

APN: (Not required
Per NRS 111.312.1)

When recorded, mail to
City of Sparks
Community Services Department
Planning Division
431 Prater Way
Sparks, NV 89431

DOC # 4757045

10/25/2017 03:32:46 PM
Requested By
SPARKS CITY
Washoe County Recorder
Laurence R. Burtness - Recorder
Fee: \$38.00 RPTT: \$0.00
Page 1 of 159



(Space above for recorder's use only)

NOTICE OF ADOPTION OF DEVELOPMENT PLAN
(NRS Chapter 278A)

Name of Development: Kiley Ranch North, Phase 8
Name of Plan: Kiley Ranch North, Phase 8, Development Handbook
City No. PCN17-0038
Date of Approval: October 9, 2017

NOTICE IS HEREBY GIVEN that on the above indicated date, the City Council of the City of Sparks, Nevada, gave final approval to the above described plan as the development plan for the above named development to include current Title 20 at the time of recording, whose legal description is attached as Exhibit A.

Pursuant to NRS 278A.570 (2) after this plan is recorded, all zoning and subdivision regulations applicable to the property described in Exhibit A cease to apply and are replaced with the plan attached as Exhibit B hereto.

Dated this 25th day of October, 2017

City of Sparks, Nevada

By Teresa Gardner
Teresa Gardner
City Clerk



)

)

)

(NRS 240.1665)

10/25/2017

By TERESA GARDNER as the City Clerk of Sparks, Nevada

Notary Public



Table of Approvals and Amendments

City File #	Item Approved	Approval Date	Recorded in Official Records of Washoe County
PCN17-00038	Final Approval of Kiley Ranch North Phase 8 Handbook	10-09-17	Doc #

LEGAL DESCRIPTION
PHASE 8 - KILEY RANCH NORTH

A parcel of land located within a portion of the south one half of Section 10, Township 20 North, Range 20 East, M.D.M., City of Sparks, Washoe County, Nevada and being more particularly described as follows:

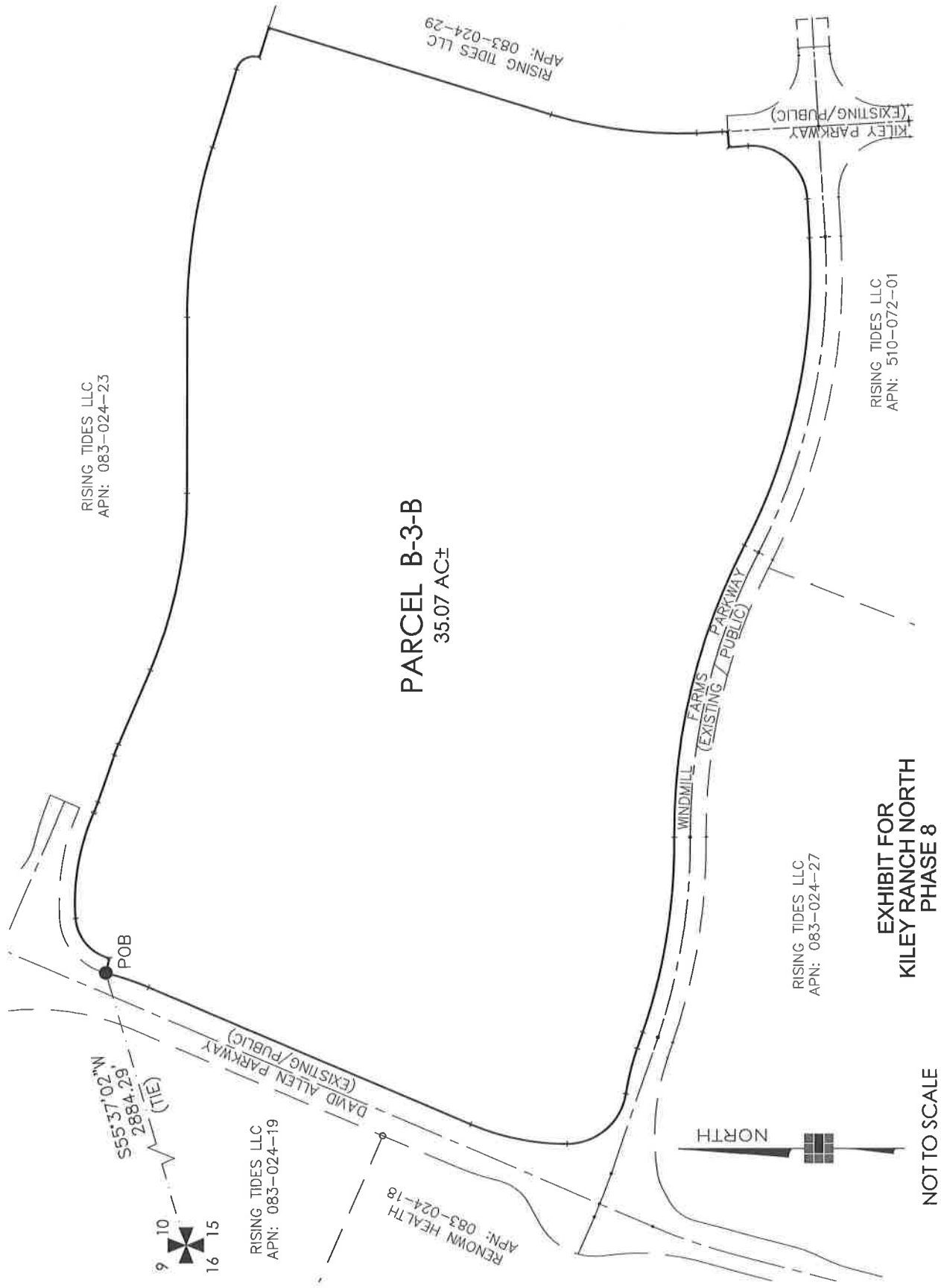
BEGINNING at a point lying on the easterly right of way line of David Allen Parkway from which the southwest corner of said Section 10 bears South $55^{\circ}37'02''$ West, a distance of 2884.29 feet; thence South $75^{\circ}42'24''$ East, a distance of 25.00 feet to the beginning of a curve radial to said line; thence from a tangent bearing of North $14^{\circ}17'36''$ East, a distance of 91.53 feet along the arc of a curve to the right, having a radius of 73.00 feet and a central angle of $71^{\circ}50'22''$ to a point of compound curvature; thence a distance of 176.97 feet along the arc of a curve concave to the right, having a radius of 373.00 feet and a central angle of $27^{\circ}11'00''$; thence South $66^{\circ}41'02''$ East tangent to said curve, a distance of 3.01 feet to the beginning of a curve tangent to said line; thence a distance of 17.05 feet along the arc of a curve to the left, having a radius of 244.00 feet and a central angle of $4^{\circ}00'15''$; thence South $70^{\circ}41'17''$ East tangent to said curve, a distance of 82.17 feet to the beginning of a curve tangent to said line; thence a distance of 19.08 feet along the arc of a curve to the right, having a radius of 273.00 feet and a central angle of $4^{\circ}00'15''$; thence South $66^{\circ}41'02''$ East tangent to said curve, a distance of 133.18 feet to the beginning of a curve tangent to said line; thence a distance of 299.01 feet along the arc of a curve to the left, having a radius of 744.00 feet and a central angle of $23^{\circ}01'38''$; thence South $89^{\circ}42'40''$ East tangent to said curve, a distance of 290.35 feet to the beginning of a curve tangent to said line; thence a distance of 283.78 feet along the arc of a curve to the right, having a radius of 956.00 feet and a central angle of $17^{\circ}00'29''$; thence South $72^{\circ}42'11''$ East tangent to said curve, a distance of 134.81 feet to the beginning of a curve tangent to said line; thence a distance of 47.12 feet along the arc of a curve to the right, having a radius of 30.00 feet and a central angle of $90^{\circ}00'00''$; thence South $72^{\circ}42'11''$ East radial to said curve, a distance of 51.00 feet; thence South $17^{\circ}17'49''$ West, a distance of 484.36 feet to the beginning of a curve tangent to said line; thence a distance of 240.74 feet along the arc of a curve to the left, having a radius of 700.00 feet and a central angle of $19^{\circ}42'17''$ to a point of compound curvature; thence a distance of 42.10 feet along the arc of a curve to the left, having a radius of 3000.00 feet and a central angle of $0^{\circ}48'15''$; thence South $03^{\circ}12'43''$ East tangent to said curve, a distance of 9.31 feet to a point on the northerly right of way line of Kiley Parkway as shown on the Dedication Tract Map of Kiley Parkway and Windmill Farms Parkway recorded within the Official Records of Washoe County, Nevada on April 11, 2017 as File No. 4694677, Tract Map No. 5197; thence South $86^{\circ}47'17''$ West, a distance of 26.00 feet along said northerly right of way line of Kiley Parkway; thence South $03^{\circ}12'43''$ East, a distance of 32.03 feet along the westerly right of way line of said Kiley Parkway to the beginning of a curve tangent to said line; thence a distance of 145.30 feet along the arc of a curve to the right, having a radius of 92.50 feet and a central angle of $90^{\circ}00'00''$ to a point on the northerly right of way line of said Windmill Farms Parkway; thence continuing along the northerly right of way line of said Windmill Farms Parkway, South $86^{\circ}47'17''$ West tangent to said curve, a distance of 64.49 feet to the beginning of a curve tangent to said line; thence a distance of 523.99 feet along the arc of a curve to the right, having a radius

of 974.00 feet and a central angle of $30^{\circ}49'27''$ to a point of reverse curvature; thence a distance of 499.92 feet along the arc of a curve to the left, having a radius of 1026.00 feet and a central angle of $27^{\circ}55'03''$ to a point of reverse curvature; thence a distance of 327.13 feet along the arc of a curve to the right, having a radius of 974.00 feet and a central angle of $19^{\circ}14'36''$; thence North $71^{\circ}03'43''$ West tangent to said curve, a distance of 28.02 feet to the beginning of a curve tangent to said line; thence a distance of 77.31 feet along the arc of a curve to the left, having a radius of 450.00 feet and a central angle of $9^{\circ}50'34''$ to a point of reverse curvature; thence a distance of 138.13 feet along the arc of a curve to the right, having a radius of 98.00 feet and a central angle of $80^{\circ}45'33''$ to a point on the easterly right of way line of David Allen Parkway and point of compound curvature; thence a distance of 162.97 feet along the arc of a curve to the right, having a radius of 398.00 feet and a central angle of $23^{\circ}27'42''$; thence North $23^{\circ}18'58''$ East tangent to said curve, a distance of 574.14 feet to the beginning of a curve tangent to said line; thence a distance of 74.33 feet along the arc of a curve to the left, having a radius of 472.00 feet and a central angle of $9^{\circ}01'22''$ to the POINT OF BEGINNING. Containing 35.07 Acres, more or less.

Basis of Bearings is South $33^{\circ}00'39''$ West, being the Grid Bearing between GPS Monuments SSB2 (S52SM10000) & WW3020 (S41SM01130) as shown on Record of Survey 3885, File No. 2522263, Official Records of Washoe County, Nevada. Based on the NAD 1983/1994 High Accuracy Reference Network.

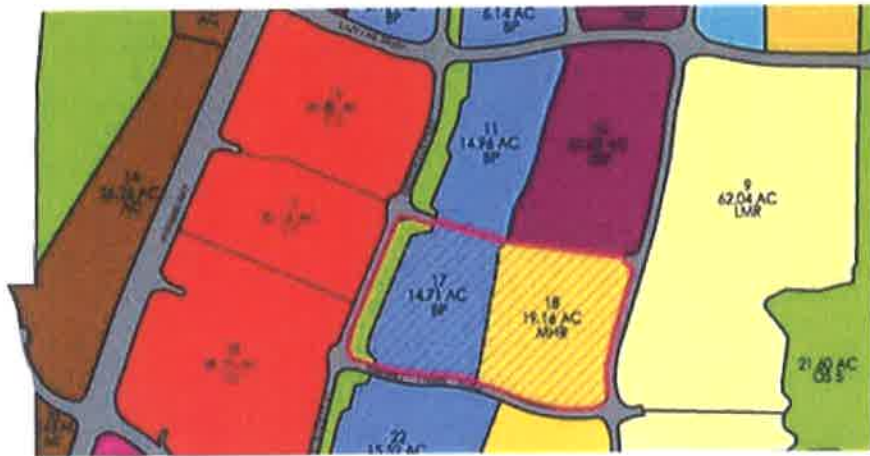


Prepared By:
Harlan King, PLS 5665
7490 Longley Lane #B
Reno, NV 89511



KILEY RANCH NORTH PHASE 8

FINAL DEVELOPMENT HANDBOOK



PHASE 8 BOUNDARY



BP - 14.71 ACRES



MHR - 19.16 ACRES



OS - 1.13 ACRES



POTENTIAL SCHOOL SITE(S)

Prepared by:



AUGUST 2017

Job # 197-07

KILEY RANCH NORTH PHASE 8

FINAL DEVELOPMENT HANDBOOK

Prepared for:

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Sparks, Nevada 89436

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August 2017

KILEY RANCH NORTH PHASE 8 – FINAL DEVELOPMENT HANDBOOK

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CHAPTER 1 - INTRODUCTION AND IMPLEMENTATION

1.1 PURPOSE

The purpose of this Final Development Handbook is to provide for the orderly development of Kiley Ranch North Phase 8 as envisioned, while assuring that the stated desired level of quality is achieved. Since overall 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 Final Development Handbook. This Final 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 8 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 8, including streets, open space 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 8. Phase 8 consists of Planning Units 17, 18 and a portion of OS3 as identified in the Kiley Ranch North Land Use Plan. A total of 35± acres are included within Phase 8. Figure 1-1 (following page) depicts the adopted Kiley Ranch Land Use Plan while Figure 1-2 (page 1-3) depicts the overall updated plan with the Phase 8 area subject to the development standards contained herein highlighted. Lastly, Figure 1-3 (page 1-4) depicts the overall Kiley Ranch North phasing plan.

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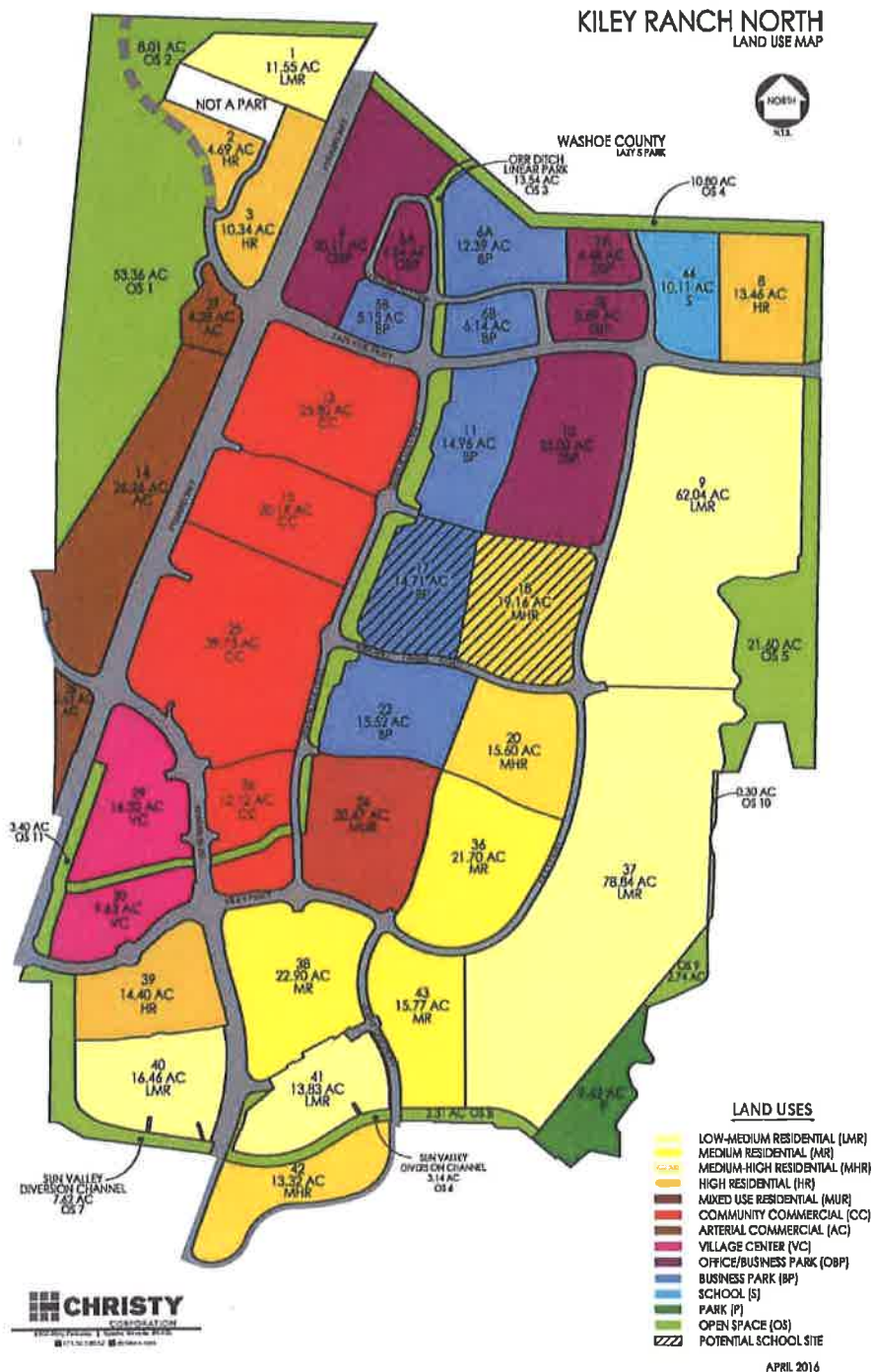


Figure 1-1 – Kiley Ranch North Land Use Plan

KILEY RANCH NORTH PHASE 8 - FINAL DEVELOPMENT HANDBOOK



PHASE 8 BOUNDARY

LAND USES

	LOW-MEDIUM RESIDENTIAL (LMR)
	MEDIUM RESIDENTIAL (MR)
	MEDIUM-HIGH RESIDENTIAL (MHR)
	HIGH RESIDENTIAL (HR)
	MIXED USE RESIDENTIAL (MUR)
	COMMUNITY COMMERCIAL (CC)
	ARTERIAL COMMERCIAL (AC)
	VILLAGE CENTER (VC)
	OFFICE/BUSINESS PARK (OBP)
	BUSINESS PARK (BP)
	SCHOOL (S)
	PARK (P)
	OPEN SPACE (OS)
	POTENTIAL SCHOOL SITE

Figure 1-2 -- Kiley Ranch North Phase 8 Master Plan

KILEY RANCH NORTH PHASE 8 – FINAL DEVELOPMENT HANDBOOK

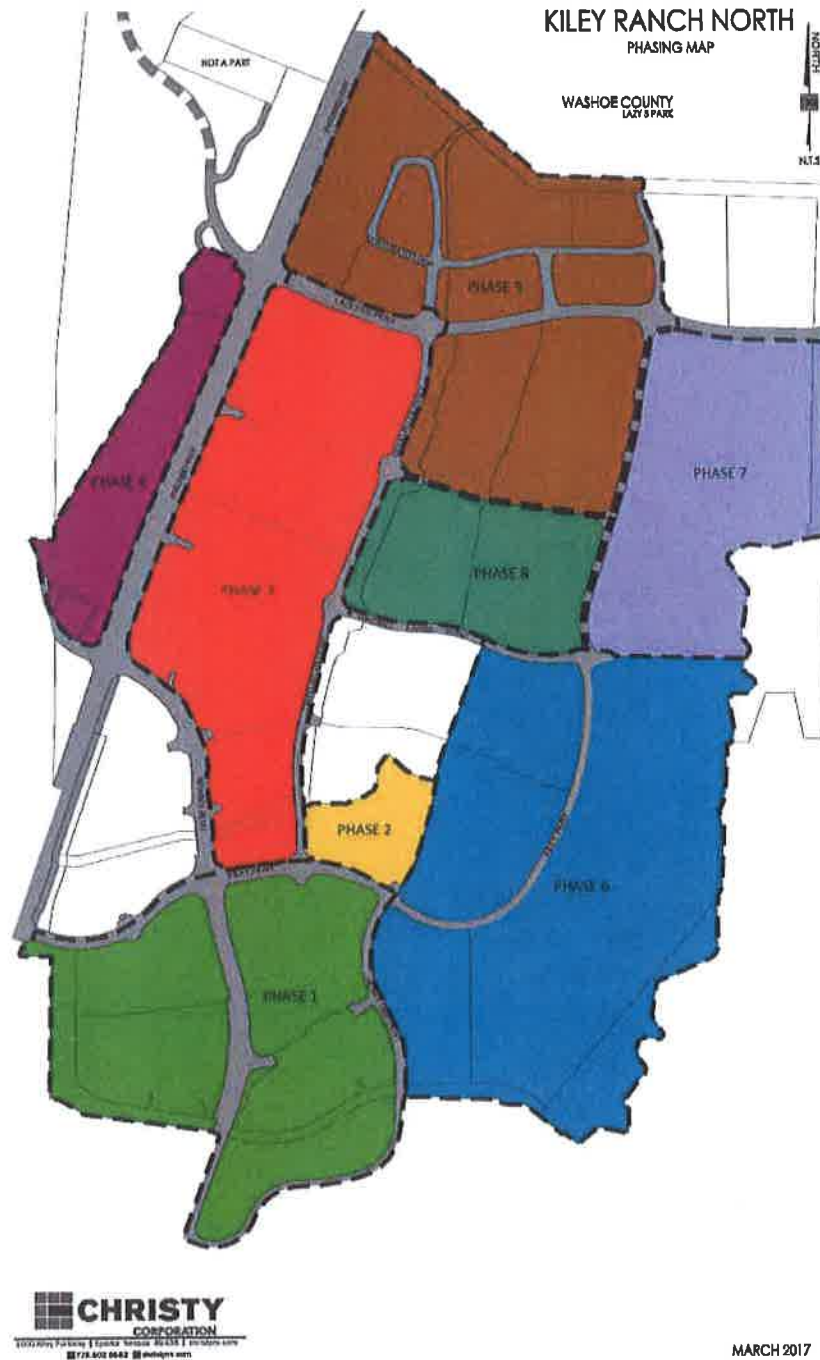


Figure 1-3 – Kiley Ranch North Overall Phasing Plan

1.2 COMMUNITY VISION

The adopted Kiley Ranch North Master Plan establishes the overall vision and theme for Kiley Ranch North. The approved standards are carried over in to Phase 8 with supplemental guidelines and standards to reflect site specific conditions within this phase. Complementing the commercial centers and neighborhoods are a proposed school site, the Orr Ditch Linear Park and a park site.

1.2.1 Sense of Place, People Gathering Places and Walkability

Place-making is one of the key components in creating a vibrant and balanced community. A sense of place is fostered within Kiley Ranch North Phase 8 by creating human-scale environments in which the individual can feel both comfortable and safe.

Kiley Ranch North Phase 8 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.

1.2.2 Community Diversity

The Kiley Ranch North Phase 8 Business Park areas will offer a diverse jobs base ranging from corporate offices to light industrial, cottage industries to mom and pop family businesses. They will incorporate modern architecture styles in contrast with the Arts and Crafts vernacular used in other areas of Kiley Ranch North. However, it will be a place of charismatic structures featuring relaxing plazas and outdoor seating.



The Kiley Ranch North Business Park will be an ideal location for corporate headquarters and offices.

Kiley Ranch North Phase 8 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.

Kiley Ranch Phase 8 also allows for a new middle school and elementary school to be constructed as an alternative to Business Park and Medium High Residential (MHR) land use. As depicted in Figures 1-1 and 1-2, an overlay (shown as hatched on the land use plan) allows for all (or less) of Phase 8 to be developed as school use.

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The Orr Ditch Linear Park is the "spine" of an extensive interconnected trails system.

Complementing the business park and neighborhoods is the Orr Ditch Linear Park and park site. Furthermore, an extensive network of trails and sidewalks are located throughout the community, providing non-vehicular connectivity to the various internal and regional components of the area. Landscaping of these areas will be designed to accentuate the community's charm. Throughout Kiley Ranch North Phase 8, public right-of-ways will be landscaped to

provide a feeling of openness and recall the region's pastoral environment. The intent is to establish a "sense of place" where residents can arrive home and feel the embrace of community pride.

1.2.3 Implementing the Vision

The vision for Kiley Ranch North Phase 8 will be carried out through the guidance provided by four overarching principles adopted in the Kiley Ranch North Master Plan. 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 8.

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 conceptual master plan for the ranch property was approved by the City of Sparks and included in the adopted City of Sparks Sphere of Influence Plan. The southern 743 acres of the ranch, known as the Southern Development Division, was annexed to the City of Sparks and is guided by a separate Development Design Standards Handbook.

Specifically, this Final Development Handbook is pertinent only to Phase 8 of Kiley Ranch North. As previously described, Phase 8 includes 35± acres and includes residential, business park, school and open space uses. Figure 1-2 (previous) depicts Kiley Ranch North Phase 8 and the area covered under this handbook.

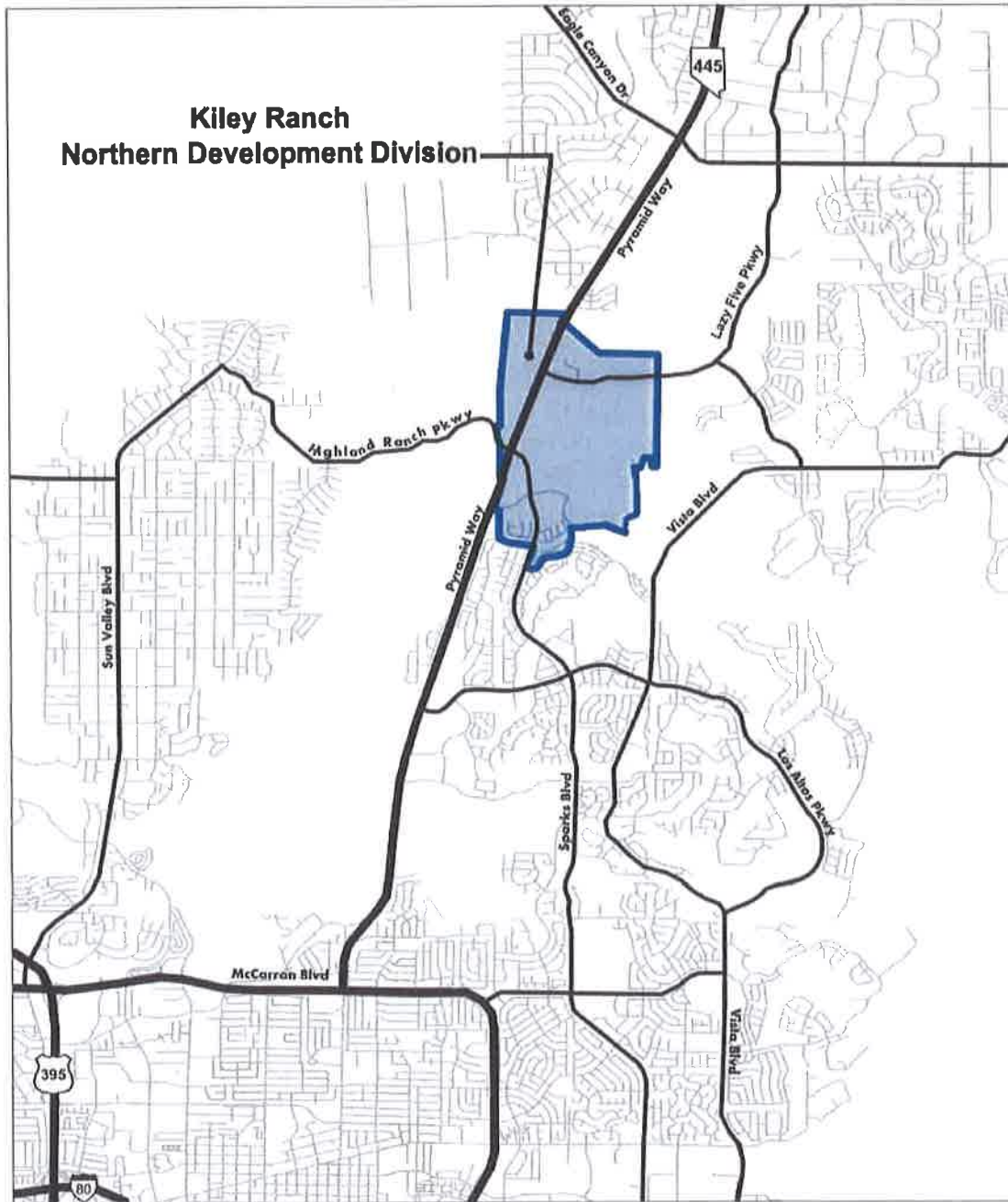


Figure 1-4 – Regional Location Map

Phase 8 of Kiley Ranch North is surrounded by planned business park and office/business park uses to the north, future business park and medium-high (MHR) residential uses to the south, future community commercial use to the west, and single family residential within Phases 6 and 7 to the east. The Orr Ditch linear park open space traverses the western edge of Phase 8.

Due to limited physical site constraints, Kiley Ranch North Phase 8 is favorable to development (refer to Figure 1-5, Site Context) 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 to the east of the plan area. The Federal Emergency Management Agency (FEMA) has designated the project area as mainly Zone X (outside the 500-year flood plain).

1.3.1 Kiley Ranch North Master Plan

The Kiley Ranch North Master Plan introduces an intense and diversified mix of land uses within the Northern Sparks Sphere of Influence (Refer to previous Figure 1-1, Kiley Ranch North Master Plan). Of the property's 874.21± acres, approximately 41 percent of the project is dedicated for residential development, 33 percent for commercial and business park uses and 15 percent for open space and park area (plus an additional 7 percent in formally landscaped areas included within non-residential development areas), 1 percent for public facilities and 10 percent for roadways. The tables on pages 1-10 (Table 1-1 - Master Plan Land Use Designation – Kiley Ranch North) and 1-12 (Table 1-2 - Master Plan Land Use Designation – Kiley Ranch North Phase 8) summarize the overall project and Phase 8 land use components.

1.3.2 Orr Ditch Linear Park

A portion of the Orr Ditch Linear Park, a 13.54± acre nature-oriented passive recreational corridor aligned in the area of the existing and relocated sections of the Orr Ditch, is located within Phase 8. A multi-use trail connecting the community runs along the entire length of the open space. A portion of the Orr Ditch Linear Park traverses the western edge of Phase 8. (Refer to Section 2.3.9.2 and 2.3.9.3).

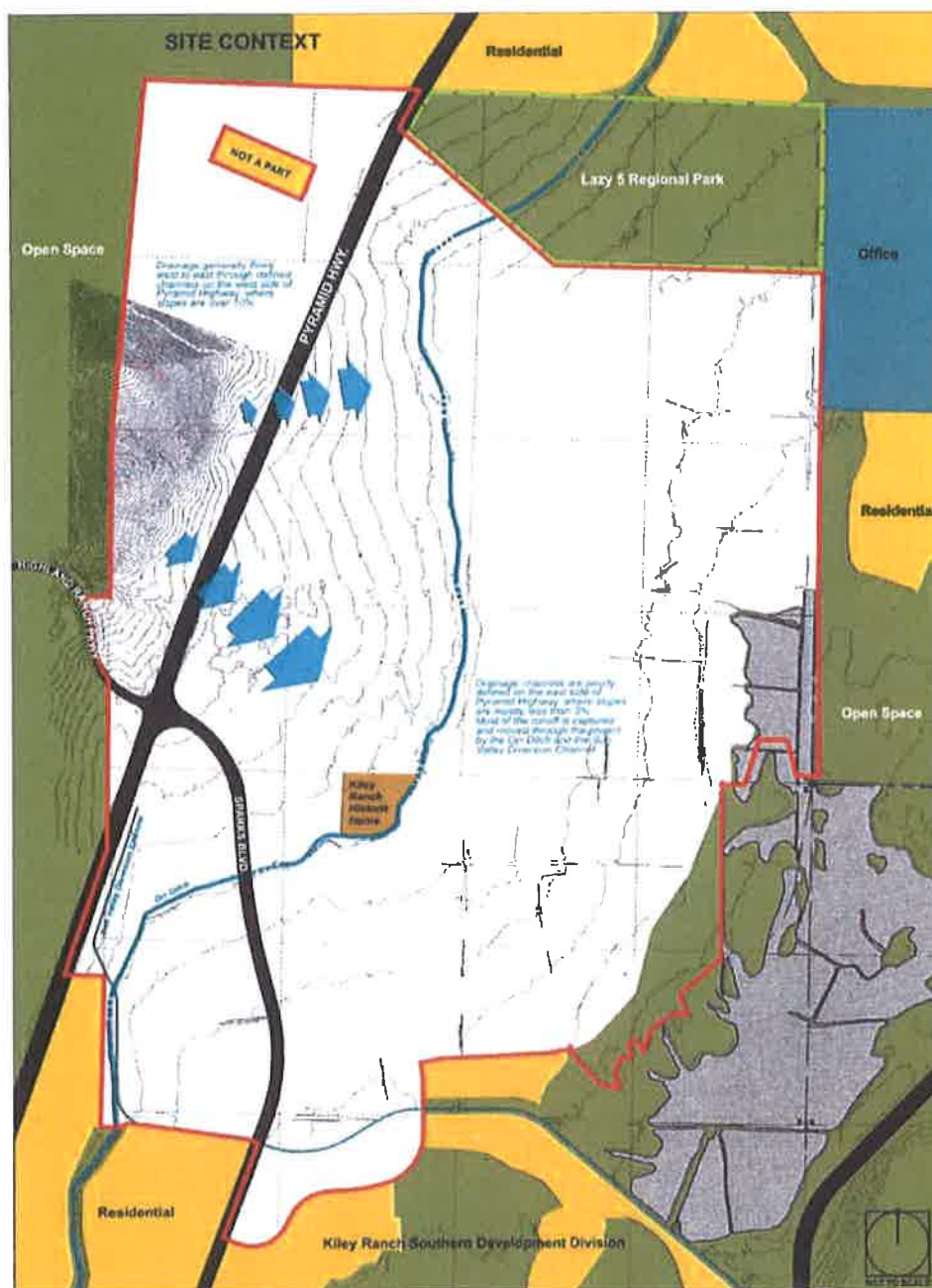


Figure 1-5 – Site Context

KILEY RANCH NORTH PHASE 8 – FINAL DEVELOPMENT HANDBOOK

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

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Approx. Allowed Sq. Ft.	Required Open Space	Open Space Provided
RESIDENTIAL								
Low-Medium	4.0 – 7.9 du/ac	LMR	182.72	7.9 du/ac	1,443	-	-	-
Medium	6.0 – 11.9 du/ac	MR	60.37	11.9 du/ac	718	-	-	-
Medium-High	12.0–17.9 du/ac	MHR	48.08	17.9 du/ac	861	-	-	-
High	18.0 – 23.9 du/ac	HR	42.89	23.9 du/ac	1,025	-	-	-
Mixed Use Residential	5.0 – 23.9 du/ac	MUR	20.47	23.9 du/ac	489 ⁽⁵⁾⁽⁹⁾	-	15%	3.0
Total Residential			354.53		4,536⁽¹⁾⁽⁶⁾	-	-	-
NON-RESIDENTIAL								
COMMERCIAL								
Arterial Commercial		AC	33.17	0.4	-	577,954	15%	5.0
Community Commercial		CC	97.81	0.3 ⁽²⁾	-	2,230,512 ⁽²⁾	15%	14.67
Village Center Commercial		VC	25.93	0.9	82 ⁽⁶⁾	1,016,560	20%	5.19
Subtotal Commercial			156.91		-	3,825,026		24.86
OFFICE/BUSINESS PARK								
Business Park		BP	68.87	0.6	-	1,799,986	20%	13.8
Office/Business Park		OBP	60.05	0.6	-	1,569,467	20%	12
Subtotal Office/Business Park			128.92	-	-	3,369,453		25.8
PUBLIC FACILITIES								
Public/Institutional		PI	0	0	-	0	0	0
School		S	10.11	0.3	242 ⁽⁷⁾	132,117	20%	2.02
Subtotal Public Facilities			10.11	-	-	132,117		2.02
OPEN SPACE								
Park		P	9.42	-	-	-	-	9.42
Open Space		OS	126.82	-	-	-	-	126.82
Subtotal Open Space			136.24⁽⁴⁾	-	-	-	-	136.24
Total Non-Residential			432.18	-	-	7,326,596	-	55.68⁽⁴⁾
Roadways ⁽³⁾			87.50	-	-	-	-	-
PROJECT TOTALS			874.21		4,860⁽⁸⁾⁽¹⁰⁾	7,326,596	174.84⁽⁴⁾	191.92⁽⁹⁾

April 2016

Refer to following page for table notes.

KILEY RANCH NORTH PHASE 8 – FINAL DEVELOPMENT HANDBOOK

Table 1-1 Notes:

1. Although the calculated total number of dwelling units equals 4,860 units, per the original tentative approval of the Kiley Ranch North PUD, the maximum amount of residential units allowed in Kiley Ranch North is 4,463.
2. The maximum floor area ratio for the medical campus use in the Community Commercial/Medical Campus land use category shall be 0.85, providing an over total of 2,230,512 sq. ft. floor area in Community Commercial.
3. "Roadways" include all streets shown on the Land Use Plan.
4. In addition to the 136.24 acres of open space, formally landscaped areas within other areas, which include landscape buffers, contribute approximately 55.68 acres to the overall formal and informal open space within Kiley Ranch North. Per SMC 20.18, a minimum of 20% (174.84 acres) common open space is required. A total of 191.92 acres will be provided which equates to 21.95% common open space.
5. Assumes that project builds out either all multi-family residential or all single family residential, although a mix of uses could occur.
6. Number of units/density is not applicable to assisted living, group residential care, skilled nursing facility or residential retirement facilities that have common dining facilities.
7. A maximum of 242 residential units will be permitted within the school site if the school is not built. The allowable density of the adjoining residential area will be applied to the school site. If the school is built, then these units may be transferred to the Village Center.
8. Additional units may be transferred to the Village Center as define in Permitted Units Transfers in Chapter 1 of the Development Handbook.
9. Total open space equals commercial, office/business park, public facilities, subtotal open space and MUR required open space.
10. Over time, unused residential density may be transferred by the Master Developer to undeveloped parcels.

KILEY RANCH NORTH PHASE 8 – FINAL DEVELOPMENT HANDBOOK

**Table 1-2: Master Plan Land Use Designation
Kiley Ranch North Phase 8**

Land Use Designation			Gross Acres	Maximum Density or FAR	Permitted Total Units	Approx. Allowed Sq. Ft.	Required Open Space	Open Space Provided
RESIDENTIAL								
Medium-High ⁽¹⁾	12.0–17.9 du/ac	MHR	19.16	17.9 du/ac	343	-	-	-
Subtotal Residential			19.16		343	-	-	-
NON-RESIDENTIAL								
Business Park ⁽¹⁾		BP	14.71	0.6	-	384,461	20%	2.9
Subtotal Office/Business Park			14.71	-	-	384,461	-	2.9
PUBLIC FACILITIES (OVERLAY)								
School ⁽¹⁾		S	33.87	0.3	-	442,613	20%	6.8
Subtotal Public Facilities			33.87¹	-	-	442,613	-	6.8
PLUS								
OPEN SPACE								
Open Space		OS	1.13	-	-	-	-	1.13
Subtotal Open Space			1.13	-	-	-	-	1.13

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Table 1-2 Notes:

1. Medium-High Residential (MHR) and Business Park (BP) land uses within Phase 8 may be permitted to develop as School (S) land use.
2. Refer to Note # 4 on Table 1-1 or Kiley Ranch North Tentative Development Handbook since an open space requirement is cumulative for all of Kiley Ranch North.

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1.4 Handbook Provisions

1.4.1 General Provisions

This Kiley Ranch North Phase 8 Development Handbook (the "Final Handbook") describes in general terms when, where and how development will occur within Phase 8 of the Kiley Ranch North Development Project ("Phase 8"). It provides sufficient specificity to establish a base qualitative standard (the "Development Standards") for all of Phase 8. It provides design parameters (the "Design Parameters") to which each Individual Project built within Phase 8 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 8. Chapter 3 contains standards and guidelines relative to design, which establish the Design Standards and Guidelines for new development within Phase 8.

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 in 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 8, 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 8 shall control. When not addressed by this Final Handbook or the terms of a Final Approval, the provisions of the Sparks Municipal Code shall control.

1.5 Individual Project Approval Process

1.5.1 General Provisions (Multi-Family For Rent Projects)

The review process for Individual Multi-family for rent projects includes review by the Design Review Committee and the City of Sparks Community Services Department as well as other City departments.

Phase 8 may be comprised of one or more residential projects (each an “Individual Project”). Prior to development of an Individual Project, such Individual Project shall be reviewed to determine that it meets and conforms to the standards and guidelines of this Final Handbook, following the plan review approval process set forth in this Section 1.5. In addition, any Individual Project requiring a Conditional Use Permit (as identified in Table 2-1) must adhere to the normal City of Sparks Conditional Use Permit process; provided that the application for a Conditional Use Permit may be processed concurrently with the Final Approval of Phase 8 in which the Individual Project is located and/or the review process set forth in this Section 1.5.

An Owner, Master Developer or Guest Builder of an Individual Project is referred to hereinafter as the “Project Applicant.” Prior to submitting plans 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 North 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 some or all of Kiley Ranch North (“Kiley Covenants”). After obtaining such certification, the plans shall be submitted to the City of Sparks Community Services Department 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 Final Handbook.

With regard to all quantitative determinations made by the City under this Section 1.5 (whether by the Plan Review Committee, City Staff, the Administrator, Community Services Department 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 Phase 8 Master Plan, as set forth on Figure 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 the Plan Review Committee, City Staff, the Administrator, Community Services Department 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 Section 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 this Final Handbook or concurrently with the Final Approval process; provided, however, that in no event shall approval from the City of Sparks Community Services Department be completed prior to completion of the Final Approval process of the Final Handbook. In the event of any conflict between the plan review process set forth in this Final Handbook and any other review process used by the City, this Final Handbook shall control. Where this Final 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 residential Individual Projects are subject to different approval processes and are addressed separately in the following sections. For definition purposes, an “Individual Single-Family Project” is defined as one that is built as “for sale” residential housing, whether attached or detached and condominiums planned for rental; an “Individual Multi-Family for Rent Project” is defined as one that involves multi-family “for rent” projects.

It is incumbent upon the Project Applicant to become familiar with the DRC’s and the City’s review process and application requirements. Refer to Figure 1-6 – Individual Project Approval Process.

1.5.2 Individual Multi-Family for Rent Project

PHASE I: PRE-APPLICATION PROCESS

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

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Step 2: The Project Applicant attends a pre-application meeting first with the City 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: CITY OF SPARKS APPROVAL PROCESS

The second 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 3: A Project Applicant submits the required fee(s) and completed Administrative Review application(s) to the City (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. Evidence of DRC approval shall be submitted

Step 4: The Project Applicant attends a Plan Review meeting(s) in which the City of Sparks Community Services Department will discuss the project's conformance with the Development Standards set forth in this Final Handbook. Following the Plan Review Meeting, the Community Services Department will issue a conditional approval letter or denial letter.* The Project Applicant may exercise their appeal rights if they do not accept the Community Services Department's denial or conditional approval.

Step 5: 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.

*The City reserves the right to include as a condition of an Administrative Review approval that an individual project's architecture be reviewed and approved by the Planning Commission as a General Business item prior to the issuance of a building permit for the individual project.

Step 6: Submit for Building Permit

1.5.3 Residential Project Approval Process (Single Family Projects)

The review process for Individual Single-Family Projects includes review by the DRC and the City of Sparks Community Services Department as well as other City departments. In addition, the review process for Individual Single-Family 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 288.330 – 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.

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- 2) The second phase consists of both the DRC and the City of Sparks Tentative Map process.
- 3) The third phase is the Design Review/Final Map approval process by the City of Sparks.

The Individual Single-Family 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 Figure 1-6 – Residential Project Approval Process for schematic of process for project approval.

Individual Single Family Projects may include condominiums planned for rental.

PHASE I: PRE-APPLICATION PROCESS

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

Step 2: The Project Applicant submits to the DRC and the 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 Single Family Project.

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

PHASE II: TENTATIVE MAP APPROVAL PROCESS

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

Step 5: The Project Applicant shall submit DRC 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 staff and distributed to appropriate City departments and reviewing agencies for comments.

Step 6: The Project Applicant attends a meeting(s) with Community Services 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, this Final Handbook, and all applicable statutes, regulations and ordinances. The Community Services staff recommends approval of the Tentative Map and provides conditions of approval to cause the Tentative Map to conform to this Final Handbook and the Sparks Master Plan.

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Step 7: The Community Services 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 shall 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: The Project Applicant obtains DRC Certification of its Final Map.

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

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

Step 12: City of Sparks 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 Single-Family Project based on the redline comments, the Project Applicant resubmits for final review.

Step 14: Upon approval of the Administrator, Final Map is recorded.

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

1.5.4 Permitted Unit Transfers

The Kiley Ranch North Phase 8 “Master Plan,” set forth in Figure 1-2 of this Handbook, designates several “bubble” areas for residential or mixed residential/commercial uses (each a “Master Plan Area”). The number of dwelling units allowed within any specific Master Plan Area is calculated by multiplying the gross acreage for such Master Plan Area (as shown in the Master 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 Master Plan Area, Permitted Units may be transferred from one Master Plan Area (the “Sending Area”) to another Master Plan Area (the “Receiving Area”) under the following conditions:

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- (1) Permitted Units may be transferred from one Master Plan 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 Master Plan 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 Master Plan) by more than ten percent (10%), provided that the foregoing 10% limitation shall not apply when the Receiving Area is the area designated in the Master Plan as the "Village Center." The Master Developer shall be responsible for tracking density figures/calculations (refer to example transfer letter on following page).
- (4) The owner of the Receiving Area must present evidence satisfactory to Community Services Department 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 Department with a "Density Transfer Authorization" letter demonstrating approval from the Master Developer (see example on following page).

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Date: _____

The City of Sparks
ATTN: Community Services Department
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 1.5.3 "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.

All transfers shall be logged onto a “transfer log” maintained by the City.

Unit transfers shall not be limited solely to Kiley Ranch North Phase 8 and may include transfers to/from other Phases within the Kiley Ranch North Master Plan. These transfers shall be consistent with the Kiley Ranch North Tentative Handbook, Section 1.6.5.

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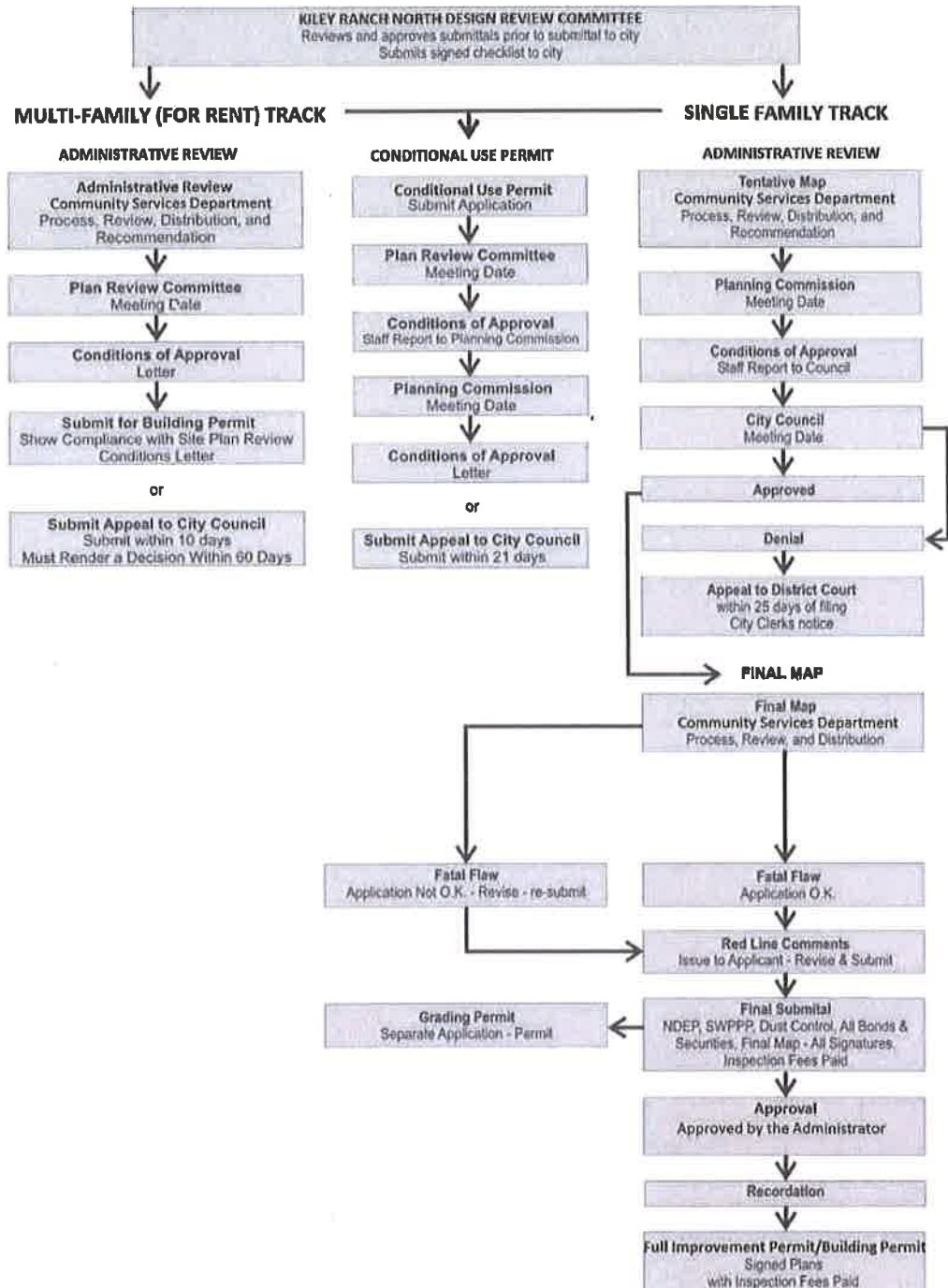


Figure 1-6 - Individual Project Approval Process (Residential)

1.5.5 Business Park and School Project Administrative Review Approval

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

- 1) The first phase is the pre-application process with the City of Sparks. It is during this phase that a Project Applicant becomes familiar with the application requirements and obtains feedback on preliminary design ideas.
- 2) The second phase is the DRC review/certification process.
- 3) The third phase consists of the City's process for approving the Individual Commercial Project, including a Conditional Use Permit approval, if applicable. Here the City will make its determination as to whether the Project meets and conforms to the standards set forth in this Handbook. The Plan Review Committee 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 1-7, Individual Project Approval Process - Commercial Track, for schematic of process for project approval).

PHASE I: PRE-APPLICATION PROCESS

Step 1: A Project Applicant contacts the DRC and the City of Sparks' Community Services Department 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 Department 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.

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PHASE II: DRC APPROVAL PROCESS

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

PHASE III: CITY OF SPARKS APPROVAL PROCESS

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

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 Plan Review Committee and appropriate City departments to discuss the application and offer comments. The Plan Review Committee will review the Individual Commercial Project's conformance with the Development Standards and Design Parameters set forth in this Handbook. The Plan Review Committee 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 the Plan Review Committee'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

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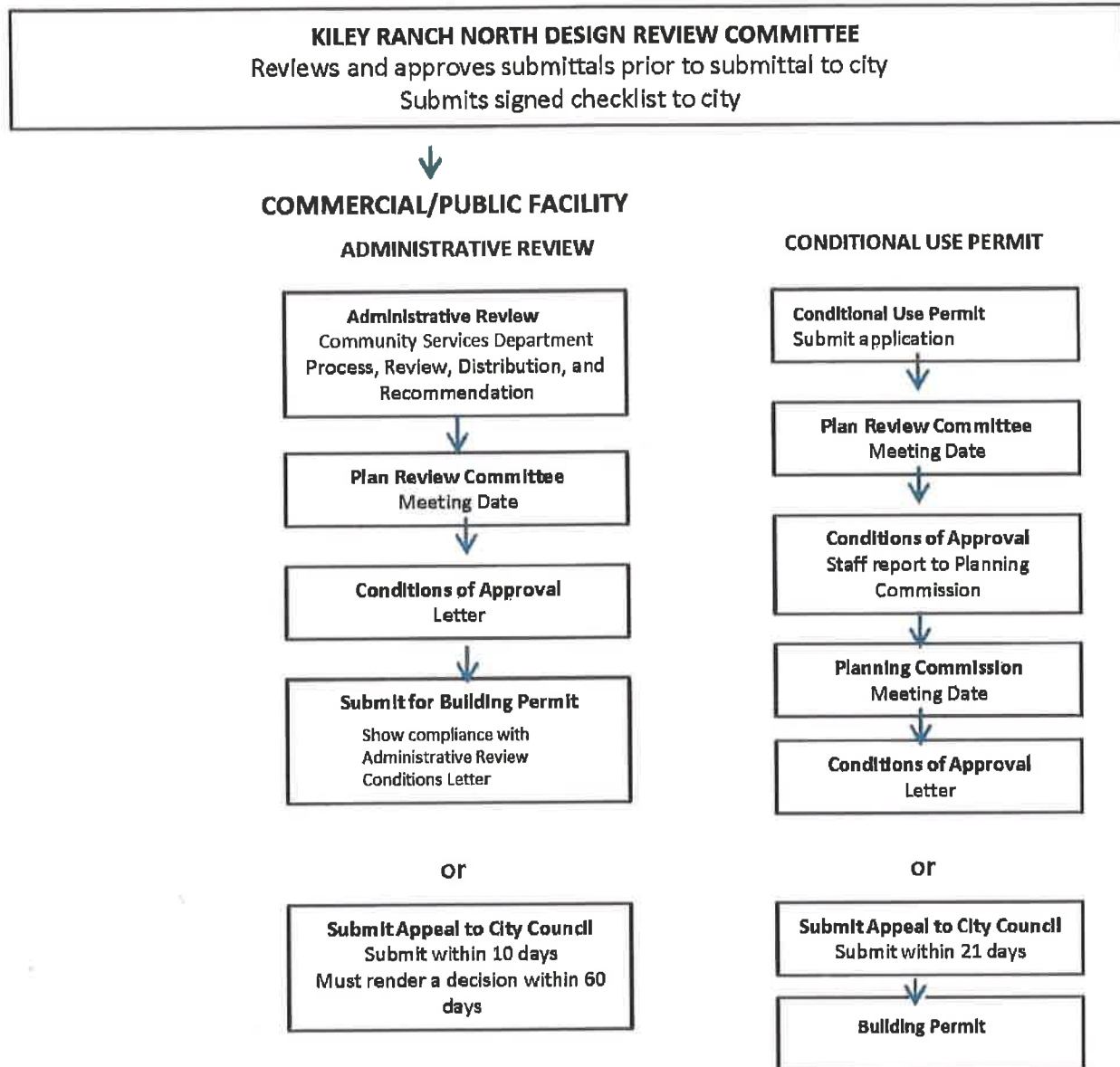


Figure 1-7 - Individual Project Approval Process (Business Park and School)

1.5.6 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”).

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.

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- 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.

The purpose of Chapter 2 is to set regulatory requirements for the various land uses located within Kiley Ranch North Phase 8. These requirements include standards for land use, density/intensity, and for the design of rights-of-way, landscape buffers, trails and entries. All development shall comply with the text, policies, standards, and associated tables and exhibits of this Final Handbook. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply. Where this Final Handbook remains silent, the provisions and definitions within the City of Sparks Municipal Code and Subdivision Regulations shall apply.

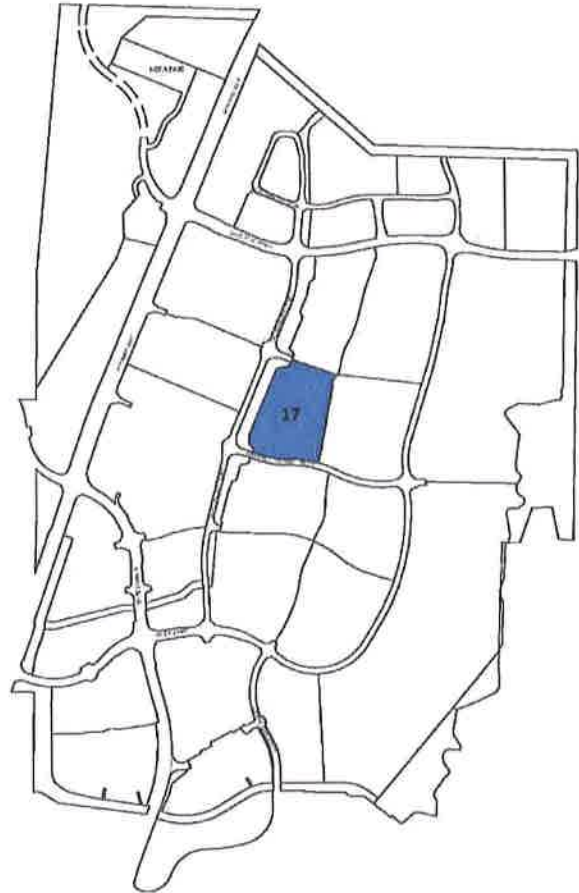
2.2.1 Phase 8 Land Use



2.2.2 Business Park - BP

2.2.2.1 Business Park Description

The purpose of this land use designations is to provide for the development of a business park complex that will encourage the emerging employment center policy. This area is concentrated and strategically located within the community to provide a sufficient employment base for local residents. This land use is intended to provide office employment uses, research and development space, advanced technology based manufacturing and assembly space, private educational and trade schools/colleges, 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 North development.



Area	Land Use	Gross Acres
17	Business Park	14.71
TOTALS		14.71

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2.2.2.2 Business Park Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.5. The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

2.2.2.3 Office/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, and commercial services required to support these uses.
BUILDING INTENSITY	
Building Coverage ⁴	50% max.
Building Height ^{4 & 5}	55 ft. max.
Building Separation	0 ft. or 30 ft. min.
LANDSCAPING	
Landscape Requirement	Min. 20% of development area ¹
BUILDING SETBACKS FROM RIGHT-OF-WAY³	
Pyramid Way	N/A
Kiley Parkway	10 ft. min.
Lazy 5 Parkway	N/A
David Allen Parkway	10 ft. min.
Collector Roads	15 ft. min.
Internal Private Roads	10 ft. min.
Property Line ²	10 ft. min.

See table notes on following page.

Notes:

1 – Development area does not include any landscape buffer parcels adjacent to a development parcel. The locations for landscape buffers are further described in Chapters 2 and 3.

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

3 – Setbacks include any applicable landscape buffers.

4 – Definitions:

- a) Building Coverage is defined as the ratio between the ground floor area of enclosed building and the net area of the site, expressed in a percent form.
- b) 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 55 feet for BP.

5 – 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.

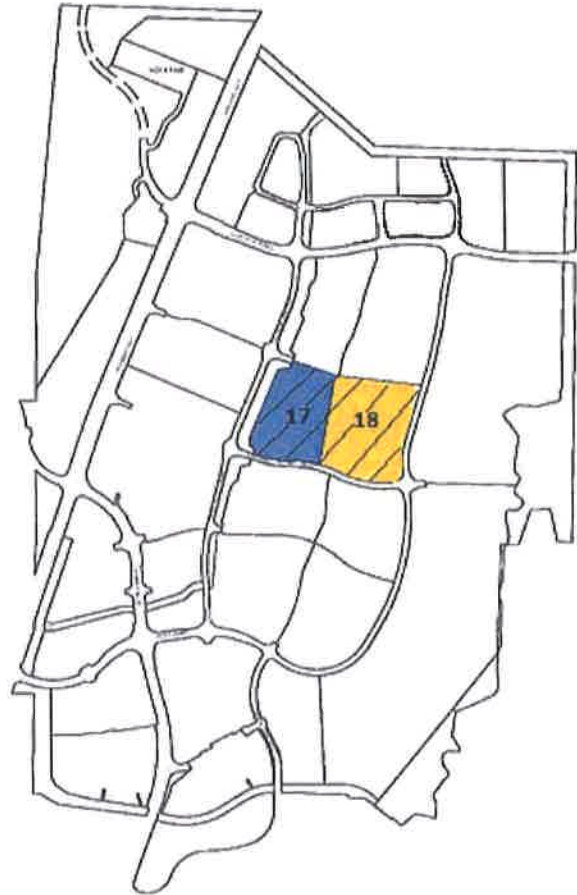
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2.2.3 School - S

2.2.3.1 School Description

The purpose of this land use designation is to provide land for a public school(s) that will serve the project. It is planned that the Washoe County School District may purchase the property for the school from the owners of Kiley Ranch North. If this occurs, this handbook shall allow for the underlying land use (i.e. BP and/or MHR) to be modified to School (S). The property must be purchased within five (5) years of the final approval of the Phase 8 Final Development Handbook. In the event the School District does not acquire the property, the use may remain as BP (Village 17) and MHR (Village 18), as identified in the Kiley Ranch North Tentative Development Handbook.

If the property is acquired for schools, the residential density associated with Village 18 shall be transferred to other areas within Kiley Ranch North.



Area	Land Use	Gross Acres
17	School ¹	14.71
18	School ¹	19.16
TOTALS		33.87

¹—Should the Washoe County School District not acquire the property within 5 years from the adoption date of this Final Development Handbook, the designation shall remain BP (17) and MHR (18) respectively.

The School District is compelled to complete the formal purchase process described in NRS 278.346 before any school site is finally determined. The Washoe County School District intends to develop a new middle school site to be constructed by fall 2019 and a new elementary school to be constructed when warranted by demand. These sites could be located within Village 17, Village 18, or within both Villages. Final school site size(s) and location(s) shall be determined based on school needs and on discussion with Kiley Ranch North owners. School site(s) may comprise all or only a portion of these villages. As noted above, any portion of these villages not acquired by the School District shall remain as either the BP or MHR

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designations.

2.2.3.2 School Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.5.

Figure 2-2 (page 2-7) provides a schematic site design concept for a middle and an elementary school within Kiley Ranch North Phase 8. This conceptual plan may be altered with the review and approval of the Kiley Ranch North Design Review Committee. School construction will require a City of Sparks Administrative Review.

2.2.3.3 School Setbacks and Density/Intensity Requirements

TYPE	SCHOOL (S)
DESCRIPTION	The School designation provides for the development of a public elementary or junior high school.
BUILDING INTENSITY	
Building Height	40 ft. max.
Building Separation	0 ft. or 20 ft. min.
LANDSCAPING	
Landscape Requirement	Minimum 20% of development area ¹
BUILDING SETBACKS FROM R.O.W.	
Kiley Parkway	35 ft. min.
Lazy 5 Parkway	N/A
David Allen Parkway	25 ft. min.
Collector Roads	20 ft. min.
Internal Private Roads	15 ft. min.
Property Line ²	10 ft. min.
1 - Development area does not include any landscape buffer parcel adjacent to a development parcel.	
2 - This includes all property lines within Kiley Ranch North that do not border state highways, boulevards, parkways, or collector roads.	



Note: final site design and layout subject to change

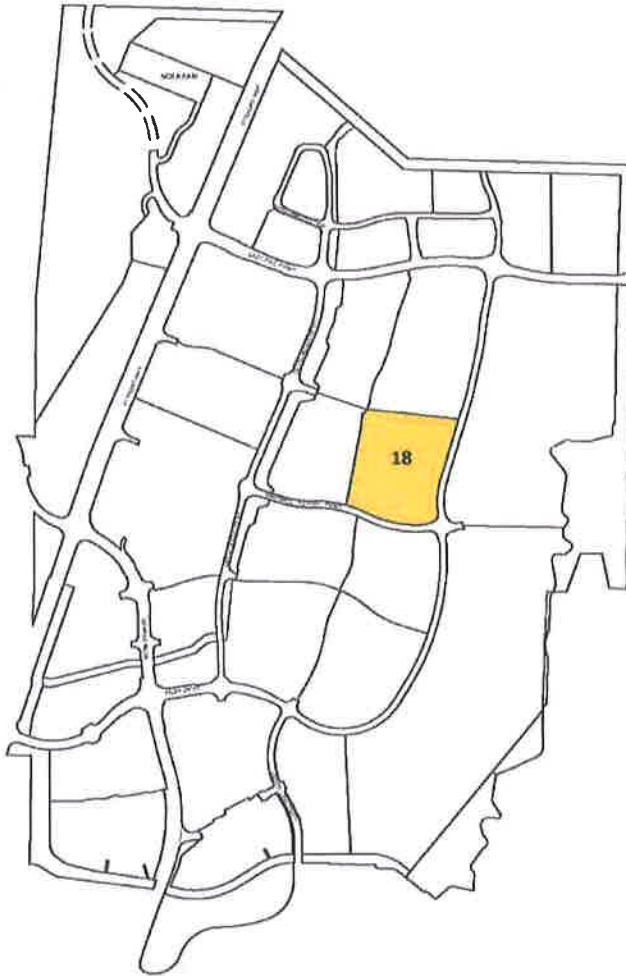
August 2017

Figure 2-2 – School Concept

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2.2.4 Residential Areas - MHR

2.2.4.1 Residential Areas Description



Medium-High Residential (MHR) is intended to provide for a variety of housing ranging in density from 12 dwelling units per acre up to 17.9 dwelling units per acre.

This designation allows rental and for-sale single family attached products and multi-family dwellings. Typical product types include townhomes, attached cluster products, row houses, apartments, and condominiums. This designation is located adjacent to business park uses.

Area	Land Use	Gross Acres
18	Medium-High Residential	19.16
TOTALS		19.16

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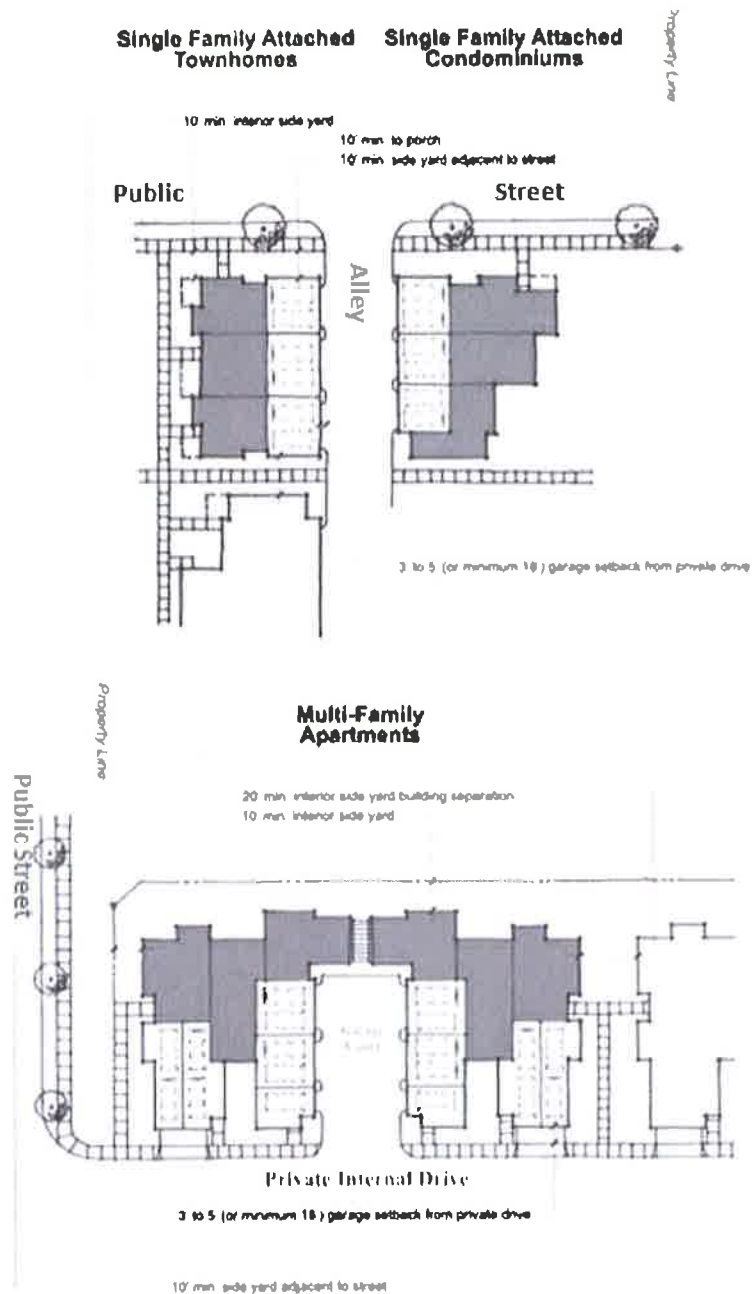
2.2.4.2 Residential Areas Land Use

Permitted uses and those uses requiring a Conditional Use Permit are contained in Table 2-1, Land Use Matrix, in Section 2.2.5 The Design Review Committee (DRC) and the City of Sparks shall determine the appropriateness of uses not specifically outlined in Table 2-1.

2.2.4.3 Residential Areas Setbacks and Density/Intensity Requirements

TYPE/DESCRIPTION		MEDIUM-HIGH RESIDENTIAL (MHR) - 12.0 - 17.9 du/net acre		
		This designation is intended to provide for a wide range of single family attached products and multi-family dwellings. Typical product types include townhomes, apartments, attached cluster products, row houses, and condominiums. Multi-family may include for-rent units.		
		SF ATTACHED	MULTI-FAMILY	NOTES
BUILDING INTENSITY				
Maximum Net Density (du/ac)	17.9	17.9	*12 ft. min. between porches, patios or balconies.	
Building Coverage	65% max.	70% max.		
Building Separation	0 ft. or 10 ft. min.	20 ft. min.*		
Building Height	40 ft. max.	40 ft. max.		
LANDSCAPING				
Landscape Requirement		Min. 20% of parcel		
BUILDING SETBACKS FROM PROPERTY LINES				
FRONT YARD SETBACKS				
To Structure	10 ft. min.	10 ft. min.		
To Porch/Patio	10 ft. min.	10 ft. min.		
To Front Entry Garage (from public ROW)	20 ft. min.	20 ft. min.		
SIDE YARD SETBACKS				*Building separation.
Interior Side Yard	0 ft. or 10 ft. min.*	20 ft. min.*		
Side Yard Adjacent to Street	10 ft. min.	10 ft. min.		
REAR YARD SETBACKS				Refer to Figures 2-3 and 2-7
To Main Structure	10 ft. min.	10 ft. min.		
To Porch/Patio	10 ft. min.	10 ft. min.		
To Garage (from private drive)	3' to 5' or min 18' ¹	3' to 5' or min 18' ¹		
BUILDING PROJECTIONS		Refer to Section 20.34.030 of the Sparks Municipal Code		
ACCESSORY USES				
Accessory uses shall be permitted pursuant to Section 20.03.002 of the Sparks Municipal Code				
1 - This standard may be waived if the applicant can demonstrate that the parking of vehicles will be prohibited from encroaching into the private drive and an enforcement mechanism will be established.				

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NOTE: These prototype site plans are conceptual in nature and are only two of many design solutions that are permitted in this land use designation.

Figure 2-3 – Medium-High Residential (MHR) Prototypes

2.2.5 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. 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	School	Medium-High Residential
	BP	S	MHR
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	P	
Animal clinics			
Appliance repair provided repair services shall be incidental to retail sales; no outdoor sales or storage			
Athletic/health club and gymnasium	AN	P	
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			
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			

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	Business Park	School	Medium-High Residential
	BP	S	MHR
Household goods repair shops			
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)			
Lodging (over 200 rooms)			
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 (see notes)			
Motorcycle sales and service (no outdoor storage)			
Mortuaries			
Movie theaters			
Newsstand	AN		
Office supply and business machine stores	AN		
Operating hours between 11 p.m. and 6 a.m. (see footnote 2)	P		
Operating hours – 24 hours/day (associated with hospital/medical facility)			
Outdoor sales and service			
Packing, wrapping, handling and mailing stores	AN		
Park-n-Ride lots, as joint use compliance with RTC	AN		
Parking structure	AN		
Personal care such as barbers and beauty shops, shoe repair, etc.	AN		
Photographic studios	P		
Radio and television broadcasting studios	CP		
Recreational vehicle/boat storage facility associated with mini-warehouse			
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.	AN		
Restricted gaming			

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	Business Park	School	Medium-High Residential
	BP	S	MHR
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			
Wholesale sales (no outdoor storage)			
OFFICE/BUSINESS PARK LAND USES			
Office/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 Notes)	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		

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	Business Park	School	Medium-High Residential
	BP	S	MHR
PUBLIC/INSTITUTIONAL LAND USES			
Public/Institutional Land Uses including, but not limited to the following uses:			
Amphitheater – small (300 seat maximum)	AN	CP	
Arboretums and horticultural gardens			
Churches, parsonages, parish house, monasteries, convents and other religious institutions	CP	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	P	
Government services	AN		
Historical and cultural monuments; interpretive sites			
Library		P	
Meeting halls			
Observatory			
Outdoor festivals and fairs, seasonal and temporary (less than a week)	P	TUP	
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	P	P
RESIDENTIAL LAND USES			
Residential Land Uses including, but not limited to, the following uses:			
Apartments		p ²	P
Condominiums		p ²	P
Nursing home			
Homefinding/information center; temporary until community sales complete			P
Group residential care facilities, assisted living, and residential retirement homes			P
Residences (single family detached and attached)		p ²	P
Residential uses above commercial ground floor			
Temporary real estate offices associated with Model Home complexes (per criteria 6.1.6)			P

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	Business Park	School	Medium-High Residential
	BP	S	MHR
Townhouse		P ²	P
Trail access points			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	P
Athletic fields, excluding stadiums (no field lighting)		P	
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
FOOTNOTES			
1) Mini-storage and recreational vehicle/boat storage will be permitted in AC and CC sites due to their locations adjacent to Pyramid Way. During Administrative Review, special considerations must be given to the screening of these facilities from adjacent uses.			
2) Permitted only if a school is not built.			
3) Permitted with an approved City of Sparks Temporary Use Permit.			
4) Limited to existing Welcome Center.			
NOTES			
a) Outdoor sales will be allowed with issuance of a City of Sparks Temporary Use Permit. Specific location of outdoor sales will be determined with Temporary Use Permit. Permit application will be reviewed and approved by the DRC prior to the submittal to the City of Sparks and shall conform to Section 20.03.040.			
b) "Incubator" facilities comprised of not more than 50% of the gross floor area used for warehousing area with the remaining 50% of the gross floor area comprised of manufacturing, processing, assembly, sales, display, office, or any combination thereof (other than warehouse); no equipment or storage materials yard outside.			

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	Business Park	School	Medium-High Residential
	BP	S	MHR
NOTES (Continued)			
c) Seasonal Sales will not be allowed within required parking spaces. Location of seasonal sales will be determined at the Administrative Permit.			
d) Uses not specifically listed are subject to review based on their consistency with the purpose and intent of each designation as determined by the Design Review Committee (DRC) and the City of Sparks Community Services Department.			

2.3 STREETScape DEVELOPMENT STANDARDS

2.3.1 Circulation Plan

The overall Kiley Ranch North project circulation is defined in the Master Handbook and handled through a hierarchy of arterials and collectors that define the structure of the community. The circulation plan is significant to the region because it encompasses the intersection of Sparks Boulevard and Pyramid Way.

For the purposes of applying design standards and guidelines, the major roadways of Phase 8 are assumed to have the following classification:

Windmill Farms Parkway – **Collector** – under construction

David Allen Parkway – **Collector** (existing)

Kiley Parkway – **Collector**– under construction

2.3.2 Roadway Design

Development of roads within Kiley Ranch North, including Phase 8, will generally conform to the circulation plan as shown in Figure 2-4, Phase 8 Circulation Plan. Exact alignments may vary depending on site specific conditions relevant to the individual development parcels. Plans and sections are provided to illustrate the location and hierarchy of roadways and sidewalk/trails. The intent of the roadway system is to provide regional circulation and access to all parcels from the surrounding areas. The plan utilizes curvilinear alignments and landscaped rights-of-way to establish an overall natural setting. Some pedestrian trails are designed to be separate from vehicular traffic and will link the neighboring uses and communities to the Kiley Ranch North development.

Kiley Parkway from Henry Orr Parkway to Windmill Farms Parkway will be completed by Fall, 2017. Windmill Farms Parkway from Kiley Parkway to David Allen Parkway will be completed by Fall, 2017. Streetscape along both these road sections will be completed following street construction, weather permitting.

All roadways shall be constructed to the City of Sparks standards and in accordance with the sections for roadways presented in Figures 2-5 through 2-7. Regional Transportation Commission (RTC) roadways in Phase 8 (Kiley Parkway) shall be constructed to RTC standards.

Landscaping within the landscape buffers is designed to enhance and beautify the street corridors along the roadways of Kiley Ranch North. Typical landscape designs for each roadway classification have been incorporated into Section 2.3.4, Streetscape Landscape.

2.3.3 Access Standards

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 Kiley Ranch North 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 8. An alley is defined as a private way providing a secondary means of access to an abutting property and not intended for general traffic circulation. Alleys shall have a minimum width of 20 feet (Refer to Figure 2-7 for more detail). Alleys are not designed to be used as an emergency vehicle access road. Alleys shall be maintained by the adjoining property owner (through an easement agreement) or by a sub-association established by the Guest Builder.

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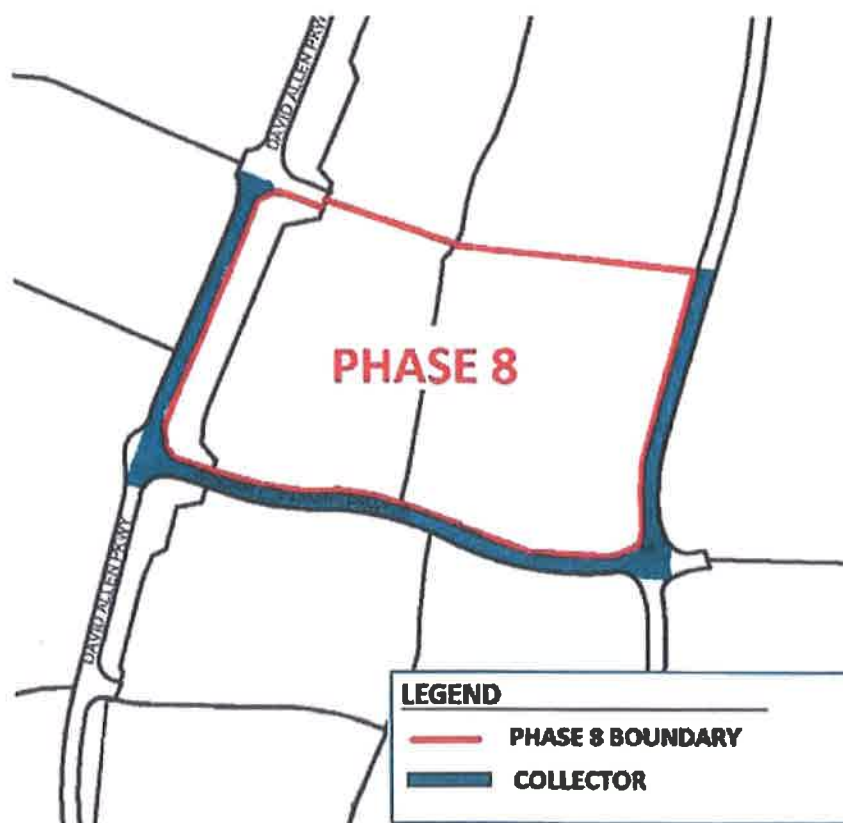
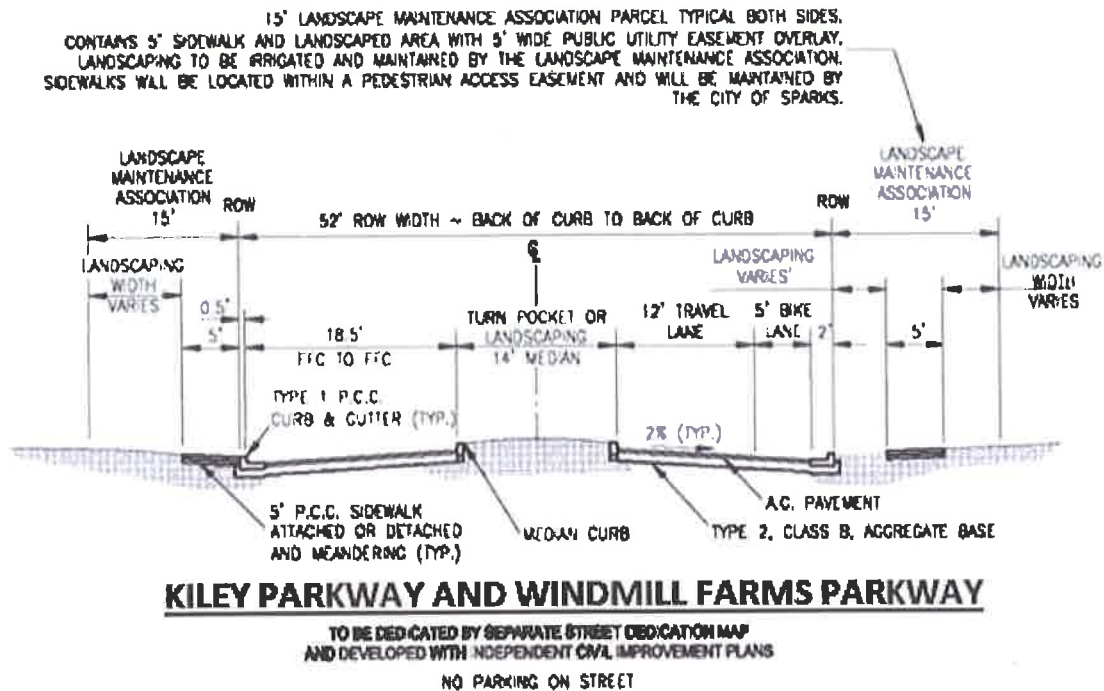


Figure 2-4 – Phase 8 Circulation Plan

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Note:

1. For Windmill Farms Parkway, the center median/turn pocket may be eliminated in the final design if approved by the City of Sparks Engineer.
2. The landscape median shall be owned (by virtue of common area parcel) and maintained by the LMA.

Figure 2-5 - Collector Roadway Detail

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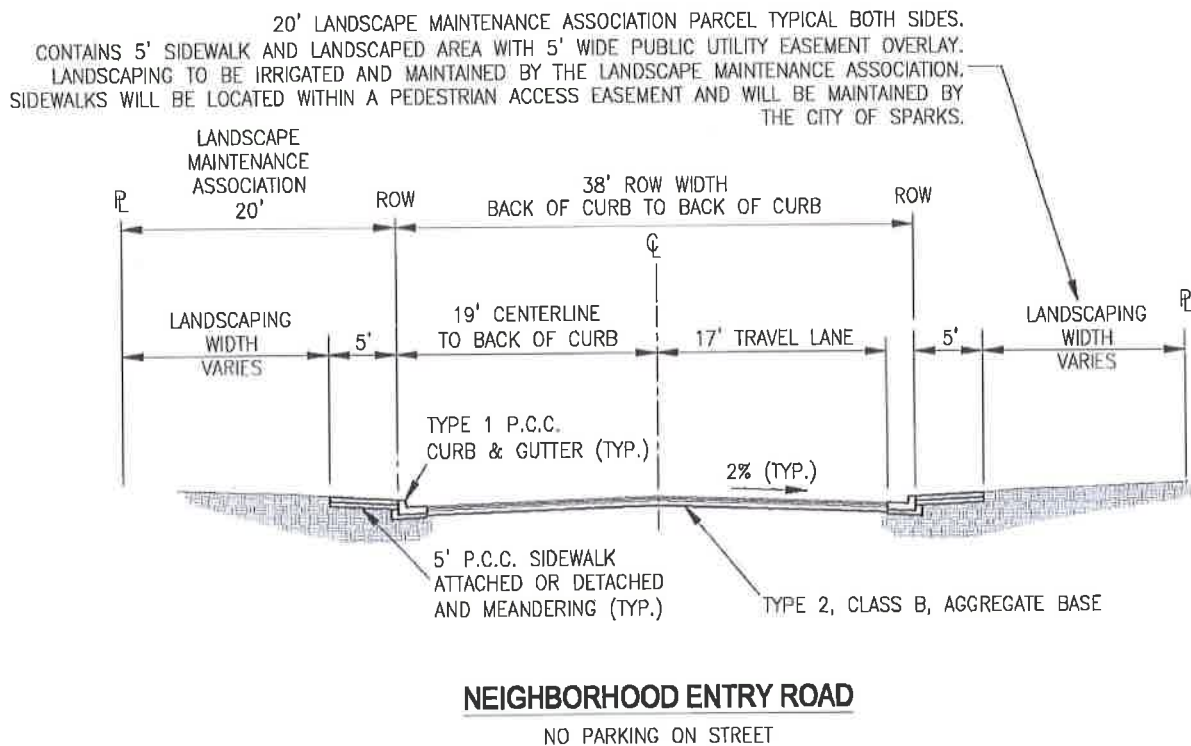
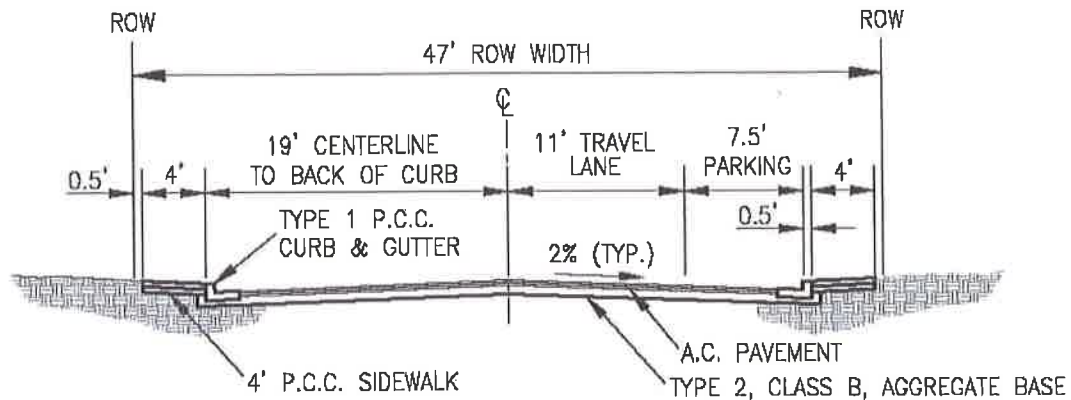
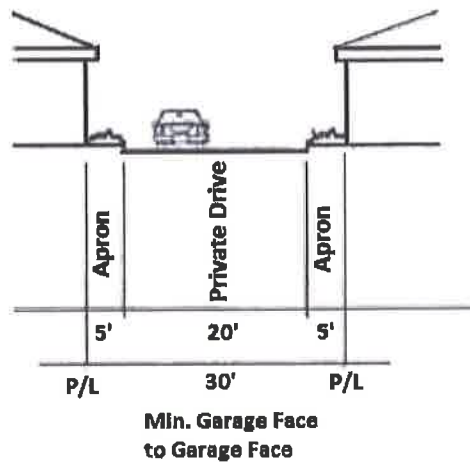


Figure 2-6 – Neighborhood Entry Road



LOCAL STREET

PARKING ON BOTH SIDES OF STREET



NOTE: ALLEY SECTIONS ARE CONCEPTUAL AND ARE SUBJECT TO MODIFICATIONS BY THE MASTER DEVELOPER OR THEIR DESIGNEE. 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.

ALLEY

Figure 2-7 - Residential Local/Residential Alley Details

2.3.4 Streetscape Landscape

The collector streets of Kiley Ranch North Phase 8 have been designed to promote a feeling of openness throughout the development. Each of these streets is adjacent to a LMA landscape buffer between 10 feet to 25 feet on each side of the right-of-way, related to its classification and traffic volume. Table 2-2 outlines the Phase 8 landscape design for these areas. 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 Final Handbook. Landscape design for development projects will be reviewed and approved by the Kiley Ranch North Design Review Committee (DRC) and the City of Sparks.

CONSTRUCTION

Sidewalks shall be installed with the construction of the adjacent roadway. This applies to landscaping within the rights-of-way and landscape buffers along Kiley Parkway and collector roads. Landscape on the development side of the sidewalk will be installed with the initial development of the adjacent property by the Guest Builder.

MAINTENANCE

Landscape located within the right-of-way and the landscape buffer adjacent to collector roadways including local streets shall be maintained by the Kiley Ranch North Landscape Association Inc. (LMA), as spelled out in the adopted Kiley Ranch North Phase 8 Final Handbook. The City of Sparks shall be responsible for the maintenance of all sidewalks/trails within the public right-of-way (including Regional Trail). A public access easement or 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 or lot owner for all landscape areas within the right-of-way.

GENERAL REQUIREMENTS AND DEFINITIONS:

- a) Evergreen trees shall be 6' minimum height.
- b) Caliper width refers to deciduous species.
- c) Landscape easement may include a maximum of 10% organic and/or bark mulch as groundcover to satisfy landscaping requirements.
- 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 6' diameter mulched base.
- g) Large trees exceed 40 feet in height and 40 feet canopy diameter at maturity.
- h) Medium trees range from 20 feet to 40 feet in height and 10 feet to 40 feet in canopy diameter at maturity.
- i) Small trees range from 8 feet to 20 feet in height and 6 feet to 20 feet in canopy diameter at maturity.
- j) Riparian species refers to water-loving plants that are usually associated with drainage ways or riparian corridors.
- k) Formal groupings refer to the linear or patterned arrangement of plants at a regular spacing interval.
- l) Informal and clustered groupings refer to the random or irregular arrangement of plants in groups of 3 or more and spaced a maximum of 60 feet between clusters.

Table 2-2: Streetscape Landscape Standards

Roadway	Landscape Buffer	Sidewalk
Collector (Kiley Pkwy., David Allen Pkwy. and Windmill Farms Pkwy.)	15' each side <i>Tree Type:</i> • Medium fall color species • Recommend accent landscape at entries. <i>Tree Size:</i> • 2" minimum caliper <i>Pattern/Spacing:</i> • Linear row 20' on center, singular species theme each block. <i>Other:</i> • 60% shrub/40% groundcover mix	5' each side 5' concrete sidewalk except where the sidewalk is also a Regional Trail

Additional Notes:

- Maintained grass swales permitted in landscape buffer on development side of sidewalk.

2.3.5 Street Lighting

The lighting for Kiley Ranch North Phase 8 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, identifiably unique palette of materials. Lighting design will be reviewed and approved by the Kiley Ranch North 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 or the City of Sparks (for standards poles/fixtures). This section provides lighting standards for collectors and local streets, as well as pedestrian, landscape and sign lighting within Kiley Ranch North Phase 8.

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

2.3.6 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 8.
- c) Street lighting shall be directionally shaded to reduce offsite fugitive light and glare.
- d) Light fixture height shall not exceed the maximum heights indicated for the specific application.
- e) Refer to Table 2-3 for additional lighting standards.
- f) Street lights shall be maintained by NV Energy or the City of Sparks and operating costs will be paid by the City of Sparks (for standard poles/fixtures).
- g) The location and design of street lighting at roundabouts will be subject to the approval of the Kiley Ranch DRC and the City of Sparks.

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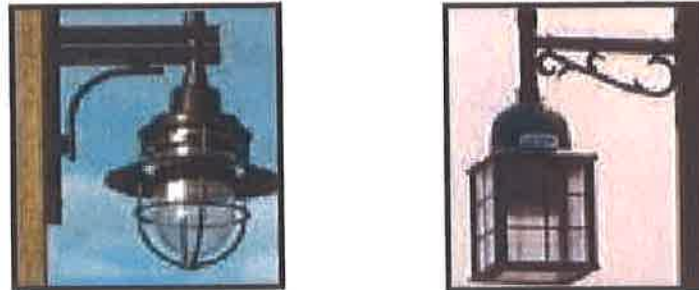


Figure 2-8 – Typical Light Fixtures

Table 2-3 – Streetscape Lighting Standards

Roadway Designation	Roadway	Standards			
		Location	Model (Luminaire, mast arm and pole)	Placement	Spacing
Collector	Kiley Pkwy. Windmill Farms Pkwy. David Allen Pkwy.	NV Energy Standards	Selected from NV Energy palette and to be approved by KRNDRC ¹	Alternating ²	Spaced at regular intervals
Neighborhood Local	All public streets within a parcel or subdivision	NV Energy Standards	Selected from NV Energy palette and to be approved by KRNDRC ¹	Alternating ²	Spacing Varies

¹ – KRNDRC – Kiley Ranch North Design Review Committee

² – Placement and Spacing of street lighting is subject to approval by NV Energy and the City of Sparks, as specified in Section 20.04.007 of the City of Sparks Municipal Code.

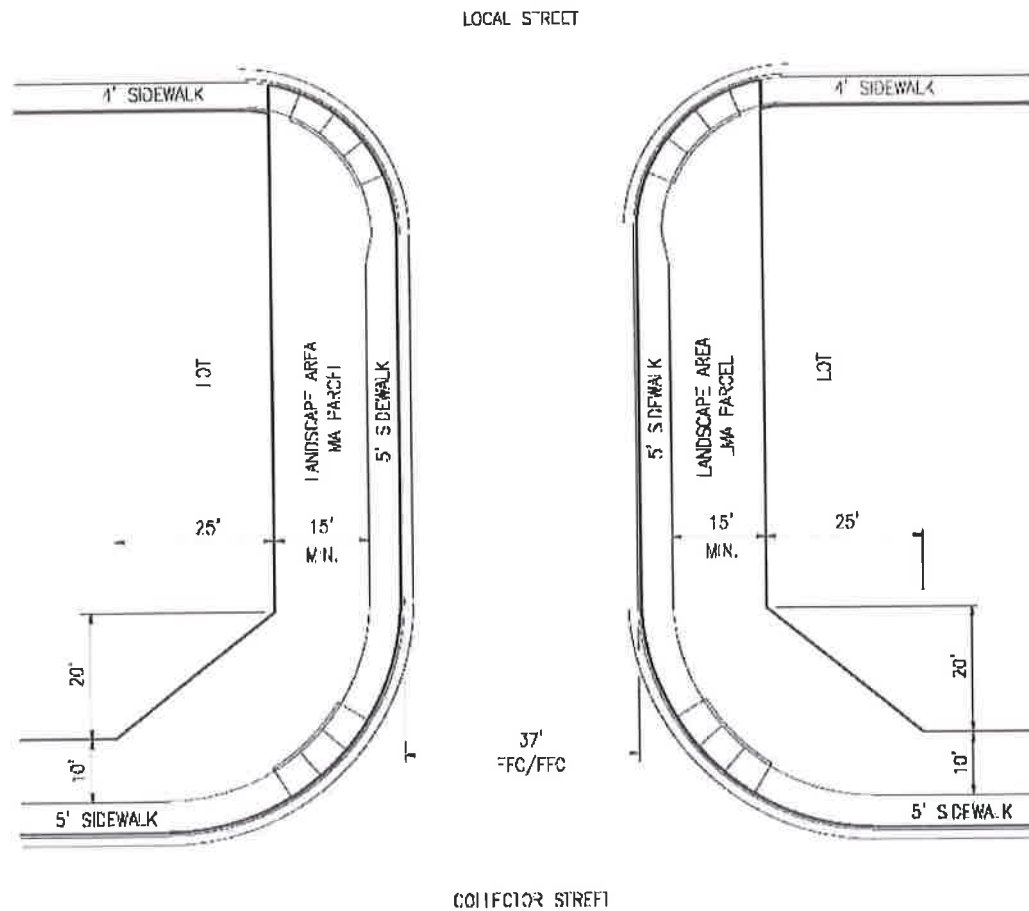
2.3.7 Entries

The consistent treatment of 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.

2.3.8 Neighborhood Entries

- a) A neighborhood entry treatment shall be placed at the primary entrance to each neighborhood. The entry treatments shall be placed on both sides of the entry road.
- 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 may 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 3 inch caliper
 - Evergreen trees shall be a minimum 10 feet tall
 - Specimen trees shall be a minimum 2 inch caliper
- f) Refer to Section 3.2.1.6 for additional elements of neighborhood entries.
- g) Neighborhood entry treatments shall be reviewed and approved by the DRC and the City of Sparks with each project.
- h) Entry treatments shall be maintained by the Master Developer, Sub-Association, or the LMA.

Refer to Figure 2-9 – Neighborhood Entries (following page)



NO PARKING

Note: Dimensions may be subject to change based on intersection sight distances.

Figure 2-9 – Neighborhood Entries

2.3.9 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 8. 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, the Orr Ditch Linear Park, and regional trails in Kiley Ranch North Phase 8. A public access easement or parcel shall be granted to the City of Sparks for all sidewalks located outside the right-of-way.

- a) All pedestrian travel surfaces must conform to American Disability Act (ADA) standards.
- b) Trails and sidewalks located within the landscape buffers shall provide connections to the adjacent development.

2.3.9.1 Regional Trail

- a) The Regional Trail within Kiley Ranch North Phase 8 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, and 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 Phase 8 is wholly within. Contained within the Regional Park and Recreation Fee is a component for Regional Trail construction.

Therefore, 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 2-10 (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.

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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 2-10 (following page) for a Regional Trail network map.

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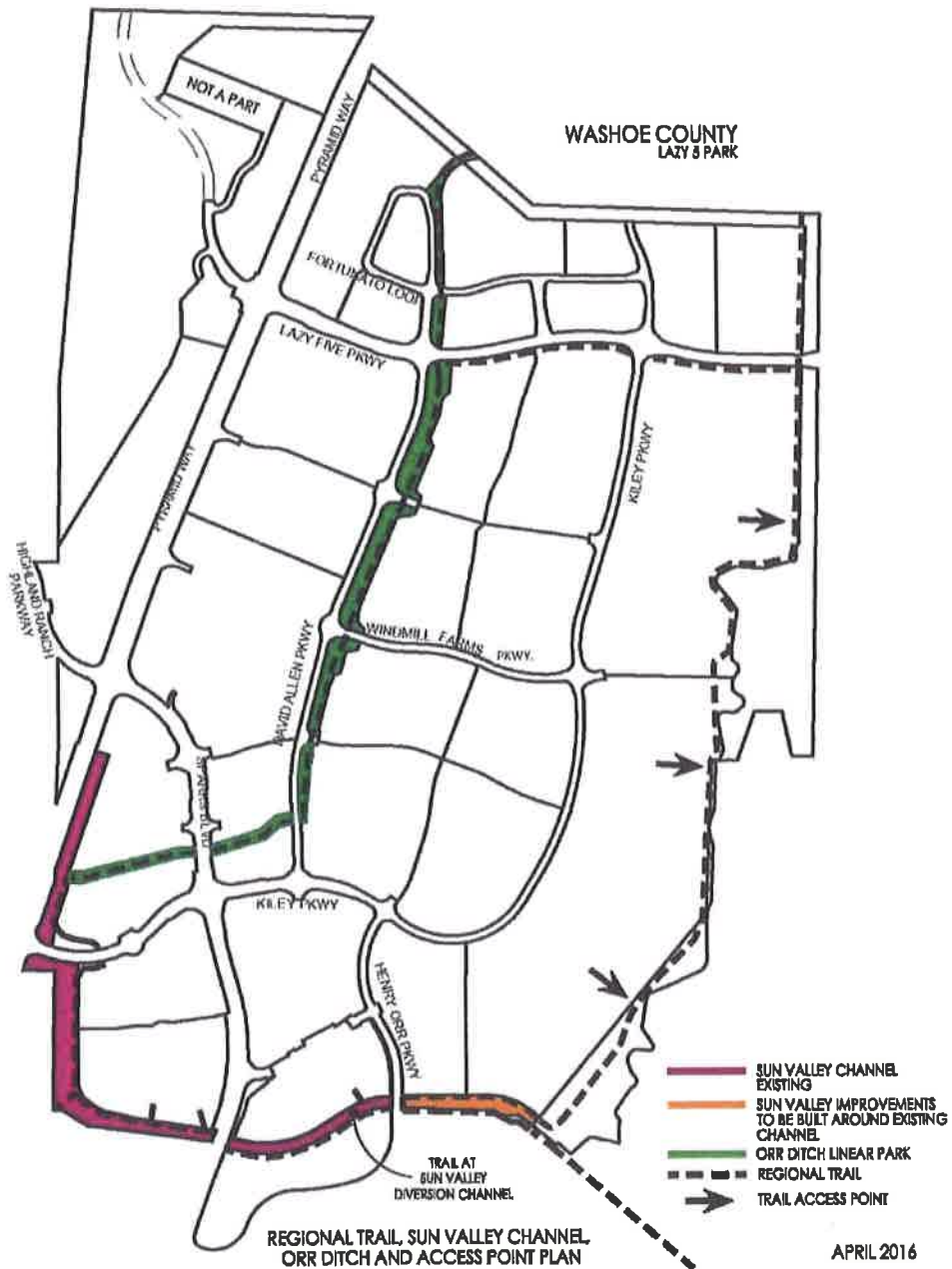


Figure 2-10 – Regional Trail and Orr Ditch Linear Park Trail

2.3.9.2 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 section of the ultimate continuous connection from the Washoe County Park at the north end of Kiley Ranch North to the southwestern boundary of Kiley Ranch North. The trail will provide recreational opportunities, and vehicular access along the entire length of the Orr Ditch (once complete) for use by maintenance vehicles. The ten (10) foot wide concrete trail shall be maintained by the City of Sparks. 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 2.3.9.3, and Figure 2-11 for conceptual design of the Orr Ditch Linear Park Trail. Refer to previous Figure 2-10 for trail location.

- a) Refer to Table 2-4 for design standards.

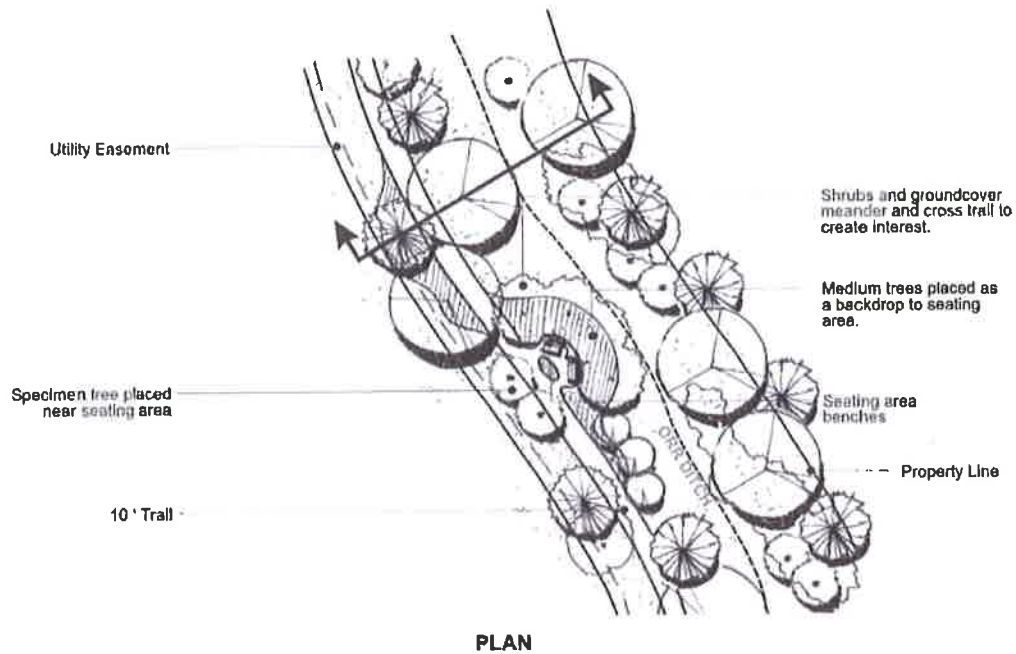
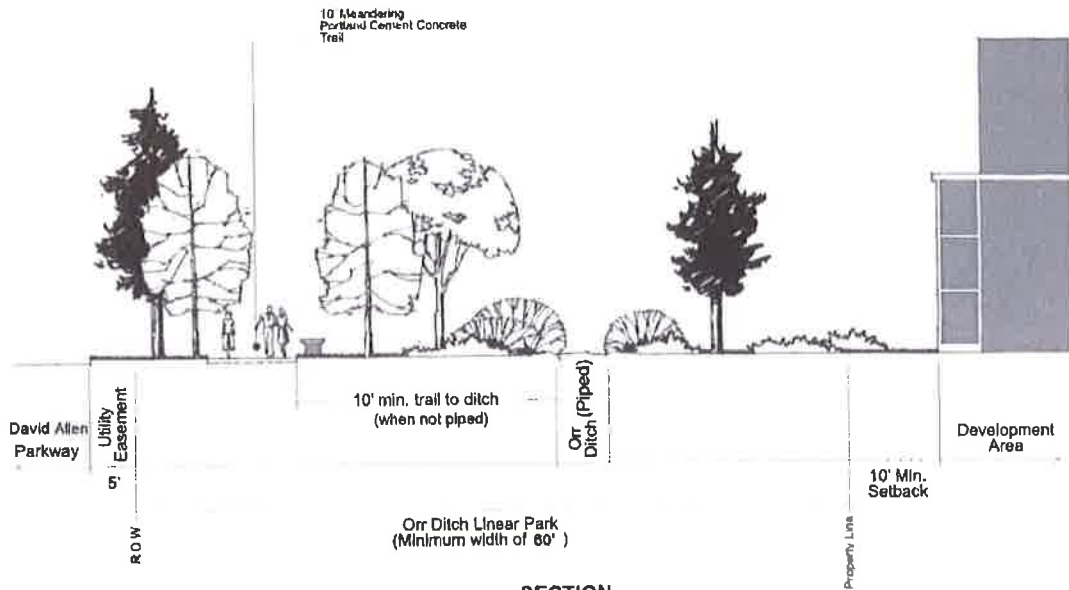
2.3.9.3 Orr Ditch Linear Park

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 1.13± acre section of the Orr Ditch Linear Park is located within Kiley Ranch North Phase 8. 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 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.

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 2-11 for a conceptual layout of 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 2-11 – Orr Ditch Linear Park Concept

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Table 2-4: Orr Ditch Linear Park Design Standards

	Trail Section	Landscape Area
WIDTH	10 ft.	Mln. 15 ft. on both sides of path
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

2.3.10 Public Transportation

2.3.10.1 Bus Stops

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

2.3.11 Mailboxes

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

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

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

CHAPTER 3 DESIGN STANDARDS AND GUIDELINES

3.1 PURPOSE AND COMPLIANCE

The purpose of this chapter is to establish a base qualitative standard through the use of design parameters within which those building in Kiley Ranch North Phase 8 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 Phase 8 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, and trails. Architecture standards and guidelines are also provided to ensure buildings within Kiley Ranch North Phase 8 are attractive, and relate to one another and the community character. The pictures contained in this Chapter are provided to convey the general design intent of the standards and guidelines and are not intended to require the specific design style depicted.

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

3.2 SITE PLANNING STANDARDS AND GUIDELINES

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

3.2.1 Business Park (BP) Areas

Business park site planning standards and guidelines are intended to provide direction and flexibility in the design of business park uses. Figures 3-1 through 3-3 show conceptual site plans 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 right-of-ways. 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 Section 2.2.2.3 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 right-of-ways.
- 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 Kiley Parkway and David Allen Parkway. 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.

j) Development projects within the BP land use designation shall be reviewed by the DRC and the City of Sparks through the administrative review process unless the use requires a Conditional Use permit. The architectural style shall be compatible with the surrounding planning areas.

BUSINESS PARK CONCEPTUAL SITE PLAN



Figure 3-1 – Business Park Conceptual Site Plan

3.2.1.2 Business Park (BP) Grading and Drainage

- 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.
- 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.
- 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.

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- d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.
- e) Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area or a slope easement shall be created on the adjoining undeveloped property to be matched when that site develops.
- f) Vegetated slopes shall not exceed an average of 2:1 slope and turf areas shall not exceed an average 4:1 slope.
- g) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.
- h) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Engineering Manager.
- i) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.
- j) The developer shall submit an erosion control plan with each grading plan.

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

The goal of the following standards and guidelines is 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. Refer to Figure 3-3, Figure C.

- 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



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

the end of parking aisles.

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 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).



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

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.

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

n) 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.

o) 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

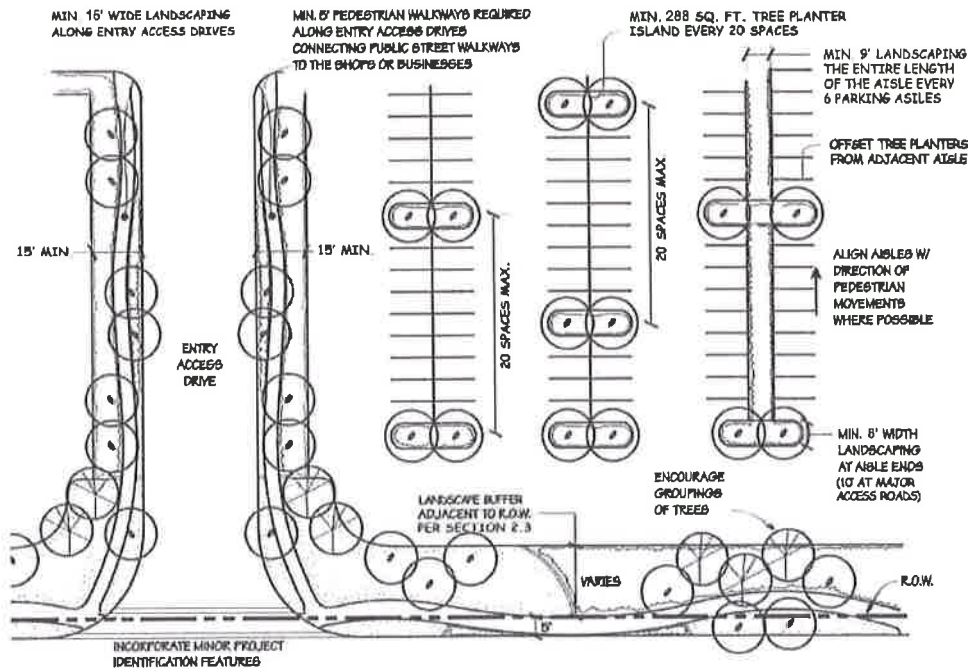


Figure B: Minimum Interior Landscaping (Business Park)

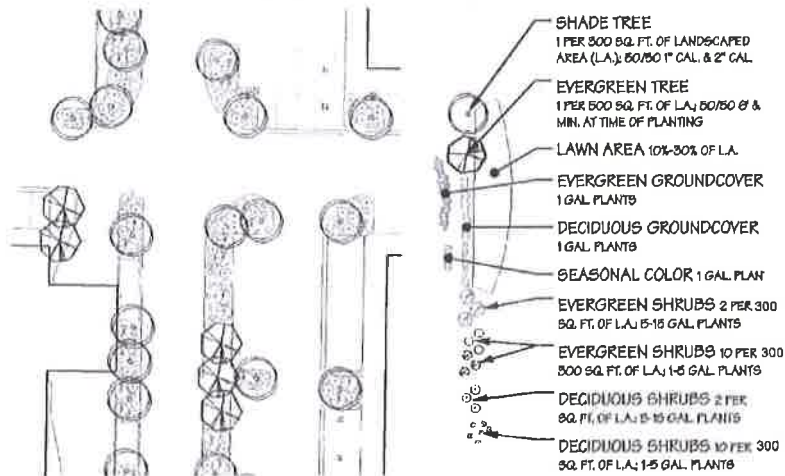


Figure 3-2 – Parking Lot Design

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Figure C: Parking Lot Screening

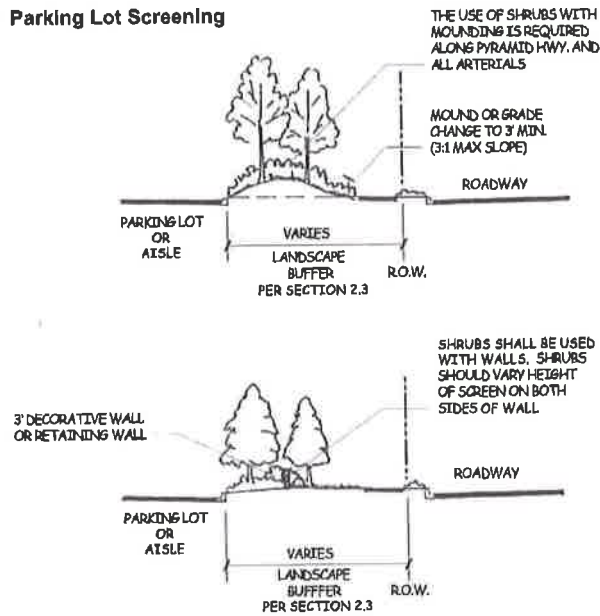


Figure D: Parking Lot Adjacent to Building Frontage

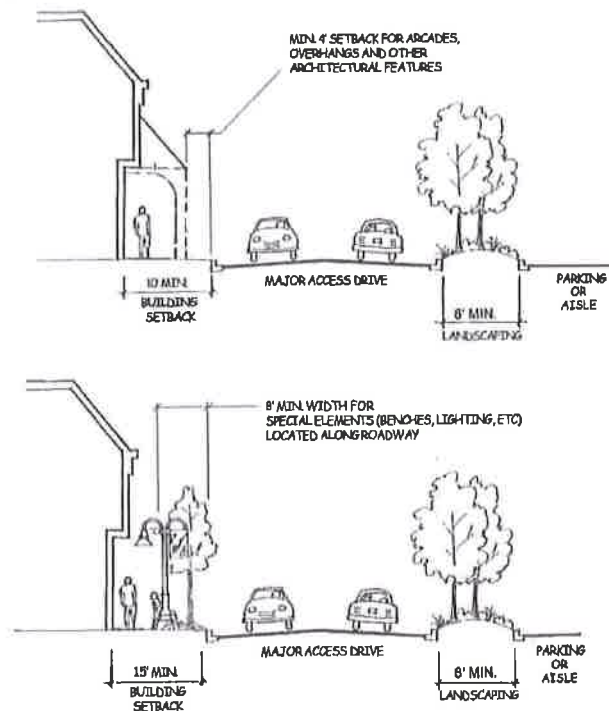


Figure 3-3 – Parking Lot Design

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The following parking requirements are maximums for the following typical Business Park uses. Joint-use parking should be considered within each planning area at Administrative Review. 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.

OFFICE/SERVICE USES

<u>General/Professional Offices</u>	- 1 space/225 sq. ft. of gross floor area (GFA)
<u>Medical Office</u>	- 1 space/180 sq. ft. of GFA
<u>Financial Institutions</u>	- 1 space/250 sq. ft. of GFA
<u>Childcare Facility</u>	- 1 space/staff member + 1 drop-off space/6 children

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 right-of-ways.

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, playing fields, or access/circulation shall be landscaped to the back of curb.

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

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

e) Landscaping within 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.

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

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

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

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

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

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

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

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

j) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site

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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 DRC 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 (DRC) 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 8 shall comply with the regulations governing lighting contained within the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply. Regional trails shall not be lighted.

p) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.

q) Lighting shall have a common design and color within the development.

r) Bollards shall have a maximum height of 45 inches.

s) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

3.2.1.6 Business Park (BP) Signs

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

a) Signs shall be used for commercial, business and activity center identification. 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 PO zone standards for Kiley Ranch Commercial uses and I zone standards for Kiley Ranch Phase 8 Business Park uses).

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.

d) Building signs that project four (4) inches beyond the wall façade are prohibited, unless incorporated as an architectural element.

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



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

f) Freestanding information or tenant directory kiosks are allowed. Kiosks shall be designed to pedestrian scale with a maximum height of six (6) feet and will be placed in pedestrian entry ways. Kiosks shall be carefully integrated into the landscape and architectural design of the entries.

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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 Kiley Ranch Design Review Committee (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 Phase 8 shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Building and free standing and monument signs are permitted in accordance with SMC 20.04.010 for PO 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 Kiley Ranch North Design Review Committee (DRC) for review. The master sign program shall establish the style and type of sign for the entire development parcel/center so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process. Remodel of an existing tenant space shall be submitted for a sign permit through the City of Sparks. All tenants' signs must be approved by the City of Sparks and the DRC.

k) One monument sign per parcel shall be permitted with a maximum height of six (6) feet. Freestanding signs will be following Sparks Municipal Code.

l) Signage for schools shall meet safety requirements of the Washoe County School District. Placement and size of signs will be in a similar manner to existing WCSD facilities.

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 8 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.

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 redwood 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 may be used as a fencing material 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, Trash 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 right-of-ways, 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, DRC, and the City of Sparks.

c) Trash enclosures shall allow convenient access for each tenant.



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.

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- 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 maneuvering into and out of loading docks shall be accommodated on the development site and not allowed to occur on adjacent public or private streets providing access to other development sites. Truck maneuvering/circulation areas shall be designated to prohibit trucks from parking and idling in these locations, except in approved loading spaces or docks.
- l) Loading areas shall be screened by a minimum 10-foot wide landscape buffer. If landscape screening (vegetation and/or berming) is used, full screening shall reach 80% within 2 years. If screening walls are used, the wall(s) shall match or be compatible with the architecture and materials of the building. A combination of landscaping and walls may be used and in all cases, screening shall be approved by the DREC and City of Sparks.
- m) Loading dock doors and wall surfaces shall be designed with durable materials that can be maintained and kept in aesthetically acceptable condition. The use of overhangs, shade structures or other architectural features to reduce the visual impact of these areas is strongly encouraged. Provide bumpers where needed.
- n) Provide adequate drainage to prevent water or ice build-up at loading dock door(s).
- o) Provide adequate lighting. Lighting should provide convenience for loading and unloading but shall not spill over to any adjacent parcels.

- p) Separate vehicular and pedestrian traffic.
- q) Provide cold water hose bib at all loading dock or service areas.
- r) Outdoor storage shall only occur within code permitted storage areas which are permanently screened from view.
- s) Required parking or loading areas shall not be used for temporary or permanent outdoor storage.
- t) Service, trash 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. Refer to Figure 3-4, Service, Trash and Utility Area Design Standards. Gates shall be constructed of visually pleasing durable materials that visually screen the dumpster. Trash collection areas shall be approved by disposal services, DRC and the City of Sparks.
- u) Service, trash and storage areas shall be incorporated into the overall design of the site and building so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. Walls used to screen these areas shall have a minimum five (5) foot wide landscaped area located in front.
- v) Exterior onsite utilities, including sewer, gas, water, electric, telephone and communications equipment must be installed underground. Transformers and other utility equipment that must be above ground shall be screened with landscaping and incorporated into the streetscape to the approval of the utility company and the City of Sparks. Refer to Figure 3-4 - Service, Trash and Utility Area Design Standards.
- w) Except in loading dock locations, trash and storage areas shall be screened and gated. Trash enclosures shall be finished on three sides, using materials that complement the campus architecture. Gates shall be constructed of visually pleasing durable materials that visually screen the dumpster. Trash collection areas shall be approved by disposal services, the DRC and the City of Sparks.
- x) Trash receptacles, compactors and bailers may be located in screened loading dock areas. These facilities are not required to be individually screened or located in enclosures.

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Figure A: Service Screening

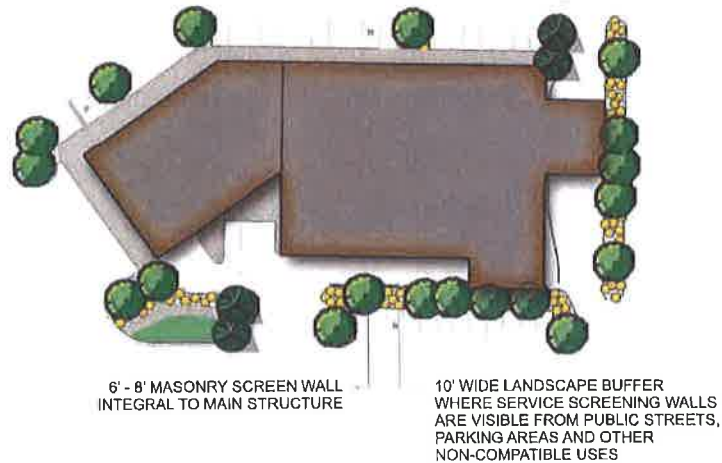


Figure B: Utility Screening

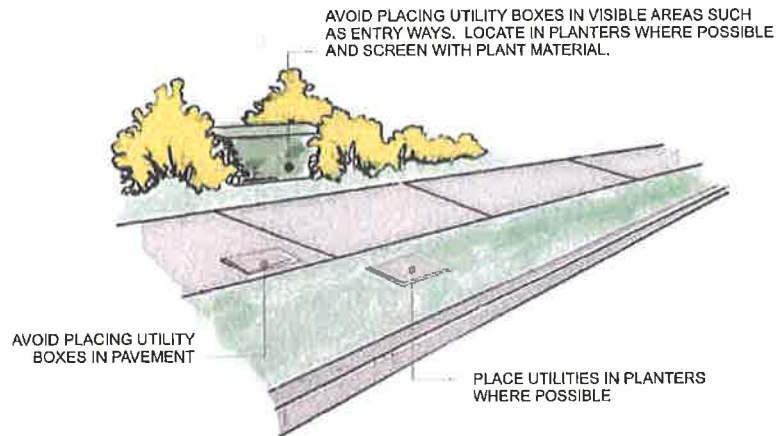


Figure 3-4 – Service, Trash and Utility Area Design

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 may be painted to match the primary roof or building color or may be screened by other methods as approved by the DRC and the City of Sparks.

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, automated teller machines (ATM), fast-food restaurants, coffee shops, car washes, and drive-thru drug stores.

- a) Drive-through businesses shall be visually screened and shall be situated so as to not block any other drive aisle or parking space (see example to right).
- b) 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 the DRC and City of Sparks.
- c) 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 Phase 8 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.



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

- 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 Figure 2-7 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

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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.

Figure A: Variation of Front Yard Setbacks

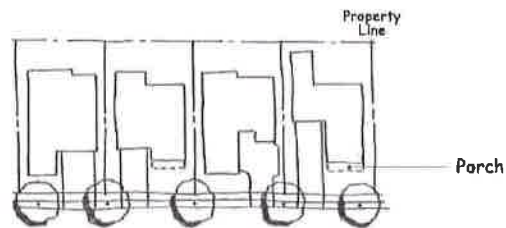


Figure B: Connection to Trail System from Cul-de-sac

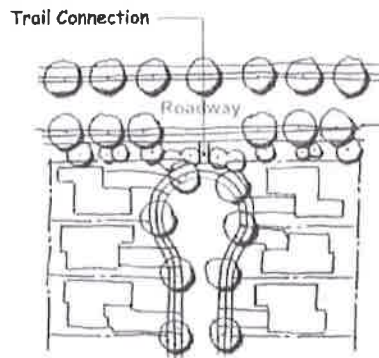


Figure C: Connection to Trail System

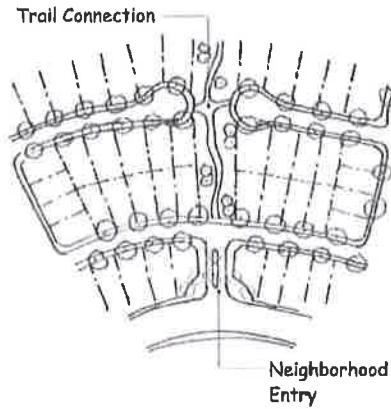


Figure D: Open Cul-de-sac

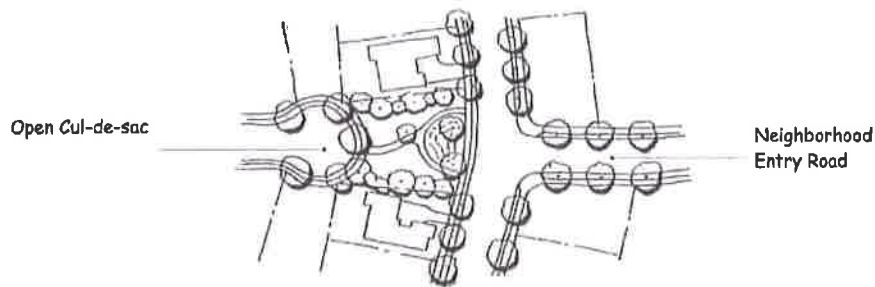


Figure 3-5 – Residential Neighborhood Design

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.
- 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 tentative map

establishing installation timing.

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.

c) Each neighborhood shall use a mix of species of large canopy shade trees for all primary circulation routes within the neighborhood.

d) The landscape character should vary from neighborhood to neighborhood. Each neighborhood may use an ornamental/flowering tree species unique to that neighborhood as approved by the DRC and the City of Sparks.

e) Front yard landscape packages shall be provided by developers/builders subject to the review and approval of the DRC and the City of Sparks and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided (minimum 3 packages); front yard landscaping designs with berming, courtyards, lighting, or other creative features shall be offered for standard landscape designs; and at least one (1) package shall have a minimal use of turf/lawn (no more than 25 percent of the planted area in the front yard).

f) The minimum number of trees to be planted in the required landscape area shall be one tree per 300 square feet.

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

3.2.2.4 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.

- 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 Kiley Ranch DRC and the City of Sparks.
- k) Lighting within Kiley Ranch North Phase 8 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 Phase 8 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.
- 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.

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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 the Kiley Ranch North Planned Development. Refer to Figures 3-6 and 3-7.

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



3.2.2.5 e) Landscaped community walls enhance neighborhood appearance.

f) View fences shall be used where the rear of individual lots are adjacent to open space and in select portions of the Trail Access Points. Refer to Figure 3-7 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 right-of-ways.

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 on the property line and shall be maintained by the LMA (exterior) and the adjoining property owner (interior). Fence replacement shall be the responsibility of the homeowner.

l) Neighborhood fences on individual parcels may include solid wood fencing up to six feet in height. Parcels adjoining common areas/open space may utilize open fencing. Refer to Figure 3-8 for typical neighborhood fencing concepts.

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m) Walls and fences within Kiley Ranch North Phase 8 shall comply with the following standards as well as the regulations contained within Section 20.04.004 of the Sparks Municipal Code. Where a conflict exists between these development standards and the City of Sparks Municipal Code the standards contained herein shall apply.

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

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

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

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

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

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

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

COMMUNITY WALLS

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

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

w) Community walls shall be constructed of masonry 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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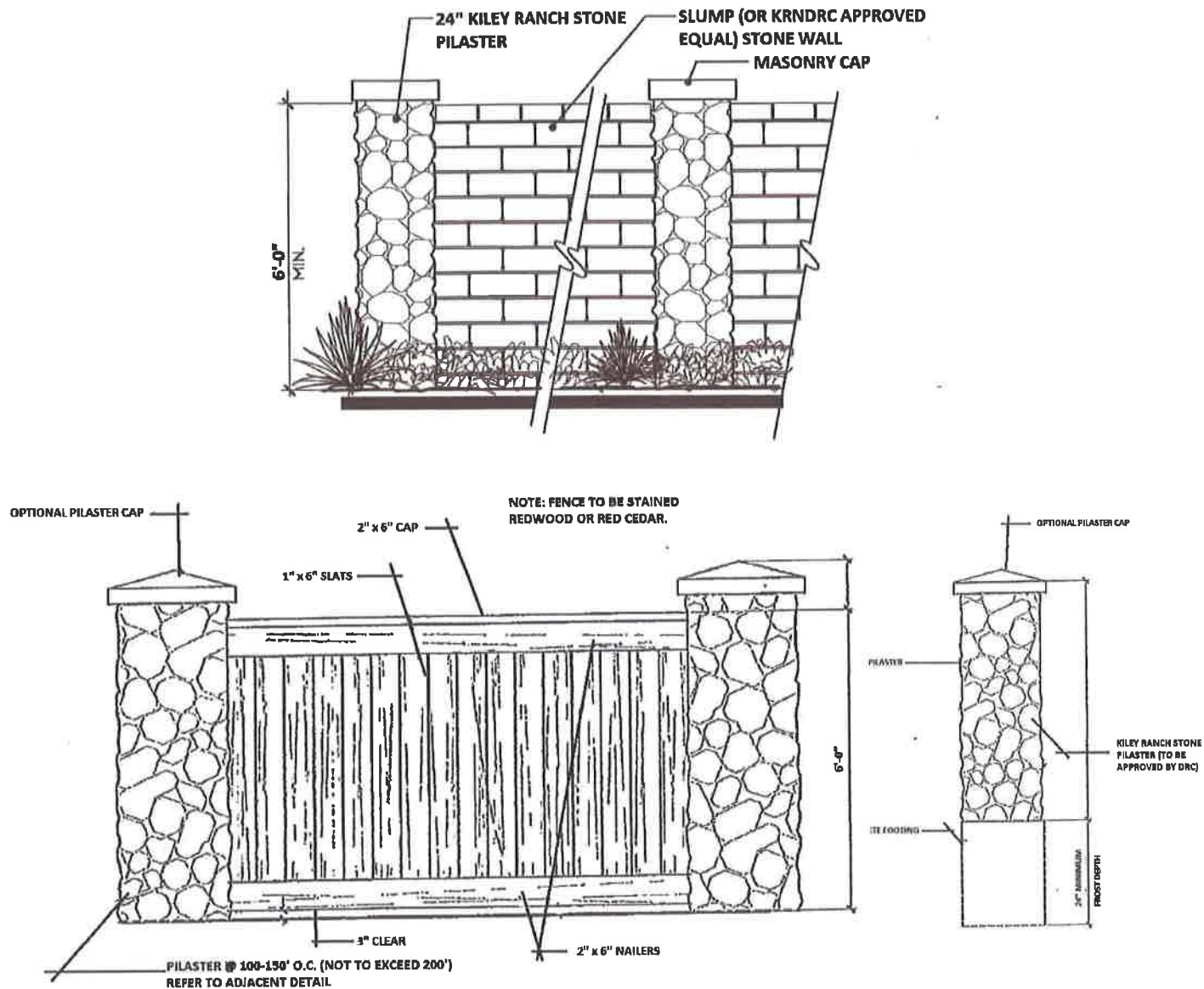


Figure 3-6 – Community Walls and Fences

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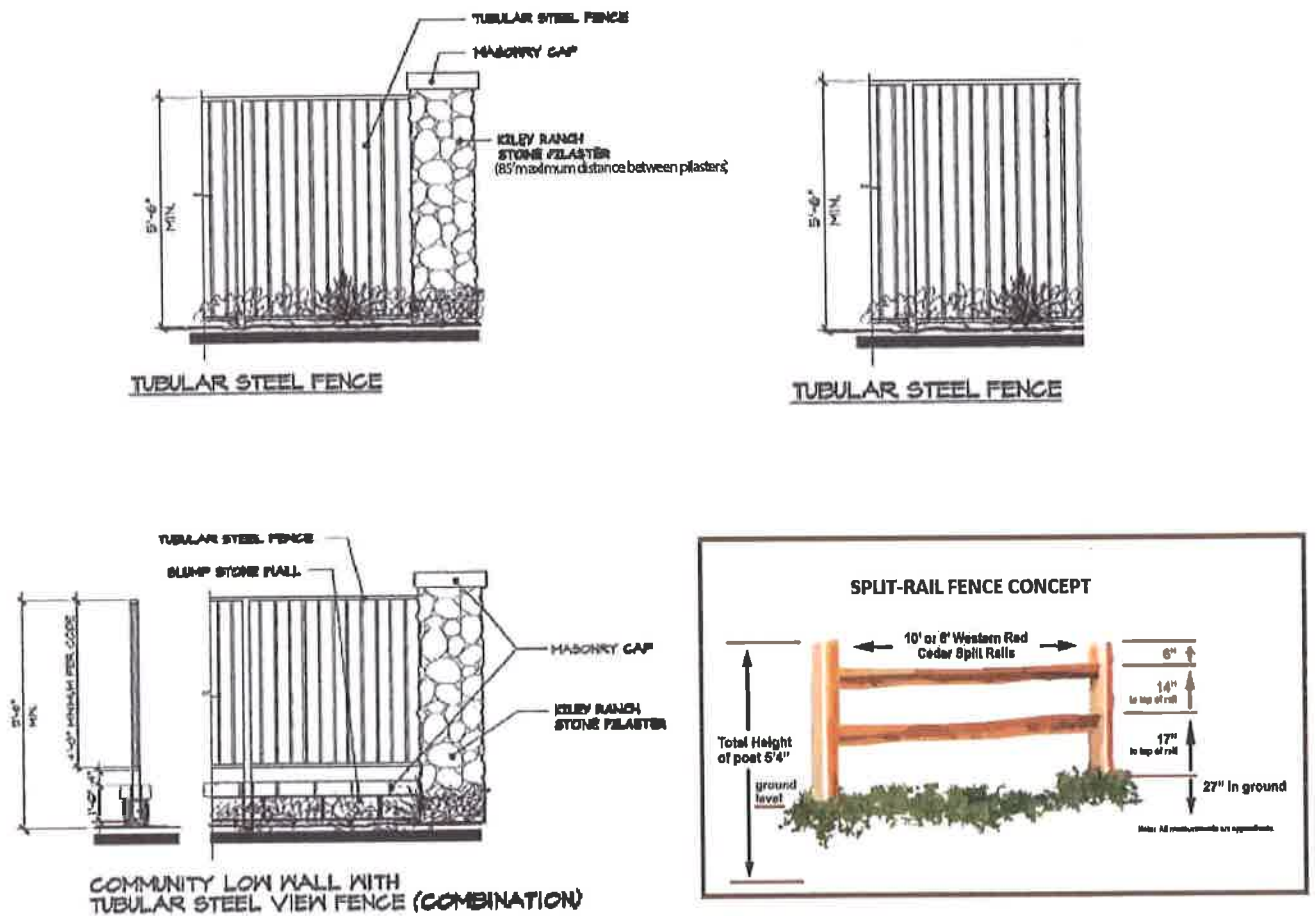


Figure 3-7 – View Fencing

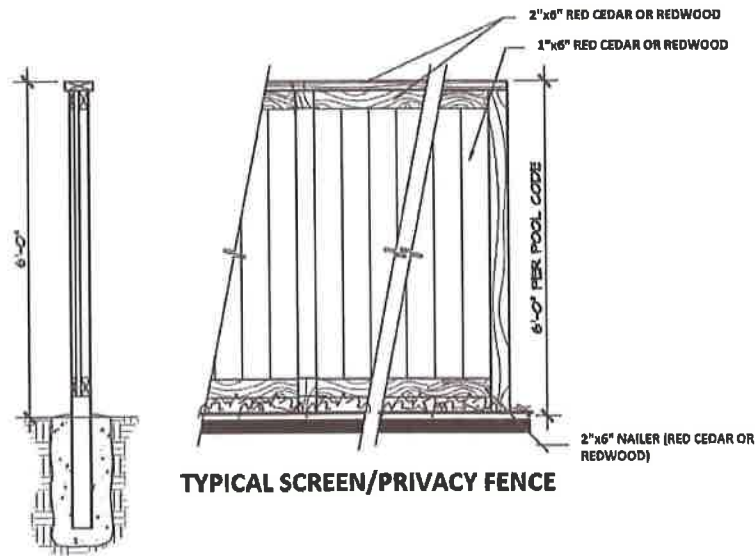


Figure 3-8 – Neighborhood Fencing Concepts

3.2.2.6 Single Family Neighborhood Entry

a) A neighborhood entry treatment shall occur at the primary entry to neighborhoods. Treatments shall 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 the following:

- 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 or the LMA.

g) Refer to Section 2.3.8 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 or project.
- 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; landscaping and public spaces; placement of parking/carports/garages; walls and fences; trash and storage areas; and lighting. 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 right-of-ways and within the project. Buildings and landscape elements in a single project shall demonstrate a positive functional relationship to one another.

b) Residential buildings should be grouped in clusters and sited to minimize the scale of the project. Larger building masses should provide larger open space areas. Small blocks of parking with walks, entries, and mailboxes within each cluster of buildings shall be utilized to provide a sense of identity and convenience.

c) Buildings shall be oriented and clustered in such a way as to provide courtyards and open space areas (see example to right). The open space shall be usable area, not steep in slope or riparian in nature.



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

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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).



3.2.3.1 e) Pedestrian connections allow residents to walk to recreation areas.



3.2.3.1 f) Multi-family development is enhanced with the inclusion of pedestrian paths and transit connections.

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.

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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. In addition, they shall incorporate five (5) of the following recreational facilities:



3.2.3.1.1) Shared open-space amenities such as barbecue areas, lawn areas and children's play areas add to the convenience and quality of life in multi-family neighborhoods.

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

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) 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.
- 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.
- 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.

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



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

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

d) Parking in the perimeter of the property adjacent to the public right-of-way shall be screened according to the standards in Section 3.2.3.4.

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.

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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.

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

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.



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

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

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

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

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- d) Low water demand plant materials and turf shall be used in conjunction with low water demand principles and techniques.
- e) All landscaped areas shall be irrigated with permanent automatic irrigation systems. All irrigation systems shall be placed underground.
- f) Planting islands in parking lots shall have a minimum eight (8) foot interior protected by a six (6) inch curb.
- g) The landscape along the street periphery shall be a minimum width of 15 feet from the right of way and provide a mix of trees, shrubs, and living groundcover. This 15-foot required width is not in addition to the landscape buffer width required adjacent to arterial and collector roads. The trees shall be a minimum of four (4) trees per 100 lineal feet and six (6) shrubs per tree. All parking lots and buildings shall incorporate landscaping at their street periphery.
- h) All sites shall incorporate screening at their periphery. Screening shall be implemented utilizing the following:
 - Utilize evergreen shrubs and ornamental grasses that are 30 to 36 inches high at maturity to create a loose, informal landscape screen.
 - Provide evergreen trees at four (4) trees per 100 lineal feet of landscape area. Evergreen trees shall be installed at a mix of 50% six (6) foot in height and 50 % eight (8) foot in height.
 - A minimum 10-foot landscape buffer/planter shall be provided between the street and periphery walls/fences.
- i) Landscaping shall be installed to provide shade and enhancement of open space and recreational areas. The placement of plants shall consider security and safety by avoiding the creation of secluded areas.
- j) Project area, open space, common areas and recreational areas shall be landscaped, as approved by the City of Sparks and the DRC.
- k) Landscaping within Kiley Ranch North 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 Phase 8 shall be designed to differentiate between land use areas, emphasize community amenities, provide continuity along street corridors and ensure the safety of residents and users.
- b) Parking lot, walkway and area lighting heights shall be in scale with the setting and complement the architecture. Any light source over ten (10) feet high shall incorporate a cut-off shield to prevent the light source from being directly visible from off-site areas to prevent glare.
- c) Parking lot, walkway and area lighting shall be directed downward with no direct projection of light off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination. The use of bollard lighting shall be encouraged in pedestrian areas.
- d) Overall lighting levels shall be compatible with neighborhood ambient levels and color shall be uniform throughout the development. Soft, indirect lighting shall be employed where feasible.
- e) Illumination for aesthetic purposes of any building or surrounding landscape utilizing exterior light fixtures that project light beyond the property line is prohibited.
- f) Support structures for lighting should be designed as part of the general theme of the building architecture and be consistent throughout the project.
- g) Minimal energy consumption shall be a factor in lighting selection.
- h) Any light source over ten (10) feet high shall incorporate a cut-off shield to confine illumination to the site and protect adjacent properties from glare.
- i) Exterior lights shall not blink, flash or change intensity except for limited holiday decorations during December. String lights, building or roofline tube lighting, reflective or luminescent wall surfaces are prohibited unless approved by the DRC and the City of Sparks.
- j) All sources of light shall be concealed and directed downward. Parking lot, walkway and area lighting shall be directed downward with no light spilling off-site. The light source shall be kept as low to the ground as possible while ensuring safe and functional levels of illumination.

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- 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 Kiley Ranch 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.

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 right-of-ways (Refer to Figure 3-6, Community Walls and Fences).
- 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.



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

3.2.3.7 Multi-Family/Attached Residential Service and Utility Areas



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

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

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

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



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

d) 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.

e) Trash enclosures shall be finished using durable materials that complement the development's architecture and shall be screened

with landscape on three sides.

f) 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, pathways and parks (see 3.2.3.7.d above).

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 be a minimum of 6' tall and shall have

a minimum five (5) foot wide landscaped area located in front.

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

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

3.2.3.8 Multi-Family/Attached Residential Project Entry

a) Primary multi-family project entry drives shall have treatments that incorporate a local historical theme similar to that of Community Gateways but on a smaller scale.

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 two (2) 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.



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

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- d) Multi-family project entry drives shall have sidewalks on both sides connecting the street to the interior pathways of the project.
- e) Entry treatments shall be located outside the sight visibility triangle of the road intersection.
- f) Project entries shall be reviewed and approved by the DRC and the City of Sparks with each project.
- g) Project entries shall be maintained by the property owner.

3.2.4 Civic Uses Standards: School (S) Areas

School areas in Kiley Ranch North Phase 8 are required to have their plans reviewed by the DRC and the City of Sparks through all administrative and Administrative Review processes. Buildings, site improvements, and equipment within school designation generally will follow the development and design standards listed below. The Kiley Ranch North Design Review Committee and the City of Sparks will pay special attention to school site requirements that are consistent with established schools. These requirements, for items such as bus turning radiuses, fences, security, lighting, emergency staging areas, playgrounds, etc, may conflict with Handbook standards but may be allowed by permission of the DRC.

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

3.2.4.1 School (S) Building Orientation

- a) Building placement and orientation shall be designed to create visual interest along public right-of-ways. Multiple buildings in a single project shall demonstrate a positive functional relationship to one another.
- b) Buildings shall be oriented so that some public access or windows face public right-of-ways.
- c) Schools 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.
- d) Bicycle racks shall be provided for all projects that are adjacent to any bicycle trail.
- e) Development projects within the S land use designation shall be reviewed by the DRC and the City of Sparks through the administrative review process unless the use requires a Conditional Use permit. The architectural style shall be compatible with the surrounding planning areas.

3.2.4.2 School (S) Grading and Drainage

- a) The design of building sites shall be sensitive to the natural terrain, and structures should be located to

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minimize necessary grading and preserve natural site features and drainage ways. Any grading of the site terrain shall blend with the natural topography of the site.

b) Site grading shall be designed to complement the architectural and landscape design character of the community, screen parking and service areas, reduce the perception of height and mass on larger buildings, and provide reasonable transitions between on-site uses.

c) Mass cut and fill slopes shall be limited, wherever feasible, to retain a natural slope appearance in compliance with the City of Sparks Hillside Grading Ordinance.

d) Graded slopes shall be rounded resulting in smooth, harmonious transitions between the man-made terrain and the natural terrain.

e) Finished grades at individual parcel boundaries shall meet existing grade within the landscaped area or a slope easement shall be created on the adjoining undeveloped property to be matched when that site develops.

f) Vegetated slopes shall not exceed an average of 2:1 slope and turf areas shall not exceed an average 4:1 slope.

g) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

h) The developer shall provide a final hydrological report for the project in conformance with the City's Hydrological Criteria and Drainage Design Manual (HCDDM) for review and approval by the Engineering Manager.

i) The developer shall post a surety for reclamation and revegetation prior to issuance of a grading permit.

j) The developer shall submit an erosion control plan with each grading plan.

3.2.4.3 School (S) Parking Lots and Parking Lot Entry Drives

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

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a) Middle school parking shall be at a rate of 2 spaces per classroom plus 1 space per 100 students (based on design capacity).

b) Elementary school parking shall be at a rate of 1 space per classroom plus 1 space per 100 students (based on design capacity).

c) Landscape buffers shall be provided between the parking lot and the public right-of-way. Refer to Figure 3-3, Figure C.

d) 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.

e) 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.

f) 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.

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

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

i) 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.

j) 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.

k) 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.

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

3.2.4.4 School (S) 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 right-of-ways.

- 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) Landscaping within school areas shall comply with Figure 3-2, Figures A and B and Figure 3-3, Figures C and D.
- c) All areas not utilized for parking, buildings, plazas, walkways, trails, playing fields, or access/circulation shall be landscaped to the back of curb.
- 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) Landscaping within schools shall comply with Figure 3-2, Figures A and B and Figure 3-3, Figures C and D.
- g) 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.
- h) 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.

3.2.4.5 School (S) Lighting

- a) Light poles and fixtures for each project shall be approved by the DRC and the City of Sparks. Athletic field lighting shall be addressed at Administrative Review by the DRC and the City of Sparks.
- b) Lighting fixtures shall differentiate use areas and emphasize community amenities, such as plazas, walkways and project entries.
- c) 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.
- d) Parking lot, walkway and area lighting heights shall be reflective of the architecture of the project and be in scale with the setting.
- e) The use of bollard lighting is encouraged in pedestrian areas.
- f) 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.
- g) Exterior lighting shall be used for purposes of illumination and safety only, and shall not be designed for, or used as, an advertising display.
- h) 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.
- i) Support structures for lighting shall be designed as part of the general theme of the building architecture.
- j) Minimal energy consumption shall be a factor in lighting type selection.
- k) 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.
- l) 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.

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m) 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.

n) Light poles and fixtures for each project shall be approved by the DRC and the City of Sparks. Athletic field lighting shall be addressed at Administrative Review by the DRC and the City of Sparks.

o) 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 (DRC) 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.

p) Lighting within Kiley Ranch North Phase 8 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.

q) Lighting shall be placed along primary pedestrian pathways, at pedestrian bridge crossings, parks, and other special high use areas.

r) Lighting shall have a common design and color within the development.

s) Bollards shall have a maximum height of 45 inches.

t) Pedestrian lighting shall be spaced at intervals appropriate to facilitate the safety of the pedestrian.

3.2.4.6 School (S) Signs

Signs and their integration into the project is a critical element in the design of Kiley Ranch North. 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 school identification. 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.

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- b) 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.
- c) Building signs that project four (4) inches beyond the wall façade are prohibited, unless incorporated as an architectural element.
- d) 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.
- e) In addition to the above standards, signs within Kiley Ranch North Phase 8 shall comply with the regulations governing signs contained within Section 20.04.010 of the Sparks Municipal Code. Building and free standing and monument signs are permitted in accordance with SMC 20.04.010 for PO zoning districts. Where a conflict exists between these development standards and the City of Sparks Municipal Code, the standards contained herein shall apply.
- f) These standards may be modified by the developer if unique qualities and standards are required. 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, may be submitted to the City of Sparks and the Kiley Ranch North Design Review Committee (DRC) for review. The master sign program shall establish the style and type of sign for the entire development parcel so the signs are consistent throughout the project. For new development, signs shall be reviewed through the administrative review process.
- g) One monument sign per parcel shall be permitted with a maximum height of six (6) feet. Freestanding signs will be following Sparks Municipal Code.
- h) Signage for schools shall meet safety requirements of the Washoe County School District. Placement and size of signs will be in a similar manner to existing WCSD facilities.

3.2.4.7 School (S) Walls and Fences

- a) School sites may utilize standard chain link fences at maximum height of 6 feet.
- b) 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

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- c) 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).
- d) 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.
- e) Walls and fences within Kiley Ranch North Phase 8 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.
- f) 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.
- g) Screen walls shall be a minimum of six feet in height, but not more than eight feet high and shall incorporate landscape screening.
- h) 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.
- i) Trash and service areas shall be screened and landscaped.

3.2.4.8 School (S) Service, Trash 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 right-of-ways, 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, DRC, and the City of Sparks.
- c) Trash enclosures shall allow convenient access for each building.

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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.

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 school 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, 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) 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.

i) 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.

j) 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.

k) 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 and in all cases, screening shall be approved by the DRC and City of Sparks.

l) 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

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features to reduce the visual impact of these areas is strongly encouraged. Provide bumpers where needed.

- m) Provide adequate drainage to prevent water or ice build-up at loading dock door(s).
- n) Provide adequate lighting. Lighting should provide convenience for loading and unloading but shall not spill over to any adjacent parcels.
- o) Separate vehicular and pedestrian traffic.
- p) Provide cold water hose bib at all loading dock or service areas.
- q) Outdoor storage shall only occur within code permitted storage areas which are permanently screened from view.
- r) Required parking or loading areas shall not be used for temporary or permanent outdoor storage.
- s) Service, trash 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. Refer to Figure 3-4, Service, Trash and Utility Area Design Standards. Gates shall be constructed of visually pleasing durable materials that visually screen the dumpster. Trash collection areas shall be approved by disposal services, DRC and the City of Sparks.
- t) 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.
- u) 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, Trash and Utility Area Design Standards.
- v) Trash receptacles, compactors and bailers may be located in screened loading dock areas. These facilities are not required to be individually screened or located in enclosures.
- w) 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

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

3.2.5 Civic Uses Standards: Open Space (OS) Areas

Open Space areas in Kiley Ranch North Phase 8 are required to have their plans reviewed by the DRC and the City of Sparks. Refer to the Kiley Ranch North Tentative Development Handbook Sections 3.2.7 and 2.2.7, and Section 2.3.9 of this Final Handbook.

Buildings, development and design of the Orr Ditch Linear Park area within Phase 8, whether by the City of Sparks, Master Developer or by a Guest Builder should be sensitive to the uses adjacent to the linear park.

3.3 ARCHITECTURE STANDARDS AND GUIDELINES



Kiley Ranch Homestead

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 Phase 8. The guidelines are not intended to be restrictive, but rather promote both visual compatibility and variety 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 business park within Kiley Ranch North Phase 8. 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 3.3.4.3 through 3.3.4.5 for examples of these architectural styles. Business Parks will 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 Kiley Ranch Design Review Committee (DRC) and the City of Sparks. New interpretations of these classic combinations of materials are encouraged as they relate to a general feeling of neighborhood unity. The following sections provide guidelines and standards that will aid in the creation of a successful and enduring community.

3.3.3 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 features such as plazas and sculpture gardens, and patterns that provide pedestrian-scale visual interest.

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

h) Multiple buildings within a single project shall be designed to be compatible with each other using similar building materials, texture, color, or design.



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

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.

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.



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

c) Predominant exterior building materials shall be varied (minimum of three) and of high quality. These include, 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 DRC and City of Sparks

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

are prohibited.

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

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

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

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

3.3.4 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 Phase 8 are from the Craftsman and Farmhouse heritage. Their inherent attractiveness, informality, and sense of elegance have enabled these styles 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 Department. 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.

Structures located within residential neighborhoods business park areas will be required to exhibit some elements of the Craftsman, Farmhouse or DRC/City of Sparks approved alternative theme.

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.



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



Building Articulation

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

Doors and Windows

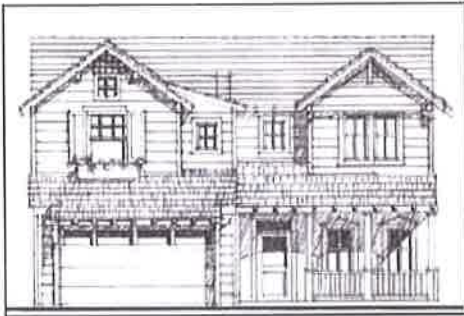
- Windows and doors broad in proportion.
 - Doors paneled or contain a combination of paneled and glazed elements, and entries usually occur singularly.
 - Doors have sidelights and transoms.
- The door trim surround consistent with the window trim.
- Windows and doors that have trim caps, brackets or other details over the window head are encouraged.
 - Box and angled bay windows used as accents.
 - Double hung windows with multiple panes over one divisions.
 - Casement windows used as specialty windows.
 - Windows either flat, half-round or segmental arched tops.

Materials and Colors

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

3.3.4.4 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.



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



Basic Elements

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

Building Mass and Roofs

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

Building Articulation

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

Doors and Windows

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

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

Materials and Colors

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

3.3.4.5 Alternative Themes

In an effort 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 8. While some Guest Builders may embrace more traditional styles such as the Craftsman Bungalow and Farmhouse styles, others may elect to pursue more contemporary or eclectic styles such as Contemporary, Mid Century Modern or Mediterranean variants. The end goal is to create an attractive community that provides diverse housing choices to suit the variable tastes of current and future Sparks residents, recognizing that not all consumers' tastes are the same.

The application of these architectural guidelines and standards to individual development projects will be reviewed and approved by the Kiley Ranch North Design Review Committee (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 example 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. 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 described in Section 3.3.4.
- 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.



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

- 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.

3.3.4.11

Single Family Garages



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

- 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.

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

Recessed Garage

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

Deep Recessed Garage

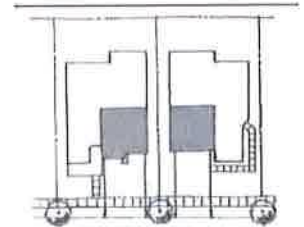
Setting the garage back to the middle or rear of the lot. This creates a more pedestrian-friendly street environment by allowing the homes primary entryway to address the street.

Alley Loaded Garage

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

Side Entry Garage

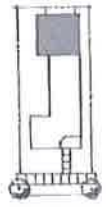
This design technique breaks up the continuous view of garage doors along the street. The façade of the garage facing the street shall incorporate architectural features, windows, faux windows, or other details.



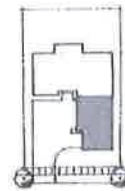
Recessed Garage



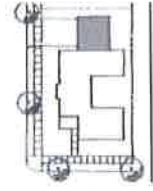
Deep Recessed Garage



Alley Loaded Garage



Side Entry Garage



Corner Lot Garage

3.3.5 Multi-Family Residential Architecture

3.3.5.1 Multi-Family Building Mass and Form



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

a) Multi-family residential facades can often be box-like and monotonous in appearance, contributing to unpleasant visual qualities and poor community character. Facades of buildings shall be articulated using at least one of the architectural styles contained in Section 3.3.4.3, 3.3.4.4 and 3.3.4.5.

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

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

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

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

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

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

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

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

3.3.5.2 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 3.3.4.3 through 3.3.4.5.

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 3.3.4.
- 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 is story, to avoid artificial or “tacked-on” appearances.
- d) Materials such as brick and stone shall be left in their natural colors.
- e) Homes/buildings 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 accent(s)



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

3.3.5.4 Multi-Family Support Structures

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

3.3.6 School Architecture Standards

Building elevations proposed by the Washoe County School District for new middle and/or elementary schools within Kiley Ranch Phase 8 must be reviewed and approved by the Kiley Ranch Design Review Committee (DRC) and City of Sparks.

3.3.6.1 Kiley Ranch North Elementary School

The Kiley Ranch North Elementary School will be a “new generation” educational facility based on the latest educational teaching and learning philosophies being developed by the Washoe County School District. This will be the prototypical design for the District’s elementary school design program and will incorporate their latest educational specification criteria developed over the last two years. The school will meet or exceed all standard life safety codes for site development, structural, and mechanical/electrical codes. The school will be designed as an energy efficient and sustainable facility.

3.3.6.2 Elementary School Building Mass and Form

The elementary school building is approximately 80,000 gross square feet, designed in a combination of one and two-story blocks, each articulated to break up the appearance of a large massive building. All the public spaces such as the entrance, administration, and multipurpose room are located in the front of the building, while the educational classroom spaces are to the back. The media center and STEAM Lab are centrally located within the plan. No building block exceeds 32 feet in height. The school is set back generously from the street to portray a welcoming and comfortable image. See example image below.



Example elementary school design

3.3.6.3 Elementary School Roof Form

- a) Washoe County School District prototypical elementary school designs generally consist of flat roofs concealed behind parapet walls.
- b) Where roofs are sloped or exposed to view the color and material of the roof shall be consistent with the architectural style.

3.3.6.4 Elementary School Materials and Colors

The general philosophy behind the material and color selection is to provide a simple palette of durable building materials and color combinations that are both conducive to our high desert environment and have a strong character relationship to the Kiley Ranch North design standards. This translates to a neutral color field of gray or tan, with accent colors that accentuate the physical attributes of our region, including our beautiful sky, rolling hills, and variegated landscape materials. Accents of blue, purple, sage, gold, and red are all possible colors when used in moderation.

Basic materials for construction include gray or earth tone concrete masonry units with a textured finish, and natural or colored paneling that echoes the ranch character of the Spanish Springs area. Windows will be constructed in a variety of configurations, including storefront, vertical strips, and individual punched openings. The interior will be light-filled, colorful spaces that will introduce school colors and be conducive to teaching, learning, and collaboration.

3.3.6.5 Elementary School Building Articulation

By designing the school in a number of individual blocks, the massing of the building is broken up in multiple forms, each with a different height, width, and setback. The overall appearance will be as if the school is a number of smaller buildings rather than one large massive one. The combination of masonry, metal panels, and glass further articulates the building form to offer a more humanistic experience that is contrary to buildings of this size.

Landscaping also plays a key role in the building's overall scale and proportion. Plant materials conducive to the high desert, such as drought tolerant deciduous trees, tall grasses, and colorful shrubs add to the overall character of the school.

3.3.6.6 Kiley Ranch North Middle School

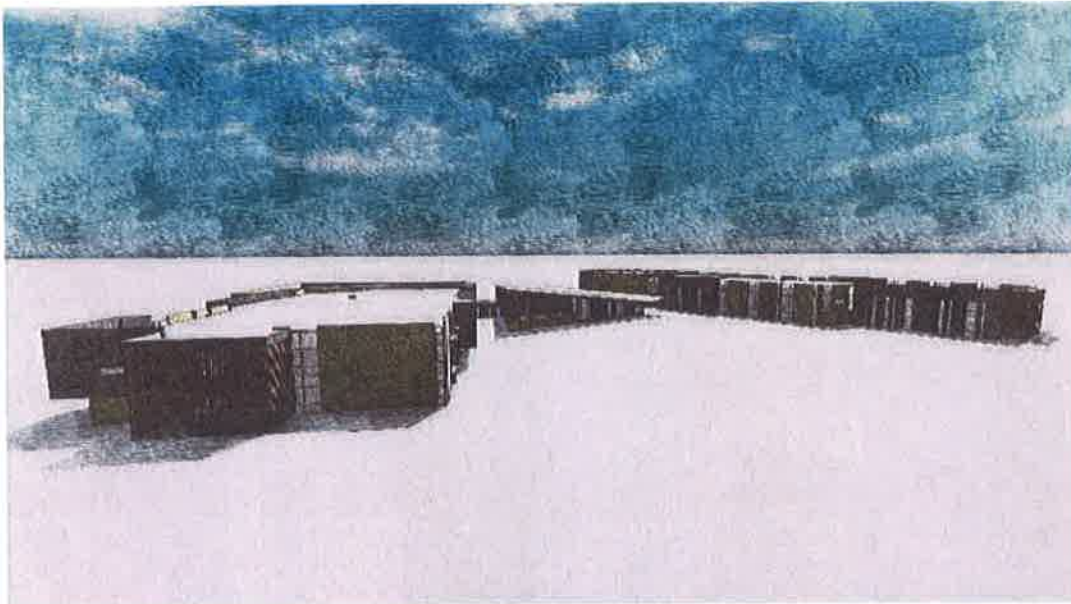
The Kiley Ranch North Middle School (Spanish Springs Middle School) will be a “new generation” educational facility based on the latest educational teaching and learning philosophies being developed by the Washoe County School District. This will be the second-generation design for the District's middle school design program and will incorporate their latest educational specification criteria developed over the last two years. The physical form of the building takes its design cues from two sources:

- The original District prototype located in the South Meadows neighborhood of Reno, Nevada (Kendyl Depoali Middle School. Photos included)

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- The residential design character within Kiley Ranch North, including form, texture, color, and atmosphere.

The school will meet or exceed all standard life safety codes for site development, structural, and mechanical/electrical codes. The school will be designed as an energy efficient, sustainable facility and will meet or exceed a LEED Gold equivalency rating for both the final design and during the construction process.



3.3.6.7 Middle School Building Mass and Form

The middle school building is approximately 188,000 gross square feet, designed in a combination of one and two-story blocks, each articulated to break up the appearance of a large massive building. Each block is splayed on an angle to offer open space for public gathering and outdoor education. All the public spaces such as the gymnasium, entrance/administration, and cafeteria are located in the front of the building, while the educational classroom spaces and library are to the back. The library opens up to an expansive outdoor amphitheater for large gatherings. No building block exceeds 30 feet in height. The school is set back generously from the street to portray a welcoming and comfortable image.



3.3.6.8 Middle School Roof Form

- a) Washoe County School District prototypical middle school designs generally consist of flat roofs concealed behind parapet walls. Where roofs are sloped or exposed to view the color and material of the roof shall be consistent with the architectural style.



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3.3.6.9 Middle School Materials and Colors

The general philosophy behind the material and color selection is to provide a simple palette of durable building materials and color combinations that are both conducive to our high desert environment and have a strong character relationship to the Kiley Ranch North design standards. This translates to a neutral color field of gray or tan, with accent colors that accentuate the physical attributes of our region, including our beautiful sky, rolling hills, and variegated landscape materials. Accents of blue, purple, sage, gold, and red are all possible colors when used in moderation.



Basic materials for construction include gray or earth tone concrete masonry units with a textured finish, and natural or colored metal paneling that echoes the ranch character of the Spanish Springs area. Windows will be constructed in a variety of configurations, including storefront, vertical strips, and individual punched openings. The interior will be light-filled, colorful spaces that will introduce school colors and be conducive to teaching, learning, and collaboration.





3.3.6.10 Middle School Building Articulation

By designing the school in a number of individual blocks, the massing of the building is broken up in multiple forms, each with a different height, width, and setback. The overall appearance will be as if the school is a number of smaller buildings rather than one large massive one. The combination of masonry, metal panels, and glass further articulates the building form to offer a more humanistic experience that is contrary to buildings of this size.

Landscaping also plays a key role in the building's overall scale and proportion. Plant materials conducive to the high desert, such as drought tolerant deciduous trees, tall grasses, and colorful shrubs add to the overall character of the school.



CHAPTER 4 – CONSTRUCTION, OPERATION, AND MAINTENANCE

4.1 Clean Job Site

All construction job sites within the Kiley Ranch North 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' 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 Department. 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 or the City of Sparks have 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 Residential – Model Parks and Construction Yards

4.6.1 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 Department. 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 Department.
3. Sales Office hours of operation: 10 am to 7 pm weekdays, 10am to 6 pm 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.

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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 the Section 20.04.009 and be striped parking spaces and signed identifying the van accessible parking space.
7. The model home lots will be completely landscaped as well as the area surrounding the off-street parking lot area and are subject to review and approval by the DRC and the City of Sparks Community Services Department 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. Sign sizing shall be per S.M.C. and as approved by the Community Services Department. The sign locations shall comply with the safe sighting standards in Section 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 Department. 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. The Master Developer or its assigns or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
14. Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to the DRC and the City of Sparks Community Services Department for review and approval under 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.

4.6.2 Construction Yards

Within Phase 8, 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 Department. 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.

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3. Proposed construction yards shall be associated with a specific project with an approved building permit issued for dust control, grading, construction, remodel and/or demolition.
4. Construction yards shall be supervised by one (1) contractor who will be responsible for enforcing compliance of these standards. The contractor shall be responsible for compliance of the construction yard to all applicable codes.
5. Construction yards shall be fenced and located on private property out of public view whenever possible to the approval of the DRC and the City of Sparks and shall not be placed in required parking spaces or block pedestrian/vehicular access.
6. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained by the Guest Builder to ensure all construction trash is properly picked up and removed.
7. Guest Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.
8. Guest Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.
9. Construction yards shall be removed prior to a final inspection of the last building in a non-residential project and for the last structure in a residential project or final approval for the project.
10. The Guest Builder shall be required to provide curb cuts for all egress/ingress areas onto a paved street. To prevent mud/dirt from transferring trucks, vehicles, and equipment onto the paved street, the contractor shall install a surface treatment, such as gravel or base at all egress/ingress points from the yard a minimum of 50 feet in length to the street access to the approval of the City of Sparks Community Services Department.
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 Department. 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 7:00a.m. through 7:00p.m., Monday through Friday and 9:00a.m. to 5:00p.m., Saturday. There shall be no construction yard usage on Sundays in residential areas. The Master Developer or Guest Builder shall install signs at all access points to the project that clearly indicate these limited hours of activity on-site prior to the start of any construction-related activities. The Master Developer or Guest Builder shall maintain these signs in good repair for the duration of the construction of the project. Once construction is completed, the Master Developer or Guest Builder shall remove these signs.
13. The Guest Builder shall designate to the Master Developer, the DRC, and the City of Sparks a project contact person responsible/authorized to correct problems regarding the project on a 24-hour/7 days a week basis. The Guest Builder shall designate the project contact person to the Master Developer, the DRC, and the City of Sparks prior to issuance of a grading permit for the project.
14. The Guest Builder may construct a fence around the construction yard that is higher than (6) six feet and use barbed wire or concertina wire on the top of the fence with the approval of the City of Sparks building department and the DRC.
15. Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by the DRC. Temporary lighting shall be removed upon termination of the temporary use.



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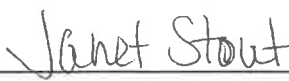
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Date



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