking aisles.



3.2.2.3 b) and c) Planters screen the visual impact of parked cars and provide buffering for pedestrians.

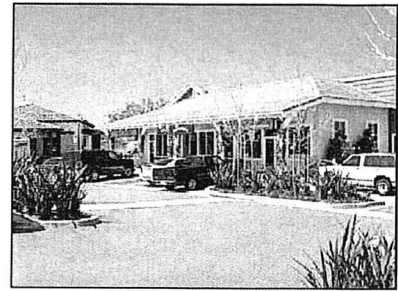
d) Each planter island containing a tree shall have a minimum width of eight (8) feet inside the curbing material. Each planter shall contain a tree and shall have a minimum area of 144 square feet for single loaded parking and 288 square feet for double loaded parking. Refer to Figure 3-4, Figure A.

e) It is important to connect the public street sidewalks to the project's internal pedestrian walkway network. Primary parking lot entry access drives shall have a minimum fifteen (15) foot wide landscape planter and a minimum five (5) foot wide sidewalk on both sides along the initial throat into the project. The requirement may be waived by the DRC and the City of Sparks provided that the project applicant presents a pedestrian connectivity diagram that clearly demonstrates sufficient pedestrian connectivity to the project site from the surrounding pedestrian walkway network and public rights-of-way. See Figure 3-4, Figure A.

f) No more than ten (10) percent of the required parking shall be in the rear service area of a project site.

g) Parking areas shall be screened from the public right-of-way by the use of mounding and planting material, vertical grade changes, or low walls and plantings a minimum of three (3) feet in height. Refer to Figure 3-5, Figure C.

h) Primary parking lot entry drives and primary internal access intersections shall be treated with special landscape elements, such as special paving, graphic sign, specialty lighting, specimen trees, or flowering plants that will provide an individual identity to the project (see example to right).



3.2.2.3 h) Tree islands and raised landscaped beds soften the visual impact of surface parking and provide shade.

i) Businesses that use shopping carts shall provide a shopping cart corral within 150 feet of 85 percent of their parking stalls and shall provide documentation to the City of Sparks that a shopping cart retrieval program is in place.

j) Parking lots shall be regularly cleaned of trash, dirt and other objects that interfere with the movement of vehicles and pedestrians within parking lots.

k) Parking lot design, configuration and sizes of parking stalls and aisles shall comply with Section 20.04.009 of the Sparks Municipal Code. Where a conflict exists between these standards and the Municipal Code the standards contained herein shall apply.

l) Wheel stops shall be provided where parking adjoins landscaping and sidewalks unless an alternative design is approved by the DRC and the City of Sparks.

m) Within parking lots over 125 spaces a planter nine (9) feet in width the full length of the aisle shall be provided every six (6) aisles. The nine-foot planter will have a minimum of one tree every 12 parking spaces the length of the aisle.

n) Seasonal outdoor sales shall not be located within required parking spaces. Location of seasonal outdoor sales will be determined during Administrative Review for the new construction. Permit application will be reviewed and approved by the DRC prior to submittal to the City of Sparks.

o) Temporary outdoor sales will not be allowed without a City of Sparks temporary use permit. Permit applications will be reviewed and approved by the DRC prior to submittal to the City of Sparks.

p) When adjacent to building frontages, parking lots shall be screened in a manner similar to Figure 3-5, Figure D.

Figure A: Standards for Parking Lots Over 125 Spaces

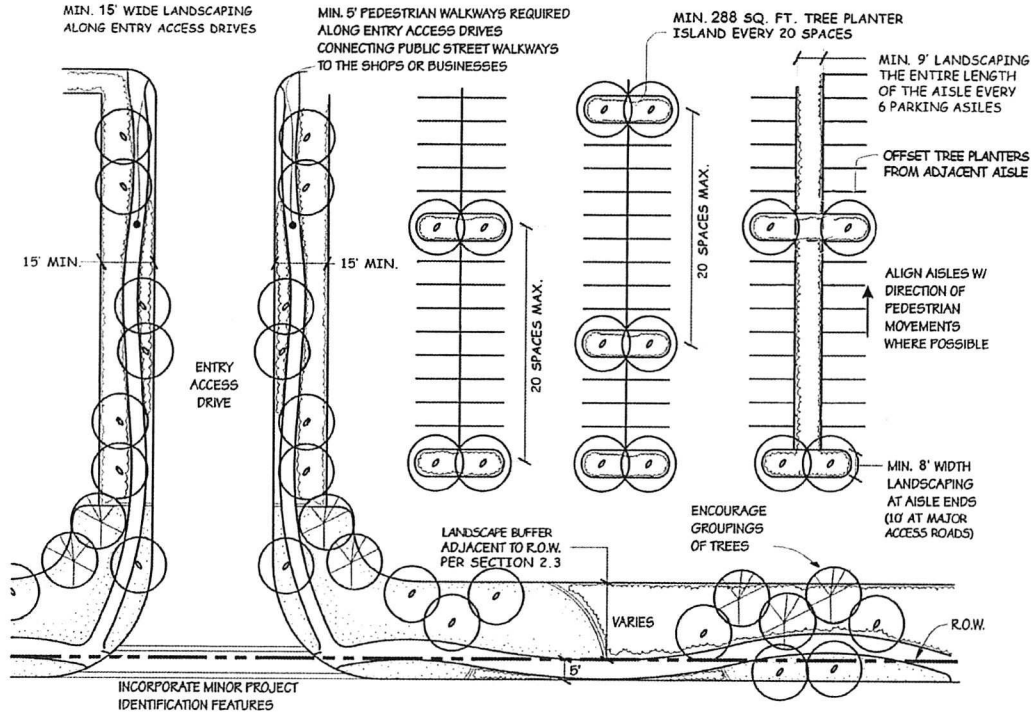


Figure B: Minimum Interior Landscaping (Commercial and Office/Business Parks)

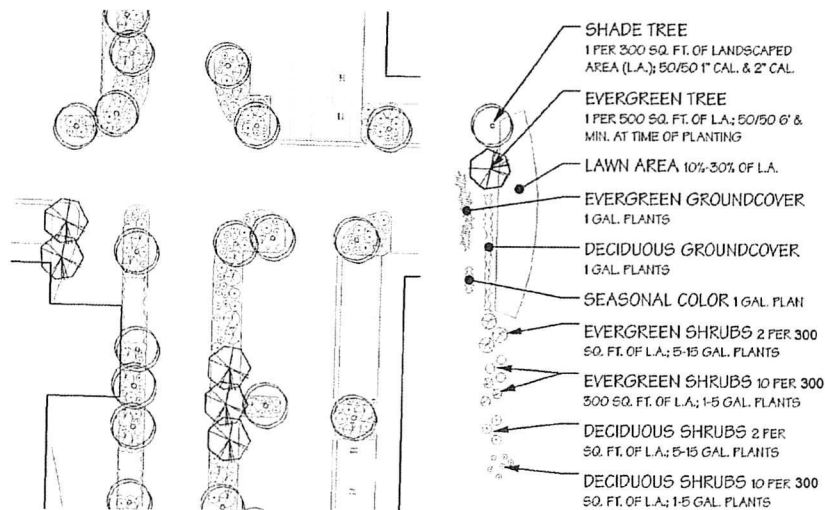


Figure 3-4 – Parking Lot Design

Figure C: Parking Lot Screening

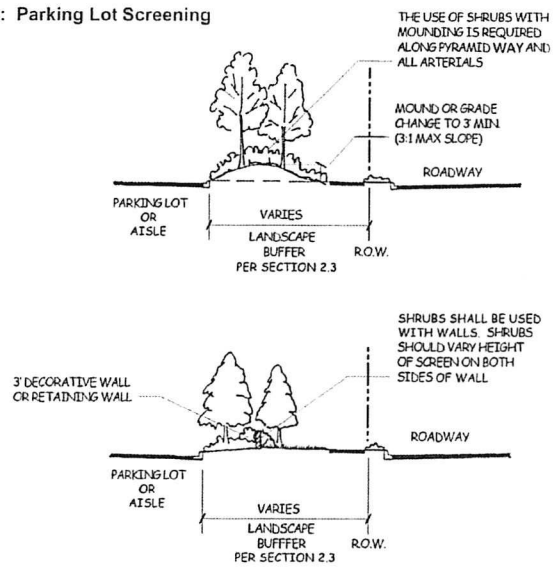


Figure D: Parking Lot Adjacent to Building Frontage

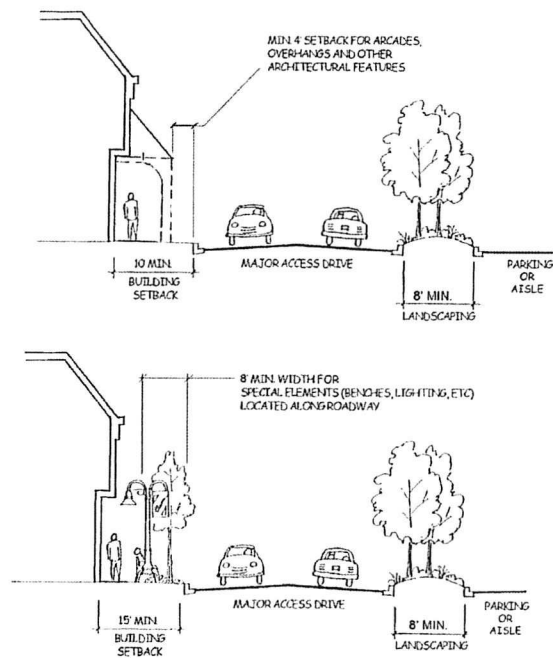


Figure 3-5 – Parking Lot Design

3.2.2.4 Commercial Land Use and Business Park (BP) Land Use Types - Landscape

The landscape design concepts and plant materials incorporated shall be consistent in form, texture and color with the overall community's architectural theme. Landscape buffers, to be provided by the Master Developer or its assigns, are required along public rights-of-way.

- a) Where the standards contained in this section are silent the landscaping standards contained in Section 20.04.006 of the Sparks Municipal Code shall apply. Where a conflict exists between these design standards and the City of Sparks Municipal Code, the stricter of the standards shall apply.
- b) All areas not utilized for parking, buildings, plazas, walkways, trails, or access/circulation shall be landscaped to the back of curb.
- c) Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.
- d) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.
- e) Landscaping within commercial, school, and business parks shall comply with Figure 3-4, Figures A and B and Figure 3-5, Figures C and D.
- f) The minimum number of trees to be planted in the required landscape area shall be one tree per 500 square feet. Parking lot trees are in addition to this requirement.
- g) For parking lots under 125 parking spaces, a minimum of one shade tree for every six (6) parking spaces shall be provided. For parking lots over 125 spaces, a minimum of one shade tree for every ten (10) parking spaces shall be provided.

3.2.2.5 Commercial Land Uses and Business Park (BP) Land Use Types - Lighting

a) Lighting fixtures shall differentiate use areas and emphasize community amenities, such as plazas, walkways and project entries (see example to right).

b) When locating parking lot, walkway and area lighting, safety shall be of concern. Lighting shall be located in areas that provide a safe and pleasant environment for pedestrians.

c) Parking lot, walkway and area lighting heights shall be reflective of the architecture of the project and be in scale with the setting.

d) The use of bollard lighting is encouraged in pedestrian areas.

e) Overall lighting levels shall be compatible with surrounding neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.

f) Exterior lighting shall be used for purposes of illumination and safety only, and shall not be designed for, or used as, an advertising display.

g) Night lighting of building exteriors shall be used only to highlight special recognizable features; accent repeated features; or use the play of light and shadow to articulate the facade. The purpose of illuminating the building shall be to add visual interest and supply building identification. Any direct projection of light (not ambient light) beyond the property line is prohibited.

h) Support structures for lighting shall be designed as part of the general theme of the building architecture.

i) Minimal energy consumption shall be a factor in lighting type selection.

j) Outdoor light sources shall incorporate cut-off shields to confine illumination to the site and protect adjacent properties from glare.

k) Exterior lights shall not blink, flash or change intensity. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.



3.2.2.5a Decorative lighting accents and differentiates use areas.

- l) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- m) Light poles and fixtures for each project shall be approved by the Design Review Committee and the City of Sparks. Athletic field lighting shall be addressed at Administrative Review by the Design Review Committee and the City of Sparks.
- n) A master lighting program for each development parcel/center where the number, types and location of lighting is best determined by the unique needs of the property owners or tenants shall be submitted to the City of Sparks and the Design Review Committee for review. The master lighting program shall establish the style and type of light for the entire development parcel/center so the light poles and fixtures are consistent throughout the project.
- o) Lighting within Kiley Ranch North shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply. Regional trails shall not be lighted.
- p) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.
- q) Lighting shall have a common design and color within the development.
- r) Bollards shall have a maximum height of 45 inches.
- s) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

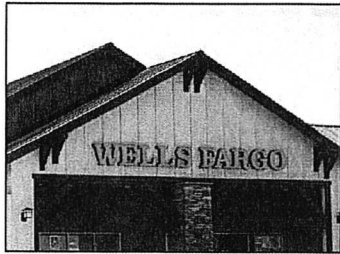
3.2.2.6 Commercial Land Uses and Business Park (BP) Land Use Types - Signs

Signs and their integration into the project are a critical element in the design of Kiley Ranch North Phase 11. Careful use of forms, styles, materials, and colors will establish continuity throughout the community. Signs are intended to be utilized only where necessary, and in an understated manner, emphasizing an image of permanence and quality.

a) Signs shall be used for commercial, business and activity center identification (see example to right). Signs shall be included on facades of buildings according to the sign development standards included in this handbook and in Section 2.2, Regulatory Land Uses and Section 20.04.010 of the Sparks Municipal Code (refer to C2 zone standards for Commercial and Business Park use types).



3.2.2.6 a) Signs in Kiley Ranch strengthen community identity and orient the motorist and pedestrian. Their designs will be drawn from the vernacular architecture and landscape of the area.



3.2.2.6 b) Building signs should be integrated into the architecture.

b) Signs shall be included on facades or entry canopies of buildings and illuminated or backlit with indirect lighting. All tenant identification signs shall be consistently located and integrated into the architectural design of the building entry. Storefront signs shall be proportional with the building architecture (see example to left).

c) Simple painted or raised letter signs are encouraged. A uniform scheme of colors, materials and style shall be utilized in each center, or building. Flashing or animated signs are prohibited. Digital signs may be proposed subject to approval by the Design Review Committee and shall be in conformance with City of Sparks regulations.

d) Building signs that project more than six (6) inches beyond the wall façade are prohibited, unless incorporated as an architectural element.

e) The use of hanging signs is limited to above walkways within arcades and shall have an eight (8) foot minimum clearance. Sign structures shall be made of appropriate materials that reflect the architecture of the building (see example to right).



3.2.2.6 e) Hanging, double-faced signs are appropriate along heavily traveled pedestrian routes and within arcades.

- f) Freestanding information or tenant directory kiosks are allowed. Kiosks shall be designed to pedestrian scale with a maximum height of eight (8) feet and will be placed in pedestrian entry ways. Kiosks shall be carefully integrated into the landscape and architectural design of the entries.
- g) Parcel directional and regulatory signs shall be integrated to the landscape and architectural design of the site. Directional and regulatory signs shall be placed at key points to minimize the required number of signs. Maximum height of directional or regulatory signs shall be six (6) feet.
- h) A master sign program shall be prepared by the developers of individual projects within Phase 11 and approved by the City of Sparks and the DRC. The goal of the master sign program is to harmonize the appearance of the signs within the development. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. It shall be reviewed with the first administrative review or conditional use permit for the development parcel/center (as applicable).
- i) In addition to the above standards, signs within Kiley Ranch North Phase 11 shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Building and free standing, monument signs, and pylon signs are permitted in accordance with SMC 20.04.010 for C2 zoning districts. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.
- j) These standards may be modified by the developer if unique qualities and standards are required by tenants with particular requirements or identity programs. In this case, a master sign program for each development parcel/center where the number, types and location of signs are best determined by the unique needs of the property owners or tenants, may be submitted to the City of Sparks and the DRC for review. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process. Remodel of an existing tenant space shall be submitted for a sign permit through the City of Sparks. All tenants' signs must be approved by the City of Sparks and the DRC.
- k) One monument sign per parcel shall be permitted with a maximum height of six (6) feet. Freestanding signs will be in compliance with Sparks Municipal Code.

3.2.2.7 Commercial Land Use and Business Park (BP) Land Use Types - Walls and Fences

a) Walls and fences shall be utilized to provide a buffer between incompatible uses. It is important, however, that walls are appropriately integrated into each project



3.2.2.7 b) Low rise, landscaped screening walls contribute to a more attractive environment.

b) Design of all walls and fencing shall be consistent in terms of material, color and detail with the architecture of the project (see example to left).

c) The application of materials, colors, texture and alignment in the design of walls shall be used relieve visual monotony. Solid walls may be slump, split face or standard integral colored masonry unit. Pilasters will be placed at wall terminus points and as determined to be necessary for visual benefit.

d) Walls and fences within Kiley Ranch North Phase 11 shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

e) Screen walls shall be used to screen service, loading, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.

f) Screen walls shall be a minimum of six feet in height, but not more than eight feet high and shall incorporate landscape screening. Refer to Section 3.2.2.8.

g) Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

h) Chain link may be used during construction on a temporary basis at construction sites.

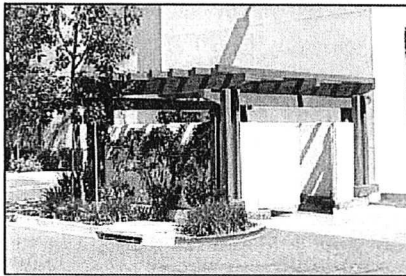
i) Screen walls and/or landscaping may be used to screen service, loading, trash and/or utility areas where they abut public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.

- j) Screen walls shall be used to screen service, loading, trash and/or utility areas where they abut adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- k) Black-vinyl coated chain link fences with battens or electro-galvanized steel mesh fence coated in polyester plastic may be used if the fence is not visible from adjacent public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- l) Trash and service areas shall be screened and landscaped.
- m) Vinyl-coated chain link fencing may be used for outdoor public park facilities such as, but not limited to, perimeter fencing, baseball backstops, swimming pools, or tennis courts.

3.2.2.8 Commercial Land Use and Business Park (BP) Land Use Types - Service and Utility Areas

Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash collection, trash compaction, and other service functions exert visual and noise impacts on surrounding neighborhoods.

- a) Service, maintenance and storage areas shall be located on the interior of the site, where feasible and screened from adjacent public rights-of-way, pedestrian plazas or adjacent residential uses with landscaped berms, walls or plantings.
- b) All trash and garbage bins shall be stored in an enclosure, approved by disposal services, the DRC, and the City of Sparks.
- c) Trash enclosures shall allow convenient access for each tenant.



3.2.2.8 d) Screening of refuse containers and utilities is an inexpensive way to maintain the attractiveness of shared open space.

- d) Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building(s). Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed (see example to left).

- e) Trash enclosures must include provisions for concrete pads or appropriately designed asphalt sections in front of the enclosure. The area in front of the trash enclosure shall be a minimum of six (6) feet to reduce pavement damage from disposal trucks.
- f) When non-residential buildings are adjacent to residential uses, loading and delivery shall be planned to occur on the side of the building away from residences. Loading and delivery areas shall not be located in a required setback area.
- g) A loading and delivery space may be located adjacent to parking areas for a multi-family project, when another location is not feasible. Loading and delivery spaces shall be located as far away as possible from single family residential properties. Loading areas shall be screened by a minimum 10-foot wide landscape buffer. Refer to Figure 3-6, Figure A.
- h) A loading area shall be provided for each freestanding restaurant site or other accommodations shall be made.
- i) Loading docks shall not be directly visible from a public street. Screening shall be complete (if landscape used then 80% landscape screening within 2 years) and shall match the design of the building.
- j) Truck maneuvering/circulation areas adjacent to residential properties shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.
- k) Semi-truck maneuvering into and out of loading docks shall be accommodated on the development site and not allowed to occur on adjacent public or private streets providing access to other development sites. Truck maneuvering/circulation areas shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.
- l) Loading areas shall be screened by a minimum 10-foot wide landscape buffer. If landscape screening (vegetation and/or berming) is used, full screening shall reach 80% within 2 years. If screening walls are used, the wall(s) shall match or be compatible with the architecture and materials of the building. A combination of landscaping and walls may be used. In all cases, screening shall be approved by the DRC and the City of Sparks.
- m) Loading dock doors and wall surfaces shall be designed with durable materials that can be maintained and kept in aesthetically acceptable condition. The use of overhangs, shade structures or other architectural features to reduce the visual impact of these areas is strongly encouraged. Provide bumpers where needed.

- n) Provide adequate drainage to prevent water or ice build-up at loading dock door(s).
- o) Provide adequate lighting. Lighting should provide convenience for loading and unloading but shall not spill over to any adjacent parcels.
- p) Separate vehicular and pedestrian traffic.
- q) Provide cold water hose bib at all loading dock or service areas.
- r) Outdoor storage shall only occur within code permitted storage areas which are permanently screened from view.
- s) Required parking or loading areas shall not be used for temporary or permanent outdoor storage.

Figure A: Service Screening

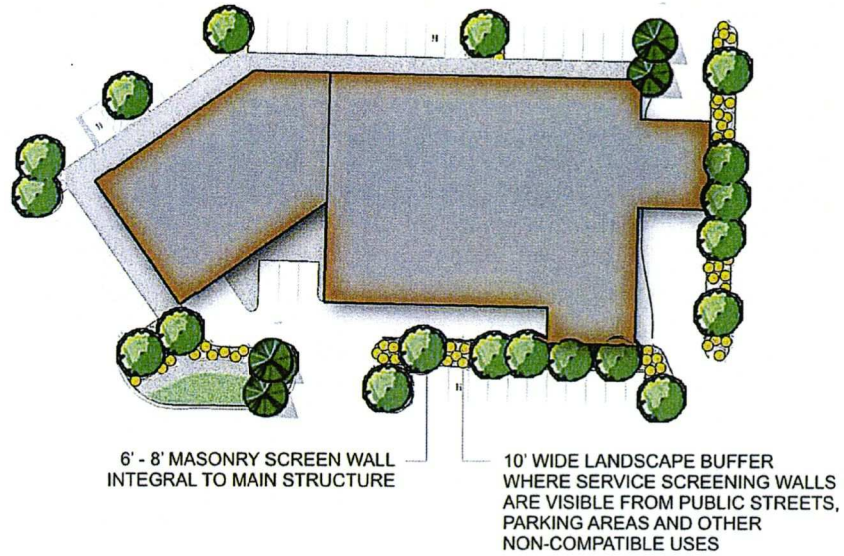


Figure B: Utility Screening

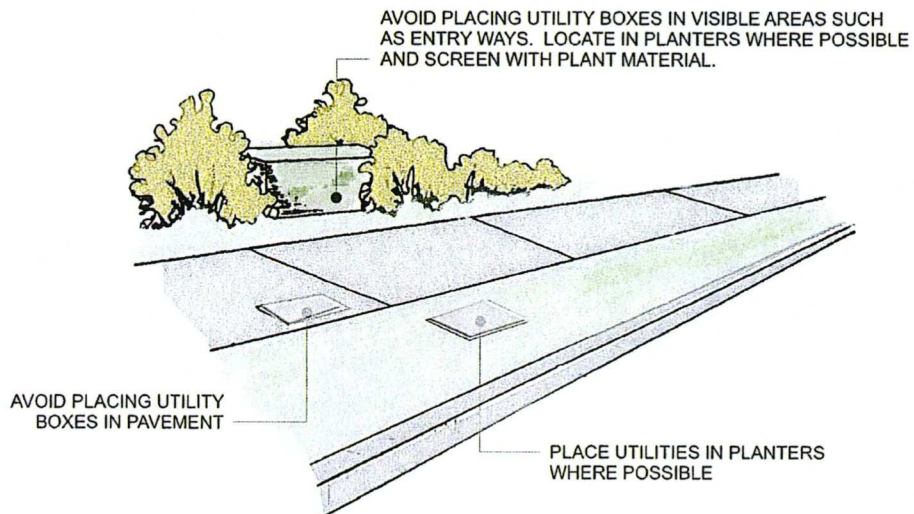


Figure 3-6 – Service and Utility Area Design

t) Service and storage areas shall be screened and gated. Trash enclosures shall be finished using materials that complement the development architecture and shall be screened with landscaping on three sides. Gates shall be constructed of visually pleasing metal gates that visually screen the dumpster. Trash collection areas shall be approved by disposal services, the DRC and the City of Sparks.

u) Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Walls used to screen these areas shall have a minimum five (5) foot wide landscaped area located in front.

v) Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks. Refer to Figure 3-6 - Service and Utility Area Design Standards.

w) Trash receptacles, compactors and bailers may be located within a building or in screened loading dock areas. These facilities are not required to be individually screened or located in enclosures if located in already-screened loading dock areas.

x) Rooftop equipment on buildings shall be shielded from view from parking lots and public streets. Screening will be compatible with the design, form, materials and colors of the building. All rooftop equipment shall be organized into major groups to the greatest extent that is possible. It is the intent to screen groupings of rooftop equipment with a single architectural massing made of durable materials incorporated into the building design. Lattice work will not be permitted. Where screening is not practical due to significant elevation differences from parking lots or public streets, rooftop equipment shall be painted to match the primary roof or building color or shall be screened by other methods as approved by the DRC and the City of Sparks.

3.2.2.9 Commercial Land Use and Business Park (BP) Land Use Types - Drive-thru Facilities

The following standards and guidelines for drive-thru facilities are intended to promote safe and efficient circulation, avoid site conflicts/functional problems, provide clearly identifiable circulation routes and provide for adequate vehicle stacking. Drive-thru facilities can include drive-in banks and savings and loan institutions, automated teller machines (ATM), fast-food restaurants, coffee shops, car washes, and drive-thru drug stores.

a) Stacking lanes for drive through food service windows shall accommodate a stacking for at least seven (7) cars from the ordering board and all other service windows shall accommodate stacking for at least four (4) cars, or to the approval of the Administrator.

b) Drive-through businesses shall be visually screened and shall be situated as to not block any other drive aisle or parking space (see example to right).

c) Impacts to surrounding residential property such as sound from a voice box, idling vehicles, and visibility of the business operation shall be mitigated by the developer to the approval of the DRC and City of Sparks.



3.2.2.9 b) Drive-thru facilities have clearly marked and buffered entry and exit lanes

d) Drive- thru's shall be separated from residential properties by an intervening building or a six (6) foot high wall and a ten (10) foot wide buffering landscape strip to include two rows of staggered six (6) and eight (8) foot high evergreen trees with living ground cover.

3.2.3 Single Family Residential Use Type

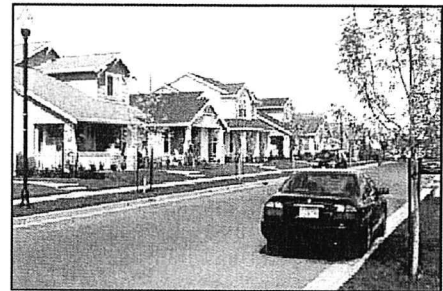
For single family use within Phase 11, site planning, architectural design and landscape design shall be integrated into a unified neighborhood concept. This can be accomplished through a variety of devices including unique entry features; theme wall and fencing; special landscape treatments, planters, and other elements; consistent use of building clusters; and trail linkages (Refer to Figure 3-7, Neighborhood Design).

3.2.3.1 Single Family Neighborhood Design

Potential residential neighborhoods of Kiley Ranch North Phase 11 will promote visual diversity and avoid monotonous development patterns. This can be achieved through the use of several techniques including: minimizing the visual impact of the garage; avoiding repetitious floor plans and footprints; and varying setbacks at porches, garages and living areas. The following standards and guidelines promote visual diversity along the streetscape and promote the use of street-oriented architecture.

a) Forward architecture shall be used in the design of homes. This is accomplished by placing entries, windows, front porches, and living areas towards the street on most plan variations (see example to right).

b) With the exception of zero lot line lots, plans should be reversed and plotted so that garages and entries are adjacent to each other. This creates an undulating sense of setback. Occasionally this pattern should be broken so that it will not become overly repetitious or reflected by the massing across the street.



3.2.3.1 a) Homes are sited close to the street with entryways and porches, rather than garages creating an attractive and social environment.

c) Alleys within single-family residential developments shall have a minimum width of 20 feet with no parking. Alleys shall not be used as an emergency access road.

d) The garage shall not be the dominant feature of the building facade facing the street.

e) So as not to contribute to a repetitious and monotonous appearance along the street, the use of varying building setbacks from the street right-of-way is encouraged. Refer to Figure 3-7, Figure A.

f) Neighborhoods shall provide connections into the community trail system. Open cul-de-sacs may be required where a connection to the community trail system can be made. Refer to Figure 3-7, Figures B, C and D.

g) In order to avoid a continuous “walled” character along collector roads, special treatments shall be used in selected locations. These may entail open cul-de-sacs, view fencing, trail connections, and variable wall alignments.

Figure A: Variation of Front Yard Setbacks

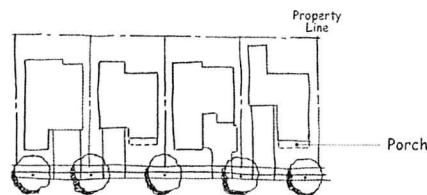


Figure B: Connection to Trail System from Cul-de-sac

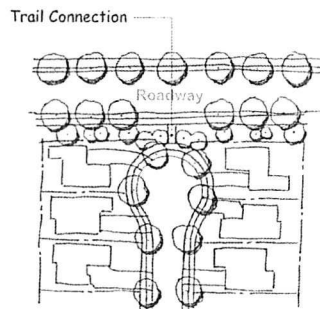


Figure C: Connection to Trail System

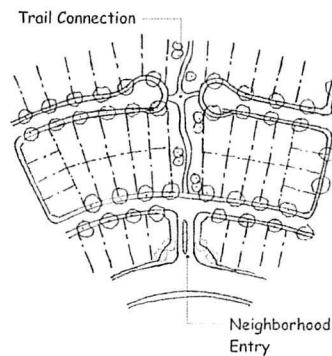


Figure D: Open Cul-de-sac

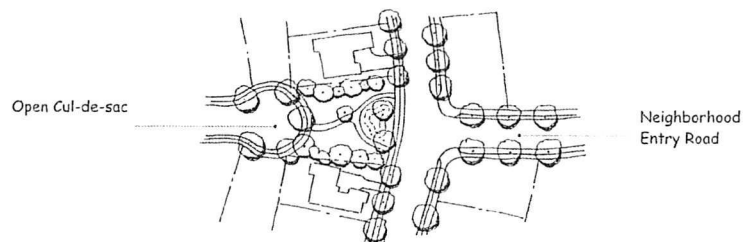


Figure 3-7 – Residential Neighborhood Design

The following parking requirements are maximums for the following residential uses. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

SINGLE FAMILY RESIDENTIAL

Parking Required - 1 space/bedroom, but not less than 2 per dwelling unit (DU)

3.2.3.2 Single Family Grading

- a) The design of residential neighborhoods shall be sensitive to the natural terrain, and structures shall be located in such a manner so as to minimize necessary grading and preserve natural site features and drainageways. Any grading of the site terrain shall blend with the natural topography of the site.
- b) Builders shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance.
- c) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- d) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the Administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- e) Slope banks used in conjunction of the terracing of residential lots shall be maintained by the property on the down slope side.
- f) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- g) The developer shall submit an erosion control plan with each grading plan.

3.2.3.3 Single Family Landscape

- a) Front yard landscaping shall be installed by the builder prior to the issuance of certificate of occupancy for the individual home. Front yard landscaping shall be reviewed and approved with the final map.

- b) Street trees shall be planted within the front yard area at a regular interval of no greater than 50 feet apart, with a minimum of one street tree per residential lot street frontage. For lots less than 40' in width, one tree shall be planted for each lot.
- c) Each neighborhood shall use a mix of species of large canopy shade trees for all primary circulation routes within the neighborhood.
- d) The landscape character should vary from neighborhood to neighborhood. Each neighborhood may use an ornamental/flowering tree species unique to that neighborhood as approved by the DRC and the City of Sparks.
- e) Front yard landscape packages shall be provided by developers/builders subject to the review and approval of the DRC and the City of Sparks and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided (minimum 3 packages); front yard landscaping designs with berming, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and at least one (1) package shall have a minimal use of turf/lawn (no more than 25 percent of the planted area in the front yard).
- f) The minimum number of trees to be planted in the required landscape area shall be one tree per 300 square feet.
- g) Landscaping within Kiley Ranch North shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.3.4 Single Family Lighting

- a) Lighting shall be designed to differentiate land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.
- b) Exterior lighting shall be shielded from projection offsite and designed to be compatible with the architectural and landscape design of the home.
- c) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.

- d) Exterior lights shall not blink, flash or change intensity except for limited holiday decorations during the month of December. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- e) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- f) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.
- g) Lighting shall have a common design and color within the development.
- h) Bollards shall have a maximum height of 45 inches.
- i) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.
- j) Light poles and fixtures within each project shall be approved by the DRC and the City of Sparks.
- k) Lighting within Kiley Ranch North Phase 11 shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.3.5 Single Family Walls and Fences

- a) A master fencing plan for Kiley Ranch North Phase 11 shall be prepared by the master developer or its designee and submitted to the DRC and the City of Sparks for approval with the development application for a project in which walls are to be constructed. The master fencing plan shall identify locations for community walls and fences as well as set their design character.
- b) Community walls shall be used where necessary to provide privacy and security for residential neighborhoods from adjacent arterial and collector roads. The use of community walls shall be limited. If community walls are necessary adjacent to open space, view fences shall be used.

c) Walls within the community shall not become the dominant visual element and walls where needed shall blend into the overall landscape. Berming or berms with lower walls shall be considered as an alternative to typical community walls.

d) Community walls shall be a maximum of six feet in height. Appropriate materials include stone, stone veneer, split face/precision block, wood, tubular steel, concrete, stucco pilasters and cap, and wrought iron. The design style, color and detail shall be consistent throughout Kiley Ranch North. Refer to Figure 3-8.

e) Community walls shall blend into the overall landscape and not become the dominant visual element. Through site planning, product plotting, architectural detailing, and landscaping this can be achieved (see example to right).



3.2.3.5 e) Landscaped community walls enhance neighborhood appearance.

f) View fences shall be used where the rear of individual lots are adjacent to open space and in select portions of the Trail Access Points. Refer to Figure 3-9 for examples of view fences.

g) View fences may include landscaping with trees and shrubs to screen views of private yards from adjacent properties and public rights-of-way.

h) View fences shall be constructed of wrought iron or similar quality material and be consistent in terms of material, color and detail within each residential neighborhood or subdivision.

i) A combination of community walls and view fencing is encouraged to break up long stretches of solid walls.

j) Community walls and view fences shall comply with the regulations contained below. All community walls and fences associated with a development project shall be installed concurrently with the development.

k) Fences along collector roadways shall be placed within the lot and shall be maintained by the LMA (exterior) and the adjoining property owner (interior). Fence replacement shall be the responsibility of the homeowner.

l) Neighborhood fences on individual parcels may include solid wood fencing up to six feet in height. Parcels adjoining common areas/open space may utilize open fencing. Refer to Figure 3-10 for typical neighborhood fencing concepts.

m) Walls and fences within Kiley Ranch North Phase 11 shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

n) Walls shall be used to separate individual residential lots or between residential parcels. Walls shall be a maximum six (6) feet in height and be constructed of wood and/or masonry material.

o) Decorative front yard fencing shall be a maximum of three (3) feet in height for solid construction and four (4) feet in height for open construction and not be within the visibility triangle for motorists. The fencing must also be incorporated into the architectural design of the house.

p) All side yard walls and fences shall be set back a minimum of two (2) feet from the front facade of the home.

q) When changes in elevation occur, all walls shall be stepped in equal, vertical intervals. No step should exceed 12 inches, where feasible.

r) Chain link may be used on a temporary basis at construction sites.

s) Vinyl coated chain link may be used as a fencing material for outdoor private or public park facilities such as but not limited to perimeter fencing, baseball backstops, swimming pools, spas, or tennis courts.

t) Barbed wire, plain exposed concrete block, and chain link are prohibited except in special cases deemed appropriate by the DRC and the City of Sparks.

COMMUNITY WALLS

u) Community walls may be located where necessary to provide privacy, security and protection from roadway noise associated with arterial and collector roads.

v) Community walls shall not exceed six (6) feet in height.

w) Community walls shall be constructed of masonry, wood, or other permanent, durable, low-maintenance decorative materials and be of a consistent design throughout the community of Kiley Ranch North.

x) The use of berms may be used to minimize wall height, but the combined height of the wall and berm shall not exceed six (6) feet.

y) Long continuous lengths of perimeter walls shall be landscaped with trees and shrubs and shall not exceed 50 feet without incorporating at least one of the following for the entire length of the wall:

- 1) A minimum two (2) foot change in the wall plane for at least 10 feet;
- 2) A minimum 18-inch raised planter for at least 10 feet;
- 3) Use of pilasters at 50-foot intervals, at property corners or at changes in wall planes;
- 4) A section of view fencing a minimum of four (4) feet in height for at least 10 feet.

z) Community walls shall only be used in conjunction with multi-family and attached single family residential structures when they are necessary for protection from roadway noise or screening of service and utility areas from public rights-of-way.

VIEW FENCES

aa) View fences shall be used where residential uses abut parks, open space, and trails. View fences may be combined with solid fences along trail access points.

bb) View fences shall not exceed six (6) feet in height.

cc) View fences shall be constructed of decorative wrought iron, tubular steel, simulated wood post and rail or other similar quality materials.

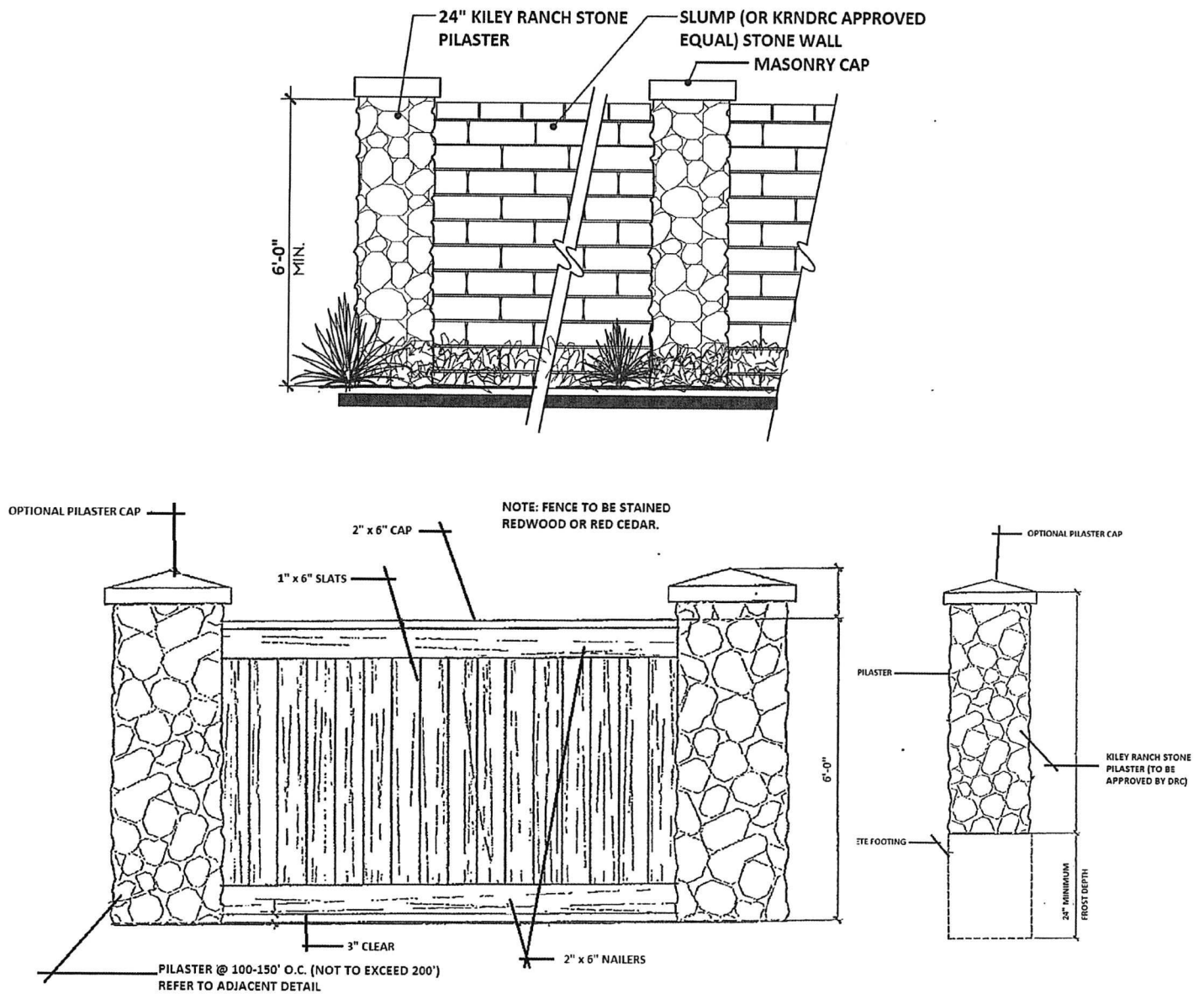


Figure 3-8 – Community Walls and Fences

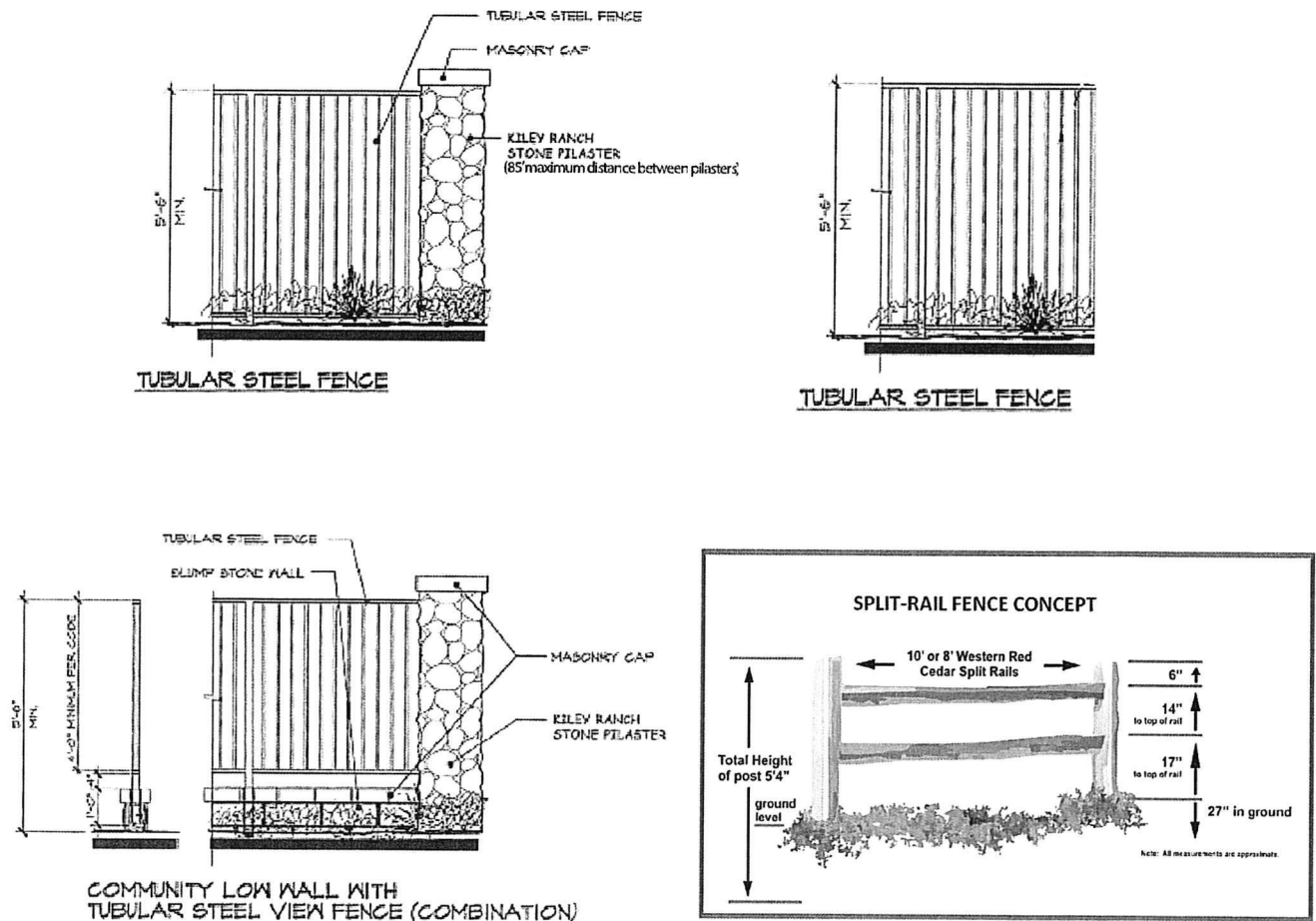


Figure 3-9 – View Fencing

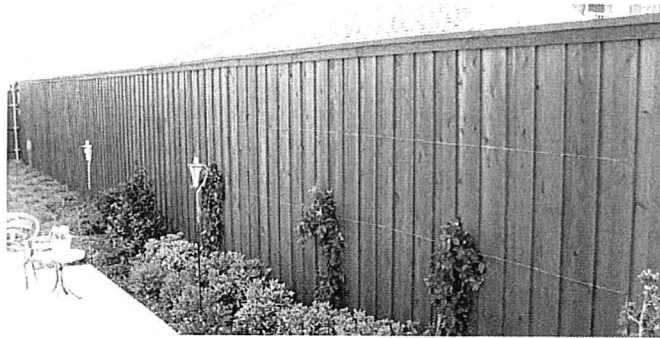
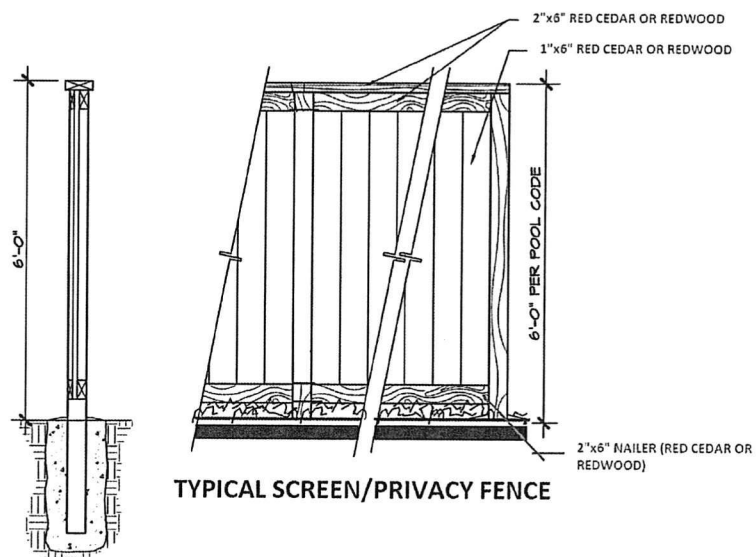


Figure 3-10 – Neighborhood Fencing Concepts

3.2.3.6 Single Family Neighborhood Entry

a) A neighborhood entry treatment shall occur at the primary entry to neighborhoods. Treatments may incorporate a local historical theme similar to that of Community Gateways but on a smaller scale. Several neighborhoods may be grouped in one entry treatment.

b) Entries shall incorporate some of the following elements:

- Ornamental trees
- Groundcover or turf
- Native materials designed to look natural and wild
- Distinctive historical architectural elements
- Neighborhood Identity Signs

c) Raised planted medians may be used at neighborhood entries

d) Entry treatments should be located outside the sight visibility triangle of the road intersection.

e) A neighborhood entry shall include a minimum of 15 trees. Minimum tree sizes are:

- Deciduous trees shall be a minimum 3-inch caliper
- Evergreen trees shall be a minimum 10-feet tall
- Specimen trees shall be a minimum 2-inch caliper

f) Entry treatments shall be maintained by the Master Developer, the Guest Builder, or the LMA.

g) Refer to Section 2.4.4.1 Neighborhood Entries, for additional standards.

3.2.3.7 Single Family Neighborhood Signs

a) Signs for single family projects within Kiley Ranch North Phase 11 shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

- b) Monument signs identifying a single family residential development or multi-family residential project shall be provided at the main entry(s) of each residential development, project, or group of projects.
- c) Monument signs shall have a maximum height of six (6) feet. No additional freestanding signs shall be permitted with the exception of directional signs or traffic control signs. Pylon or pole signs are specifically prohibited.
- d) Neighborhood/project entry signs shall have a consistent design within each development.

3.2.4 Multi-Family/Attached Residential Use Type Site Planning

Site planning, architectural design, and landscape shall be integrated into a unified design of any new multi-family housing or attached single family housing within Phase 11. These site planning standards and guidelines address the following issues: placement and orientation of attached homes or multi-family buildings; site grading and drainage; placement of parking/carports/garages; landscaping and public spaces; lighting; walls and fences; service and utility areas; and project entries. These standards may also apply to condominium/attached single family projects built for rental.

3.2.4.1 Multi-Family/Attached Residential Building Orientation

- a) Building placement and orientation shall be designed to create visual interest along public rights-of-way and within the project. Buildings and landscape elements in a single project shall demonstrate a positive functional relationship to one another.
- b) Residential buildings should be grouped in clusters and sited to minimize the scale of the project. Larger building masses should provide larger open space areas. Small blocks of parking with walks, entries, and mailboxes within each cluster of buildings shall be utilized to provide a sense of identity and convenience.
- c) Buildings shall be oriented and clustered in such a way as to provide courtyards and open space areas (see example to right). The open space shall be usable area, not steep in slope or riparian in nature.



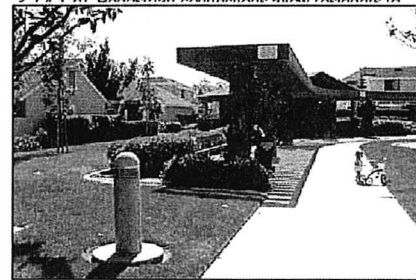
3.2.4.1 c) Multi-family projects with landscape areas surrounded by residential units in a courtyard setting provide safety and community interaction.

d) To provide privacy between living spaces, there should be distance separations, buffering or changes in the angles of units.

e) All multi-family/attached single family developments shall incorporate pedestrian connections to adjoining residential, recreational and commercial uses as well as to the community trail system (see example to right).



f) Projects along transit routes shall be designed to have a pedestrian entrance oriented towards transit stops for convenient access by transit riders (see example to left).

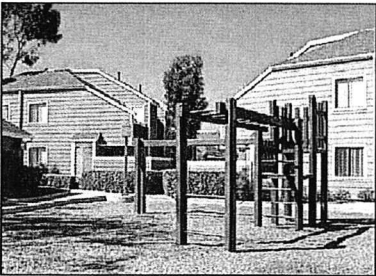
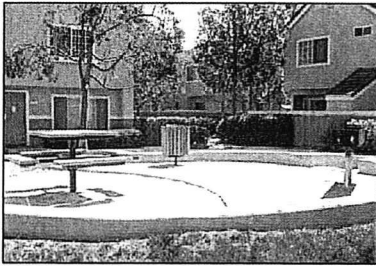


3.2.4.1 e) Pedestrian connections allow residents to
3.2.4.1 f) Multi-family development is enhanced with the inclusion of pedestrian paths and transit connections.

g) There shall be common barbecue areas with tables provided within the multi-family/attached single family development, which can count towards recreational facilities.

h) Multi-family/attached single family development over 25 units shall have a children's play area with play equipment that is visible from as many units as possible. They shall incorporate five (5) of the following recreational facilities:

- Swimming pool
- Tennis courts
- Horseshoe courts
- Pickle Ball courts
- Spa
- Exercise equipment
- Game room
- Community room
- Par course
- Walking trails (minimum ¼ mile in length)
- Picnic areas to include tables with barbeques
- Volleyball court
- Basketball court
- Lawn areas for field games
- Sports courts



3.2.4.1 i) Shared open-space amenities such as barbecue areas, lawn areas and childrens play areas add to the convenience and quality of life in multi-family neighborhoods.

i) The recreational facilities shall be conveniently and centrally located for the majority of the units (see examples to left).

j) Private open space, such as decks or patios shall be contiguous to the units with a minimum width of six (6) feet.

k) All multi-family attached developments shall incorporate outdoor barbecue areas in centrally located courtyards or recreation areas of the project. Barbecues and other outdoor cooking devices are specifically prohibited from use in individual unit patios and decks.

l) The recreational facilities shall be conveniently and centrally located for the majority of the units.

m) Multi-family/attached single family development over 25 units shall have a children's play area with play equipment that is visible from as many units as possible.

n) All multi-family units shall have an outdoor patio/deck for each unit with a minimum depth of six (6) feet or provide a design solution that satisfies the intent of this standard. The alternative design is subject to the approval of the DRC and the City of Sparks.

3.2.4.2 Multi-Family/Attached Residential Grading and Drainage

a) The design of any multi-family housing or attached single family housing within Phase 11 shall be sensitive to the natural terrain, and structures shall be located in such as manner so as to minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.

- b) Site grading shall be designed to complement the architectural and landscape design character of the community, screening parking and service areas, reducing the perception of height and mass on larger buildings, and providing reasonable transitions between on-site uses.
- c) Builders shall limit mass cut and fill slopes wherever feasible to retain a natural slope appearance.
- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the Administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- f) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the City Engineering Department.
- g) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- h) The developer shall submit an erosion control plan with each grading plan.

3.2.4.3 Multi-Family/Attached Residential Parking

The goal of the following standards and guidelines are to limit the impact of parking areas on the streetscape and provide a network of pedestrian paths within landscaped corridors that tie into the community trail system.

- a) Parking spaces shall be provided within 200 feet of all residential units. This can be modified on a case by case basis by the DRC and the City of Sparks.

b) Parking areas shall be linked to the building and sidewalk network as an extension of the pedestrian system. Pedestrian systems shall be designed within the development to connect buildings and open space/recreational facilities (see example to right). This can be done using design features such as walkways with enhanced paving, trellis structures and/or landscaping treatments.



3.2.4.1 b) Parking areas in multi-family zones have screening landscaping and clearly marked paths to residences and recreational amenities.

c) Carports and garages shall be designed as an integral part of the architecture of the development. They shall be the same in materials, color and detail to the principal buildings of the development. Carports should not have roof pitch of less than 3:12.

d) Parking in the perimeter of the property adjacent to the public right-of-way shall be screened according to the standards in Section 3.2.4.3.

e) Wheel stops shall be provided where parking adjoins landscaping and sidewalks unless an alternative design is approved by the DRC and the City of Sparks.

The following parking requirements are maximums for the following Residential uses. All other general parking requirements and minimum number of spaces required shall comply with the Sparks Municipal Code as specified in Section 20.04.009.

MULTI-FAMILY RESIDENTIAL

Resident Parking

- 1 space/efficiency DU (no separate bedroom)
- 1.5 spaces/1 bedroom DU
- 2 spaces/2 bedroom DU
- 2 spaces/3 bedroom DU
- 2.5 spaces/DU larger than 3 bedrooms + 0.5 space/additional bedroom over 4

Guest Parking

- 1 space/10 DUs

MULTI-RESIDENTIAL/GROUP RESIDENTIAL CARE

Group Residential Care Facilities (including assisted care)

0.5 spaces per unit

Residential Retirement Facilities (Senior Housing)

0.75 spaces per unit

3.2.4.4 Multi-Family/Attached Residential Landscape

Multi-family and attached single family residential landscaping provides a unique sense of identity for each potential project within Phase 11. The following standards and guidelines help to establish the landscape character for each project that will enhance the quality of the development and buffer the project from roadways and undesirable views.



3.2.4.4 b) Well-landscaped, semi-private pathways provide safe access to the street and neighborhood amenities.

a) All multi-family developments shall have a minimum of 10% of the net buildable area or lot area dedicated to usable open space, whether common or private, for recreation and social activities. The 10% is not in addition to the 20% minimum total landscape requirement for multi-family developments.

b) Landscaping around the entire foundation base of buildings shall be provided to enhance the area between the parking lot, walkways and the structure (see examples to left).

c) Stepping stones or other hardscape shall be provided through a landscape planter to provide access from parking lots to walkways.

d) Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.

e) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.

f) Planting islands in parking lots shall have a minimum eight (8) foot interior protected by a six (6) inch curb.

g) The landscape along the street periphery shall be a minimum width of 15 feet from the right of way and provide a mix of trees, shrubs, and living groundcover. This 15-foot required width is not in addition to the landscape buffer width required adjacent to arterial and collector roads. The trees shall be a minimum of four (4) trees per 100 lineal feet and six (6) shrubs per tree. All parking lots and buildings shall incorporate landscaping at their street periphery.

h) All sites shall incorporate screening at their periphery. Screening shall be implemented utilizing the following:

- Utilize evergreen shrubs and ornamental grasses that are 30 to 36 inches high at maturity to create a loose, informal landscape screen.
- Provide evergreen trees at four (4) trees per 100 lineal feet of landscape area. Evergreen trees shall be installed at a mix of 50% six (6) foot in height and 50 % eight (8) foot in height.
- A minimum 10-foot landscape buffer/planter shall be provided between the street and periphery walls/fences.

i) Landscaping shall be installed to provide shade and enhancement of open space and recreational areas. The placement of plants shall consider security and safety by avoiding the creation of secluded areas.

j) Project area, open space, common areas and recreational areas shall be landscaped, as approved by the City of Sparks and the DRC.

k) Landscaping within Kiley Ranch North Phase 11 shall comply with the regulations governing landscaping contained within Section 20.04.006 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.4.5 Multi-Family/Attached Residential Lighting

a) Lighting throughout Kiley Ranch North Phase 11 shall be designed to differentiate between land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.

b) Parking lot, walkway and area lighting heights shall be in scale with the setting and complement the architecture. Any light source over ten (10) feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from off-site areas to prevent glare.

c) Parking lot, walkway and area lighting shall be directed downward with no direct projection of light off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination. The use of bollard lighting shall be encouraged in pedestrian areas.

d) Overall lighting levels shall be compatible with neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.

- e) Illumination for aesthetic purposes of any building or surrounding landscape utilizing exterior light fixtures that project light beyond the property line is prohibited.
- f) Support structures for lighting should be designed as part of the general theme of the building architecture and be consistent throughout the project.
- g) Minimal energy consumption shall be a factor in lighting selection.
- h) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.
- i) Exterior lights shall not blink, flash or change intensity except for limited holiday decorations during December. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- j) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.
- k) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.
- l) Lighting shall have a common design and color within the development.
- m) Bollards shall have a maximum height of 45 inches.
- n) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

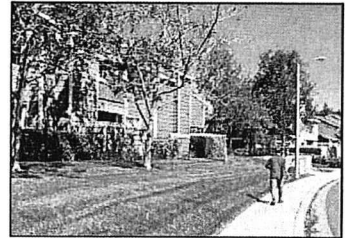
- o) Light poles and fixtures within each project shall be approved by the DRC and the City of Sparks.
- p) Lighting within Kiley Ranch North Phase 11 shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.

3.2.4.6 Multi-Family/Attached Residential Walls and Fences

a) Any multi-family and attached single family residential projects within Phase 11 shall minimize the use of solid walls adjacent to the right-of-way to the greatest extent possible. Where walls are necessary, view fences or buildings sited in such a way that they serve the function of walls should be employed (see examples to right). A combination of view and solid fencing may be used.



b) View fences shall include landscape with trees and shrubs to screen views of private yards from adjacent properties and public rights-of-way (Refer to Figure 3-9 View Fencing).



3.2.4.6 a) Low solid walls provide privacy and buffer private outdoor space

c) All walls and fences shall be incorporated into the design of the surrounding buildings. Design of all walls and fences shall be consistent in terms of material, color and detail within each multi-family and attached single family residential project.

3.2.4.7 Multi-Family/Attached Residential Service and Utility Areas

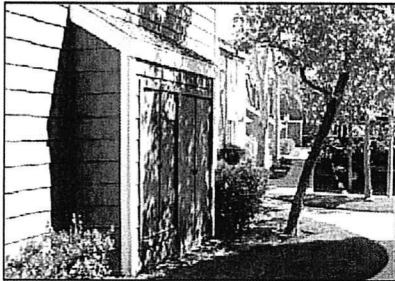


3.2.4.7 a) Trash enclosures with landscape screens and architecture that is similar to that of the project help to minimize the negative visual impact of these structures.

a) Storage areas, utility meters, HVAC, trash enclosures, and other service functions shall be screened, recessed or enclosed (see example to left).

b) Trash and storage areas shall be designed as an integral part of the structure(s) and shall not be oriented to any public right-of-way or pedestrian walkway without adequate screening. It is the intent to locate these facilities in the most inconspicuous manner as possible.

- c) Trash enclosures shall be finished using durable materials that complement the development's architecture and shall be screened with landscape on three sides.



3.2.4.7 d) The screening of utilities can be integrated into the adjacent building through the use of similar materials and architectural elements.

- d) Switch boxes, transformers, electrical and gas meters, including ground mounted air conditioning units and other above ground or building mounted utility elements (including antennas or satellite dishes), shall be screened with elements compatible with the building architecture or located out of view from public roads, driveways and common public areas, such as exterior entrances and pathways (see example to left).

- e) All trash and garbage bins shall be stored in an enclosure, approved by disposal services, the DRC and the City of Sparks.

- f) Trash and storage areas within multi-family developments shall be screened and gated. Trash enclosures shall be constructed to be architecturally compatible with the project. All trash enclosures shall be treated with anti-graffiti material. The trash enclosures shall be constructed of substantial building materials used in the design of the building(s). Gates shall be constructed of durable building materials that screens at a minimum 80% of the view into the trash enclosure. Wood or chain link gates are not allowed.

- g) Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Walls used to screen these areas shall have a minimum five (5) foot wide landscaped area located in front.

- h) Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks.

- i) Rooftop equipment on buildings shall be shielded from view from parking lots and public streets. Screening will be compatible with the design, form, material and color of the building. All rooftop equipment shall be organized into major groups to the greatest extent possible. It is the intent to screen groupings of equipment with a single architectural massing made of durable materials incorporated into the building design. Lattice work will not be permitted.

3.2.4.8 Multi-Family/Attached Residential Project Entry

a) Primary multi-family/attached project entry drives shall have treatments similar to the neighborhood entry concept (Figure 2-3).

b) Project entries shall provide an individual identity to the project such as special paving, graphic sign, specialty lighting, specimen trees, or flowering plants (see example to right).

c) Project entry drives for multi-family/attached single family projects with more than 50 units should include at least three (3) of the following:

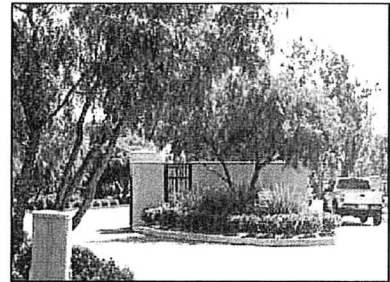
- A minimum five (5) foot wide landscaped median.
- Textured paving, interlocking pavers or rough textured concrete.
- Gateway elements such as lights, bollards, monuments, or entry walls.
- A roundabout containing landscaping and public art.
- Community name signage.

d) Multi-family project entry drives shall have sidewalks on both sides connecting the street to the interior pathways of the project.

e) Entry treatments shall be located outside the sight visibility triangle of the road intersection.

f) Project entries shall be reviewed and approved by the DRC and the City of Sparks with each project.

g) Project entries shall be maintained by the property owner.



3.2.4.8 b) Entry drives into multi-family developments that include landscaped medians or other special features set the theme for the project.

3.3 ARCHITECTURE STANDARDS AND GUIDELINES

3.3.1 Background

The purpose of these architectural guidelines is to provide general design criteria and guidance for the development of Kiley Ranch North Phase 11. The guidelines are not intended to restrict creativity or prohibit variety, but rather promote both visual compatibility and architectural quality in a community setting achieved by utilizing complementary, traditional and contemporary architectural styles. The intended result is a high level of design direction and quality.

3.3.2 Architectural Theme

In an effort to promote architectural richness through a diversity of styles, a traditional American small town architectural vernacular has been chosen to characterize the residential neighborhoods, public buildings and commercial centers within Kiley Ranch North. The primary influence is the Northern Nevada vernacular - the ranch structures and merchant buildings that paid attention to such things as window details and the use of timber, stone, and metal. Architecturally this vernacular encourages such styles as the Craftsman Bungalow, Ranch, and Cottage styles, featuring decorative woodwork, handmade craftsmanship and attention to detail. Refer to Sections 3.3.6.2 through 3.3.6.4 for examples of these architectural styles. Mixed Use areas may choose to utilize a more contemporary architectural style.

The goal is to create an attractive community that when built over time will remain true to its intended character and identity and properly relate to other phases of Kiley Ranch North. This is accomplished by utilizing architectural styles that have a rich heritage and have been traditionally used in the City of Sparks and surrounding area. The character will be applied throughout the community in the design of community and village/neighborhood gateway monumentation, community walls, signs, and community park structures. The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the DRC and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

3.3.3 Commercial Architecture

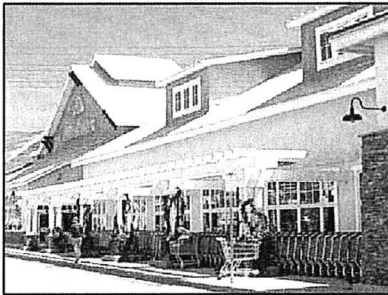
Commercial areas recall the rich heritage of the Northern Nevada agricultural and ranching settlements from early settlement years. Commercial architectural standards shall apply to CC, CC/MC, and AC use types (refer to Table 3-1 for use classifications).

3.3.3.1 Commercial Building Mass and Form

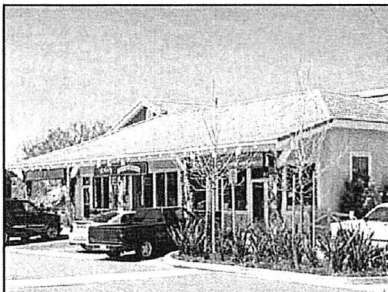
- a) Buildings and forms within a development shall be evaluated as individual components but must be designed as a whole to ensure unity essential to the overall design of the center.
- b) Facades shall be articulated to reduce the large scale and often uniform, impersonal appearance of many large retail buildings and to provide visual interest. The intent is to encourage human scale elements within the architecture which encourages pedestrian activity while strengthening and enriching the center's overall design concept.
- c) Visual interest shall be created in building facades through the incorporation of wall plane projections or recesses that are a minimum of two (2) feet in depth extending more than 55 feet in length through the incorporation of wall plane projections, recess or screen walls projecting from the building that are a minimum of 2 feet in depth, approximately every 50 feet for the front elevations and 6 inches in depth for side and rear elevations.
- d) In order to promote architectural quality and creative design solutions the DRC and City of Sparks, through the design review process, may allow the two (2) feet of wall plane projection or recess to be substituted with a combination of vertical or horizontal elements. These elements include (but are not limited to) trellises, awnings, shed roofs and columns. The elements must have a minimum of two (2) feet change in vertical or horizontal projection or recess. The proposed alternative design solution shall meet the intent of this standard.

e) Ground floor facades that face public streets shall have arcades, fenestration, display windows, entry areas, awnings, or other pedestrian- scaled features.

f) Building heights shall relate to the adjacent non-building area to enhance view corridors both to and from the site. Keep in mind efforts for the architecture to strengthen ideas of public view enhancement, and view preservation.



3.3.3.1 g) Façade detailing, pedestrian-scale arcades and trellises create an attractive environment for shoppers.



3.3.3.1 k) Smaller retail stores break up the visual monotony of larger stores.

g) Building facades shall use color change, texture change, material change or relief change to avoid large expanses of blank walls and box-like structures (see example to the left).

h) Larger buildings should vary building and roof forms to give the appearance of smaller forms. For example, one large scale anchor tenant may be broken down into a series of separate forms, such as an entry panel, arcade, and varied roof forms, to give the appearance of a variety of stores, while still maintaining an individual tenant's identity.

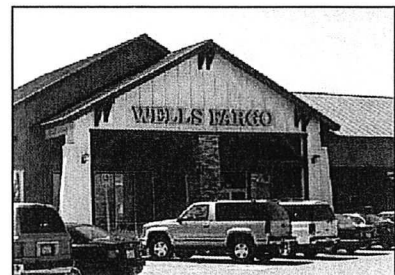
i) Multiple buildings within a single project shall be designed to be compatible, with a unified appearance of consistent building materials, texture, color or design.

j) Articulated facades shall be used on all sides of the building. The intent is to continue attractive surface detailing which strengthens community design themes.

k) The presence of smaller retail stores gives a commercial center a "friendlier" appearance by creating variety, breaking up large expanses, and expanding the range of activities (see example to left). Windows and window displays of such stores shall be used to contribute to the visual interest of exterior facades.

3.3.3.2 Commercial Building Entryways

a) Entryway design elements and variations shall give orientation to the shopper and add aesthetically pleasing elements to the building.



3.3.3.2 a) The use of arcades and overhangs help to identify building entrances.

b) Each principal building on a site shall have highly visible customer entrances featuring no less than four (4) of the following, unless during the design review process a better design solution is found that will satisfy the design intent and is approved by the DRC and the City of Sparks. Elements below may be successfully integrated into the building structure and design:

- canopies, porticos, trellis elements, or awnings
- unique roof expressions including overhangs and pitched roof forms
- innovative use of exposed structural elements
- recesses/projections
- arcades
- raised and corniced building forms with parapets above the door
- peaked roof forms
- arches
- outdoor patios
- display windows
- architectural details such as tile work, molding, and trim work
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting

c) Arcades are defined as covered walkways attached to buildings meant to provide weather protection and/or to delineate building walls. Arcades may vary in length based on wall configuration. Design of the arcades may also vary but must be complementary to the design of the overall development. Arcades may be designed with sloped roofs and/or parapets with a cornice trim. Arcade column structures may vary in their design elements (such as steel columns, stone and/or concrete finishes, and/or wood finishes). Column design must be complementary to the overall development. Arcade elements used as a design enhancement can either be freestanding or attached to the building wall. Exposed brackets are encouraged where attached to the wall. Main structural beam elements shall be a minimum of 4 inches x 12 inches.

d) Where additional tenants will be located in the principal building, each such tenant shall have at least one exterior customer entrance, which shall conform to the above requirements in this section.

e) Entryways shall be designed to avoid conflict between swing-out doors and the pedestrian flow within walkways or the public right of way.

f) Corner entryways may be highlighted with towers, angled doors, and deep-set doors.

g) Color, signage, material accents, and/or awnings may be used to highlight entryways.

3.3.3.3 Commercial Roof Form



3.3.3.3 a) Exposed rafter ends, overhanging eaves, multiple roof planes and varied fenestration create interesting commercial buildings.

a) Variations in rooflines shall be used to add interest to and reduce the massive scale of large buildings (see example to left).

b) The visible roof profile elements shall incorporate horizontal and vertical offsets, elevation changes, and varying roof overhangs. Elemental form changes are encouraged as varying roof forms from flat parapets to pitched roof forms will contribute to a high-quality design.

c) All rooftop equipment shall be screened from public view at street level and the parking lot in a manner matching the architectural style and materials of the building and incorporated as part of the building architecture.

d) All sloped roofs to be constructed of a material complementary to the development. Such roofs may be standing metal seam, trellised, shingled, or such other materials as approved by the DRC and the City of Sparks. Sloped roofs shall have a minimum pitch of 5:12 and a maximum pitch of 6:12. All sloped roofs shall have eave projections proportionate to their height. For all roof eaves 25 feet high and higher the roof overhang shall be a minimum of 3 feet and a maximum of 5 ft. For all roof eaves less than 25 feet the roof overhang shall be a minimum of 1.5 feet and a maximum of 3 ft.

e) The underside of all eaves shall be constructed of a material complementary to the roof. A mix of gable end and hipped roofs shall be utilized throughout the project. Curved elements may be included where complementary to the overall development. Major tower elements are encouraged to include sloped and hipped roofs within their design.

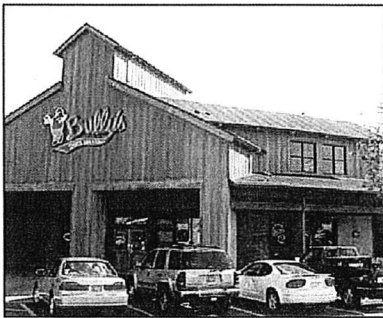
f) All parapet walls shall be finished with a cornice molding. The cornice design may vary but must be complementary to the overall development. All cornice details shall be scaled appropriate to the height and size of the wall. For walls 25 feet and higher, cornice details shall be a minimum of 8 inches and a maximum of 4 feet. For all walls lower than 25 feet, cornice details shall be a minimum of 6 inches and a maximum of 2.5 feet. There shall be a minimum 50 foot length of the parapet with a minimum 2 foot variation either vertically and/or horizontally.

g) Canopies, porte-cocheres, and other open air covered features may have flat roofs. Materials and colors must be consistent with the main building. Open covered features over 100 feet in length shall include at least one vertical feature, a minimum of 2 feet in height, that may include signs.

3.3.3.4 Commercial Accent Elements

- a) Accent medallions, inset or framed, shall be used in large expanses of walls at a minimum of every fifty (50) feet. The size of these elements shall not exceed 20 square feet. The material for these elements shall be complementary to the design (metal, stone, tile, and/or simulated wood) or another complementary material that is different from the wall surface.
- b) Tenant wall murals are encouraged on large wall expanses. Murals shall be detailed to include accent lighting, trim molding, and other details complementary to the overall development and shall contain no commercial message.
- c) Building wainscots are encouraged for large expanses of wall surfaces. However, where used, these finishes shall be accented by additional building fenestration to discourage continuous lengths of wall surfaces.
- d) All publicly accessible doors, windows, and openings shall be trimmed with a finished detail. Finished may be plaster, metal, simulated wood, pre-cast or other finish complementary to the building design. Trim profiles shall be a minimum of 4 inches wide x 2 inches deep.
- e) Diversity is important as it allows a variety of elements to be utilized to create a village atmosphere. Building walls shall be articulated as required in section 3.3.3.1d of this Handbook. Design features may include flat surfaces accented by vertical features; a 'base, 'middle' and 'cornice' section; and/or by color and material change. Walls over 25 feet high shall include an additional 'top section' to define entries and other building elements. This section shall be defined by pitched roofs, tower elements, color, and/or material changes.
- f) Exterior building wall finishes shall consider a blend of varying materials. These finishes may include a mix of plaster, stone, siding, decorative metal, tenant murals, stucco, on reflective glass, tile, and/or brick.

3.3.3.5 Commercial Materials and Colors



3.3.3.5 a) Natural looking materials such as wood add authenticity to buildings .

- a) Buildings shall be evaluated as individual components essential to the overall design of the center. Materials and colors of a building will be compatible with those of adjoining buildings. Each material and color will become part of a design palette, which will ultimately strengthen and communicate this theme to the public and culminate in a successful retail center (see example to left).

b) Predominant exterior building materials shall be of high quality. These may include a minimum of three (3), but are not limited to:

- brick
- stained, painted, or weathered wood/cementitious products such as heavy timbers or stock lumber
- stone veneer/cultured stone
- other native stone
- integral color split face or rough cut.
- metal such as corrugated, battened or standing panelized systems; performed painted or stained metal shapes
- fabric or metal awnings
- dimensioned asphalt or simulated wood shingles
- slate or simulated slate roof
- tilt-up concrete with wood texture, or other facade treatment as required by the DRC or the City of Sparks
- tinted, textured stucco

c) Accent colors to emphasize special façade elements to achieve an aesthetically appealing environment while maintaining the ability to stand out and attract attention at focal points.

d) Facades shall utilize low reflective palette colors in broad expanses. The use of high intensity colors, very dark colors or fluorescent colors are discouraged. Some metallic colors may be considered on an individual basis with approval by the DRC and the City of Sparks.

e) Building trim and accent may feature a brighter, more intense palette of colors used to direct focus toward important building elements.

f) The following exterior building materials are not allowed as predominant features on building facades, but may be used sparingly with DRC and City of Sparks approval if it advances the design intent of the architectural style:

- integral color smooth-faced or painted concrete masonry
- tilt-up concrete panels without textures or finishes
- pre-fabricated steel panels
- unprotected wood
- dimensional asphalt shingles (architectural grade asphalt shingles may be used on roofs)

g) The following exterior building materials are not allowed:

- reflective or mirror glass or applied films
- exposed neon on building facades for decorative purposes
- basic non-dimensional asphalt shingles

3.3.4 Business Park Architecture

3.3.4.1 Business Park Building Mass and Form

- a) Facades shall be visually interesting by incorporating wall plane projections or recesses on all four sides of the building. There shall be no long flat expanses of walls that exceed 50 feet without incorporating at least two of the following: color change, texture change, material change, or plane projections or recesses.
- b) Ground floor facades that face public streets shall have arcades, entry areas, awnings, window walls, window patterns, or other such features.
- c) Facades shall be articulated to reduce the uniform, impersonal appearances of large office/industrial buildings and provide visual interest that will reflect a contemporary architecture style.
- d) Building heights shall relate to the adjacent non-building area to address sunlight penetration, ventilation, and protection from prevailing winds, public view enhancement, and view preservation.
- e) Articulated facades shall be used on all sides of a building. The intent is to continue attractive surface detailing which strengthens community design themes.
- f) Buildings shall have architectural features, such as plazas and sculpture gardens, and patterns that provide pedestrian-scale visual interest.
- g) Building facades shall use color change, texture change, material change or relief change to avoid large expanses of blank walls and box-like structures (see examples to right).
- h) Multiple buildings within a single project shall be designed to be compatible with each other using similar building materials, texture, color, or design.



3.3.4.1 g) Variations in façade color and material increase the attractiveness and quality of business park development.

3.3.4.2 Business Park Building Entryways

- a) Entryway design elements and variations shall give orientation and aesthetically pleasing character to the building. The entrance shall be clearly distinguished by the architectural design of the building.

b) Each principal building should have clearly, highly visible entrances featuring at least three (3) of the following, unless during the design review process a better design solution is found that will satisfy the design intent:

- canopies or porticos
- overhangs
- recesses/projections
- arcades
- raised corniced parapets over the door
- peaked roof forms
- arches
- outdoor patios
- architectural details such as tile work and molding which are integrated into the building structure and design
- integral planters or wing walls that incorporate landscaped areas and/or places for sitting

3.3.4.3 Business Park Roof Form

a) Variations in rooflines shall be used to add interest to and reduce the scale of large buildings. Building roof features should complement the character of development in which it is in.

b) All rooftop equipment shall be screened from public view at street level in a manner matching the architectural style and materials of the building. Screening shall be designed as part of the architecture of the building.

c) Pitched roofs shall provide periodic breaks in their mass or provide dormer or other architectural feature to provide variation in roof massing. Flat roofs shall be hidden behind a parapet wall which shall provide periodic breaks, at least every 50 linear feet, and variations in height of at least 2 feet.

d) All parapet walls shall be finished with a cornice molding. The cornice design may vary but must be complementary to the overall development. All cornice details shall be scaled appropriate to the height and size of the wall. For walls 25 feet and higher, cornice details shall be a minimum of 8 inches and a maximum of 4 feet. For all walls lower than 25 feet, cornice details shall be a minimum of 6 inches and a maximum of 2.5 feet. There shall be a minimum 50 foot length of the parapet with a minimum 2 foot variation either vertically and/or horizontally.

3.3.4.4 Business Park Materials and Colors

a) Buildings within a development shall be aesthetically pleasing and compatible with materials and colors used in adjoining buildings.

b) A variety of building materials, from list in c) below shall be used on all four exterior sides of all buildings. The variety of material selected shall establish a rhythm of textures, wall plane changes, and color to eliminate any long expanse of blank wall.



3.3.4.4 b) Quality building materials enhance the look of office/business parks.

c) Predominant exterior building materials shall be of high quality. These include a minimum of three (3), but are not limited to (see examples to left):

- brick or brick veneer
- iron
- steel/metal
- wood
- stone / cultured stone
- other native stone
- tinted, textured, concrete masonry units
- tinted, textured stucco or drivet
- window walls / reflective glass
- glass or glazing
- concrete or form board concrete
- other materials acceptable to the DRC and City of Sparks

d) Facades shall utilize low reflecting, subtle, neutral or earth tone colors. The use of high intensity colors, metallic colors, black or fluorescent colors are prohibited.

e) Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be an acceptable feature for building trim or accent areas.

f) Predominant exterior building materials shall not include the following:

- smooth-faced concrete block
- tilt-up concrete panels without textures or finishes
- pre-fabricated steel panels

g) Exposed trusses, beams, and other structural elements that directly relate to the design of the building are encouraged.

3.3.5 Single Family Residential Architectural Standards

3.3.5.1 Single Family Architectural Standards Purpose

One important goal of these guidelines and standards is to create a streetscape possessing both functional and visual variety. The architectural guidelines are intended to provide variety in appearance as well as a sense of individuality for each structure. Projects where identical buildings line the streets without variation in form and mass are discouraged. The application of detail and character to the architecture should be as authentic as possible to avoid the artificiality of "stage front" architecture.

The guidelines provide general goals with regard to architectural elements with the intent of explaining their context to the overall design character of the community.

3.3.5.2 Background

The architectural styles that have been chosen to form the foundation of Kiley Ranch North, including Phase 11, are from the Craftsman and Farmhouse heritage. Structures located within residential neighborhoods (not including Mixed Use areas) will be required to exhibit some elements of the Craftsman, Farmhouse, or Alternative theme as approved by the City of Sparks and the DRC. The inherent attractiveness, informality, and sense of elegance of these styles have enabled them to remain popular over a long period of time. The goal is to apply the basic architectural elements of these styles without being overly restrictive. Additionally, alternative architectural themes that implement innovative designs, new technologies and materials, etc. may be implemented with the approval of the DRC and City of Sparks Community Services Planning Division. Authentic application of historical forms will establish an architectural tradition for both individual residences and neighborhoods without trying to create exact replicas of the past.

3.3.5.3 Craftsman

The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The resulting Craftsman style responded with extensive built-in elements and by treating details such as windows or ceilings as if they were furniture. The style is further characterized by broad open porches, multiple gable roofs with deep overhangs, and a rustic texture of building materials. The following further describes the essential design elements of this style.

Basic Elements

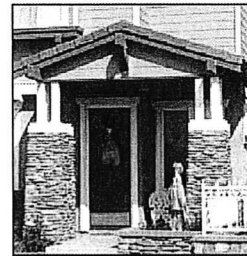
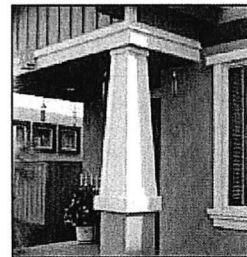
- Gable roofs with deep overhangs.
- Expressive structural elements such as rafters, brackets and columns.
- Broad windows and doors.
- A mixture of materials such as stone, shingles and siding.
- Porches with distinctive pier column combinations.

Building Mass and Roofs

- Gabled roofs with a pitch range from 4 in 12 to 6 in 12 for the main roof.
- Wings which project from the main mass and receive independent roof forms.
- Roof materials of concrete or clay tile, architectural grade composition asphalt shingles or slate.



3.3.6.3 Craftsman architecture, with its wood detailing, gable roofs and porches, captures the informal naturalistic atmosphere of Kiley Ranch North.



Building Articulation

- Large, detailed eave projections with exposed rafter tails.
- Gable roof projections may be supported by braces or extended beams.
- Broad porches encompassing the full width of the house.
- The gable roof on porches parallel to the roof of the main structure.
- The detailing of porches showing variety such as short square columns that rest on massive piers, battered columns, or solid balustrades.
- Railings have square balusters or turned spindles.

Doors and Windows

- Windows and doors broad in proportion.
- Doors paneled or contain a combination of paneled and glazed elements, and entries usually occur singularly.
- Doors have sidelights and transoms.

The door trim surround consistent with the window trim.

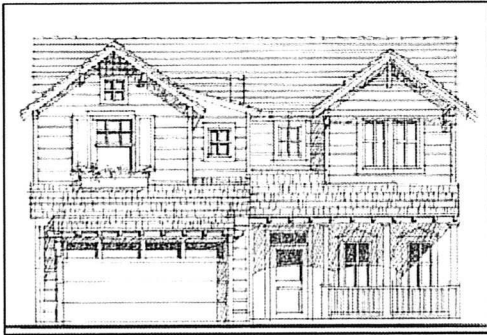
- Windows and doors that have trim caps, brackets or other details over the window head are encouraged.
- Box and angled bay windows used as accents.
- Double hung windows with multiple panes over one divisions.
- Casement windows used as specialty windows.
- Windows either flat, half-round or segmental arched tops.

Materials and Colors

- Walls clad with stone, brick, stucco, wood siding, or plain shingles.

3.3.5.4 Farmhouse

Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial and Cape Cod styles begun in New England. As the American frontier moved westward, the Farmhouse style evolved according to availability of materials and technological advancements, such as balloon framing. Predominant features of the style are large, wrapping front porches with a variety of wood columns and railings. Roof ornamentation consists of cupolas, weathervanes and dove cotes. The following further describes the essential elements for design.



3.3.6.4) Farmhouse and ranch vernacular architecture, with their wood siding, hipped, gable and barn roofs, and wrap-around porches, is another ideal architectural theme.



Basic Elements

- Variable pitched roofs with moderate overhangs.
- Expressive structural elements such as rafters, brackets and columns.
- Variable window types.
- A mixture of materials such as stone, stucco and wood siding.
- Porches incorporating heavy timber columns with knee braces.

Building Mass and Roofs

- Roofs gabled with a pitch range from 3 in 12 to 9 in 12 for the main roof.
- Roofs simple gable, hipped or gambrel forms often with dormers.
- Roof materials to be architectural grade composition asphalt shingles, concrete tile or clay tile.

Building Articulation

- Simple eave projections with trimmed rafter tails and fascia.
- Broad porches, encompassing the full width of the house.
- Piers and balustrades of the same material as the main mass of the house.
- Porch balustrades are connected to column supports.

Doors and Windows

- Windows and doors broad in proportion.
- Doors paneled or a combination of paneled and glazed, and entries usually occur singularly.
- Doors have sidelights and transoms.
- Windows and doors have trim details over the window head and doors.

- Box and angled bay windows used as accents.
- Picture windows.
- Windows double hung with multiple pane over one divisions.

Materials and Colors

- Walls clad with stucco or wood siding.
- Stone and brick used as accents.

3.3.5.5 Alternative Themes

To promote architectural richness through a diversity of styles, no single architectural vernacular has been chosen to characterize potential residential neighborhoods within Kiley Ranch North Phase 11. While some Guest Builders may embrace more traditional styles such as the Craftsman Bungalow and Farmhouse styles, others may elect to pursue more contemporary or eclectic styles such as Contemporary, Mid Century Modern or Mediterranean variants. The end goal is to create an attractive community that provides diverse housing choices to suit the variable tastes of current and future Sparks residents, recognizing that not all consumers' tastes are the same.

The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the DRC and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

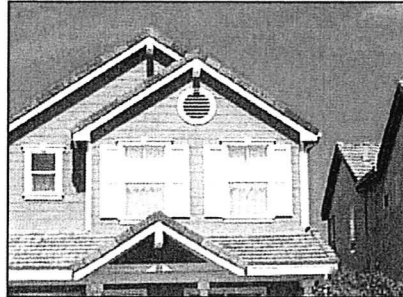
3.3.5.6 Single Family Building Mass and Form

- a) Facades of buildings shall be derived from the architectural style selected by the Guest Builder for their respective village or project. Such architectural styles shall make use of expressive structural elements such as brackets and columns, variable window types, a mixture of materials and distinctive porches.
- b) A minimum of three (3) distinctive floor plans shall be used within each subdivision. A subdivision with twenty (20) or less lots may have less than three (3) distinctive floor plans.
- c) The architectural detailing similar to that of the front elevations may be utilized on all sides of the home.
- d) Any building addition or additional building(s) (over 120 square feet) on a property shall match the main structure in building design, materials, roof pitch and architectural character.
- e) The exterior mass and form of residential architecture should be varied within neighborhoods to improve the streetscape. This can be accomplished through (but is not limited to) varied setbacks, floorplans, facade detailing, massing and rooflines.

- f) The stepping back or change in materials and color of a second story can be used to add variety to homes and the street (see 3.3.5.7 and 3.3.5.8, below). The second story can be set back in relation to the garage face below it. If building form is viewed as a series of interlocking masses rather than a single volume, a more desirable design solution will result. However, certain styles will dictate a single volume solution.



3.3.5.6 f) First and second stories are differentiated by color and materials.



3.3.5.6 f) Varied roof planes and second story facade details add visual interest.

3.3.5.7 Single Family Roof Form

- a) Roofs shall have variations in plane accomplished by use of dormers, gables, overhangs, hipped roofs and variations in pitch appropriate to the homes chosen architectural style (see Exhibits 3.3.6.2 and 3.3.6.3 above). Flat roofs, when consistent with the architectural theme selected by the Guest Builder, will be considered (i.e. in Modern/Contemporary architecture).
- b) Roof materials to be concrete tile, clay tile, or non-reflective architectural metal. Architectural grade composition asphalt shingles will be considered on a case by case basis.

3.3.5.8 Single Family Materials and Colors

- a) The materials and colors used in residential dwellings shall reflect the general theme of architectural style chosen for the subdivision as described in Section 3.3.2.
- b) Exterior elevations shall demonstrate a logical use of materials and a unified appearance. The interface between the home and the garage shall use complementary materials and/or colors in keeping with the architectural style.
- c) Change in materials or color shall occur at changes in plane or at a logical break on the facade, so as not to give the appearance of artificial quality in keeping with the architectural style.



3.3.5.8 b) Richly detailed surfaces, modulated facades and varied roofline create attractive, street-facing facade.

- d) Building materials and color schemes shall be consistent with the chosen architectural style as described in Sections 3.3.5.3, 3.3.5.4, and 3.3.5.5.
- e) Homes shall incorporate a minimum of two building materials from the list below to the approval of the DRC and Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:
 - Brick or masonry products
 - Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
 - Tinted and/or textured stucco
 - Stone veneer/cultured stone
 - Other natural stone
 - Non-reflective metal as accent(s)

3.3.5.9 Single Family Residential Building Articulation

- a) Broad porches shall encompass most of the full width of the front of house.
- b) Windows and doors shall form a substantial proportion to the entire house front.
- c) Bay windows, picture windows, double hung windows, door/window trims that are consistent and noticeable, sidelights and transoms are all encouraged.
- d) Front doors shall be varied and distinctive to each architectural style.

3.3.5.10 Single Family Residential Support Structures

Residential exterior support structures such as HVAC and satellite dishes can have a negative impact on the appearance of the streetscape and neighborhood character. The impacts of these structures shall be minimized.

- a) Exposed gutters shall be colored to match the roof, trim or wall material. Exposed downspouts shall be colored to match the surfaces to which they are attached.
- b) All HVAC, soft water tanks, pool and spa equipment, and electric self-timer boxes for sprinklers or exterior landscape lighting shall be screened with landscaping or an architectural element.
- c) Skylights and solar panels shall be designed as an integral part of the roof. The glazing shall be clear or solar bronze. White glazing is prohibited. The framing materials shall be colored to match or blend with the roof.

- d) Space shall be provided in an adjacent side yard or interior portion of the garage to handle the size of at least two recycling/trash containers.
- e) The use of patio structures is encouraged when architecturally appropriate. They shall be integrated into the building form to add articulation to otherwise large unbroken wall masses. Such structures must meet the setback requirements of the main structure.
- f) All homes shall be prewired to accommodate cable television service, telephone, and internet service. Guest Builders shall not install exterior antennas. However, once 18-inch satellite dish discretely placed on the side or rear wall elevations beneath the eaves and soffits of the structure will be permitted.
- g) Boat and recreational vehicle storage shall be limited to rear and side yards and be screened from any public right-of-way.
- h) Chimneys – all fireplace vents if through roof shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimney shall be compatible with the exterior materials and colors used on the house.

3.3.5.11 Single Family Garages

- a) The home and the yard rather than the garage shall be the primary emphasis of the street elevation. Garages facing the street shall be setback five (5) feet from the front building facade.



3.3.5.11 a) Recessed garages give importance to the entry and create a pedestrian friendly neighborhood.

b) Each subdivision house plan shall incorporate one of the garage design techniques listed below. Methods to achieve this include, but are not limited to:

Recessed Garage

Setting the garage back a minimum of five (5) feet in relationship to the front of the house reduces the overall visual mass of the garage.

Deep Recessed Garage

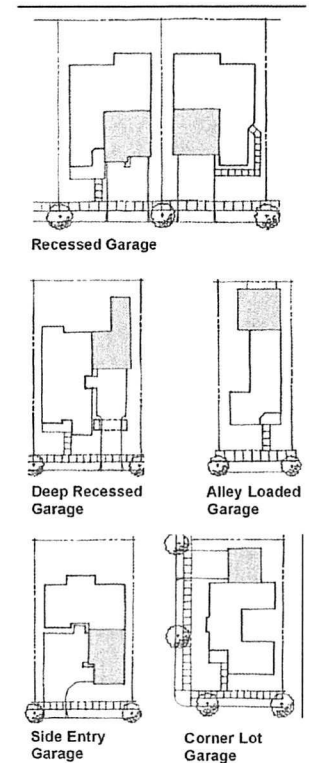
Setting the garage back to the middle or rear of the lot. This creates a more pedestrian-friendly street environment by allowing the homes primary entryway to address the street.

Alley Loaded Garage

The use of alleyways locates garages off the street and creates a more traditional street scene, without garage facades fronting the street. The garage off the alley shall have architectural features that complement the main structure.

Side Entry Garage

This design technique breaks up the continuous view of garage doors along the street. The façade of the garage facing the street shall incorporate architectural features, windows, faux windows, or other details.



3.3.6 Multi-Family Residential Architecture

3.3.6.1 Multi-Family Building Mass and Form



3.3.6.1 b) Facade articulation such as the use of dormer windows add richness to both the home and the streetscape.

a) Multi-family residential facades can often be box-like and monotonous in appearance, contributing to unpleasant visual qualities and poor community character. Facades of buildings shall be articulated using at least one of the architectural styles contained in Section 3.3.5.3, 3.3.5.4, and 3.3.5.5.

b) Buildings shall incorporate facade articulation with no long expanses of flat wall planes, vertically or horizontally, exceeding 50 feet (see example to left).

c) Architectural elements (i.e., exterior materials, fenestration, window trims, cornices, arches, etc) shall be utilized on all sides of the building.

d) The architecture facing a pedestrian area shall exhibit a human scale of detail, such as awnings, moldings, pilasters and other architectural details.

e) Use of vertical elements such as towers, piers and varied rooflines may be used to break up the horizontal massing and provide visual interest.

f) Attached dwelling units whose garage and/or carport are more than 50 percent of the total width of the unit shall incorporate architectural features such as shutters, garage door window trim and minimum offsets of 2 feet, to reduce the visual impact of garages and carports on the front façade.

g) Garages and carports not attached to the main residential building shall match the main structure in building design, materials, roof pitch and architectural character.

h) Building heights shall address sunlight penetration, ventilation, protection from prevailing winds, and views to the adjacent open space areas.

i) All multi-family units shall have an outdoor patio/deck for each unit with a minimum depth of six (6) feet or provide a design solution that satisfies the intent of this standard. The alternative design is subject to the approval of the DRC and the City of Sparks.

3.3.6.2 Multi-Family Roof Form

- a) Roofs shall have variations in plane accomplished by use of dormers, gables, hipped roofs and variations in pitch appropriate to the chosen architectural style (see example to right).
- b) Roof materials shall be consistent with the chosen architectural style as outlined in Sections 3.3.5.3 through 3.3.5.5.



3.3.6.2 a) Variations in roof form help avoid box-like structures.

3.3.6.3 Multi-Family Materials and Colors

- a) The materials and colors used shall reflect the chosen architectural style as outlined in Section 3.3.6.
- b) Expanses of uninterrupted single exterior materials without planar or color changes shall not be allowed.
- c) Change in materials or color shall occur at changes in plane or at a logical break on that façade, such as change in story, to avoid artificial or “tacked-on” appearances.
- d) Building materials and color schemes should be consistent with the chosen architectural style.
- e) Materials such as brick and stone shall be left in their natural colors.
- f) Homes/buildings shall incorporate a minimum of two building materials from the list below to the approval of the DRC and the Administrator. Predominant exterior building materials shall be of high quality. They may include but are not limited to:
 - Brick or masonry products
 - Stained, painted, or weathered wood/composite siding or shingles, or cementitious product
 - Tinted and/or textured stucco
 - Stone veneer/cultured stone
 - Other natural stone
 - Non-reflective metal accent(s)

3.3.6.4 Multi-Family Support Structures

- a) Recreational vehicles shall not be stored onsite.
- b) No pole parking structures will be permitted.

3.3.7 Mixed Use (MU) Architecture

As with the Design Standards section, the MU architecture standards utilize the standards established for specific uses. Therefore, an office building in the MU zone adheres to the same standards as an office building in the BP zone. However, where residential development is contiguous to non-residential development, proper buffering and screening is to be included, as outlined in Section 3.2.5.

Table 3-2 provides references for architectural standards for projects in the MU zone.

Table 3-2 Architectural Standard References for Projects in the MU Zone

Use	Architectural Standards
CC, AC, BP – type uses	Sections 3.3.3 and 3.3.4 apply
CC/Medical type uses	Section 3.3.4 applies
MR-type uses	Section 3.3.5 applies for single family Section 3.3.6 applies for multi family
MHR-type uses	Section 3.3.6 applies
HR-type uses	Section 3.3.6 applies
Public/Institutional Land Uses	To be defined in Final Handbook*

*The design of public/institutional uses is generally defined by the specific project (i.e. school, outdoor theater, etc.). Therefore, the exact form and appearance can be determined at the final handbook stage, when the use is specified.

It is possible, in the MU zone, to have a project that combines residential and non-residential development within a single building or group of buildings. In this case, the project design should seek to differentiate (visually and architecturally) between residential and non-residential areas whenever possible. Where residential and non-residential development shares common elements (i.e. driveways, walkways, building entries, etc.) the developer is free to choose an architectural theme provided it meets the overall intent and standards of this handbook. The exact project design can be defined at the final handbook stage.

CHAPTER 4 CONSTRUCTION, OPERATION, AND MAINTENANCE

4.1 Clean Job Site

All construction job sites within the Kiley Ranch North Phase 11 are to be maintained in a clean and orderly fashion. Each Master Developer/Guest Builder shall adopt procedures to suit its individual circumstances.

4.2 Protection of Vegetation During Construction

Any vegetation within the open space areas which is outside the limits of grading, shall be protected from damage during construction.

4.3 Temporary Protective Fencing

Temporary protective fencing shall be erected by the Master Developer or Guest Builder at a 20-foot setback adjacent to riparian vegetative areas during construction adjacent to these areas and removed upon completion. No equipment will be allowed to enter the fenced areas.

Potentially toxic materials such as solvents, paints, gasoline, etc. shall not be poured on the ground anywhere within the development.

4.4 Erosion Control Plan and Storm Water Pollution Prevention Plan (SWPPP)

All projects are required to have an Erosion Control Plan and SWPPP plans in place prior to all grading activities. The Erosion Control Plan(s) shall be reviewed and approved by the DRC and the City of Sparks. The SWPPP shall be approved by the Nevada Department of Environmental Protection and any other applicable government agency required for such approval or monitoring.

These requirements will apply to the development site itself and any surrounding property that may be used as a debris, borrow, or stockpile site for excess soil cut or fill.

4.5 Temporary Uses and Signs

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by the DRC and the City of Sparks Community Services Planning Division. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

All temporary uses and/or structures shall be maintained in a clean and orderly fashion. Adequate parking, trash, and restroom facilities shall be provided for the expected attendance. All components required for any event shall be removed and the site cleaned up within 24 hours of the close of each event or use. If a temporary use site is not maintained or returned to a reasonable state of cleanliness, the Master Developer or the LMA has the authority to authorize clean-up by an outside party and assess the cost of this clean-up against the owner or Guest Builder per the Kiley Covenants.

Each project is allowed one 4'x8' project identification sign. This sign shall be immediately removed upon the installation of the permanent entry feature. The proposed project identification sign shall be submitted to the Master Developer and the DRC for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.

4.6 Non-Residential Construction, Operation and Maintenance

All non-residential land uses shall be maintained through various Common Area Agreements or other agreements. The CC&R's or supplemental documents shall include this agreement as an irrevocable covenant for the life of the project. A single contact person responsible for common area maintenance shall be identified to the Master Developer and the City of Sparks Community Services Planning Division at all times. All common area, paving, buildings, signage, structures, landscaping, walls, and lighting shall be maintained in good repair at all times.

- a. The CC&Rs shall designate the responsible party for all grease traps which shall be approved by the Industrial Waste Division of the City of Sparks Public Works Department.
- b. Shopping cart enclosures shall be approved by the City of Sparks at the time of administrative review. The center, as part of its common area maintenance, shall be responsible for keeping shopping carts on-site subject to City ordinances as amended from time to time. The center shall provide for prompt retrieval of carts taken off-site.
- c. Construction and construction related activities shall be limited to the hours of 7a.m. to 7p.m., Monday through Friday, Saturday 9a.m. to 5p.m. No work shall be performed on Sundays. The developer shall install and maintain signs at project entries stating these limits. At the conclusion of construction, the developer shall remove these signs.
- d. Deliveries to the site and noise-generating maintenance such as parking lot sweeping, snow removal and trash service shall be limited to 7a.m to 10p.m. No truck idling shall be permitted on-site outside of these hours.

4.7 Residential – Model Parks and Construction Yards

4.7.1 Temporary Sales Office Within a Model Home and Model Home Complex

Model Home Complexes shall comply with the following standards:

1. Sales centers within model home complexes or within temporary sales trailers shall be reviewed and approved by the DRC and City of Sparks Community Services Planning Division. Temporary sales trailers must be removed from the sales center after six (6) months.
2. The location of model home complexes and details regarding parking, lighting, landscaping, fencing, signing and hours of operation shall be reviewed and approved by the DRC and the City of Sparks Community Services Planning Division.
3. Sales Office hours of operation: 10 a.m. to 7 p.m. weekdays, 10 a.m. to 6 p.m. on Saturdays and Sundays.
4. Temporary sales office and model homes will cease operation with the sale of the final home in the subdivision, at which time the temporary sales office will be vacated and a building permit issued to return the former office to a garage, remove temporary trap fencing and model home signs. The model homes will then be sold as residential units.
5. A paved off-street parking lot shall be provided for the model home complex and accessible parking provided per S.M.C. The off-street parking lot will terminate at the point in time which all the residential lots have been sold and the sales office is closed. The parking lot will be removed and a residential structure constructed, if the parking is situated on a residential lot. If not a residential lot, then the lot shall be landscaped as open space or the other intended use as recorded on the final map and/or as indicated on the improvement plans for the development site.
6. The Master Developer or Guest Builder shall provide a minimum of (2) paved, off-street parking spaces for each model home (1) of which is van-accessible disabled parking to the approval of the DRC or the Master Developer prior to final inspection. The parking lot must comply with all requirements of Title 20.04.009 including striped parking spaces and signs identifying the van accessible parking space.

7. The model home lots will be completely landscaped as well as the area surrounding the off- street parking lot area and are subject to review and approval by the DRC and the City of Sparks Community Services Planning Division prior to issuance of a building permit for the model home complex and off-street parking. The landscaping and irrigation shall be installed per the approved plans prior to final inspection for occupancy of the model home complex office and off-street parking lot.
8. If temporary trap fencing is used, it shall be placed between the path to the model homes and the street to guide the prospective buyers to each model home. The temporary trap fencing shall be located on private property and shall not block or obstruct the public sidewalk along the street. The temporary trap fencing will be removed when the conversion of the sales office to a garage is submitted to the City.
9. Fencing for the front yard of model homes shall be decorative black metal. Front yard fencing and fencing that is not part of the permanent house-fencing scheme for the project shall be removed upon termination of the model home complex use.
10. Signs for the model homes will include small freestanding monument signs at the entrance of the temporary sales office and the entrance of each model home. The monument signs are temporary and will be removed when the conversion of the sales office to a garage is submitted to the City of Sparks. Sign sizing shall be per S.M.C. and as approved by the Community Services Planning Division. The sign locations shall comply with the safe sighting standards in the Title 20.04.010.
11. Site lighting for the model home complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the model home, and/or low voltage landscaping lighting.
12. Temporary parking lot lighting, if required by the City of Sparks, will be allowed. If lighting is otherwise desired by the Guest Builder, an application may be made to the DRC and the City of Sparks Community Services Planning Division. Upon termination of the model home complex use, any site lighting not in conformance with residential lighting throughout the project shall be removed by the Guest Builder.
13. The Master Developer or its assigns or Guest Builder shall limit all construction and construction related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00a.m. to 5:00p.m. Saturday. There shall be no construction-related activities on Sundays in residential areas. Any work outside these restrictions shall require a temporary use permit per SMC 20.03.040. The Master Developer or its assigns or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.

14. Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to the DRC and the City of Sparks Community Services Planning Division for review and approval of a temporary sign permit. Upon termination of the model home complex use by the Guest Builder, all flags and flag poles shall be removed by same.
15. The Guest Builder shall designate to the DRC and the Master Developer and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24 hour/7 days a week basis. The Guest Builder shall designate the project contact person to the DRC and the Master Developer as well as the City of Sparks, prior to issuance of a grading permit for the project.
16. If the sales office is not converted back into a garage, there must be parking documented to the approval of the City of Sparks that complies with Section 20.04.009.

4.7.2 Construction Yards

Construction yards will be necessary. The following requirements will apply to all zoning classifications within the planned development.

1. Definitions: Construction yard is a temporary area used for the storage of construction materials, supplies, equipment, tools, stock pile of useable construction materials and other items as permitted including temporary storage containers, construction trailers and temporary office trailers.
2. The location of all construction yards shall be reviewed and approved by the DRC and the City of Sparks Community Services Planning Division. To the extent possible, construction yards and temporary nurseries shall be located away from major and minor arterials and collector streets, and shall be fenced.
3. Proposed construction yards shall be associated with a specific project with an approved building permit issued for dust control, grading, construction, remodel and/or demolition.
4. Construction yards shall be supervised by one (1) contractor who will be responsible for enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
5. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the DRC and the City of Sparks and shall not be placed in required parking spaces or block pedestrian/vehicular access.

6. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained by the Guest Builder to ensure all construction trash is properly picked up and removed.
7. Guest Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.
8. Guest Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.
9. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
10. The Guest Builder shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring trucks, vehicles, and equipment onto the paved street, the contractor shall install a surface treatment, such as gravel or base at all egress/ingress points from the yard a minimum of 50 feet in length to the street access to the approval of the City of Sparks Community Services Planning Division.
11. A project site with physical constraints may utilize an alternative off-site property for a construction yard subject to the DRC approval and site plan review process. The Guest Builder shall be required to reclaim the alternative off-site property to its original condition prior to final inspection/issuance of a certificate of occupancy for the associated project to the approval of the City of Sparks Community Services Planning Division. Site reclamation may include site clean-up and/or revegetation with temporary irrigation. Bonding may also be required to verify revegetation within (3) three years.
12. The Master Developer or Guest Builder shall limit all construction and construction-related activities to between the hours of 7:00 a.m. through 7:00 p.m., Monday through Friday and 9:00 a.m. to 5:00 p.m., Saturday. There shall be no construction yard usage on Sundays in residential areas. Any work outside these restrictions shall require a temporary use permit per SMC 20.03.040. The Master Developer or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
13. The Guest Builder shall designate to the Master Developer, the DRC, and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The Guest Builder shall designate the project contact person to the Master Developer, the DRC, and the City of Sparks prior to issuance of a grading permit for the project.

14. The Guest Builder may construct a fence around the construction yard that is higher than (6) six feet and use barbed wire or concertina wire on the top of the fence with the approval of the City of Sparks Building Department and the DRC.
15. Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.

WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.


Signature

10/8/21
Date

Casey Martinez
Printed Name