



WSUP21-0002 Sage Ridge gym



Washoe County Board of Adjustment
March 4, 2021



Request

The application is requesting a special use permit (SUP) to allow the use of Education, Private School Facilities, to permit a 24,000 sq. ft. gym



Special Use Permit Requirements

- **The subject property has a regulatory zoning of Low Density Suburban (LDS)**
- **The proposed use of Education, Private School Facilities is permitted in LDS with a special use permit per WCC Table 110.302.05.2.**



Vicinity Map





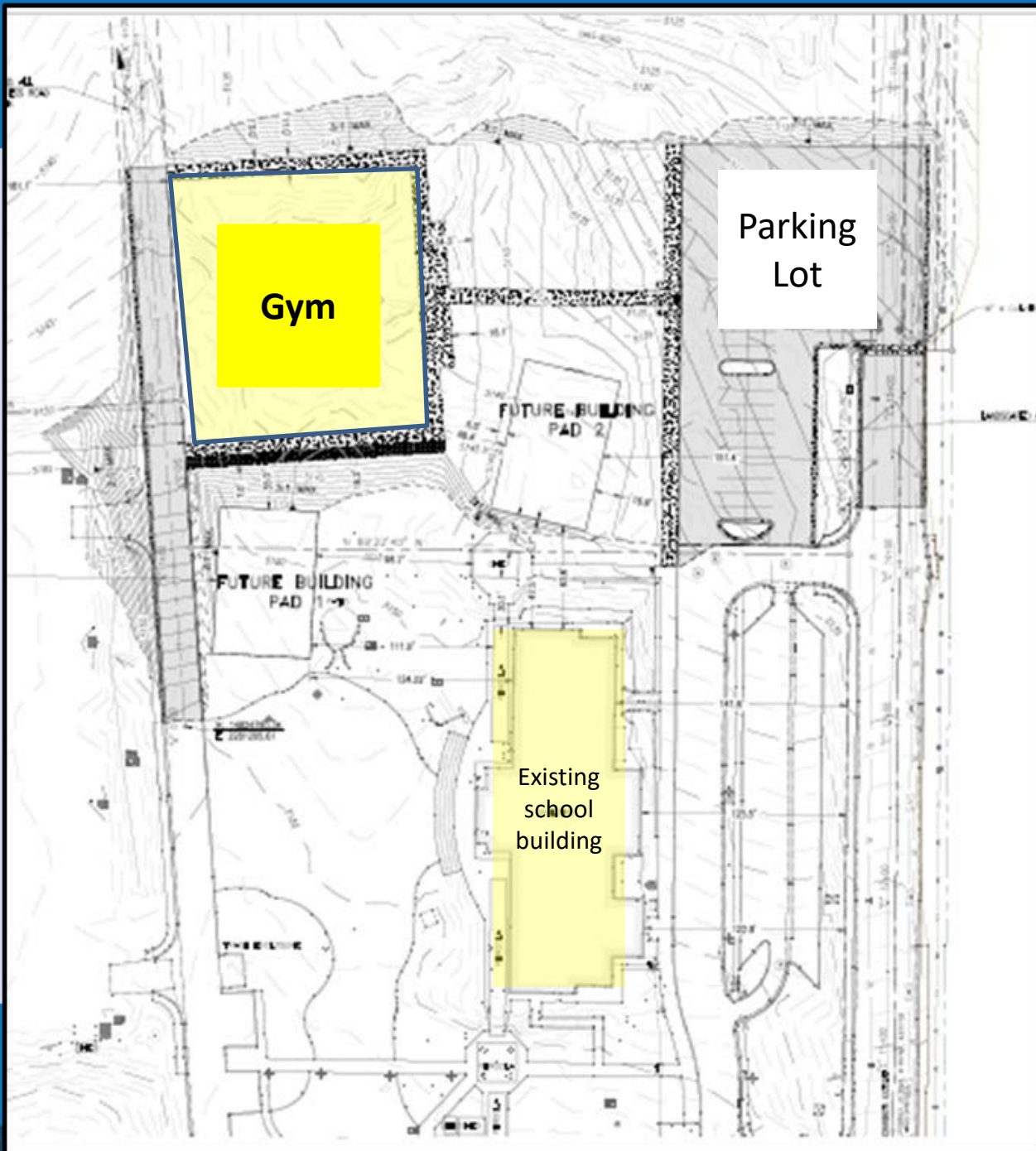
Background

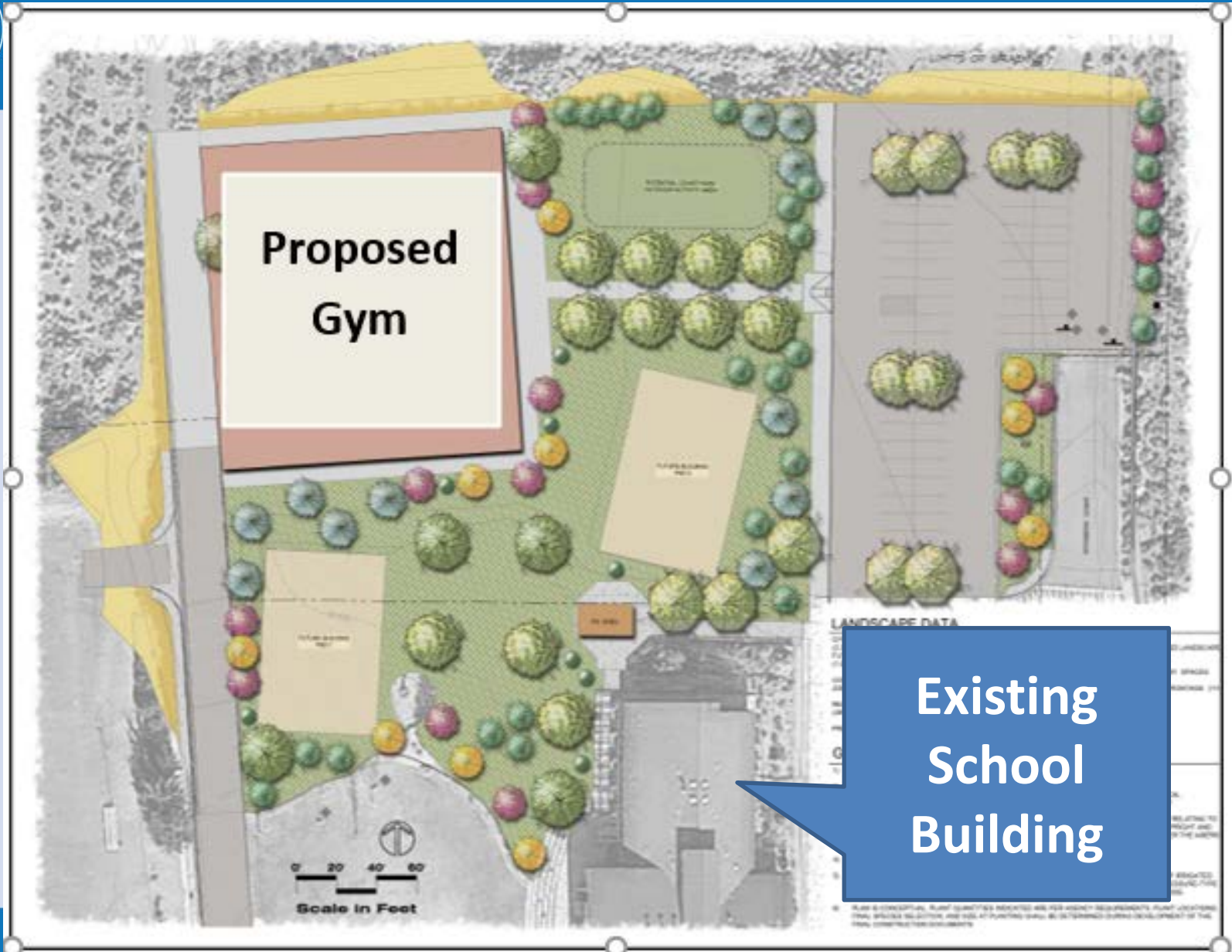
- Sage Ridge is a private school for grades 3rd through 12th, with 80 high school students and an overall population of 200+ student
- The proposal is to construct the gym on the adjacent parcel which is owned by the school and located north of the existing school buildings
- The 33-acre parcel (APN: 152-021-09) is vacant and the gym will be located on the southern portion of the parcel adjacent to the existing school buildings



Request

- **The proposed 24,000 sq. ft. gym, will include restrooms, lockers and a weight room**
- **The building materials and color will closely match the existing school buildings**
- **The gym will be constructed in one phase and construction is planned to start in May 2021 and finish by the end of the 2021**







Public Notice & CAB

- **Public notice was sent to parcels within 600 feet from the site**
- **The South Truckee Meadows/Washoe Valley CAB meeting was held on February 4, 2021, through Zoom**
- **There were questions concerning:**
 - Lighting
 - Building height
 - Traffic



Response to CAB Comments

- **The property has a regulatory zoning of LDS and the allowed height is 35 feet**
- **Applicant indicated there will be no spillover lighting onto adjoining properties– as required by code**
- **Traffic letter estimated there are 180 AM peak trips and the gym would increase traffic by 5% for approximately 9 AM peak trips**
- **Events in the evening will not impact existing peak traffic conditions**



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



Special Use Permit Findings

- 1. Consistency;**
- 2. Improvements;**
- 3. Site Suitability;**
- 4. Issuance Not Detrimental; and**
- 5. Effect on a Military Installation**

Staff is able to make all the required findings, as detailed in the staff report



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0002 for Sage Ridge School, having made all five findings in accordance with Washoe County Code Section 110.810.30