

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on December 10, 2019.
by Community Services
for Agenda Item No. 21
and included here pursuant to NRS 241.020(8).



WMPA19-0004 & WRZA19-0003 (Bennington Court)

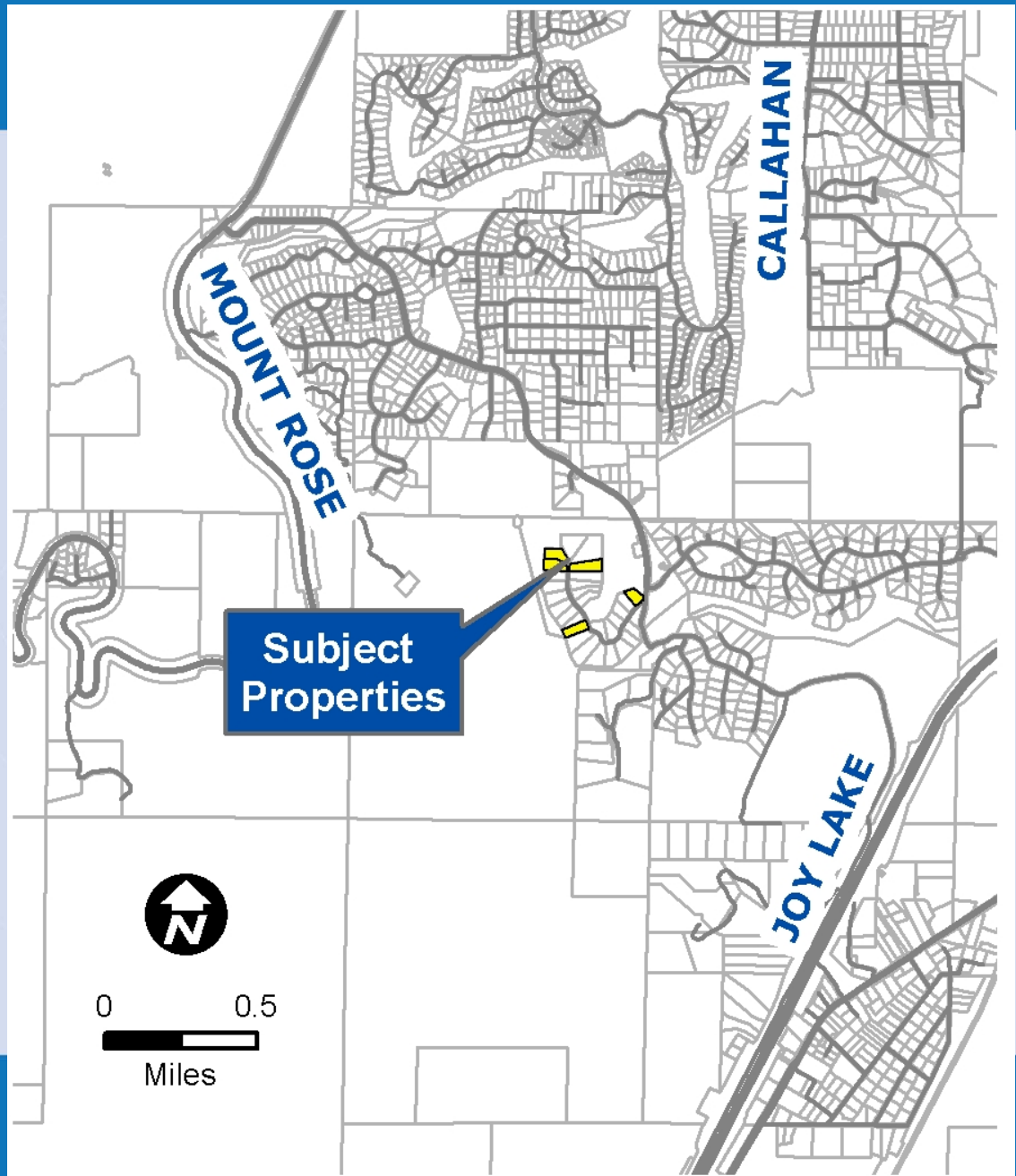


Board of County Commissioners
December 10, 2019





Vicinity Map





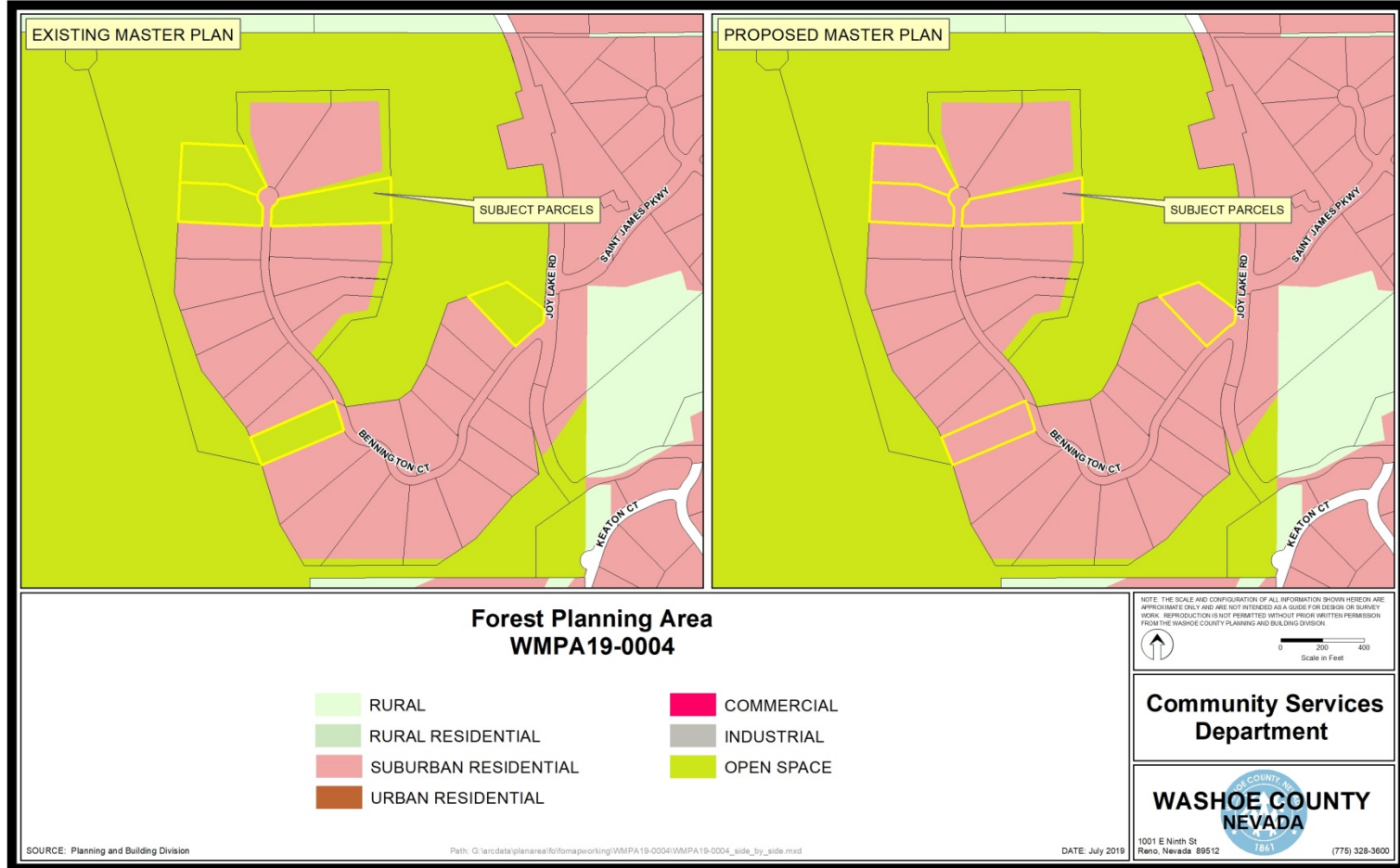
Request

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

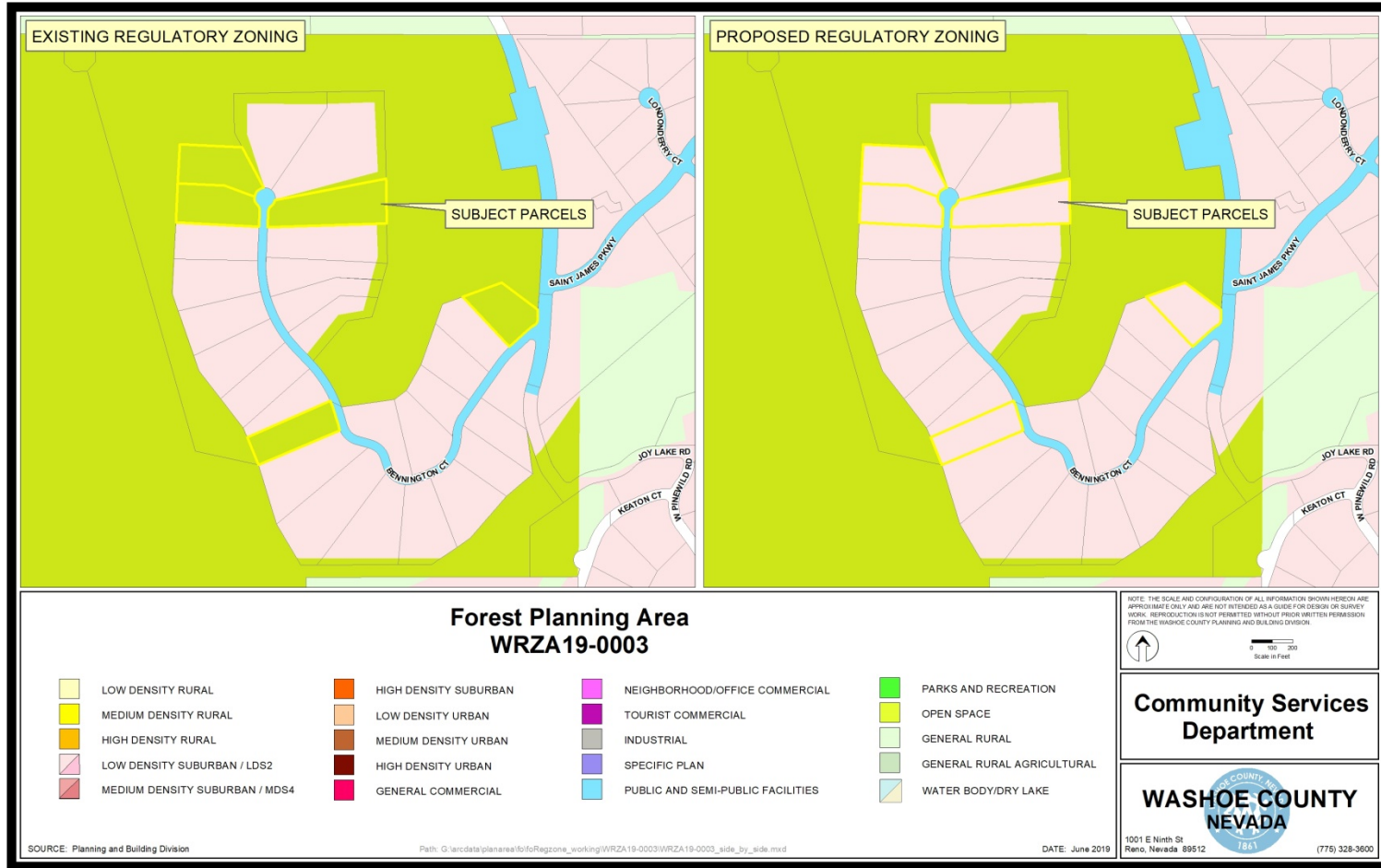


Request





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

