



Foothills at Wingfield Springs

Comprehensive Plan Amendment (CPA):

- ±48.77 acre parcel (APN 526-010-04)
- 29% will remain Open Space (OS)
- Proposed CPA:
 - ±34.75 acres Low Density Residential (LDR)
 - ±14.02 acres Open Space (OS)
- LDR designation is the most common land use designation in the Foothills Community
- Existing Builder Lots allow a minimum 6,000 sq. ft. lots in Foothills Handbook
 - Villages 1, 4, 5, & 8



THE FOOTHILLS AT WINGFIELD SPRINGS

AMENDED BY THE CITY COUNCIL
SEPTEMBER 12, 2005
JUNE 11, 2007
SEPTEMBER 14, 2009



APPLICATION TO INCLUDE THE FOOTHILLS AS PART OF THE
PLANNED COMMUNITY OF WINGFIELD SPRINGS

DEVELOPMENT STANDARDS HANDBOOK

Handbook Amendment:

- Establishes a new Village 16 on an undeveloped parcel
- Increases total lot count
- Changes to Handbook graphics to reflect Village 16
- Increase in LDR acreage with reduction in OS acreage while still maintaining a minimum 20% OS
- Minor corrections to clarify and/or correct inconsistencies

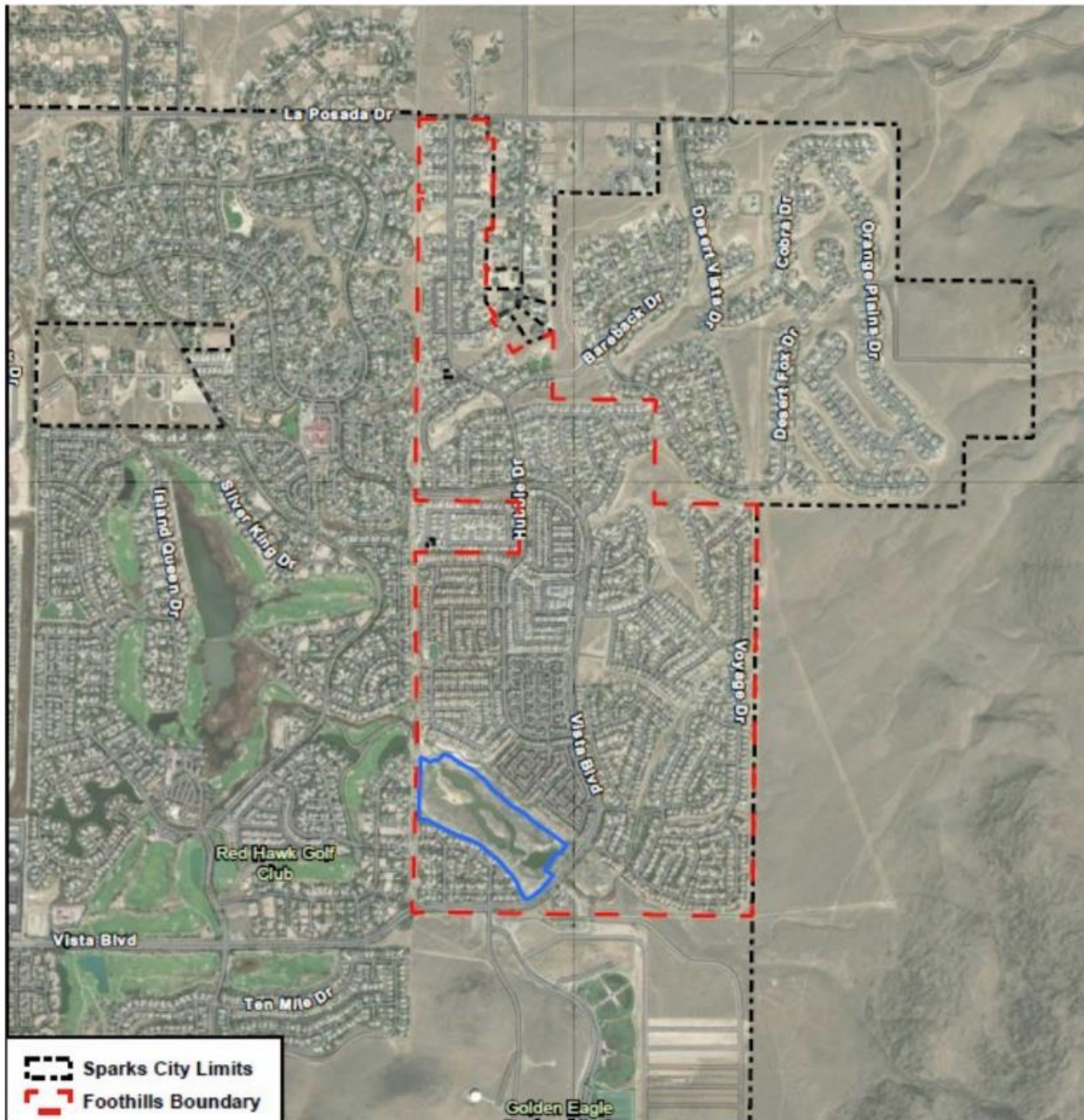


FIGURE 1: VICINITY MAP

Drainage Facilities will be Updated to Accommodate Existing and Projected Flows:

- Preliminary Report accounts for offsite and onsite drainage
- Extensive preliminary modeling was provided in the Preliminary Drainage Master Plan
- Required improvements will be made with future development
- Drainage channels will be revegetated where possible and seek to promote a natural appearance
- Preliminary Sewer and Water Reports support development of this project

Wetlands:

- No delineated wetlands are identified in the 404 for Foothills
- Only drainage channels not classified as wetlands will be modified

Wingfield Springs
Wetlands



Foothills

WINGFIELD SPRINGS PHASING PLAN

SPARKS, NEVADA
APRIL, 2026

TOTAL SITE: 189.25 ACRES
764 SINGLE FAMILY LOTS
60'x100' (MIN.)
4.04 DU/AC
1.5 ACRE PARK
6.4 ACRE DRIVING RANGE

VILLAGE STATS:
VILLAGE 17A & 32: 195 LOTS (47.05 ACRES)
TOTAL ROADWAY = 493,099 SF
LOT AREA = 32.55 ACRES
OS/DRAINAGE WAY = 3.18 ACRES
VILLAGE 33: 75 LOTS (20.11 ACRES)
TOTAL ROADWAY = 194,278 SF
LOT AREA = 15.65 ACRES
VILLAGE 34: 75 LOTS (22.79 ACRES)
TOTAL ROADWAY = 194,278 SF
LOT AREA = 13.74 ACRES
OS/DRAINAGE WAY = 4.59 ACRES
VILLAGE 35: 18 LOTS (16.63 ACRES)
TOTAL ROADWAY = 59,667 SF
LOT AREA = 3.5 ACRES
OS/DRAINAGE WAY = 11.76 ACRES
VILLAGE 36: 41 LOTS (10.63 ACRES)
TOTAL ROADWAY = 102,802 SF
LOT AREA 8.27 ACRES
VILLAGE 37: 62 LOTS (15.59 ACRES)
TOTAL ROADWAY = 138,085 SF
LOT AREA 12.42 ACRES
VILLAGE 38: 37 LOTS (9.76 ACRES)
TOTAL ROADWAYS = 138,521 SF
LOT AREA = 6.58 ACRES
VILLAGE 39: 94 LOTS (19.4 ACRES)
TOTAL ROADWAY = 199,505 SF
LOT AREA = 14.82 ACRES
VILLAGE 40: 9 TOWN HOMES (2.69 ACRES)
VILLAGE 16: 158 LOTS (47.98 ACRES)
TOTAL ROADWAYS = 449,975 SF
LOT AREA = 28.15 ACRES
OS/DRAINAGE WAY = 9.5 ACRES
DRIVING RANGE: 6.4 AC. (1,050 LF)

Projected 3-4 Year Phased Buildout:

- Foothills is projected to be built between the years 2040-2043
- The 158 lots in Foothills will add an average of 50 new homes per year, based on the market demand
- Infrastructure/capital improvement projects will be implemented based on phasing
- Anticipated City of Sparks Planning Commission Date: June 29, 2026

