



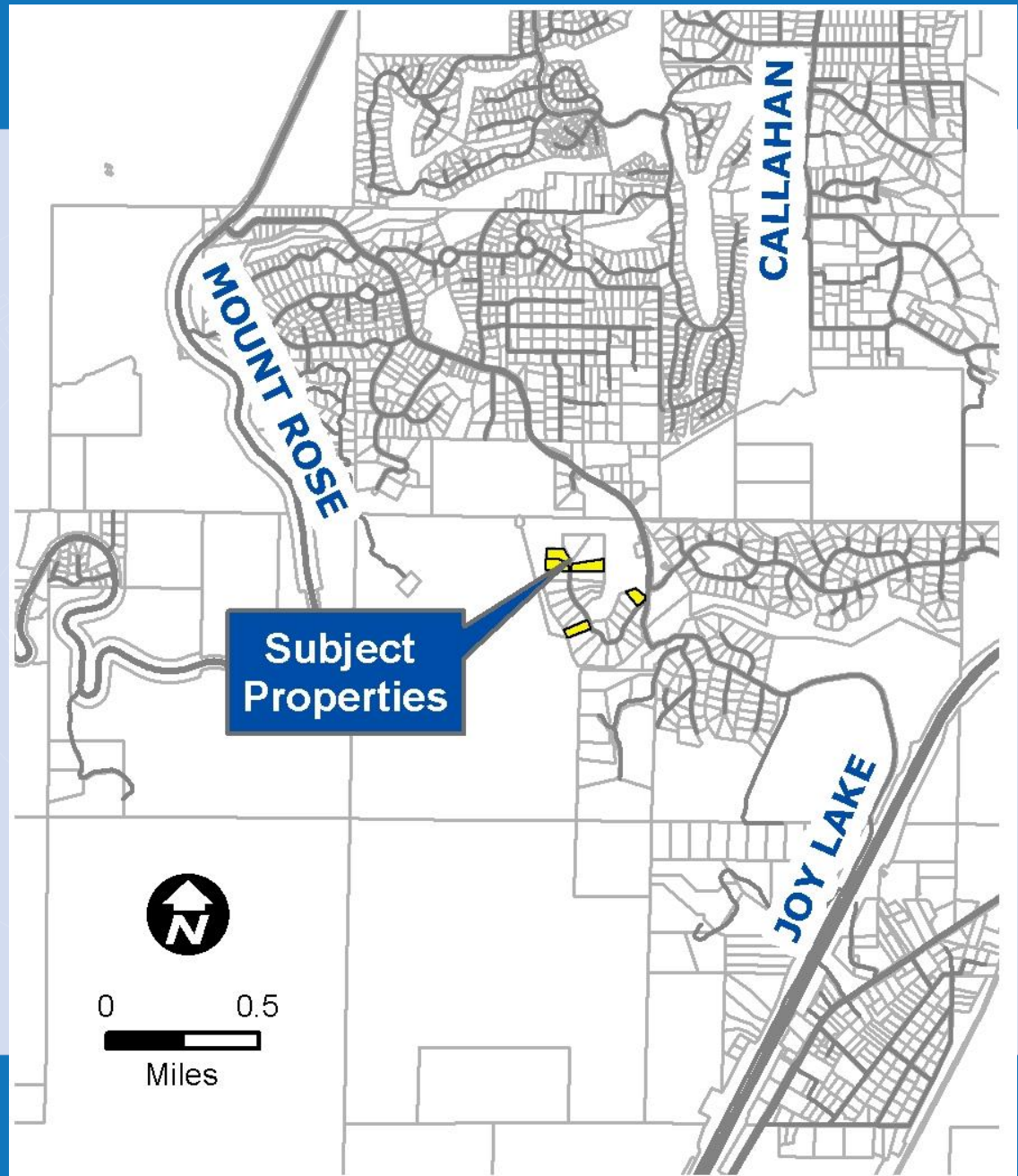
WMPA19-0004 & WRZA19-0003 (Bennington Court)



Board of County Commissioners
December 10, 2019



Vicinity Map





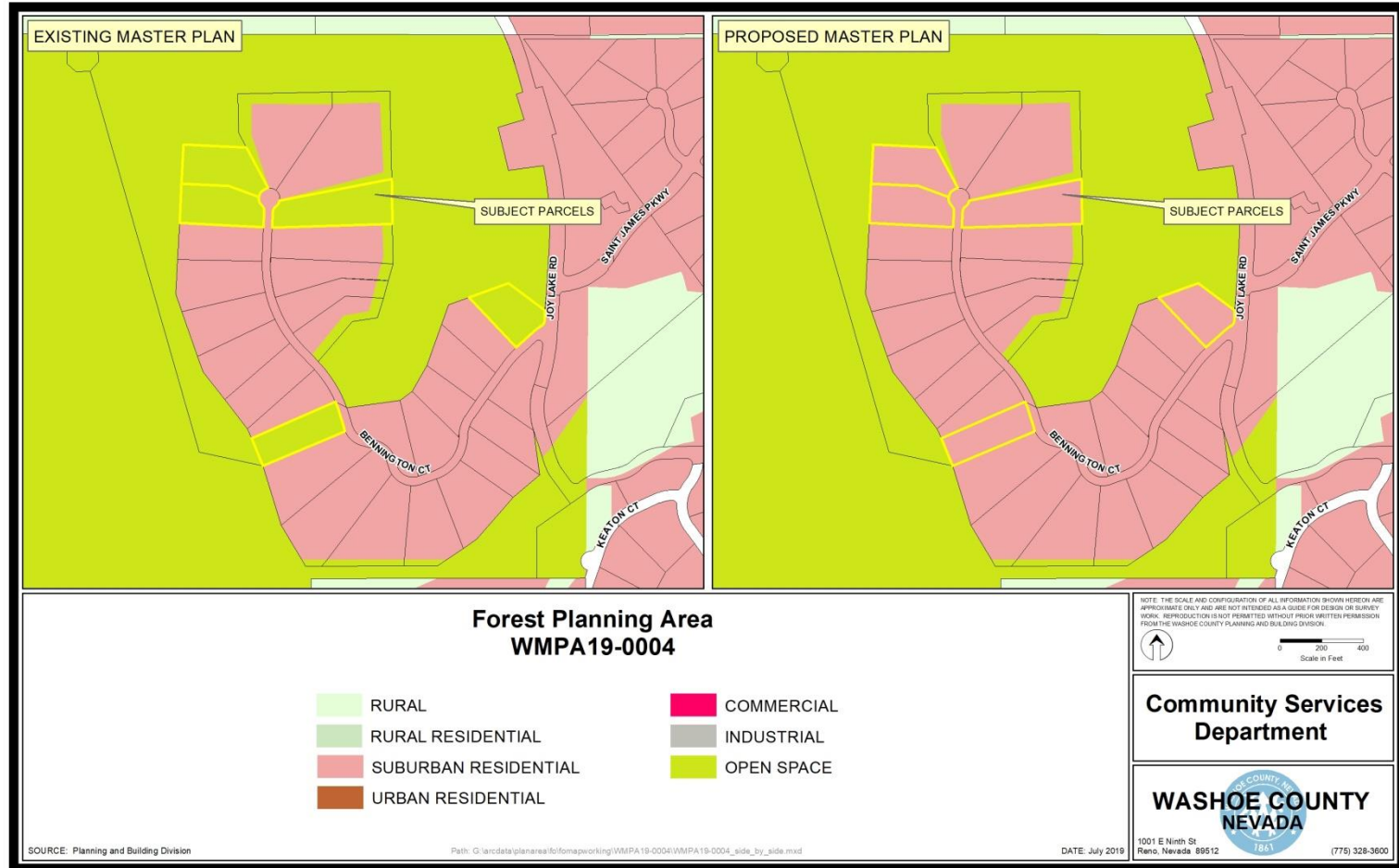
Request

Master Plan Amendment and Regulatory Zone Amendment:

- To change the Master Plan Category from Open Space (OS) to Suburban Residential (SR) on five parcels, totaling ± 8.34 acres
- To change the Regulatory Zone from OS to Low Density Suburban (LDS) on five parcels, totaling ± 8.34 acres

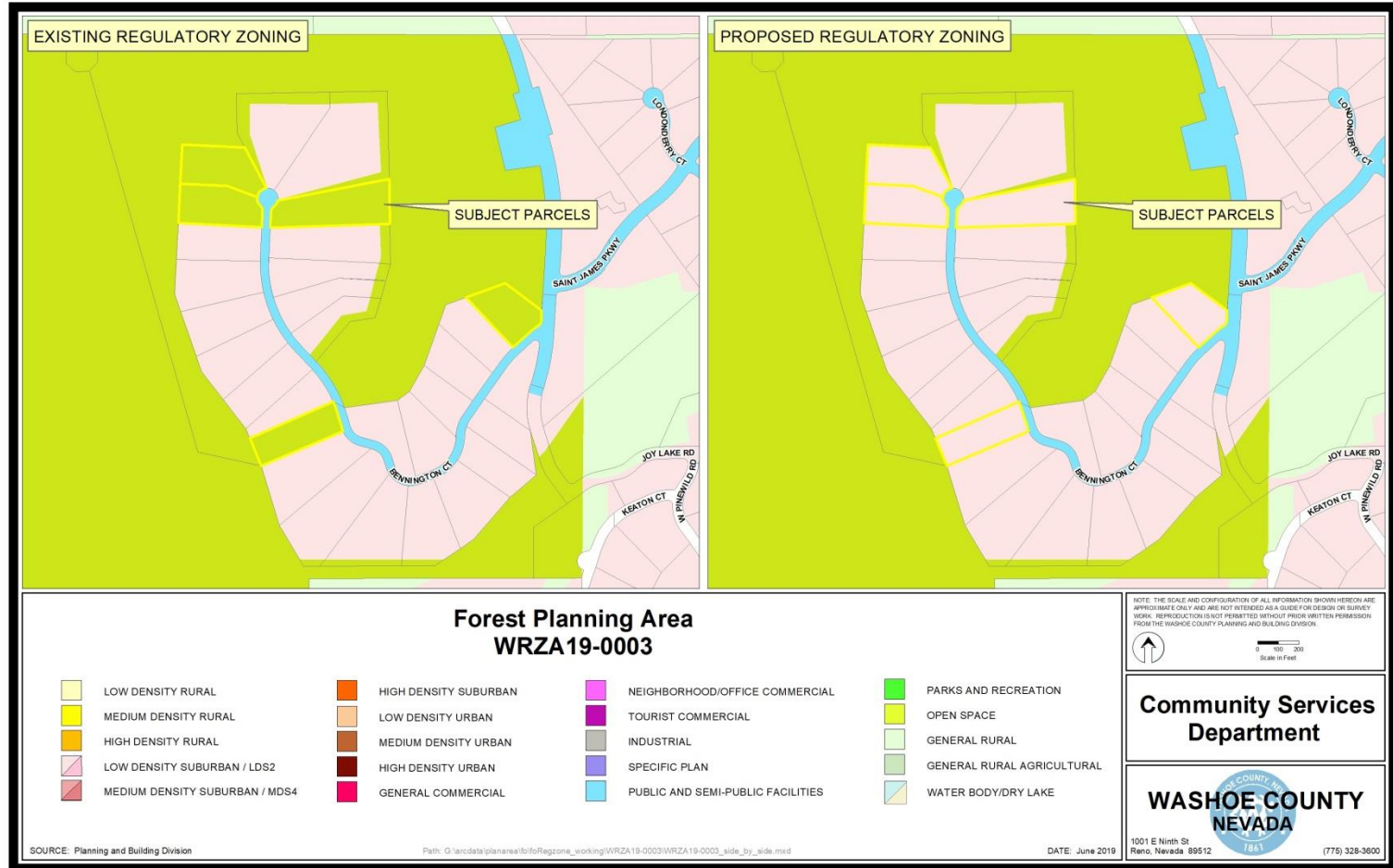


Request





Request





Background

- During review of WSUP19-0008 (Houston Grading), staff realized that one of the parcels in question is incorrectly zoned as it is inconsistent with the other parcels in the St. James' Village development.
- Upon closer review, staff realized that four other parcels in this development also have incorrect zoning.
- Staff was directed to initiate this MPA/RZA request.



Compatibility

- The proposed Low Density Suburban (LDS) regulatory zoning has a high compatibility rating with the regulatory zones (LDS and Open Space) of the surrounding properties





Public Notice/CAB

- Notice sent to 34 affected property owners
- Legal notice for the Planning Commission meeting was published in the RGJ on September 20, 2019.
- Legal notice for the BCC meeting was published in the RGJ on November 27, 2019.
- South Truckee Meadows/Washoe Valley CAB reviewed the application on August 1, 2019 and voted unanimously in support of the proposed master plan and regulatory zone amendments.



MPA/RZA Recommendations

- It is recommended that the Washoe County Board of County Commissioners adopt WMPA19-0004 and WRZA19-0003
- A possible motion is located on pages 3/4 of the staff report

