



WRZA19-0006 (Lifestyle)



Board of County Commissioners
January 28, 2020



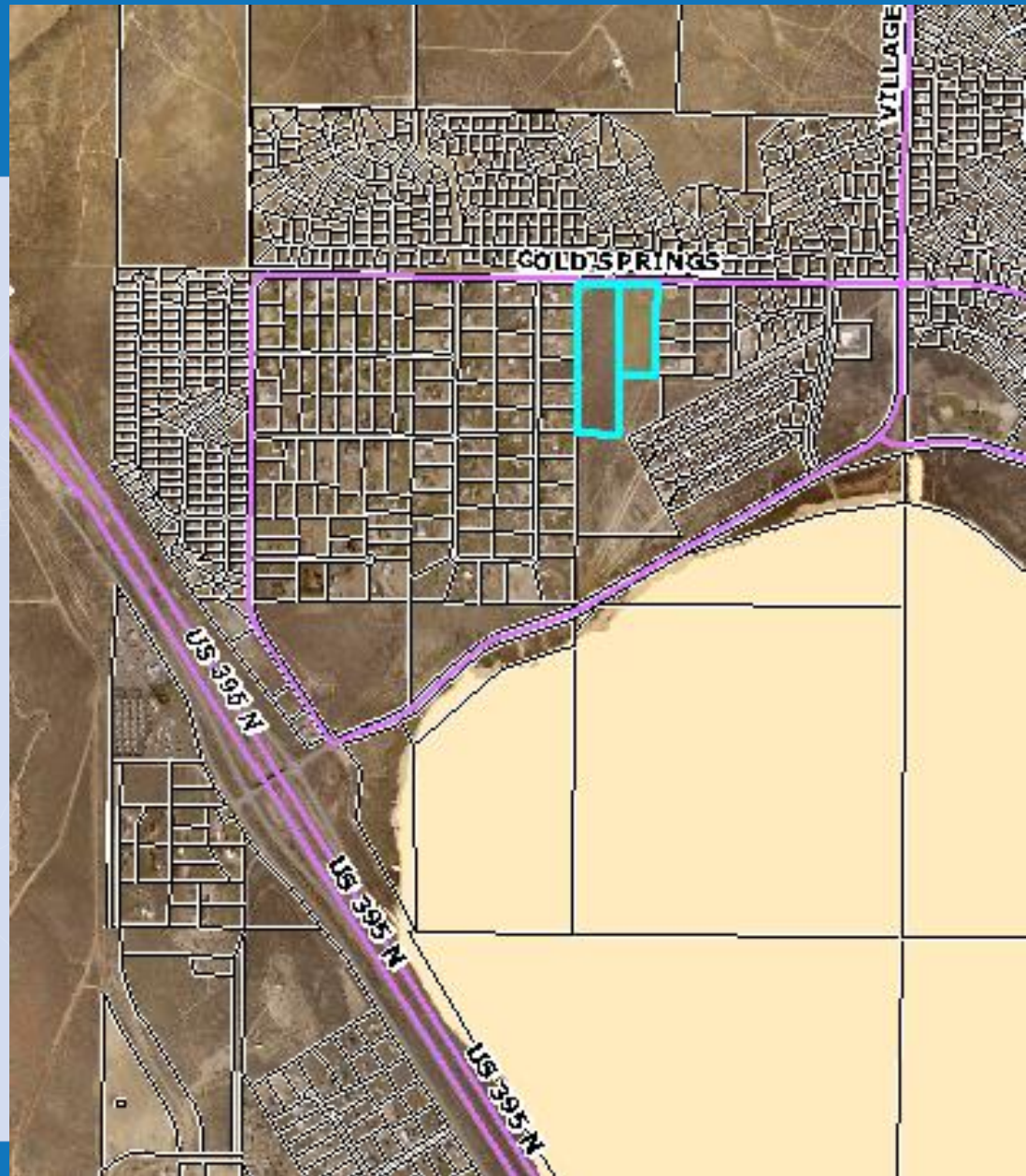
Request

Regulatory Zone Amendment:

- **To change the Regulatory Zone from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum) on two parcels of land, totaling approximately 14.05 acres**

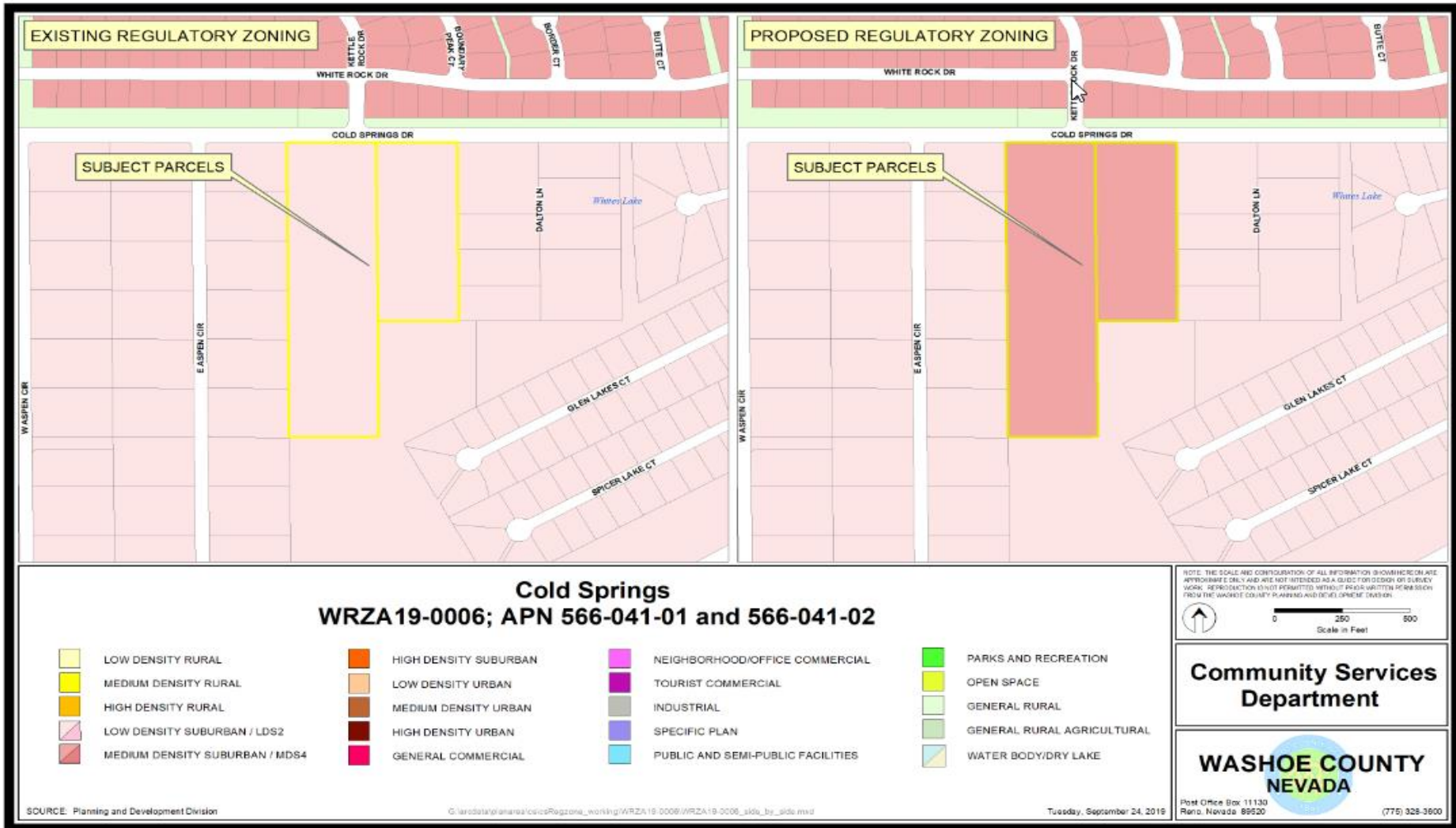


Vicinity Map





Request





Analysis

- The two parcels are currently vacant
- To the north fronting Cold Springs Drive there is a strip of area with regulatory zoning of General Rural (GR) with the adjacent parcels zoned MDS
- The parcels east, west and south are zoned LDS
- The applicant states that there has been a shift in the area from larger lots to smaller and denser development, which are more affordable
- Cold Springs Area Plan anticipates residential development with varying density will occur on the northern half of the White Lake Playa, where these parcels are located



CAB

- **North Valleys CAB reviewed the application on October 14, 2019 and two members were in favor of the application and three members recommended to deny.**
- **The comments included:**
 - Surrounding zoning is LDS
 - The area is more suburban and smaller lots are more affordable



Possible Motion

Move to adopt Regulatory Zone Amendment Case Number WRZA19-0006, to amend the Cold Springs Regulatory Zone Map, to change the regulatory zone from Low Density Suburban (LDS) to Medium Density Suburban (MDS) on two parcels of land, totaling approximately 14.05 acres for Lifestyle Homes; and to authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect.