
3-Minute Public Comment Michael Nolan

Good afternoon, Mayor Lawson and Sparks City council members

Thank you for the opportunity to speak today.

My name is Michael Nolan

I have been a resident of Wingfield Springs for over 20 years.

I'm here to **respectfully but firmly oppose** the proposed rezoning that would allow building over 700 new homes within our community.

When my neighbors and I chose to move to Wingfield Springs, it was presented and planned as a community defined by open space, lakes, and natural surroundings. That was not incidental—it was the foundation of the community's identity, and it was a key factor in our decision to buy homes and live our lives here.

Quoting from original Wingfield Springs Welcome Package

“The developer is the entity planning the general plan and scheme for the property as well as providing for the preservation and enhancement of the property values, amenities and appurtenances.”

“Community features include an extensive network of over 350 acres of open space, parks, pedestrian trails and wildlife and historic interpretive facilities”

Definition of appurtenances

- **The overall package of what gives the community value**
- **Including features, benefits, and rights that come with owning property there**

The proposal before you **represents a fundamental shift away from that vision.**

This is not a small adjustment.

It is a major increase in density that will permanently change the character of the area. Once that change is made, **it cannot be undone.**

Beyond the character of the community, there are real, practical concerns, **especially traffic and infrastructure.**

As a Real Estate Broker, I see firsthand how consistency in planning directly impacts property values and buyer confidence.

Approving this rezoning would set **a troubling precedent**.

Planned communities depend on predictability and trust. Residents made long-term decisions based on clear understanding of how land would be used. If those expectations can be changed after the fact, what planning commitments can residents rely on in the future?

Finally, if any development were to move forward, **which I strongly oppose, it is essential that the developer—not existing residents**—be fully responsible for all infrastructure improvements required to support it.

That includes roads, intersections, drainage, and utilities. The burden of growth should not fall on the community after the fact.

But even with mitigation, the scale and density proposed here are simply incompatible with the existing character of Wingfield Springs.

I urge you to uphold the integrity of the original plan, protect the expectations of current residents, and deny this rezoning request.

Thank you for your time and consideration.

Respectfully Submitted

Michael Nolan
6464 Sun Flag Ct.
Sparks, NV 89436
