



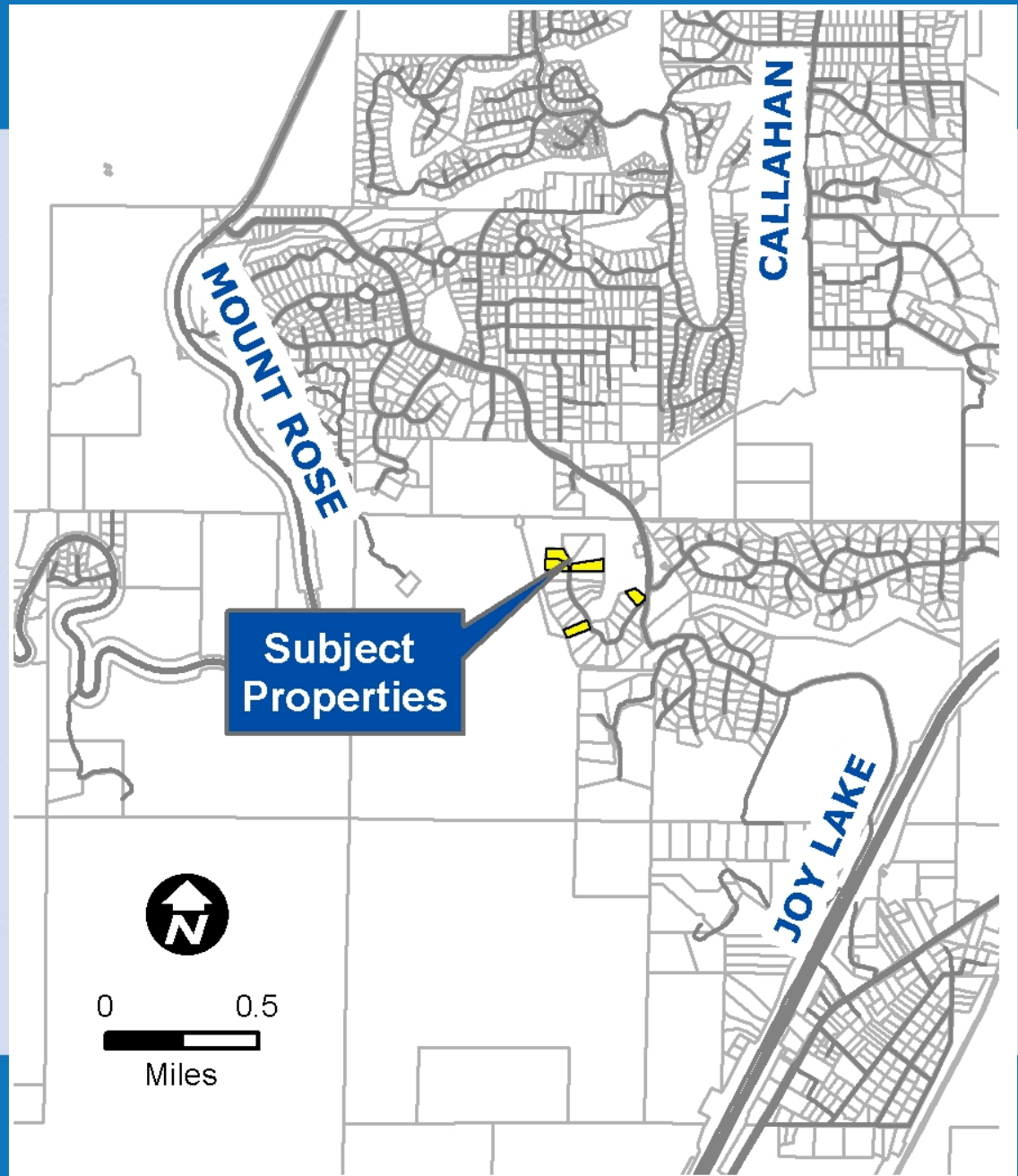
# WMPA19-0004 & WRZA19-0003 (Bennington Court)



**Washoe County Planning Commission**  
*October 1, 2019*



# Vicinity Map







# Request

## Master Plan Amendment and Regulatory Zone Amendment:

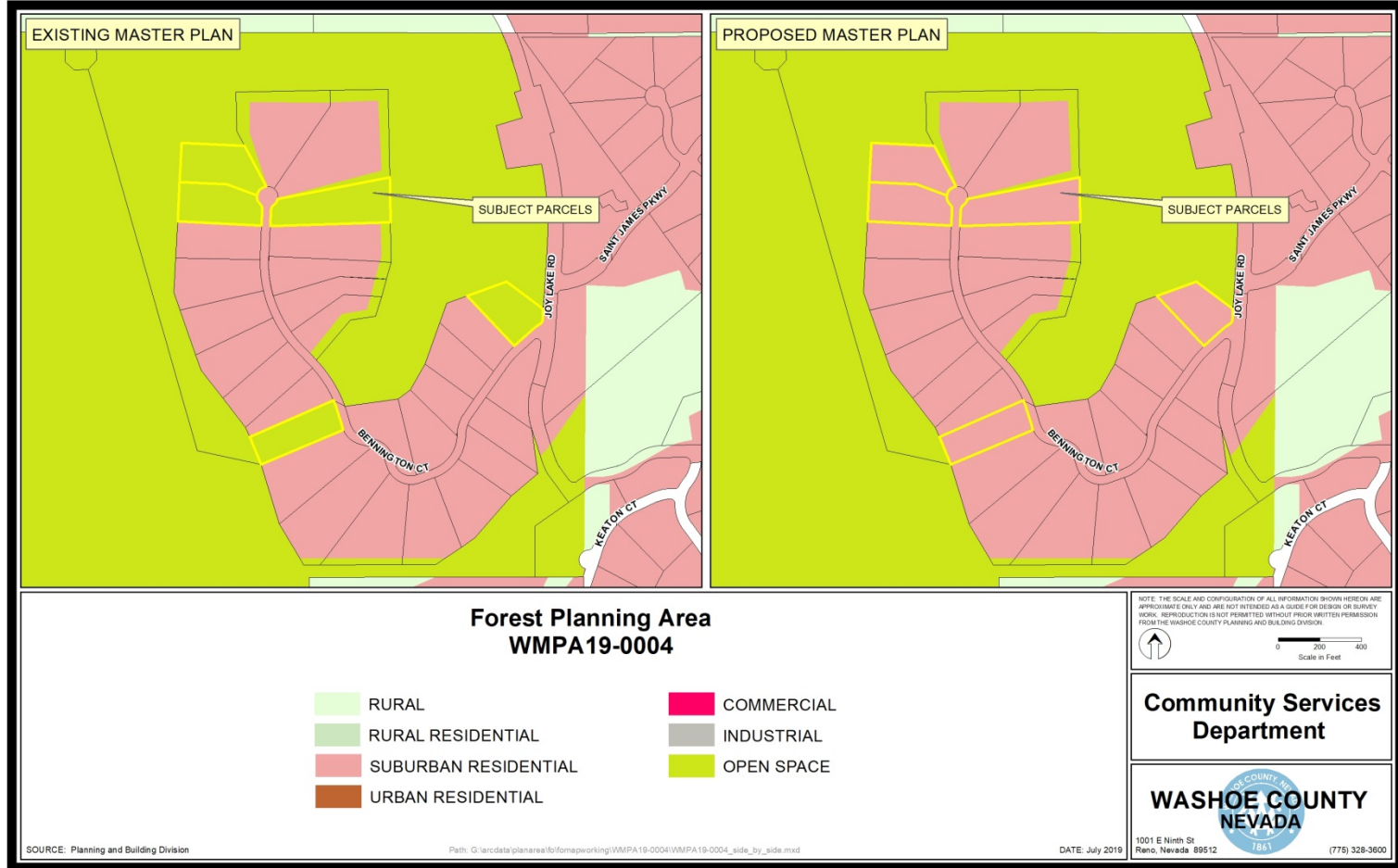
- To change the Master Plan Category from Open Space (OS) to Suburban Residential (SR) on five parcels, totaling  $\pm 8.34$  acres
- To change the Regulatory Zone from OS to Low Density Suburban (LDS) on five parcels, totaling  $\pm 8.34$  acres

*Washoe County Planning Commission*

*October 1, 2019*

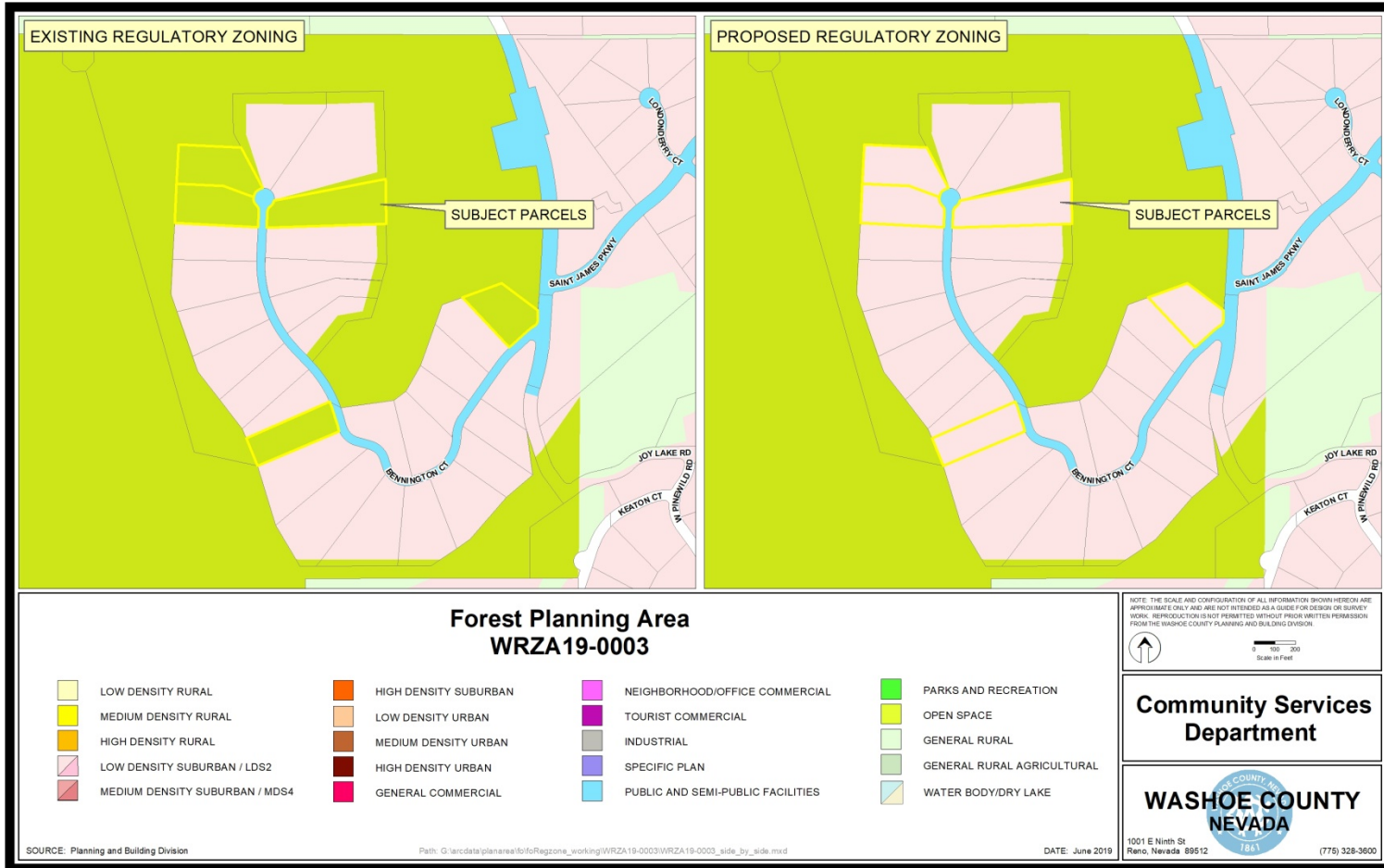


# Request





# 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**





# CAB

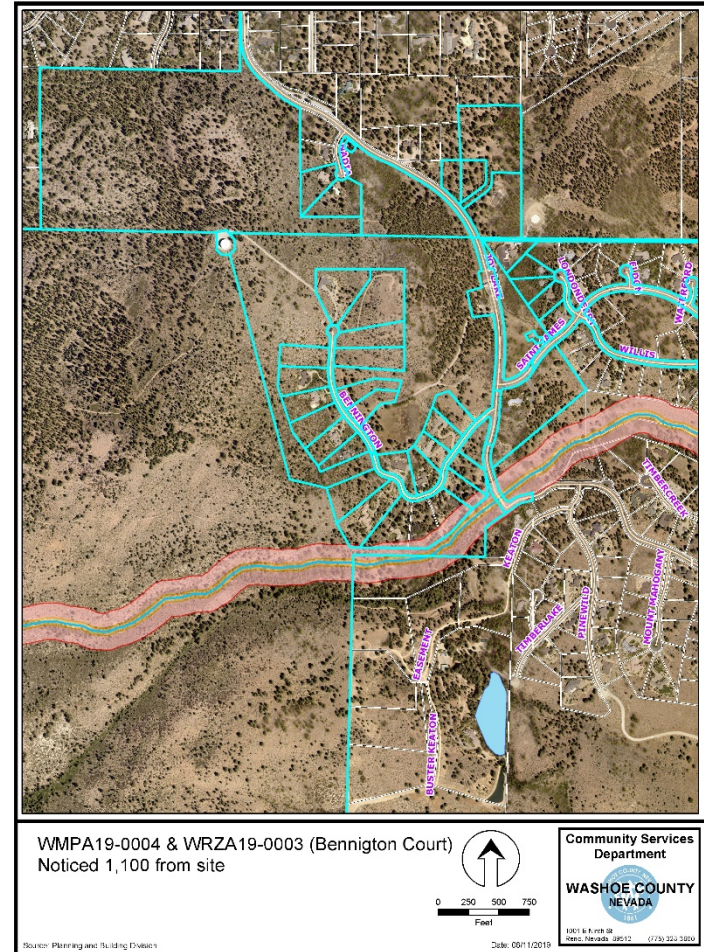
- **South Truckee Meadows/Washoe Valley CAB reviewed the application on August 1, 2019 and voted unanimously in support of the proposed master plan and regulatory zone amendments.**
- **The meeting also satisfied the neighborhood meeting requirement.**





# Public Notice

- Notice sent to 34 affected property owners
- Legal notice was published in the RGJ on September 20, 2019.







# Reviewing Agencies

- **Washoe County Community Service**
  - Planning and Building Division
  - Engineering and Capital Projects
- **Washoe County District Health**
  - Environmental Health
  - Emergency Medical Services
- **Nevada Department of Environmental Protection**
- **Nevada Department of Wildlife**
- **Nevada State Historic Preservation Office**
- **Washoe-Storey Conservation District**
- **Regional Transportation District**
- **Truckee Meadows Fire Protection District**



# Forest Area Plan Finding

- **Goal Twenty-Two: Amendments to the Forest Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Forest Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**



# MPA Findings

- 1. Consistency with the Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**
- 6. Effect on a Military Installation**





# MPA Recommendation

- **It is recommended that the Washoe County Planning Commission approve WMPA19-0004**
- **A possible motion is located on pages 16/17 of the staff report**



# RZA Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Change Conditions; more desirable use**
- 4. Availability of Facilities**
- 5. No Adverse Effects**
- 6. Desired Pattern of Growth**
- 7. Effect on a Military Installation When a Military Installation is Required to be Noticed**



# RZA Recommendation

- **It is recommended that the Washoe County Planning Commission approve WRZA19-0003**
- **A possible motion is located on pages 17/18 of the staff report**