

Washoe County Board of County Commissioners



Development Agreement (St. James's Village TM5-2-92)

December 12, 2023

Request



A development agreement between Washoe County and St. James's Village, Inc. for St. James's Village, a residential subdivision (Tentative Subdivision Map Case No. TM5-2-92).

The purpose of the development agreement is to extend the deadline for recording the next final map from October 16, 2023 to October 16, 2025.

Vicinity Map

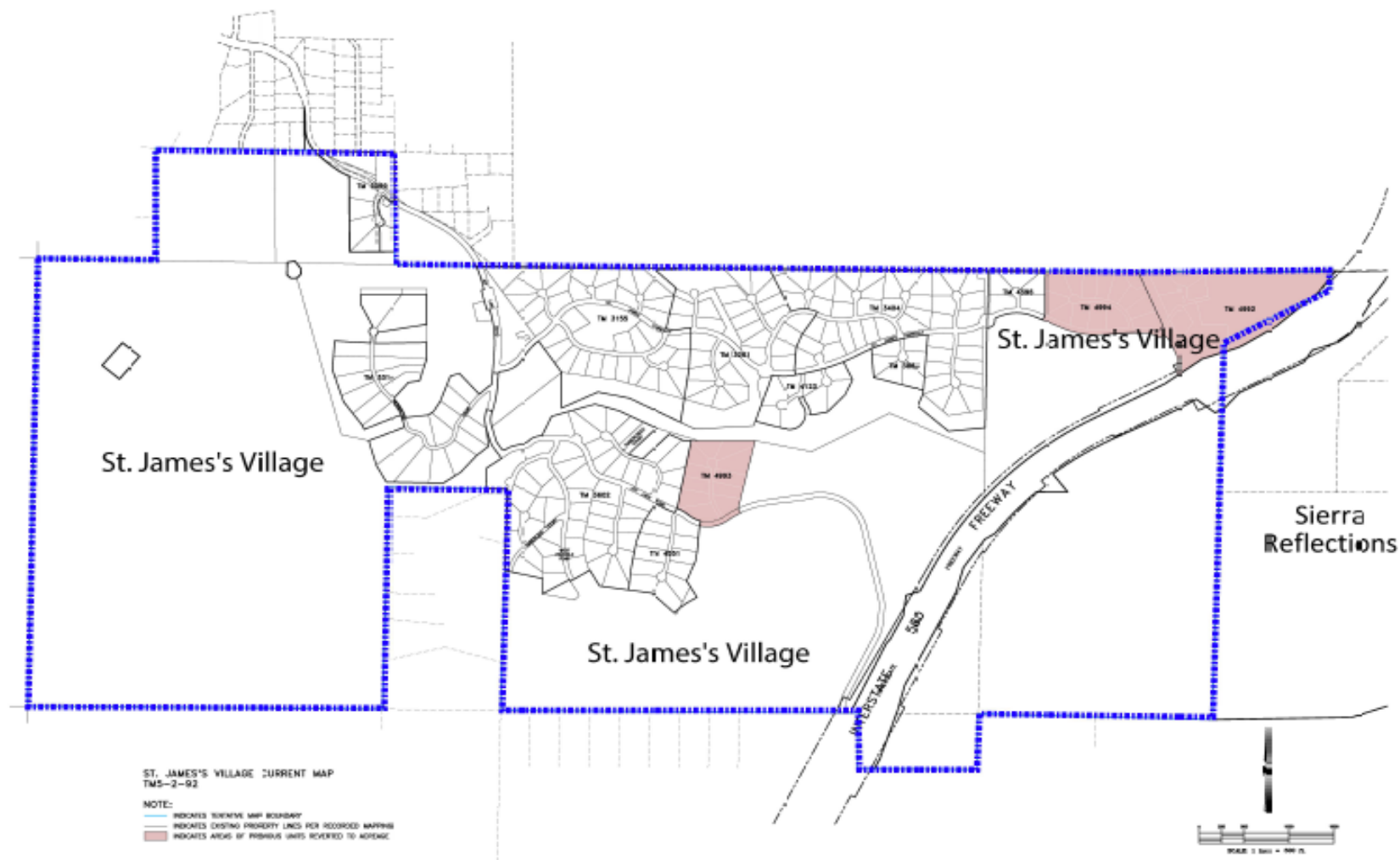


Background

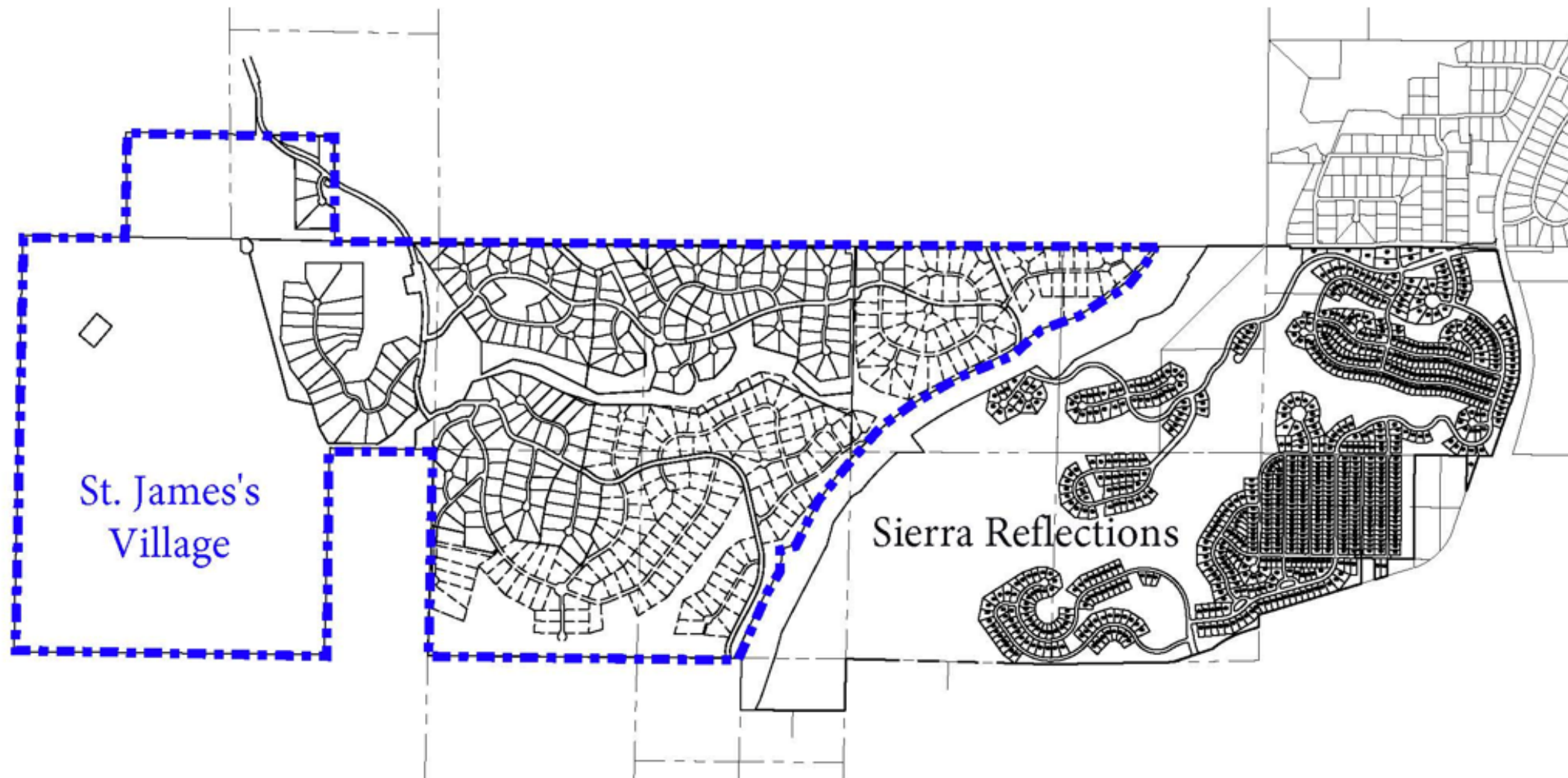


- St. James's Village was originally approved on August 18, 1992, for 530 residential lots.
- It's anticipated that the maximum buildout will be reduced to 467 total residential lots due to the construction of the I-580 freeway.
- The tentative map has had numerous final maps recorded, extensions and a development agreement.

St. James's Village – Existing Site Plan

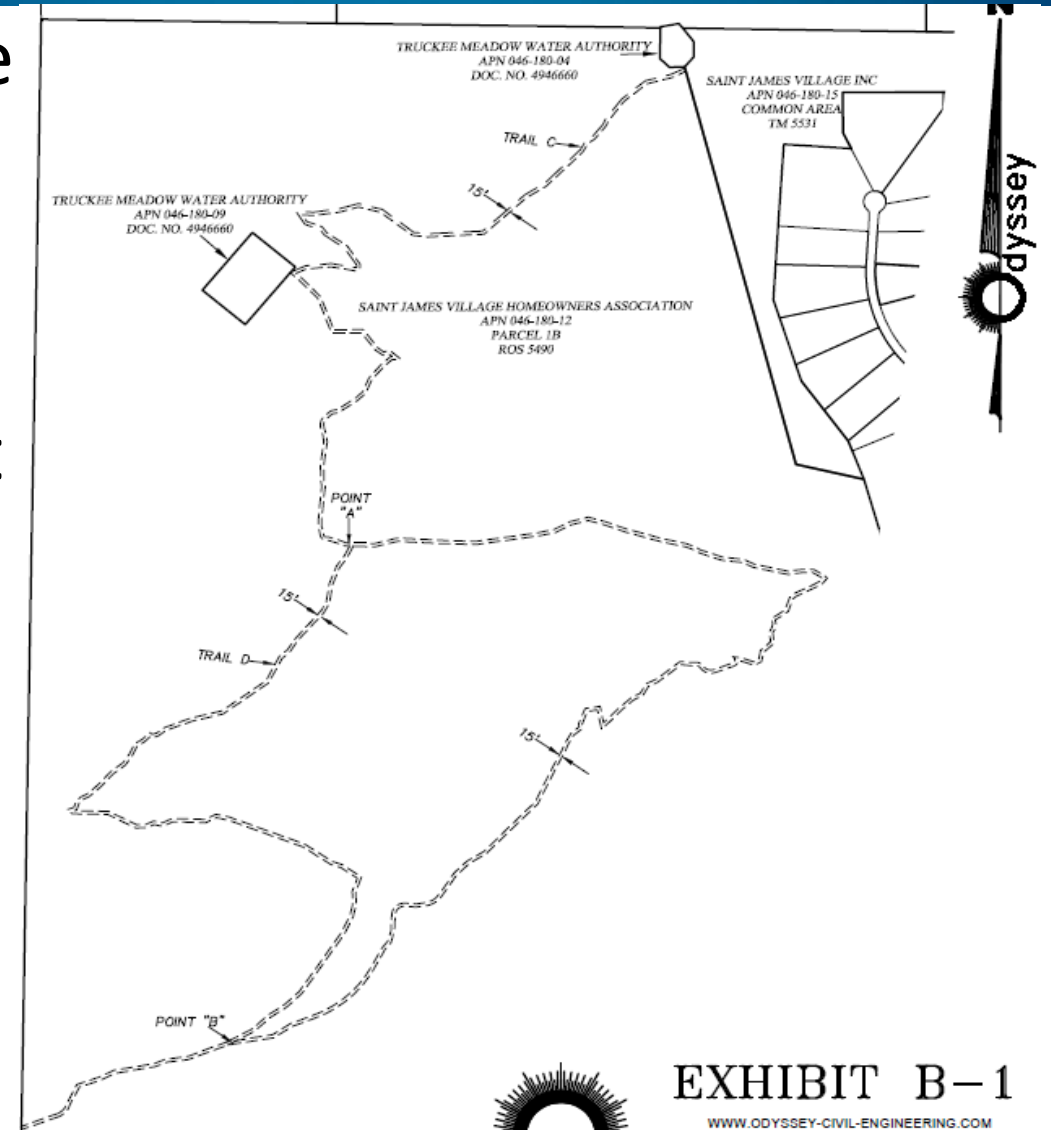


St. James's Village - Site Plan at Buildout



Additional Conditions

- The applicant shall dedicate a 15' wide non-motorized public trail easement and maintenance agreement.
- The applicant shall work with Parks staff to determine how best to protect the natural & cultural resources along Steamboat Creek.
- The project shall provide trail connections to adjacent public lands and areas identified for future trail systems...



Findings



- Findings for Approval. The approval or denial of the development agreement shall be accompanied by the following findings:
 - (1) The reasons why the development agreement would or would not be in the best interests of the County.
 - (2) The reasons why the development agreement would or would not promote the public interest and welfare of the County.
 - (3) The reasons why departures from Development Code regulations are or are not deemed to be in the public interest.
 - (4) In the case of a development agreement which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the land subject to the development agreement in the integrity of the plan.

Recommendation & Motion



- Staff recommends approval, based on a thorough analyses and believes that continuation of the tentative map is in the best interest of the County, as it promotes the public interest and welfare by maintaining a consistency in allowable development, and that sufficient terms and amended conditions of approval are in place to protect the interests of the public and the developer.
- The motion can be found on page 5 of the staff report.

Thank you

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