

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

DOC #5381860

05/23/2023 01:09:46 PM
Electronic Recording Requested By
SPARKS CITY
Washoe County Recorder
Kalie M. Work
Fee: \$43.00 RPTT: \$0
Page 1 of 131

(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT STANDARDS HANDBOOK
(Kiley Ranch North Phase 5 Planned Development)

(NRS Chapter 278A)

Name of Development: Kiley Ranch North Phase 5
Name of Plan: Kiley Ranch North Phase 5 Final Development Handbook
Approval Date: July 11, 2022
City No. PCN21-0022

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**.

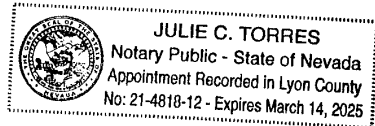
Pursuant to NRS 278A.570 (2) after this amended plan is recorded, all previous approvals and all zoning and subdivision regulations applicable to the property described in **Exhibit A** cease to apply.

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

Dated this 8th day of May, 2023

City of Sparks, Nevada

This instrument was acknowledged before me on May 22, 2023
By LISA HUNDERMAN as the City Clerk of Sparks, Nevada




Notary Public

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN09003	Final Approval of Kiley Ranch North Phase 5 Handbook	03-23-09	DOC# 3778476 7/6/09
PCN21-0022	Amendment (For Tentative Handbook Conformance, adding Medium High Residential land use, merging Office Business Park and Business Park into “Business Park”)	10-11-21	DOC# 5245631 11/5/21
PCN21-0022	Establishing development standards for single-family detached housing and modifying the development standards for single-family attached and multi-family housing in the Medium-High Residential (MHR) land use area.	7-11-22	

**LEGAL DESCRIPTION
FOR
KILEY RANCH NORTH PHASE 5**

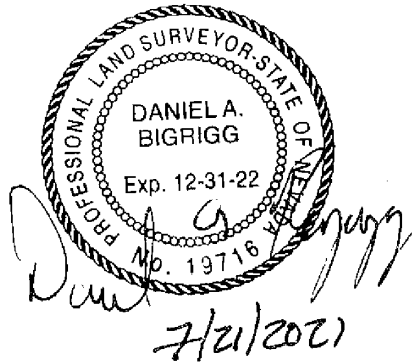
All that real property situate within Section 10, Township Twenty (20) North, Range Twenty (20) East, City of Sparks, County of Washoe, State of Nevada being more particularly described as follows:

BEING Parcel 1, Parcel 2, Parcel 3, Lot 1 and Lot 2 as shown on Subdivision Tract Map No. 4918, recorded June 10, 2009 as File No. 3769255 in the Official Records of Washoe County, Nevada.

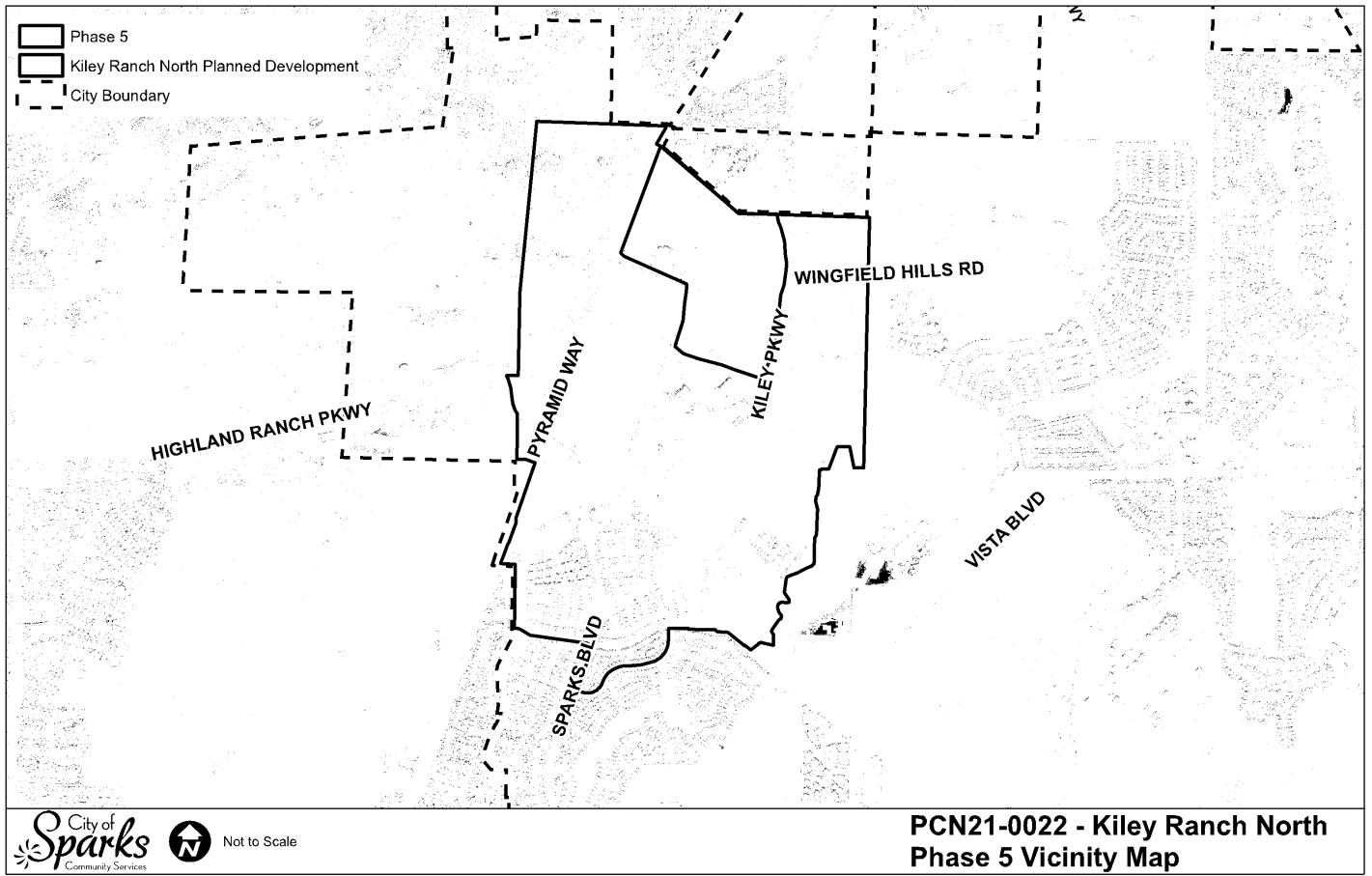
TOGETHER WITH Lot 2-A-1 and Lot 3-B-1 as shown on Parcel Map No. 5404, recorded May 9, 2019 as File No. 4909224 in the Official Records of Washoe County, Nevada.

TOGETHER WITH Parcel B-1-B as shown on Dedication Tract Map No. 5292, recorded October 30, 2018 as File No. 4862450 in the Official Records of Washoe County, Nevada.

Prepared by:
Christy Corporation
1000 Kiley Parkway
Sparks, Nevada 89436



Daniel A. Bigrigg P.L.S.
Nevada Certificate No. 19716



When Recorded Return to:
Sparks City Clerk
PO Box 857
Sparks, NV 89432

Introduced by City Council

BILL NO. 2794

ORDINANCE NO. 2612

**PCN21-0022 - AMENDMENT OF THE
KILEY RANCH NORTH PHASE 5 FINAL
APPROVED PLAN.**

**AN ORDINANCE MODIFYING A FINAL PLANNED DEVELOPMENT HANDBOOK,
KILEY RANCH NORTH PHASE 5, ESTABLISHING DEVELOPMENT STANDARDS
FOR SINGLE-FAMILY DETACHED, SINGLE-FAMILY ATTACHED, AND MULTI-
FAMILY USES IN THE MEDIUM-HIGH RESIDENTIAL (MHR) LAND USE AREA
ON A SITE APPROXIMATELY 115 ACRES IN SIZE GENERALLY LOCATED EAST
OF PYRAMID WAY AND SOUTH OF THE LAZY 5 REGIONAL PARK, NORTH OF
WINGFIELD HILLS ROAD, AND WEST OF KILEY PARKWAY, SPARKS,
NEVADA, IN THE N.U.D. (NEW URBAN DISTRICT-KILEY RANCH NORTH)
ZONING DISTRICT.**

THE CITY COUNCIL OF THE CITY OF SPARKS DOES ORDAIN:

SECTION 1: The final approved plan (Planned Development Handbook, Kiley Ranch North Phase 5) for the property described in Exhibit "A," situated in the City of Sparks, County of Washoe, State of Nevada, is hereby amended and adopted as provided for in Exhibit "B."

SECTION 2: The City Clerk is instructed and authorized to publish the title to this ordinance as provided by law and to record the plan certified herein as provided by law.

SECTION 3: This ordinance shall become effective upon passage, approval, and publication.

SECTION 4: The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare and convenience.

SECTION 5: If any subsection, phrase, sentence or portion of this section is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions.

SECTION 6: The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

PASSED AND ADOPTED this 11th day of July, 2022 by the following vote of the City Council:

AYES: Abbott, VanderWell, Anderson, Bybee, Dahir

NAYS: N/A

ABSENT: N/A

ABSTAIN: N/A

APPROVED this 11th day of July, 2022.

DocuSigned by:

Ed Lawson

2FF0422E72AA4D1...

Ed Lawson, Mayor

ATTEST:

DocuSigned by:

Lisa Hunderman

8EEB91DAF043483...

Lisa Hunderman
City Clerk

APPROVED AS TO FORM & LEGALITY:

DocuSigned by:

Wesley Duncan

C13B4B40D8AC4AC...

Wesley Duncan
City Attorney

April 2022

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

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KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

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 5 as envisioned, while assuring that the stated desired level of quality is achieved. Since implementation of public and private improvements will occur in multiple phases, 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 5 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 5, including streets, parks, community gateways 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 5. Phase 5 consists of Villages 4, 5, 6, 7, 10A, 10B, 11A, 11B, and portions of OS 3 and OS 4 as identified in the Kiley Ranch North Land Use Plan. A total of 115.3± acres are included within Phase 5. 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 5 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 5 – FINAL DEVELOPMENT HANDBOOK

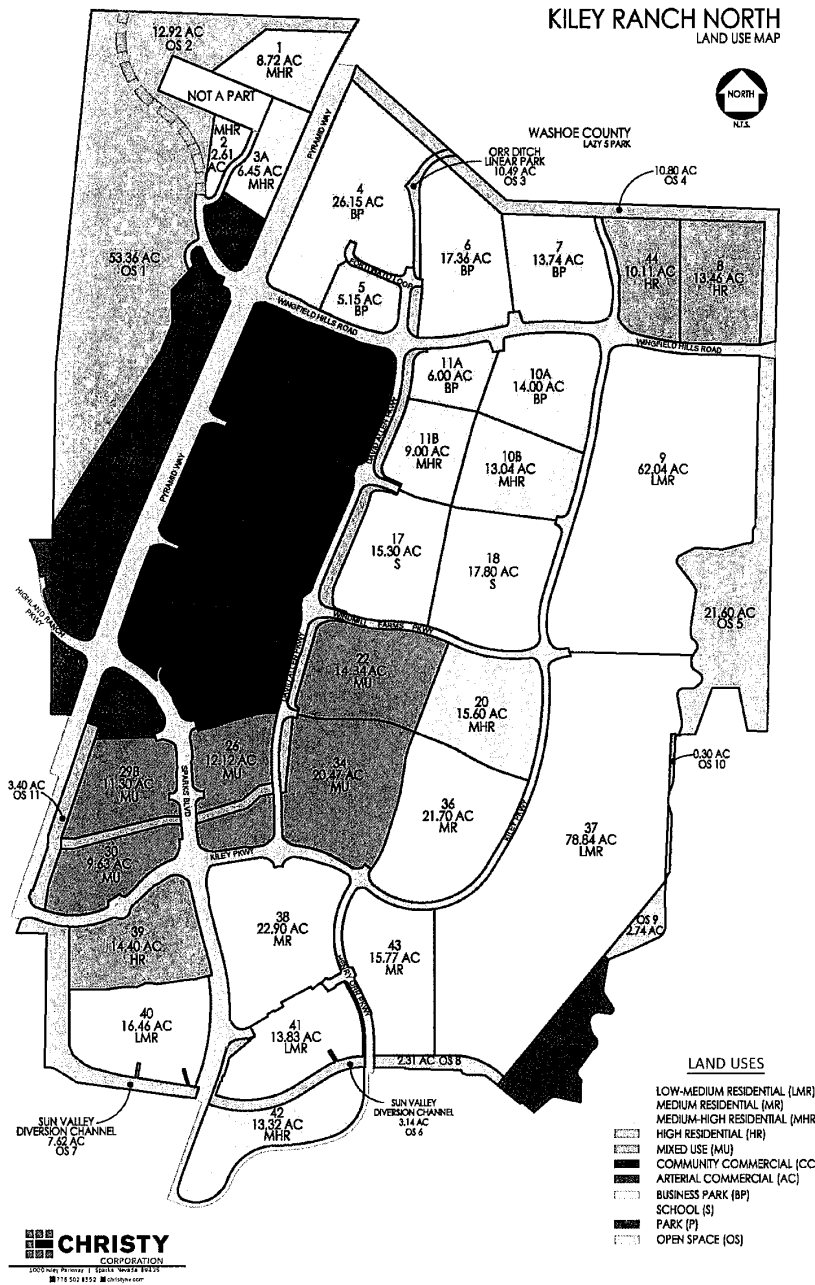


Figure 1-1 – Kiley Ranch North Land Use Plan

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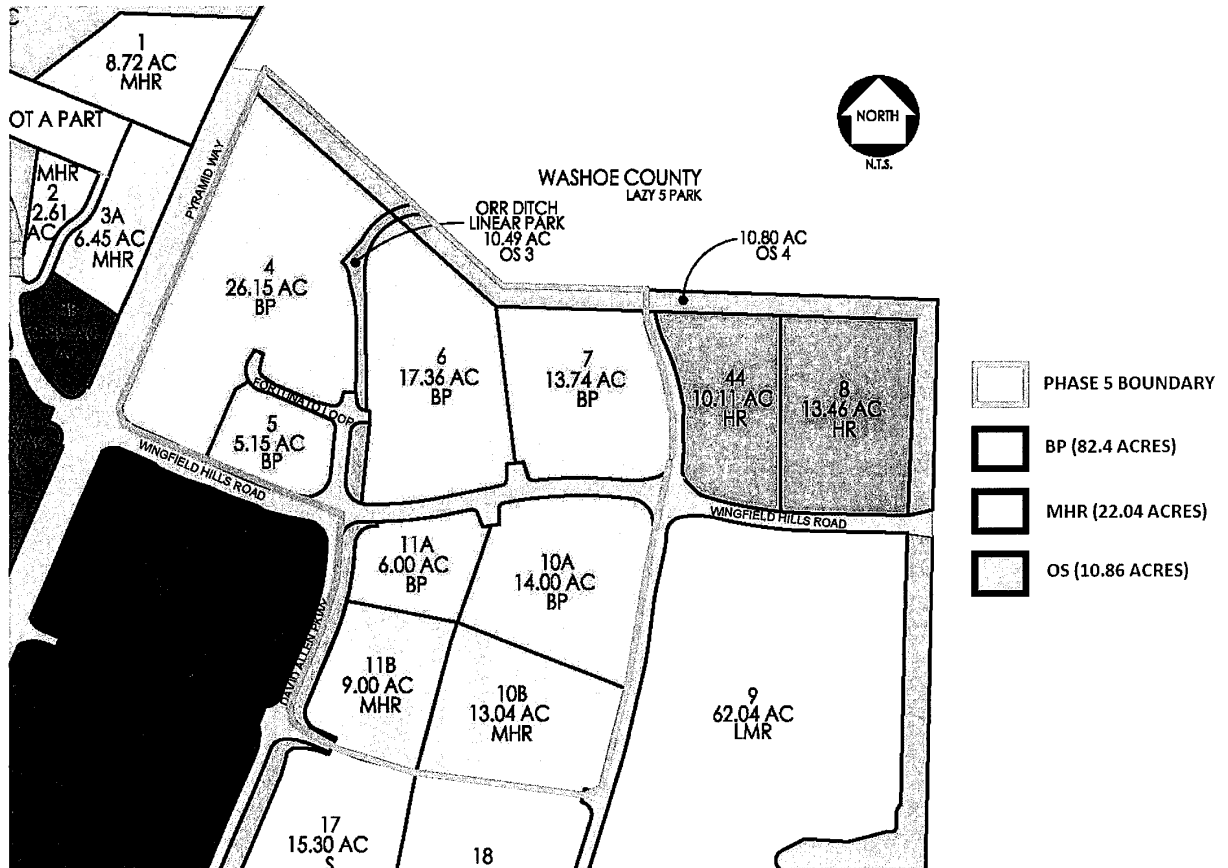


Figure 1-2 – Kiley Ranch North Phase 5 Master Plan

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

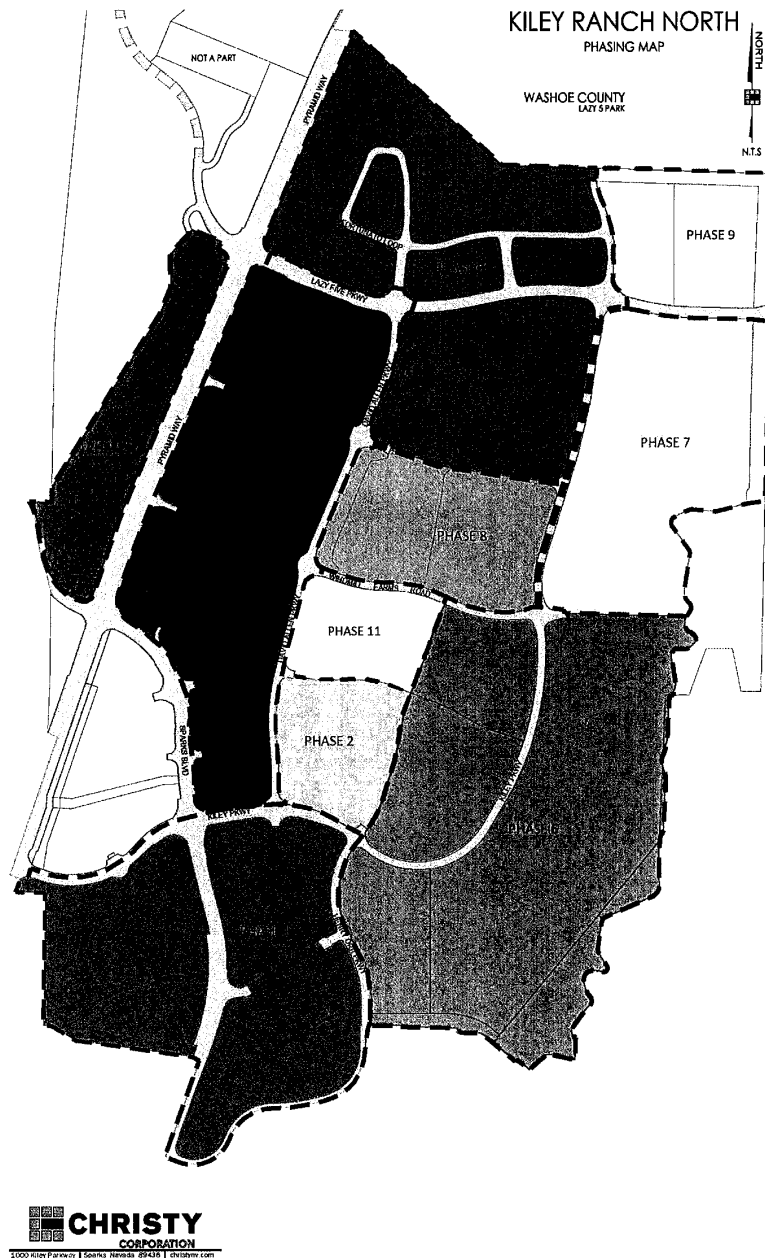


Figure 1-3 – Kiley Ranch North Overall Phasing Plan

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

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 5 with supplemental guidelines and standards to reflect site specific conditions within this phase.

1.2.1 Efficient Land Use Pattern

The integration and concentration of a variety of land uses creates a village structure within the greater community. This mixture of uses at varying levels of compatible densities and intensities creates a synergy that attracts residents, business and visitors. It also supports walkability within the community to commercial, recreational, employment, and public activities. Additionally, it also minimizes the consumption of land associated with traditional suburban development by encouraging and creating a more compact development pattern that is efficient for infrastructure, public services and maintenance.

1.2.2 Economic Sustainability

Kiley Ranch North includes a land use mix that encourages a live-work community by providing opportunity for uses that support employment growth and creation. The development markets its resources intelligently by drawing reputable corporations, new and expanding firms, and identifying “target” industries that seek a prominent, quality business center development. By providing diverse choices in housing, commercial activity and recreational amenities, the quality and character of the development creates a thriving, self-sustaining and attractive community accessible to a wide range of residents and employers.

1.2.3 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 by creating human-scale environments in which the individual can feel both comfortable and safe. The Phase 5 Land Use Plan organizes movement by providing connectivity between various activity centers. Integration of people gathering places that contain aesthetically pleasing and attractive amenities help promote social interaction and walkability within the community.

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1.2.4 Neighborhood Diversity

Phase 5 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.

1.2.5 Implementing the Vision

The vision for Kiley Ranch North Phase 5 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 5.

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 5 of Kiley Ranch North. As previously described, Phase 5 is comprised of 115.3± acres and includes 82.4± acres of Business Park (BP), 22.04± acres of Medium-High Residential (MHR), and 10.86± acres of Open Space (OS) land use. Phase 5 is generally located east of Pyramid Way, west of Kiley Parkway, east of David Allen Parkway, and north of Bohach Elementary and Sky Ranch Middle Schools, as depicted previously in Figure 1-2. Wingfield Hills Road bisects the property in an east/west direction.

Phase 5 of Kiley Ranch North is surrounded by high density residential (HR) uses to the east (north of Wingfield Hills Road, future Community Commercial (CC) uses to the west, public elementary and middle schools to the south, and developed single family to the east (LMR east of Kiley Parkway). Lazy 5 Regional Park lies directly north of Phase 5.

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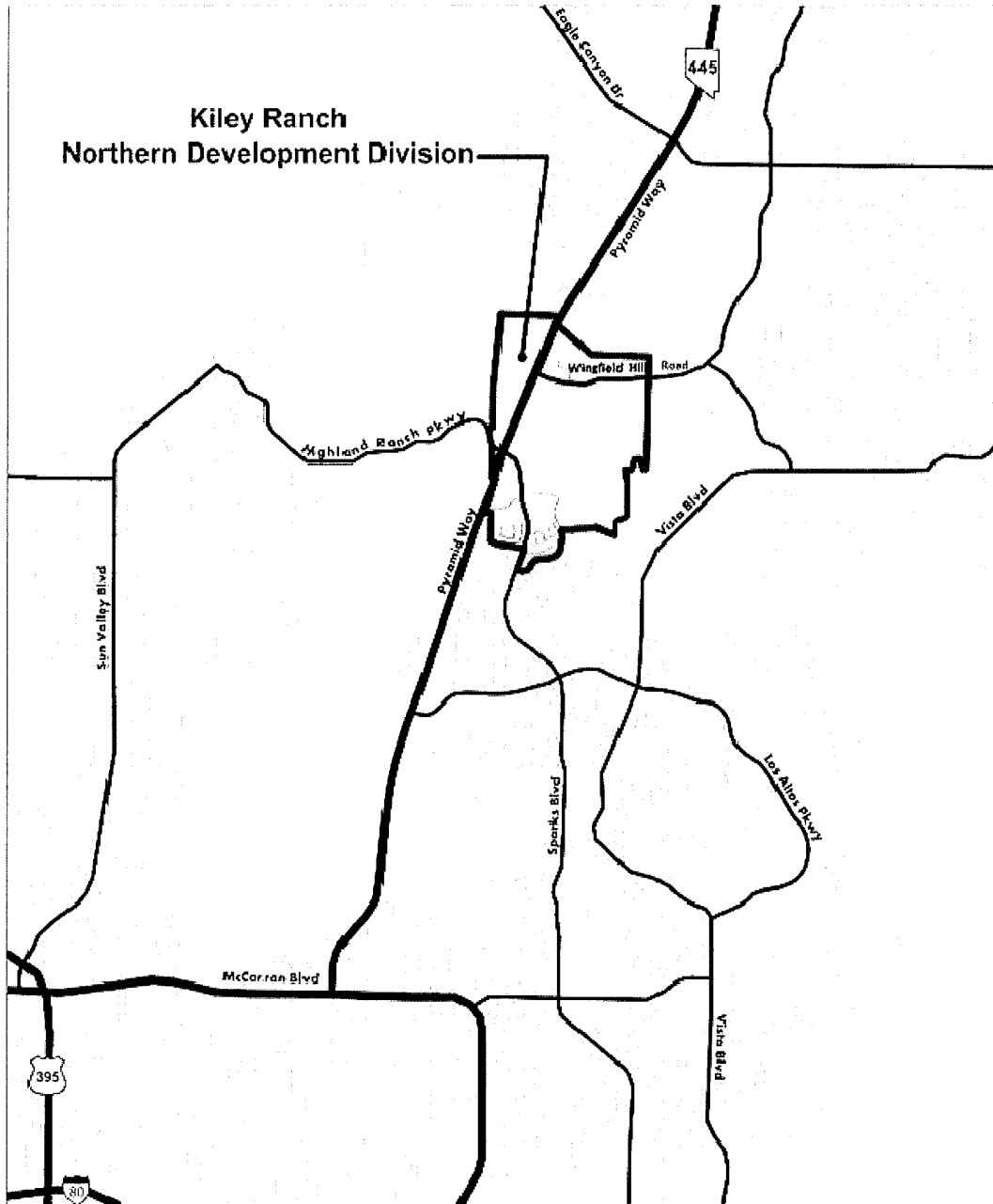


Figure 1-4 – Regional Location Map

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

Due to limited physical site constraints, Kiley Ranch North Phase 5 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).

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 5.

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 is included in Phase 5 along David Allen Parkway, extending north to Lazy 5 Regional Park. 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 5 – FINAL DEVELOPMENT HANDBOOK

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

Land Use Designation	Gross Acres	Max. Density/Min. FAR	Max. Units/Min Sq.Ft.	Required Open Space
RESIDENTIAL USE TYPES				
Low-Medium (LMR)	171.17	7.9 du/ac	1,352 units	-----
Medium (MR)	60.37	11.9 du/ac	718 units	-----
Medium-High (MHR)	68.74	17.9 du/ac	1,230 units	-----
High (HR)	37.97	23.9 du/ac	907 units	-----
Mixed-Use (MU) ⁽¹⁾	69.04 ⁽¹⁾	23.9 du/ac	1,650 units ⁽¹⁾	-----
Arterial Commercial (AC) ⁽²⁾	21.03 ⁽²⁾	23.9 du/ac	502 units	-----
Residential Subtotal⁽²⁾⁽³⁾	428.32⁽²⁾		4,463 units⁽³⁾	
NON-RESIDENTIAL USE TYPES				
Arterial Commercial (AC) ⁽²⁾	42.06	0.2 FAR	366,427 sq.ft. ⁽²⁾	15%
Community Commercial (CC) ⁽⁴⁾	85.69	0.25 FAR	933,164 sq.ft.	15%
Mixed-Use (MU) ⁽¹⁾⁽⁵⁾	69.04 ⁽⁴⁾	0.2 FAR	601,476 sq.ft. ⁽⁵⁾	15%
Business Park (BP)	82.4	0.3 FAR	1,076,803 sq.ft.	20%
School (S)	33.1	0.3 FAR	266,972 sq.ft.	20%
Park (P)	9.42	-----	-----	100%
Open Space (OS)	128.68	-----	-----	100%
Roadways ⁽⁷⁾	85.57	-----	-----	-----
Non-Residential Subtotal	450.39⁽¹⁾⁽²⁾⁽⁴⁾	-----	3,244,842 sq.ft.⁽²⁾⁽⁴⁾	185.25 acres⁽⁶⁾
Project Total	874.21⁽⁸⁾			

- MU may include commercial and office uses. Acreage developed for non-residential use shall reduce the overall permitted units within the MU zone at a reduction rate of 23.9 units per 1 acre of non-residential use.
- Multi-family use (up to 23.9 du/ac) may be permitted within the AC designation and shall not increase the total amount of allowed units (4,463). No more than 50% of the total land area within AC (21.03± acres) shall be dedicated to residential use.
- Over time, unused residential density within individual villages may be transferred by the Master Developer within Kiley Ranch North. Although the calculated total number of dwelling units is greater, total residential units are capped at 4,463 per the original tentative approval of Kiley Ranch North.
- The maximum FAR for the medical campus use on the CC land use category shall be 0.85, providing a total of 1,471,784 square feet of floor area in Village 25.
- MU land use not developed for residential use shall be subject to the commercial FAR standards outlined in Table 1-1. No minimum non-residential square footage is required within MU.
- In addition to the 138.1 acres of OS and P land use, formally landscaped areas within Kiley Ranch North (i.e. landscape buffers) contribute approximately 47.15 acres to the overall formal and informal open space. Per SMC 20.02.012, a minimum of 20% (174.84 acres) of common open space is required. A minimum of 185.25 acres is provided (21.19% of total area).
- Roadways include all streets shown on the Land Use Plan (Exhibit 1-3).
- Accounts for total acreages of MU (69.04 acres) and AC (42.06 acres).

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

**Table 1-2: Master Plan Land Use Designation
Kiley Ranch North Phase 5**

Land Use Designation			Gross Acres	Maximum Density or Minimum FAR	Permitted Total Units/ Minimum Sq.Ft.	Open Space Provided (Acres)
Business Park		BP	82.4	0.3 FAR	1,076,803 sq.ft.	-
Subtotal Business Park					1,076,803 sq.ft.	
Medium-High Residential		MHR	22.04	17.9 du/ac	394	-
Subtotal Residential					394 units	
Open Space		OS	10.86	-	-	10.86
Subtotal Open Space			10.86	-	-	10.86
PHASE 5 TOTALS			115.3		1,076,803 sq.ft. 394 units	10.86

July 2021

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 5 Final Development Handbook (the “Handbook”) describes in general terms when, where and how development will occur within Phase 5 of the Kiley Ranch North Development Project (“Phase 5”). It provides sufficient specificity to establish a base qualitative standard (the “Development Standards”) for all of Phase 5. It provides design parameters (the “Design Parameters”) to which each Individual Project built within Kiley Ranch North Phase 5 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 5. Chapter 3 contains standards and guidelines relative to design, which establish the Design Standards and Guidelines for new development within Phase 5.

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

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.

The standards set forth in the Final Approval of Phase 5, 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 5 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.

KILEY RANCH NORTH PHASE 5 – FINAL DEVELOPMENT HANDBOOK

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.

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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 5 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.

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1.5.2 Business Park “Fast Track” Project Administrative Review Approval

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 Exhibit 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”).

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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.

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 Commercial 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

1.5.3 Review and Permitting "Fast Track" Procedures for Target Industries

Some Individual Commercial Projects may qualify for the following special treatment ("Individual Target Industry Projects"):

Those target industries that are identified by the Economic Development Authority of Western Nevada (EDAWN) shall be encouraged to locate within the Kiley Ranch North Business Park. It is preferred that businesses with a dynamic, educated workforce base locate in the Kiley Ranch North Business Park. Certain target industries, as identified from time-to-time by EDAWN, shall be considered for special permitting procedures and "fast-tracking" to encourage these industries to locate in the Kiley Ranch North Business Park. The following "target" industries were identified by EDAWN: Biological Products; Automotive Stampings; Communications Equipment; Electronic Components; Analytical Instruments; Electromedical Equipment; Sporting and Athletic Goods; Radiotelephone Communications; Non-Deposit Trust Facility; Prepackaged Software; Information Retrieval; and Nonphysical Research (collectively, "Target Industries").

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A management level person will be selected by the City of Sparks as its “Project Facilitator.” This individual will be the only point of contact between the City and the particular Target Industry that has submitted a letter of intent to purchase or lease property in the Kiley Ranch North Business Park. The Project Facilitator will then be responsible for coordinating all activities between the City and the Target Industry. This could potentially include, without limitation, the following:

- Selecting a team of people from within the City to direct the Individual Target Industry Project through their representative departments or agencies. This team will be directly responsible to ensure that all necessary communication and required actions are coordinated between their group and the Project Facilitator.
- Agendizing all necessary entitlement actions at the Planning Commission and City Council. This would include scheduling zoning hearings as soon as possible with the Planning Commission, and first and second readings of the zoning ordinance with the City Council as soon as possible thereafter, if necessary.
- Coordinating the Administrative Review process and initial building permit submittals and reviews simultaneously with the zoning ordinance review and approval process, if possible.
- Tracking any necessary advanced grading or underground utility permits to insure a smooth transition from entitlements to construction.
- Acting as a resource to any and all consultants that may be working with the Target Industry to ensure that the right information is produced and included with all submittals for entitlements and building permits, to avoid any unnecessary delays due to incomplete applications.

This commitment of resources is intended to give the Target Industry reasonable assurances that their timeliness for development and operation can be met.

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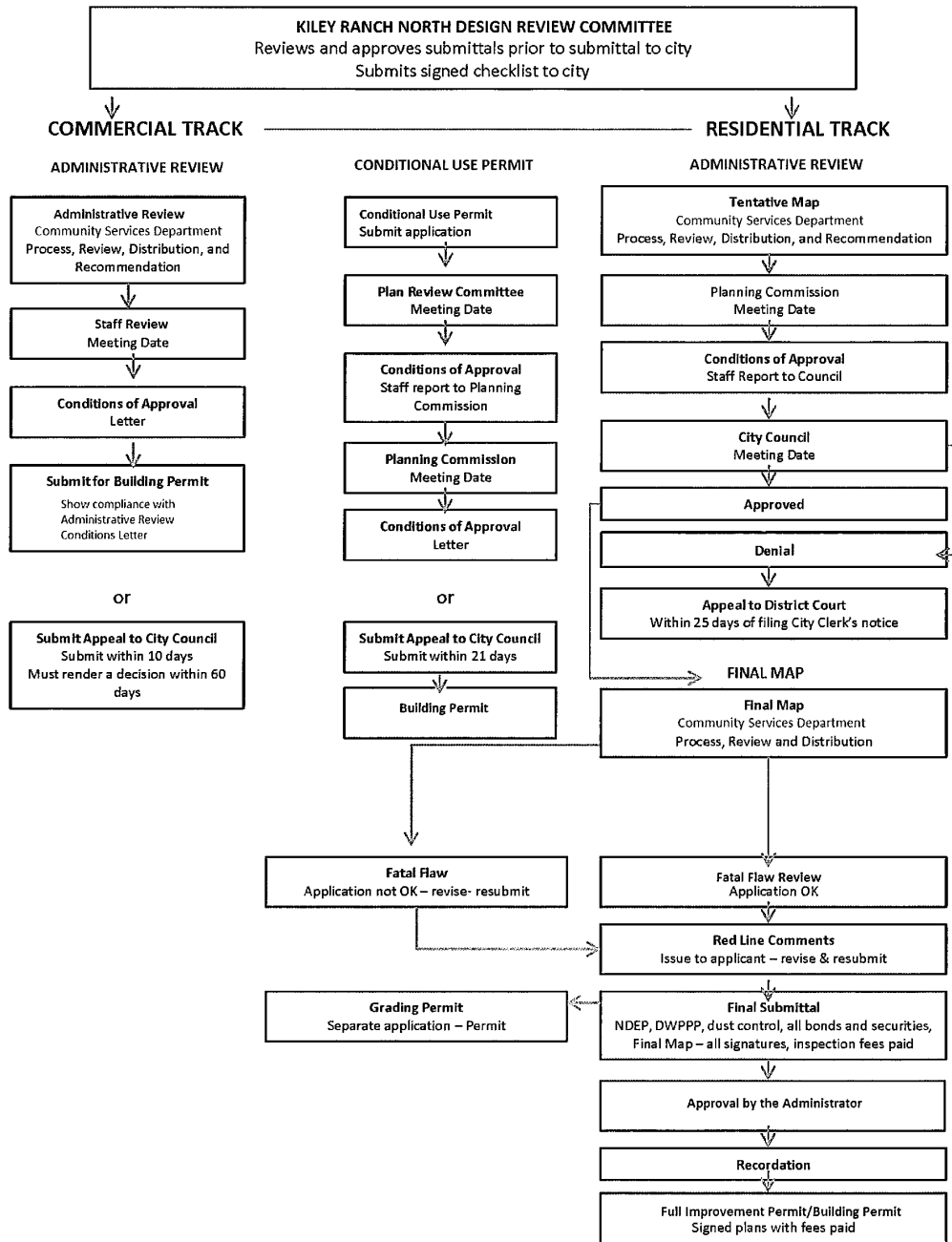


Figure 1-5 – Individual Project Approval Process

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1.5.4 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.

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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.

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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).

1.5.5 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).

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(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)

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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.

1.5.6 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 Business Park designation within Phase 5. To ensure that Kiley Ranch North Phase 5 is developed consistent with the FIA, the FAR for the MU designation must be tracked with approval of each project. FAR within Phase 5 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.

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- (5) The FAR cannot be transferred between land use designations. The FAR is calculated for each land use designation (Business Park).
- (6) The Business Park 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 5 is met.

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2.2.2 Description

Kiley Ranch North Phase 5 includes Business Park (BP), Medium-High Residential (MHR), and Open Space (OS) lands uses. The following is a description of each of the land use categories permitted in Phase 5:

Business Park (BP)

The purpose of these land use designations is to provide for the development of a business park complex that will encourage the emerging employment center. These areas have been concentrated and strategically located within the community to provide a sufficient employment base for residents. These land uses are intended to provide office employment uses, research and development space, advanced technology-based manufacturing and assembly space, private educational and trade schools/colleges, mini-storage facilities, incubator space, and corporate business campuses/headquarters. Related retail and service uses may also be present to support these uses. These allowed uses may also be associated with providing services to, or are dependent on, adjacent manufacturing, assembly, production, distribution or warehousing facilities within the Kiley Ranch Business Park development.

The intent of the Business Park area is such typical uses as financial institutions, professional offices, administration offices, research and development operations, incubators, and advanced technology-based manufacturing, packaging and assembly uses.

Medium-High Residential (MHR)

This designation allows rental and for-sale single family attached products and multi-family dwellings at densities ranging from 12.0-17.9 dwelling units per acre. Typical product types include townhomes, attached cluster products, row houses, apartments, and condominiums. This designation is located adjacent to business park uses.

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.

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2.2.3 Land Use Areas

The following table summarizes the land use designation areas included in Kiley Ranch North Phase 5:

Land Use	Gross Acreage
BUSINESS PARK (BP)	82.4± acres
MEDIUM-HIGH RESIDENTIAL	22.04± acres
OPEN SPACE	10.86± acres
TOTAL	115.3± acres

2.2.4 Business Park Setbacks and Density/Intensity Requirements

TYPE	BUSINESS PARK (BP)
DESCRIPTION	This designation is intended to provide for professional office, research and development, light and medium industrial, incubators, advanced technology-based manufacturing, assembly, garden offices, and commercial services required to support these uses.
BUILDING INTENSITY	
Floor Area Ratio ⁵	Minimum FAR 0.3
Building Height ^{3&4}	80 ft. max.
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement ¹	Min. 20% of development area ¹
BUILDING SETBACKS FROM RIGHT-OF-WAY²	
Pyramid Way	15 ft. min.
Wingfield Hills Road	15 ft. min.
Collector Roads	15 ft. min.
Local Roads	10 ft. min.
Property Line	10 ft. min.

See table notes on following page.

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Notes:

1 – 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.

2 – Setbacks include any applicable landscape buffers.

3 – Definitions:

- a) Building Height is the vertical distance from the average level of the highest and lowest points of the portion of the graded pad area covered by the building to the height of the ceiling. A Conditional Use Permit (CUP) will be required if the building height exceeds 80 feet.

4 – Building projections such as towers, gables, spires, cupolas and like structures including mechanical equipment may extend five feet above the allowed maximum building height. All mechanical equipment must be screened by architectural feature from view at street level and parking lots.

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

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2.2.5 Medium-High Residential Setbacks and Density/Intensity Requirements

TYPE	MEDIUM-HIGH RESIDENTIAL (MHR) 12.0 - 17.9 du/net ac			
DESCRIPTION	This designation is intended to provide for a wide range of single family detached and attached products along with multi-family dwellings. Typical product types include townhomes, detached and attached cluster products, row houses, and condominiums. Multi-family may include for-rent units.			
	SF DETACHED	SF ATTACHED	MULTI-FAMILY	NOTES
BUILDING INTENSITY				
Maximum Net Density (du/ac)	17.9	17.9	17.9	*12 ft. min between porches, patios, or balconies
Building Separation	6 ft.	0 ft. or 6ft. min.	20 ft. min.*	
Building Height	40 ft. max.	40 ft. max.	40 ft. max.	
LANDSCAPING				
Landscape Requirement	n/a	n/a	Min. 20% of parcel	
BUILDING SETBACKS FROM PROPERTY LINES				
FRONT YARD SETBACKS				
To Structure	0 or 6 ft. min.	0 or 6 ft. min.	10 ft. min	
To Porch/Patio	0 or 6 ft. min.	0 or 6 ft. min.	10 ft. min.	
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.	20 ft. min.	
To Front Entry Garage (from private ROW)	No minimum	No minimum	No minimum	
SIDE YARD SETBACKS				
Interior Side Yard	0 or 3 ft. min.	0 or 3 ft. min	20 ft. min	
Side Yard Adjacent to Street	6 ft. min.	6 ft. min.	10 ft. min.	
REAR YARD SETBACKS				
To Main Structure	0 or 3 ft. min.	0 or 3 ft. min.	10 ft. min.	
To Garage (from private drive)	Refer to Figure 2-3 Alley Detail	Refer to Figure 2-3 Alley Detail	Refer to Figure 2-3 Alley Detail	
BUILDING PROJECTIONS				
Refer to Section 20.04.008 of the Sparks Municipal Code.				
ACCESSORY USES				
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code.				

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2.2.6 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).

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Table 2-1 – Land Use Matrix

	Business Park	Medium-High Residential	Open Space
	BP	MHR	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		
Animal clinics	P		
Appliance repair provided repair services shall be incidental to retail sales; no outdoor sales or storage			
Athletic/health club and gymnasium	AN		
Automobile washing, including use of mechanical conveyors, blowers and steam cleaners			
Bar/Lounge/Sports Bar	AN		
Catering establishments			
Catering establishments in conjunction w/ restaurant	AN		
Childcare centers	AN		
Consumer research centers	P		
Copying and related duplicating services not including lithographing, engraving or similar reproduction services	AN		
Department stores			
Department stores with associated tire, battery and accessory shops			
Drugstores and prescription pharmacies			
Entertainment venues (e.g. family fun centers, golf driving range, bowling alleys, etc.)			
Fast food restaurants/service including drive-through			
Financial institutions including banks, finance companies, credit unions and related services	AN		
Food/convenience markets and specialty stores			
Garden centers including plant nurseries			
General Retail			
Hardware stores/Home Improvement Centers, including garden centers, carpet, floor covering and draperies			
Hospitals (acute medical care/medical rehabilitation/any combination thereof providing health services to people) including helistops			
Hospital equipment sales and rental			
Household goods repair shops			

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	Business Park	Medium-High Residential	Open Space
	BP	MHR	OS
Indoor training and recreation (bowling alleys, dance studios, martial arts studios, skating rinks, etc.)	CP		
Intermediate medical care facilities			
Laundries and dry cleaners	AN		
Liquor stores and convenience stores			
Lodging (under 200 rooms)	P		
Lodging (over 200 rooms)	CP		
Lodging (ancillary overnight accommodations for medical facilities)			
Locksmiths			
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			
Mini-storage facilities			
Motorcycle sales and service (no outdoor storage)			
Mortuaries			
Movie theaters			
Office supply and business machine stores	AN		
Operating hours between 11 p.m. and 6 a.m.	P		
Operating hours – 24 hours/day (associated with hospital/medical facility)			
Permanent Outdoor sales and service ^{See Note a}			
Packing, wrapping, handling and mailing stores	AN		
Park-n-Ride lots, as joint use compliance with RTC	AN		
Parking structure	AN		
Personal Services	AN		
Photographic studios	P		
Radio and television broadcasting studios	CP		
Recreational vehicle/boat storage facility associated with mini-warehouse (see footnote 1)			
Restaurants including sit-down restaurants, delicatessens, ice cream shops, etc.	AN		
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.			
Restricted gaming			

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	Business Park	Medium-High Residential	Open Space
	BP	MHR	OS
Service stations not including trailer rental, provided all operations except the sale of gasoline and petroleum products and the washing of cars shall be conducted within an enclosed building; sales shall be limited to petroleum products, automotive accessories, tobacco and convenience foods, and repair facilities			
Tires, batteries and auto accessories, sales and service; no outdoor storage			
Urgent care centers and medical facilities	P		
Wholesale sales (no outdoor storage)			
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		
Concierge services			
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	CP		
Incubators (see Note b)	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	P		
Medical and dental offices, employment agencies, real estate agencies and travel agencies	P		
Outdoor storage, manufacturing or processing	CP		
Professional, scientific, controlling, photographic and optical products or equipment; sales, service/repair and manufacturing	P		
Research activities, including research laboratories developmental laboratories	P		
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			
Trade, business, vocational, music and art schools and training centers	P		
Warehousing and Distribution	P		

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	Business Park	Medium-High Residential	Open Space
	BP	MHR	OS
PUBLIC/INSTITUTIONAL LAND USES			
Public/Institutional Land Uses including, but not limited to the following uses:			
Amphitheater – small (300 seat maximum)	AN		
Arboretums and horticultural gardens			
Churches, parsonages, parish house, convents and other religious institutions	CP	CP	
Clubs and lodges including but not limited to community buildings, YMCA, Boys and Girls Clubs and other similar youth group uses	AN		
Community gardens		P	
Cultural, education and recreation facilities that conduct community programs and provide resources for residents			
Emergency Services Facilities (police or sheriff substations, fire stations, etc.)	P		
Government services	AN		
Historical and cultural monuments; interpretive sites	P		P
Library			
Meeting halls			
Observatory			
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	CP
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			
Homefinding/information center; temporary until community sales complete		P	

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	Business Park	Medium-High Residential	Open Space
	BP	MHR	OS
Group residential care facilities, assisted living, and residential retirement homes		P	
Residences (single family detached and attached)		P	
Residential uses above commercial ground floor			
Temporary real estate offices associated with Model Home complexes		P	
Townhouse		P	
Trail access points	P	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	
Athletic fields, excluding stadiums (no field lighting)			
Bike rentals			P
Commercial outdoor recreation including, but not limited to batting cages, tennis courts, archery ranges, etc.			
Community recreation centers		AN	
Passive park and access ways including pocket parks, seating areas, picnic areas, trails and gardens, etc.	P	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	P
Pedestrian trails and walkways	P	P	P
Regional trails	P	P	P
NOTES			
a) "Incubator" facilities comprised of not more than 40% of the gross floor area used for warehousing area with the remaining 60% of the gross floor area comprised of manufacturing, processing, assembly, sales and display, office, or any combination thereof (other than warehouse); no equipment or storage materials yard outside.			
b) Warehousing and distribution use – no building in excess of 200,000 square feet shall be permitted.			

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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 5 (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), Wingfield Hills Road, and Kiley 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, Wingfield Hills Road, and Kiley Parkway have been installed.

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Figure 2-2 (below) depicts the overall Kiley Ranch North circulation plan. Portions of David Allen Parkway, Wingfield Hills Road, and Kiley Parkway within Phase 5 have already been constructed.

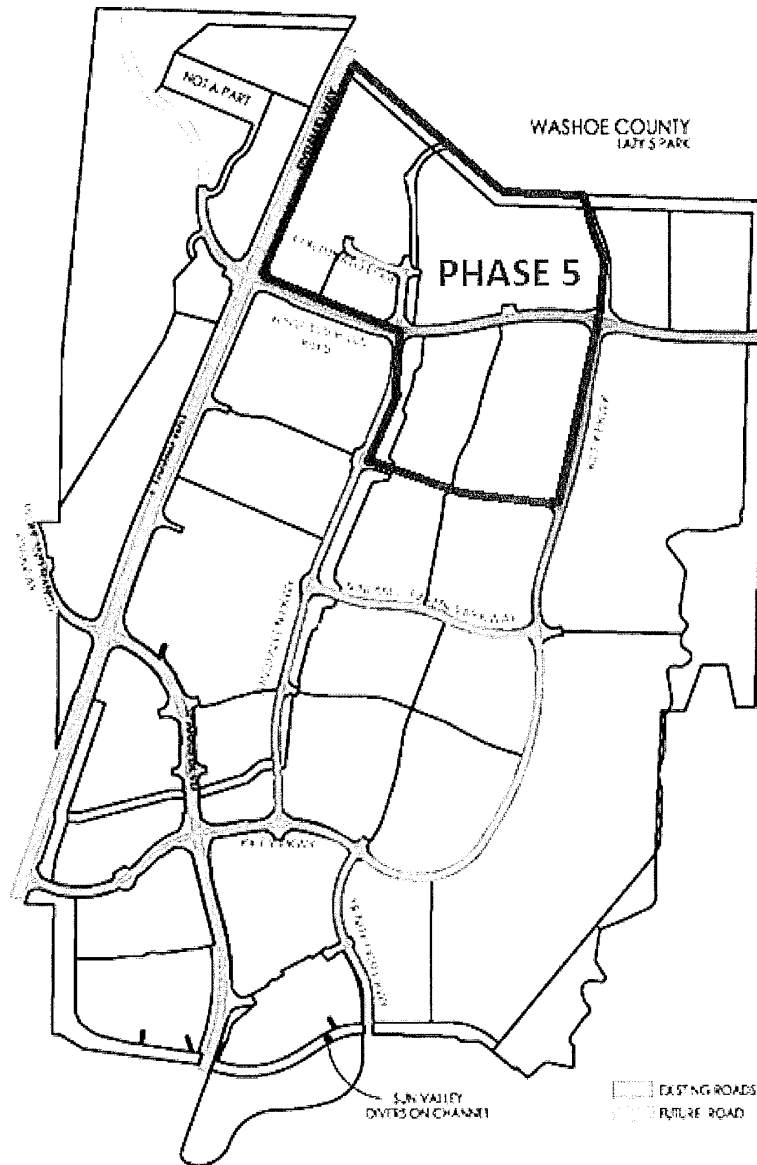
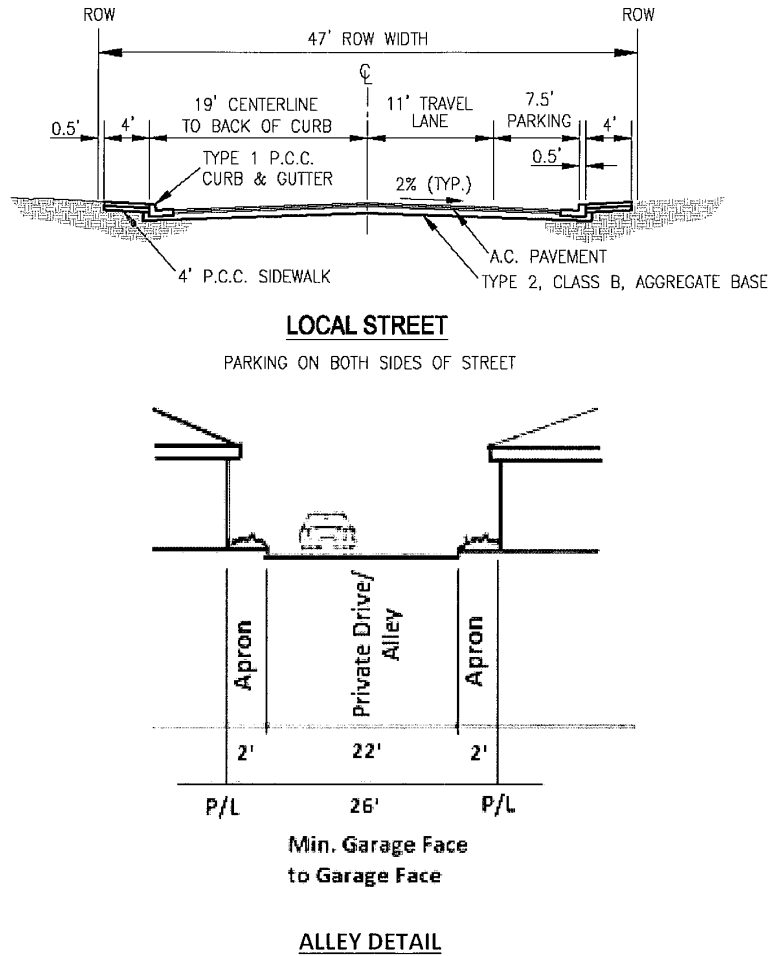


Figure 2-2 – Kiley Ranch North Circulation Plan

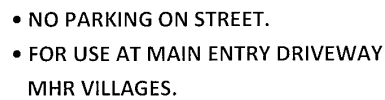
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Figure 2-3 depicts standards for local streets and alleys within Kiley Ranch North Phase 5.



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



2-15

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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 Kiley Parkway, Wingfield Hills Road, and 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.

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- 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.

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2.4.3 Street Lighting

The lighting for Kiley Ranch North Phase 5 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 5.

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 5.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.

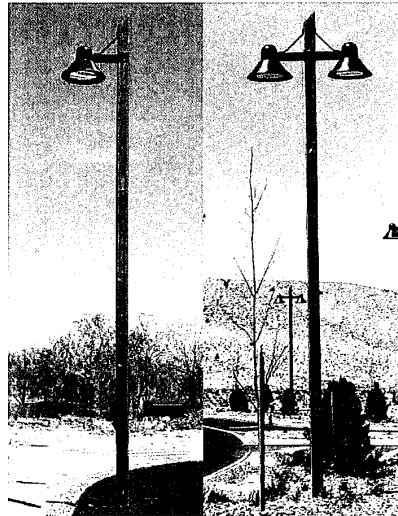
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Table 2-2 – Streetscape Lighting Standards

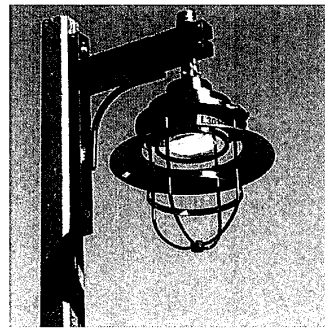
Roadway Designation	Roadway	Standards				
		Location	Maximum Height	Finish Color	Placement	Spacing
Arterial	Wingfield Hills Road west of David Allen Pkwy.	Median and Parkway ²	29'-4" pole	Cedar stain pole and dark bronze luminaire ¹	City of Sparks Standards	Spaced at regular intervals ²
Arterial	Wingfield Hills Road east of David Allen Pkwy	Median and Parkway ²	NV Energy Standards	NV Energy Standards ¹	City of Sparks Standards	Spaced at regular intervals ²
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
Collector	Existing Kiley Pkwy.	Median and Parkway ²	NV Energy Standards	NV Energy Standards ¹	City of Sparks Standards	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 Figure 2-5
 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 2-5- – Street Lighting

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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 Community Gateways

Community gateways are located at key intersections into the community to welcome visitors and residents to Kiley Ranch North. Community gateways are to be constructed with adjacent development by the master developer and maintained by the LMA. Monuments marking arrival, are required at the following locations:

(2) Wingfield Hills Road at Pyramid Way – existing gateway

GENERAL REQUIREMENTS

- a) Community entry monumentation shall be designed to clearly identify and establish the overall image of Kiley Ranch North. At each point of entry, the design of the community entry monumentation shall incorporate historical context through materials, tone and texture.
- b) A gateway shall be placed at each of the locations identified above. Each gateway shall be asymmetrical to the monument across the street.
- c) All graphic lettering shall be the same on every monument.
- d) Lettering should be two feet high, embedding the Kiley Ranch logo with a concealed light source illuminating the monument.
- e) Entry monuments and gateways 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.

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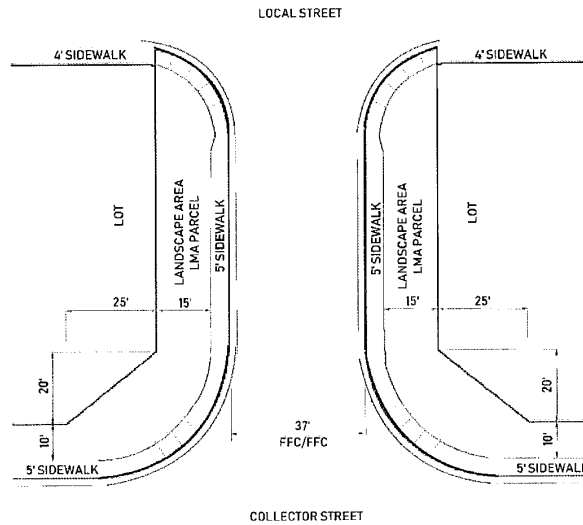
- f) The landscape theme shall incorporate native materials, predominantly designed to look natural and wild, with some manicured ornamental landscaping where necessary.
- g) Designs that incorporate fountains, water mills, weirs and wells are strongly discouraged.
- h) Designs shall integrate and consider the adjacent land uses, public plazas, and the pedestrian network.
- i) Entry monuments shall be located outside the clear zone and sight visibility triangle at road intersections.
- j) Community entry monuments shall be reviewed and approved by the DRC and the City of Sparks.

2.4.4.2 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.

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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 2-6 – 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 5. 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 5. A public access easement or parcel shall be granted to the City of Sparks for any sidewalks located outside the right-of-way.

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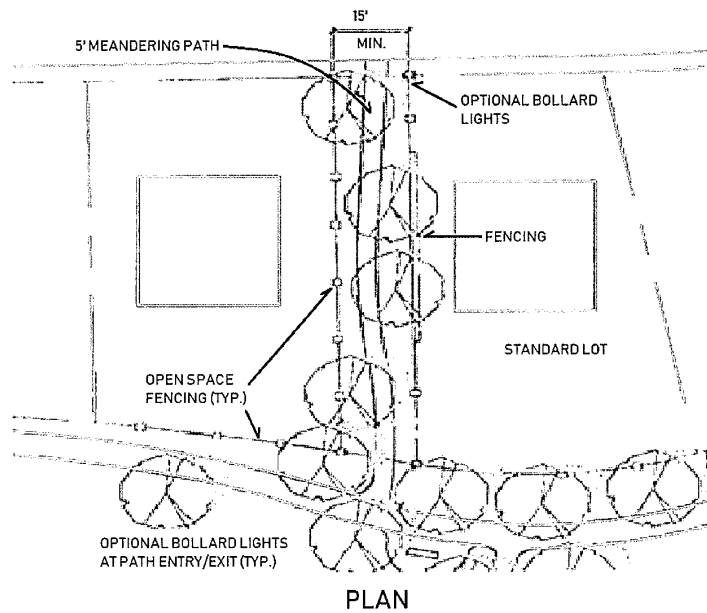
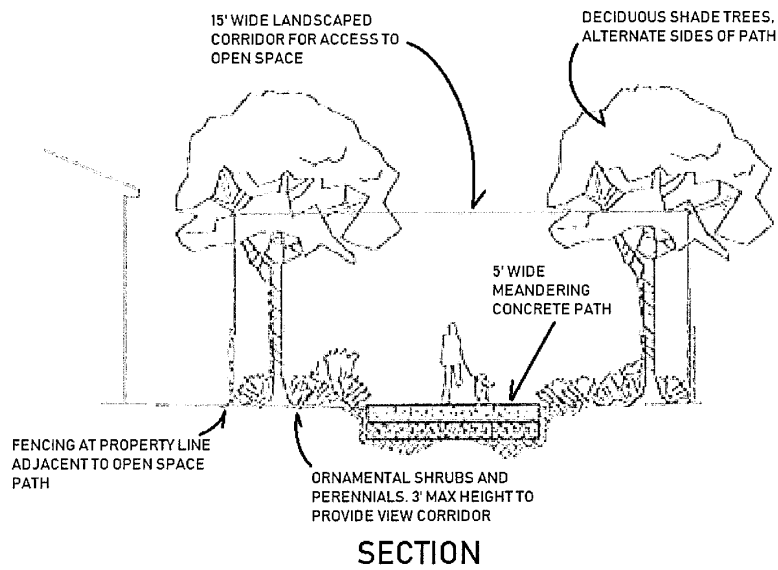


Figure 2-7 – Trail Access Point Concept

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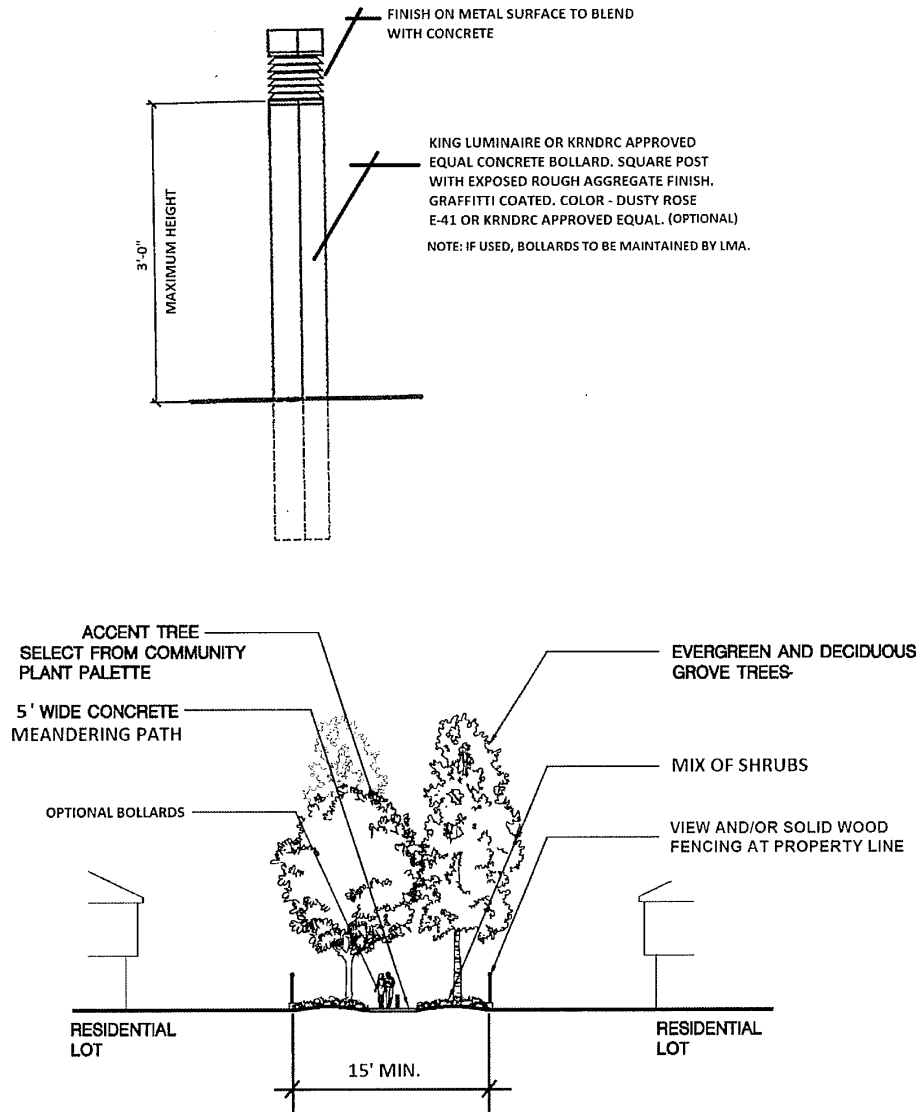


Figure 2-8 – Typical Bollards at Trail Access Points

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2.4.5.1 Regional Trail

a) The Regional Trail within Kiley Ranch North Phase 5 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 2-9 (following page) for a Regional Trail network map.

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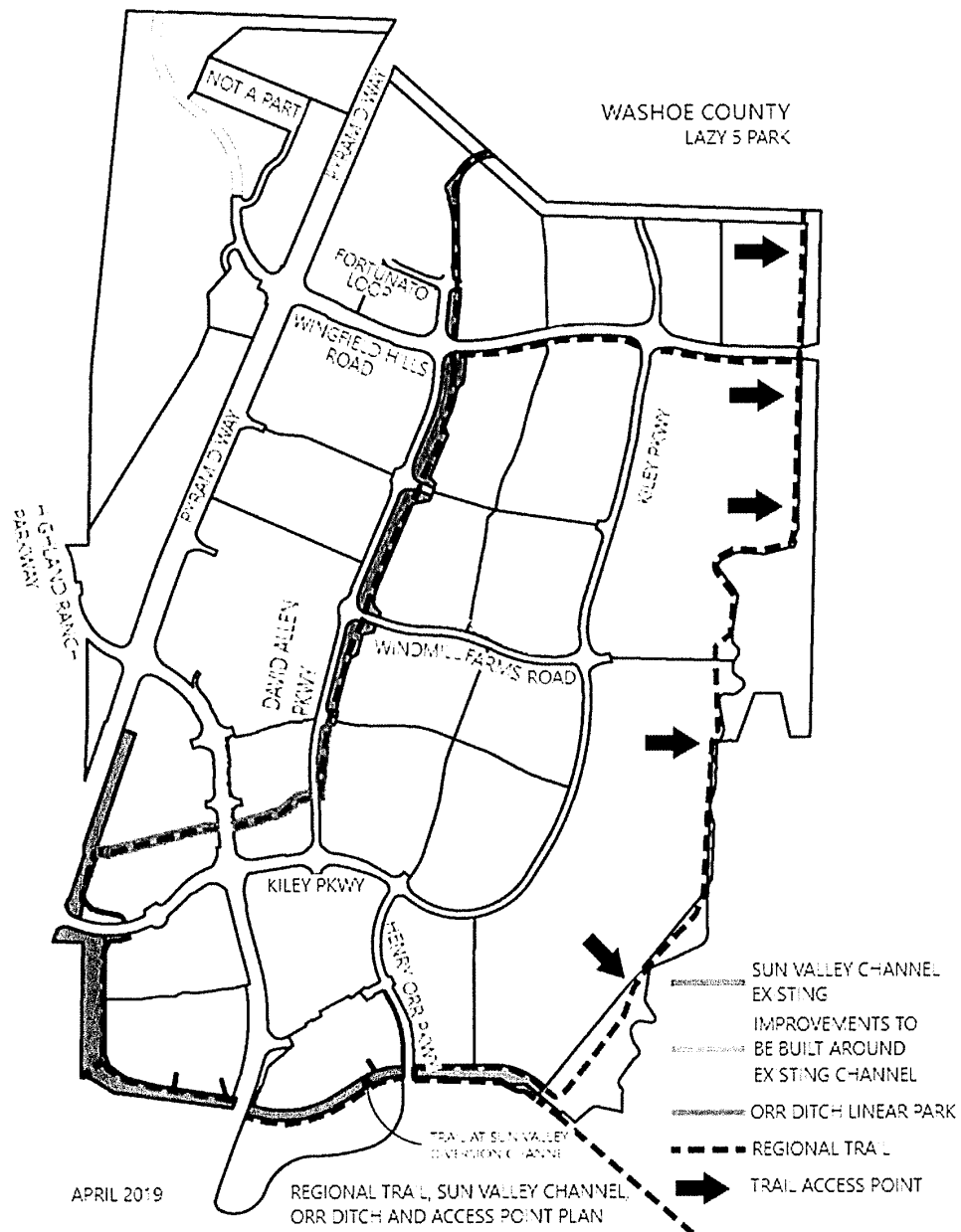


Figure 2-9 – Regional Trail/Orr Ditch Linear Park Trail Plan

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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 southwestern 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 2-6 for conceptual design of the Orr Ditch Linear Park Trail. Refer to previous Figure 2-5 for trail location.

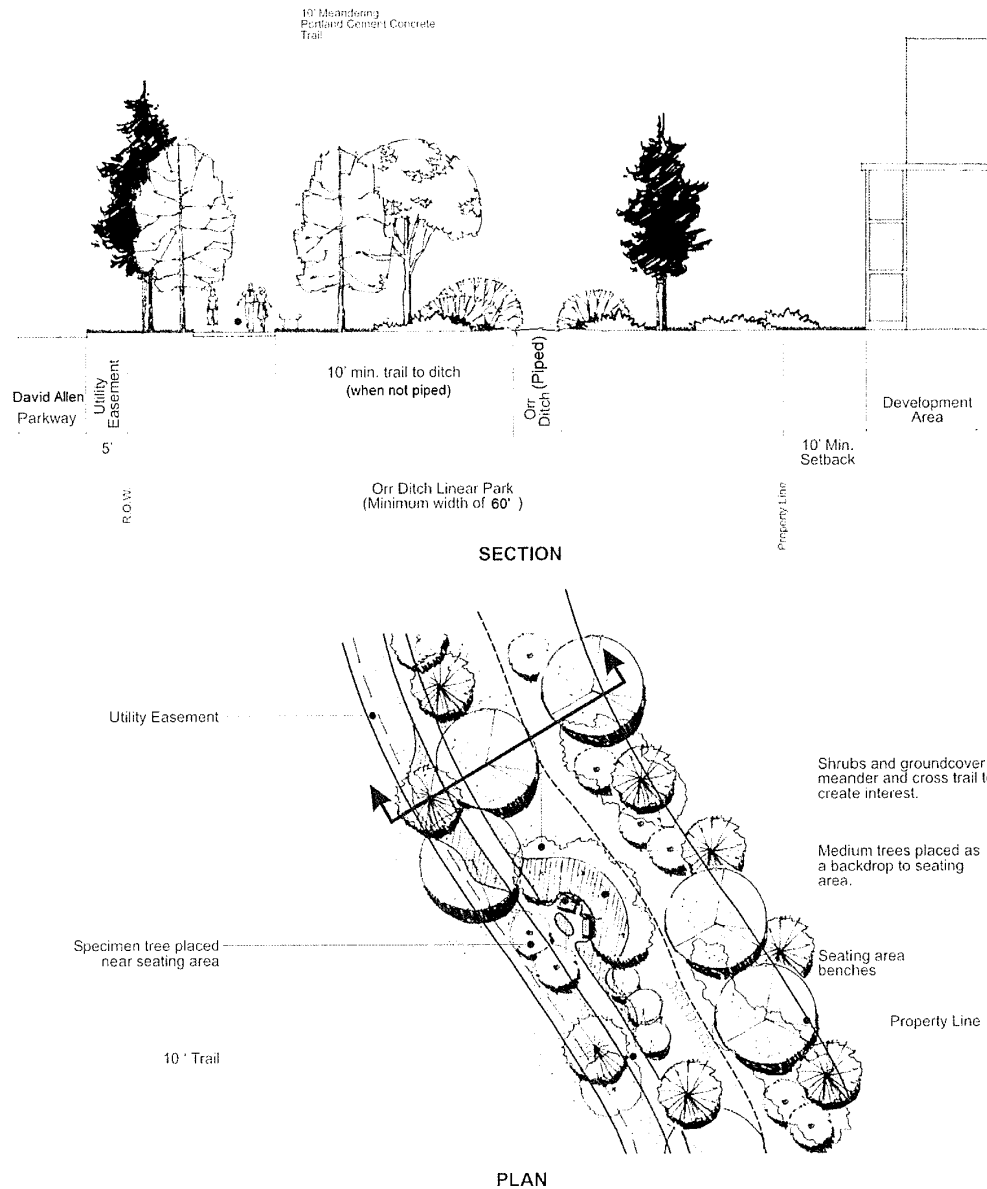
2.4.5.3 Orr Ditch Linear Park

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 5. 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 2-10 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.

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

NOT TO SCALE

Figure 2-10 – Orr Ditch Linear Park Concept

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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.

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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 5.

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.

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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.

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3.2.1 Commercial Standards: Business Park (BP) Areas

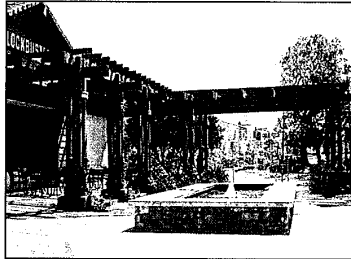
Business park site planning standards and guidelines are intended to provide direction and flexibility in the design of commercial service and business park uses. Figures 3-1 depicts a conceptual site plan for these areas and incorporate elements of the site planning standards and guidelines contained in this section.

3.2.1.1 Business Park (BP) 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 Business Park sites, a minimum of 15 percent of the parcel should contain buildings located at or near the front setback line. Refer to Chapter 2 for additional setback information. 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) 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 Pyramid Way, Kiley Parkway, David Allen Parkway, and Wingfield Hills Road. This does not preclude landmark structures, open plazas, or project gateway monumentation at these locations.

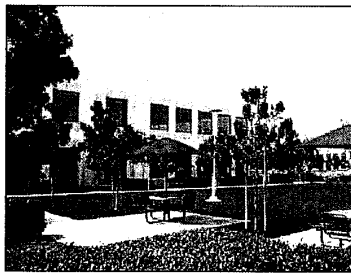
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g) Plazas or common areas within a project shall be located near building entrances or areas of high pedestrian traffic to ensure their use (see example below).



3.2.1.1 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.



3.2.1.1 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.

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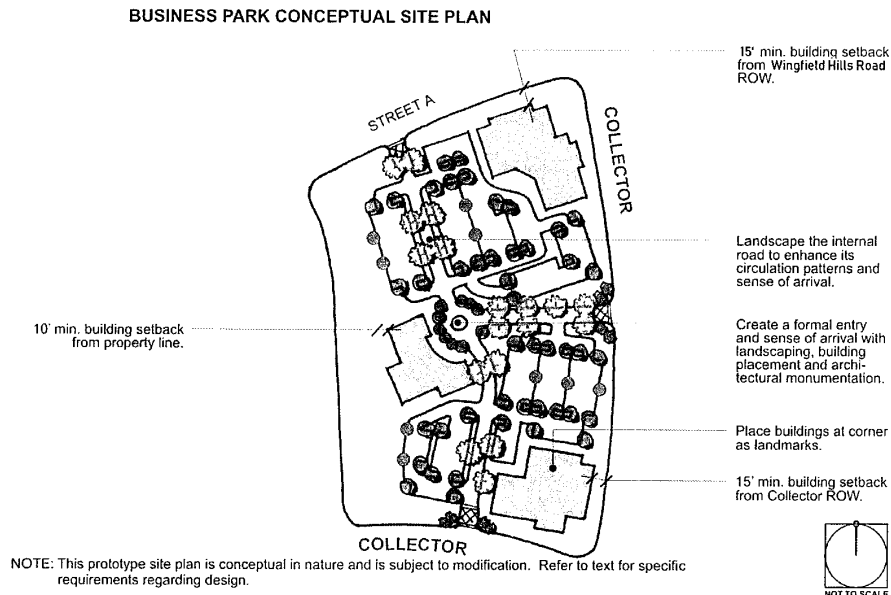


Figure 3-1 – Business Park Conceptual Site Plan

3.2.1.2 Business Park (BP) 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.

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- 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.

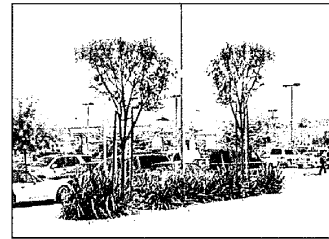
3.2.1.3 Business Park (BP) Parking Lots and Parking Lot Entry Drives

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 3-3, Figure D.

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



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

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- 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 3-2, 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 3-2, 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 Exhibit Figure 3-3, 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).
- i) Parking lots shall be regularly cleaned of trash, dirt and other objects that interfere with the movement of vehicles and pedestrians within parking lots.



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

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- j) 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.
- k) 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.
- l) 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.
- m) 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.
- n) When adjacent to building frontages, parking lots shall be screened in a manner similar to Figure 3-3, Figure D.

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Figure A: Standards for Parking Lots Over 125 Spaces

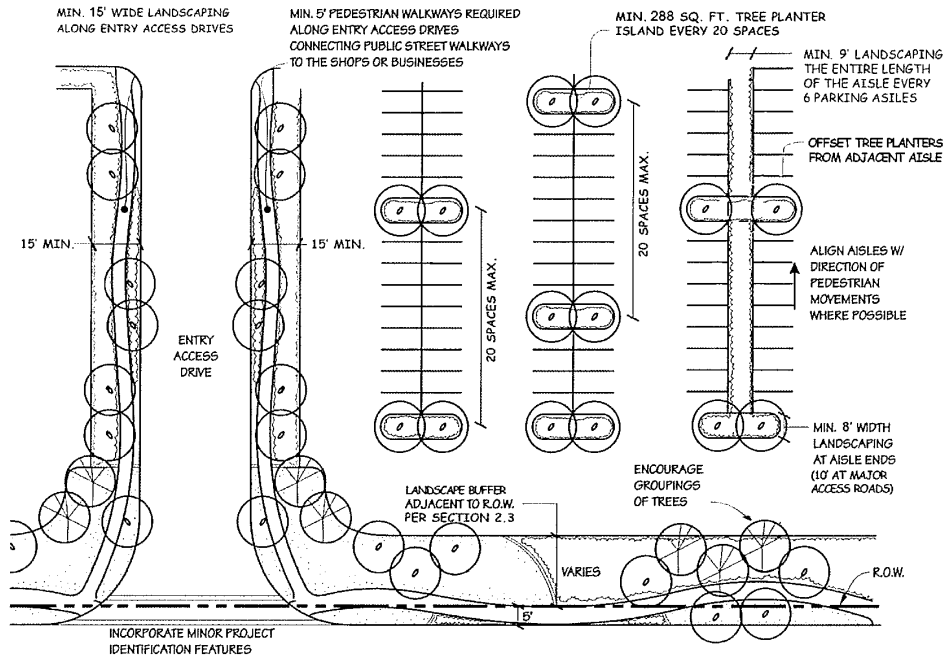


Figure B: Minimum Interior Landscaping (Commercial and Office/Business Parks)

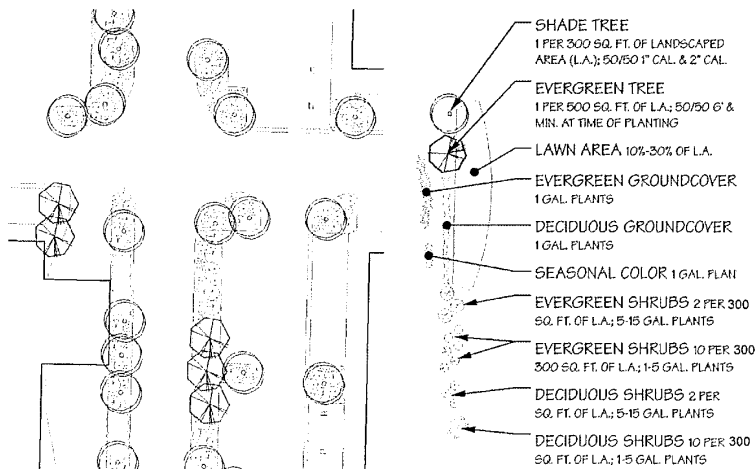


Figure 3-2 – Parking Lot Design

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Figure C: Parking Lot Screening

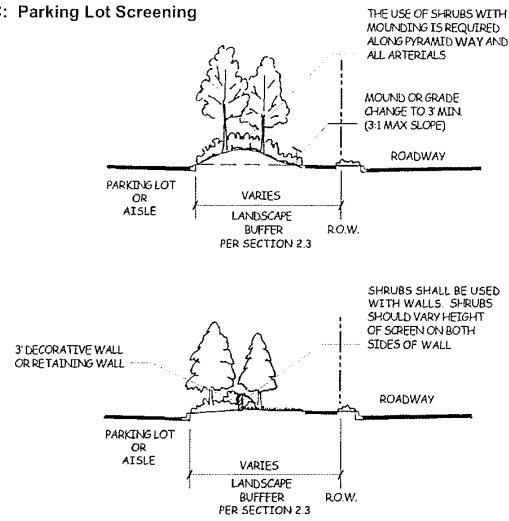


Figure D: Parking Lot Adjacent to Building Frontage

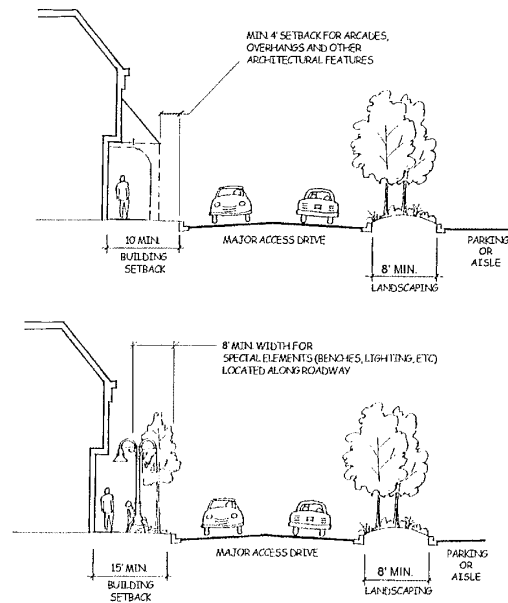


Figure 3-3 – Parking Lot Design

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The following parking requirements are minimums for the following typical uses. Joint-use parking should be considered within each planning area at Administrative Review. All other general parking requirements shall comply with the Sparks Municipal Code as specified in Chapter 20.04.009.

SERVICE/OFFICE USES

<u>Financial Institutions</u>	- 1 space/250 sq. ft. of GFA
<u>General/Professional Offices</u>	- 1 space/225 sq. ft. of GFA
<u>Medical/Dental Office</u>	- 1 space/180 sq. ft. of GFA
<u>Childcare Facility</u>	- 1 space/staff member + 1 drop-off space/6 children
<u>Incubators</u>	- 1 space/225 sq. ft. of GFA of office; 1 space/750 sq. ft. of GFA of manufacturing/storage

BUSINESS PARK USES

<u>Research and Development</u>	- 1 space/ 250 sq. ft. of GFA
<u>Manufacturing</u>	- 1 space/750 sq. ft. of GFA

3.2.1.4 Business Park (BP) 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.

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e) Landscaping within business parks shall comply with Figure 3-2, Figures A and B and Figure 3-3, 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.

3.2.1.5 Business Park (BP) 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.



3.2.1.5a Decorative lighting accents and differentiates use areas.

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- 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.
- 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 Phase 5 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.

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3.2.1.6 Business Park (BP) Signs

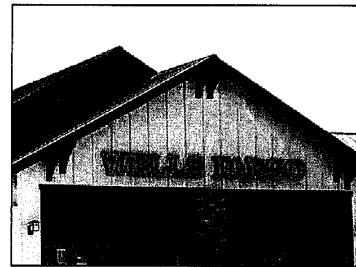
Signs and their integration into the project are a critical element in the design of Kiley Ranch North Phase 5. Careful use of forms, styles, materials, and colors will establish continuity throughout the community. Signs are intended to be utilized only where necessary, and in an understated manner, emphasizing an image of permanence and quality.

a) Signs shall be used for business and activity center identification (see example to right). Signs shall be included on facades of buildings according to the sign development standards specific to each land use 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 Kiley Ranch Business Park uses).



3.2.1.6 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.

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 right).



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

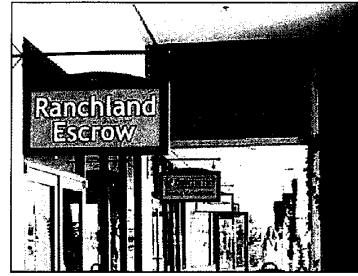
c) Simple painted or raised letter signs are encouraged. A uniform scheme of colors, materials and style shall be utilized in each center, or building. Flashing or animated signs are prohibited. Digital signs may be proposed in Final Handbooks and shall be in conformance with City of Sparks regulations.

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

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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).

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.



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

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 for each development parcel/center shall be prepared by the developers of individual projects 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.

i) In addition to the above standards, signs within Kiley Ranch North 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.

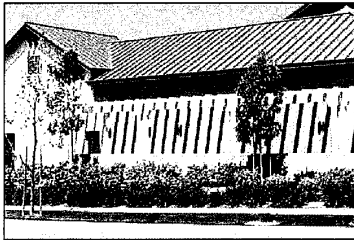
j) These standards may be modified by the developer if unique qualities and standards are required by tenants with particular requirements or identity programs. In this case, a master sign program for each development parcel/center where the number, types and location of signs are best determined by 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.

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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.

3.2.1.7 Business Park (BP) 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



3.2.1.7 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 5 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 3.2.1.8.

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.

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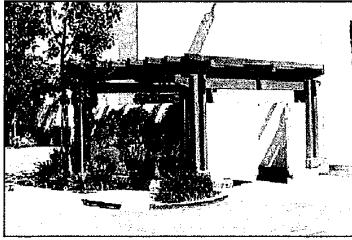
- i) Screen walls and/or landscaping may be used to screen service, loading, trash and/or utility areas where they abut public rights-of-way, pedestrian plazas, parking lots, or adjacent non-compatible uses.
- j) Screen walls shall be used to screen service, loading, trash and/or utility areas where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

3.2.1.8 Business Park (BP) 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.

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3.2.1.8 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 3-4, 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 access to sites along Wingfield Hills Road shall be through traffic-controlled intersections that access public/private streets that provide truck access via parallel circulator roadways or right-in/right-out driveways, as approved by the City of Sparks.

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

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Figure A: Service Screening

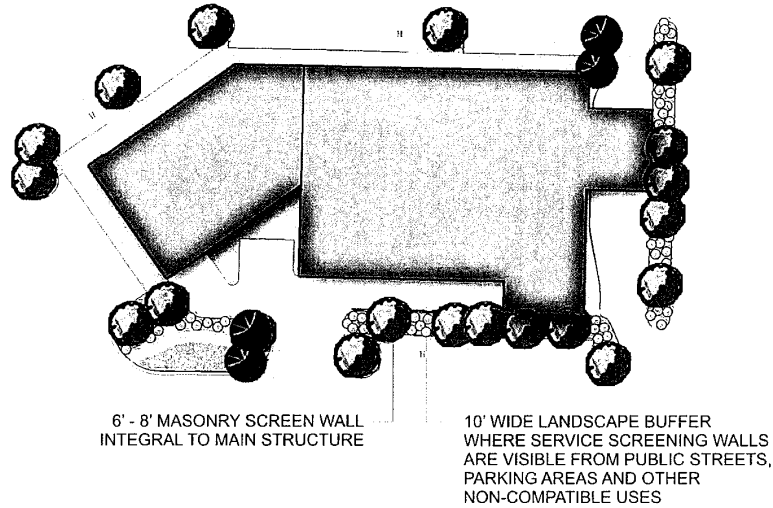


Figure B: Utility Screening

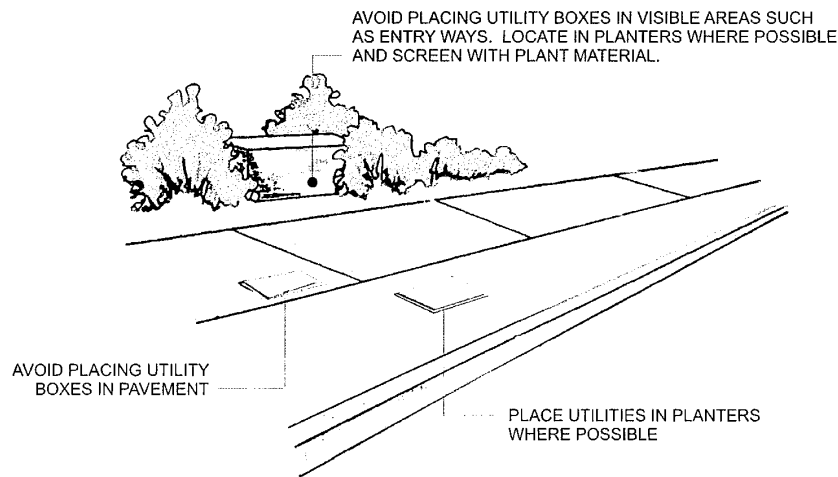


Figure 3-4 – Service and Utility Area Design

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u) 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.

v) 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.

w) 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 3-4 - Service and Utility Area Design Standards.

x) 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.

y) 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 (such as Pyramid Way), 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.

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3.2.1.9 Business Park (BP) 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, and automated teller machines.

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

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.

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.

3.2.2 Single Family Residential Areas

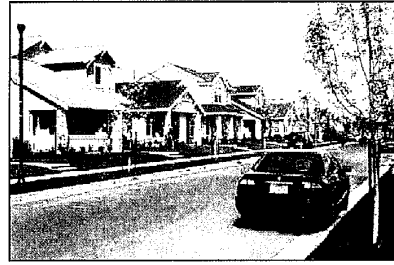
Site planning, architectural design and landscape design shall be integrated into a unified neighborhood concept. This can be accomplished through a variety of devices including: unique entry features; theme wall and fencing; special landscape treatments, planters, and other elements; consistent use of building clusters; and trail linkages (Refer to Figure 3-5, Neighborhood Design).

3.2.2.1 Single Family Neighborhood Design

The residential neighborhoods of Kiley Ranch North 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.

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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.

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. Refer to Chapter 2 for a cross-section of an alley.

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 3-5, 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 3-5, 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.

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Figure A: Variation of Front Yard Setbacks

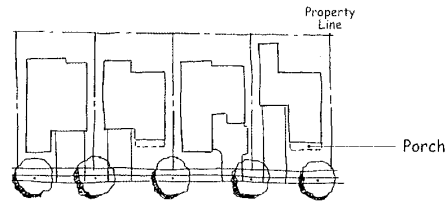


Figure B: Connection to Trail System from Cul-de-sac

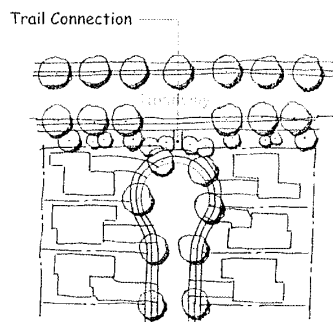


Figure C: Connection to Trail System

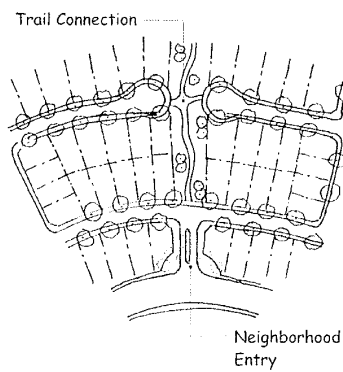


Figure D: Open Cul-de-sac

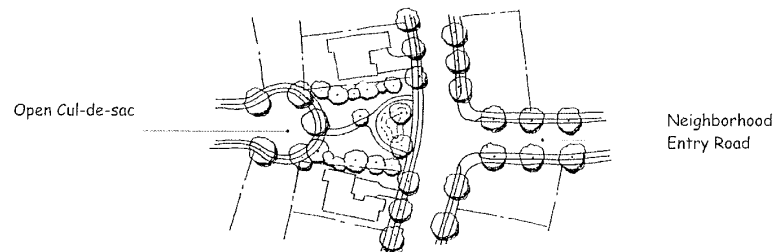


Figure 3-5 – Residential Neighborhood Design

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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)

3.2.2.2 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 drainage ways. 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. All grading shall be in compliance with the City of Sparks Hillside Development Ordinance (20.04.011).
- 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.

3.2.2.3 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.

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- 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 feet 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 Phase 5 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.

3.2.2.4 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.

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- 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 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.

3.2.2.5 Single Family Walls and Fences

- a) A master fencing plan for Kiley Ranch North 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 the project in which the walls are to be constructed. The master fencing plan shall identify locations for community walls and fences as well as set their design character.

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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.

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).



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 3-7 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.

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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 3-6 for typical neighborhood fencing concepts.

m) Walls and fences within Kiley Ranch North 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.

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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.

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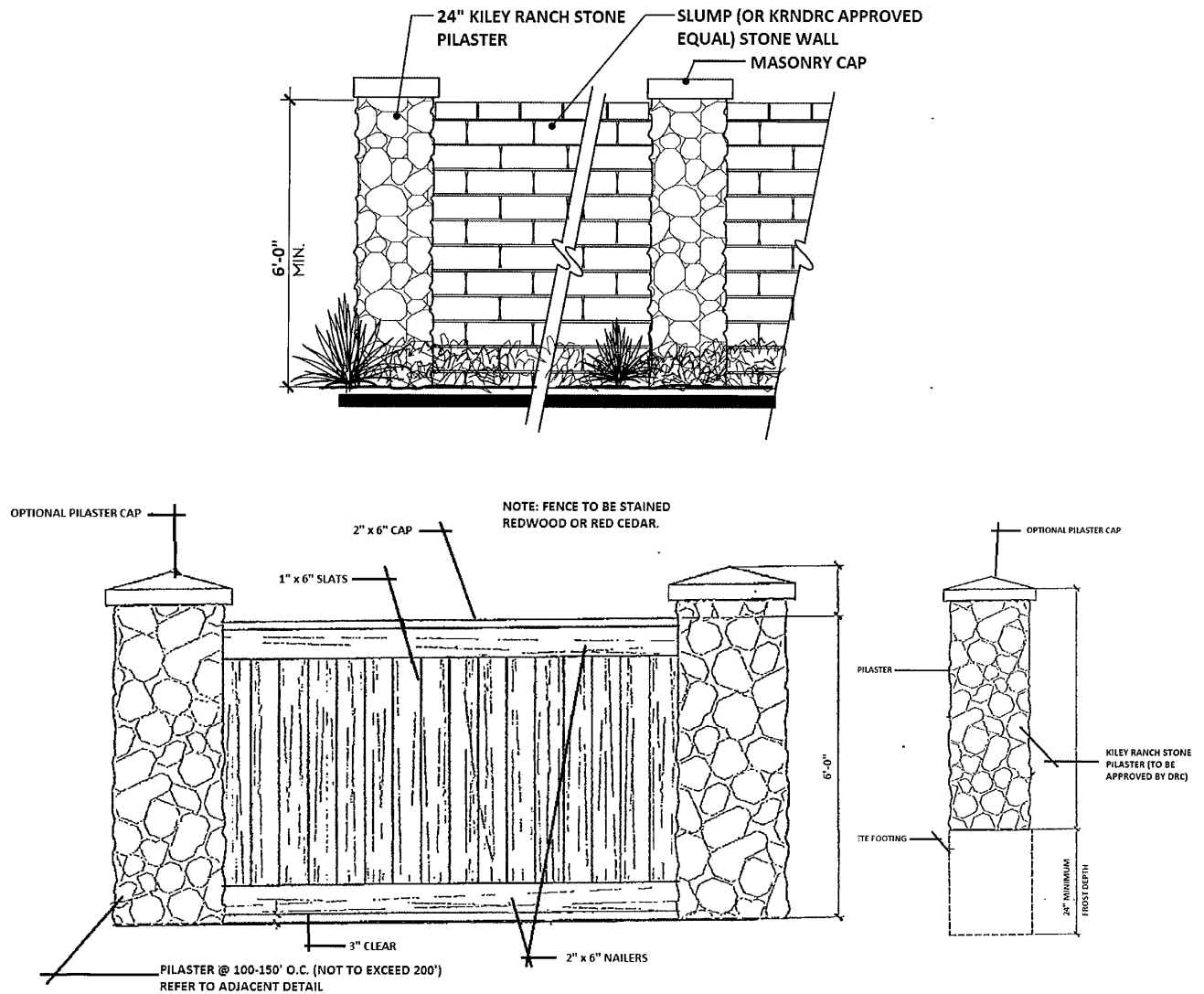


Figure 3-6 – Community Walls and Fences

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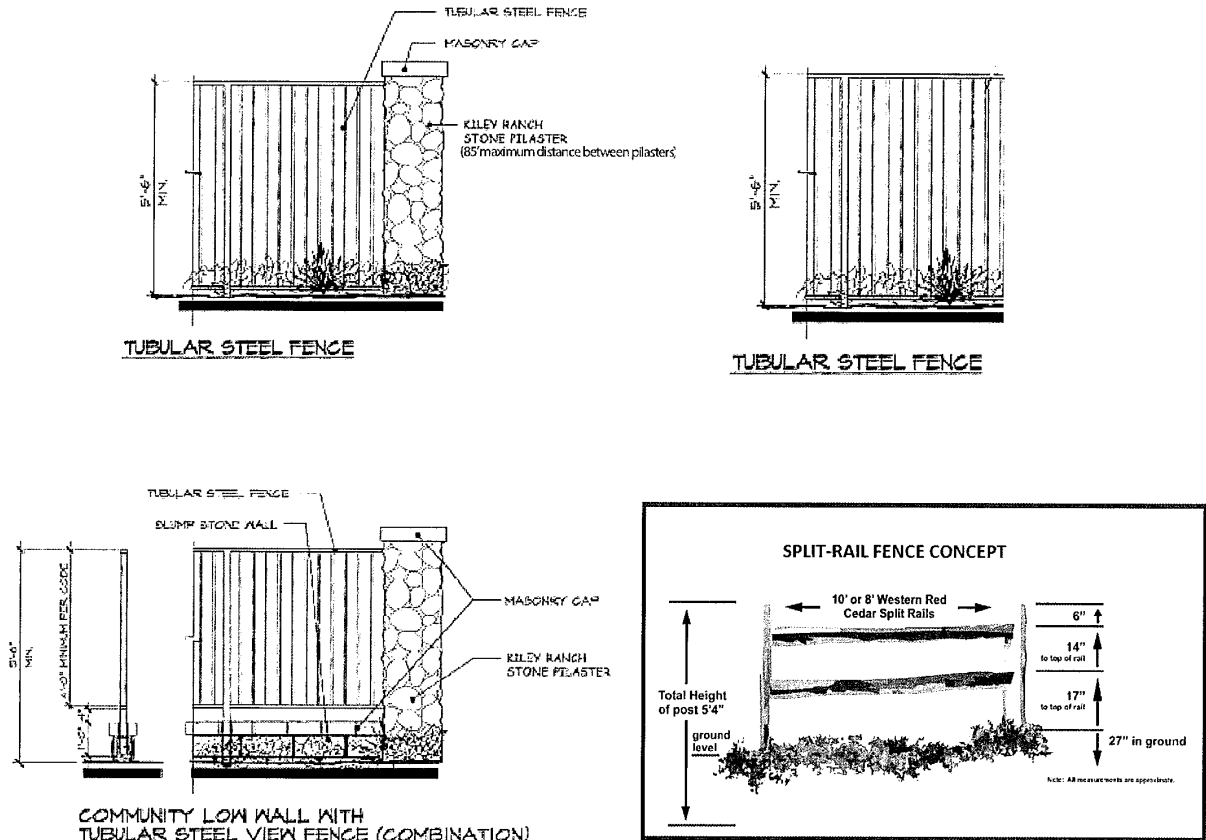


Figure 3-7 – View Fencing

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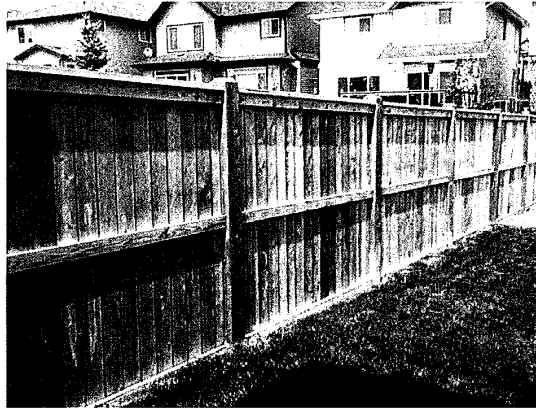
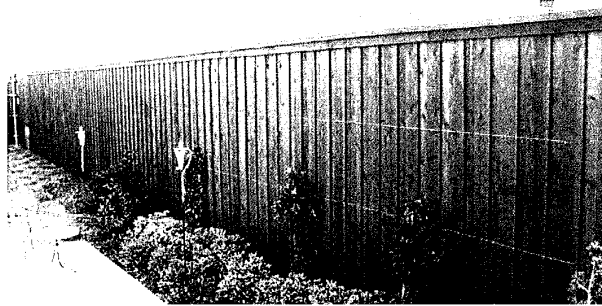
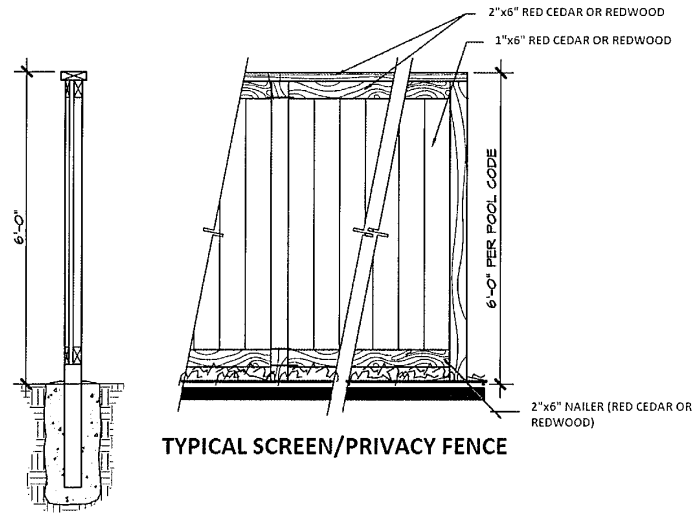


Figure 3-8 – Neighborhood Fencing Concepts

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3.2.2.6 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 2.3.4.2 Neighborhood Entries, for additional standards.

3.2.2.7 Single Family Neighborhood Signs

a) Signs within Kiley Ranch North 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.

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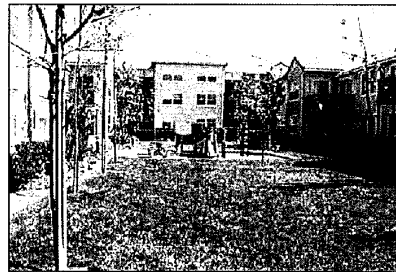
- b) Monument signs identifying a single family residential development or multi-family residential project shall be provided at the main entry(s) of each residential development, project, or group of projects.
- c) Monument signs shall have a maximum height of six (6) feet. No additional freestanding 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.

3.2.3 Multi-Family/Attached Residential Site Planning

Site planning, architectural design, and landscape shall be integrated into a unified design of new multi-family housing or attached single family housing. 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.

3.2.3.1 Multi-Family/Attached Residential Building Orientation

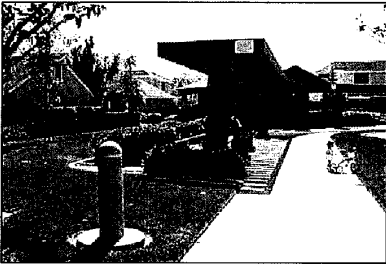
- a) Building placement and orientation shall be designed to create visual interest along public rights-of-way and within the project. Buildings and landscape elements in a single project shall demonstrate a positive functional relationship to one another.
- b) Residential buildings should be grouped 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.



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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).



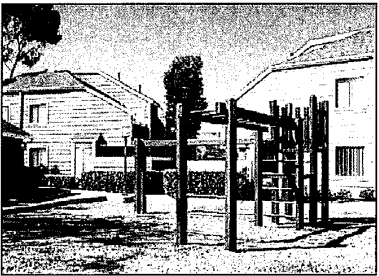
f) Projects along transit routes shall be designed to have a pedestrian entrance oriented towards transit stops for convenient access by transit riders (see example to left).

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 and/or spa
- Tennis courts
- Horseshoe or pickle ball courts
- Exercise equipment
- Game room
- Community room
- Par course
- Walking trails (minimum ¼ mile in length)
- Picnic areas to include tables with barbecues
- Volleyball, basketball court, or sports court
- Basketball court
- Lawn areas for field games

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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.

3.2.3.2 Multi-Family/Attached Residential Grading and Drainage

a) The design of multi-family housing or attached single family housing 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 drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.

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- 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. All grading shall be in compliance with the City of Sparks Hillside Development Ordinance (20.04.011).
- 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.

3.2.3.3 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.

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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.



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 3.2.4.5.

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

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3.2.3.4 Multi-Family/Attached Residential Landscape

Multi-family and attached single family residential landscaping provides a unique sense of identity for each project. 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.

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.

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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 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.

3.2.3.5 Multi-Family/Attached Residential Lighting

a) Lighting throughout Kiley Ranch North 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.

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- 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 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.

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3.2.3.6 Multi-Family/Attached Residential Walls and Fences

a) Multi-family and attached single family residential projects 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 3-7 View Fencing).

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.



3.2.3.7 Multi-Family/Attached Residential Service and Utility Areas



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.

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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.

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3.2.3.8 Multi-Family/Attached Residential Project Entry

a) Primary multi-family/attached project entry drives shall have treatments similar to the neighborhood entry concept included in Chapter 2.

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.

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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 the neighborhoods of Kiley Ranch North. 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. Business Parks and Mixed Use areas may 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. This will be accomplished by utilizing architectural styles that have a rich heritage and have been traditionally used in the City of Sparks 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.

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3.3.3 Business Park Architecture

3.3.3.1 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.

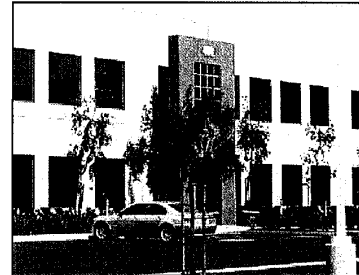
d) Building heights shall relate to the adjacent non-building area to address sunlight penetration, ventilation, and protection from prevailing winds, public view enhancement, and view preservation.

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.



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3.3.3.2 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

3.3.3.3 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.

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3.3.3.4 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.



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.

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3.3.4 Single Family Residential Architectural Standards

3.3.4.1 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.

3.3.4.2 Background

The architectural styles that have been chosen to form the foundation of Kiley Ranch North 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.

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3.3.4.3 Craftsman

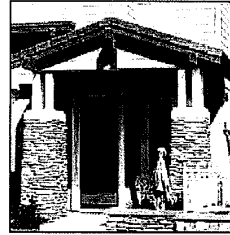
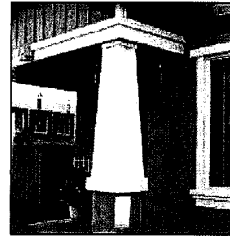
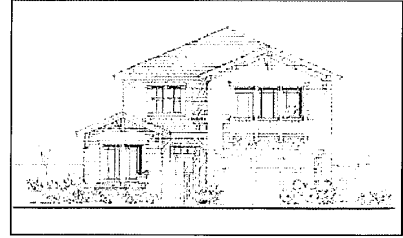
The Craftsman style was inspired by the English Arts and Crafts Movement of the late 19th century. The style stressed the importance of insuring that all exterior and interior elements receive both tasteful and “artful” attention. The resulting Craftsman style responded with extensive built-in elements 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.



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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

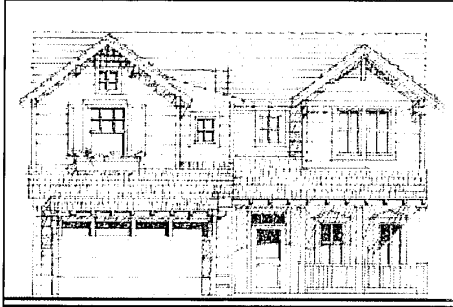
- Windows and doors broad in proportion.
 - Doors paneled or contain a combination of paneled and glazed elements, and entries usually occur singularly.
 - Doors have sidelights and transoms.
- The door trim surround consistent with the window trim.
- Windows and doors that have trim caps, brackets or 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.

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3.3.4.4 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.

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.

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- 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.

3.3.4.5 Alternative Themes

To promote architectural richness through a diversity of styles, no single architectural vernacular has been chosen to characterize the residential neighborhoods within Kiley Ranch North Phase 5. 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 Spark's residents, recognizing that not all consumers' tastes are the same.

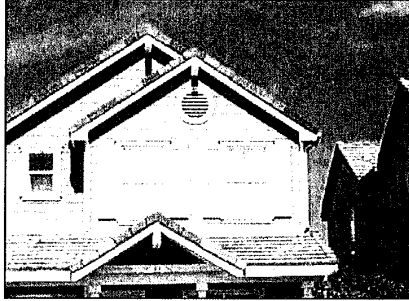
The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the DRC and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity.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

3.3.4.6 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.

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- 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 examples 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.



3.3.4.7 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 examples 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.

3.3.4.8 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 previously described.
- 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.



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- 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.
- d) Building materials and color schemes shall be consistent with the chosen architectural style as described in Sections 3.3.4.3, 3.3.4.4, and 3.3.4.5.
- 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)

3.3.4.9 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.

3.3.4.10 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.

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- 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.

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3.3.4.11

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.

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 of the house reduces the overall visual

Deep Recessed Garage

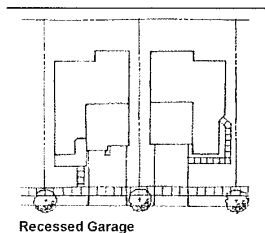
Setting the garage back to the middle or pedestrian-friendly street environment by entryway to address the street.

Alley Loaded Garage

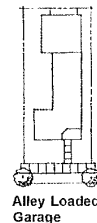
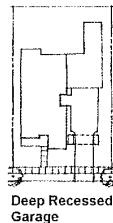
The use of alleyways locates garages off traditional street scene, without garage garage off the alley shall have complement the main structure.

Side Entry Garage

This design technique breaks up the along the street. The façade of the incorporate architectural features, details.

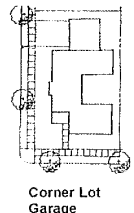
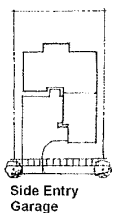


(5) feet in relationship to the front mass of the garage.



rear of the lot. This creates a more allowing the homes primary

the street and creates a more facades fronting the street. The architectural features that

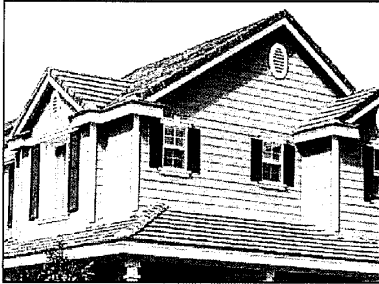


continuous view of garage doors garage facing the street shall windows, faux windows, or other

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3.3.5 Multi-Family Residential Architecture

3.3.5.1 Multi-Family Building Mass and Form



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.

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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.

3.3.5.2 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.



3.3.5.3 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.

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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 cementious product
- Tinted and/or textured stucco
- Stone veneer/cultured stone
- Other natural stone
- Non-reflective metal accent(s)

3.3.5.3 Multi-Family Support Structures

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

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CHAPTER 4 CONSTRUCTION, OPERATION, AND MAINTENANCE

4.1 Clean Job Site

All construction job sites within the Kiley Ranch North Phase 5 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.

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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.

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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.

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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.

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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.

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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.

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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.



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Juleen Ruiz

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