



WSUP21-0019

Catholic Charities



Board of Adjustment
July 1, 2021





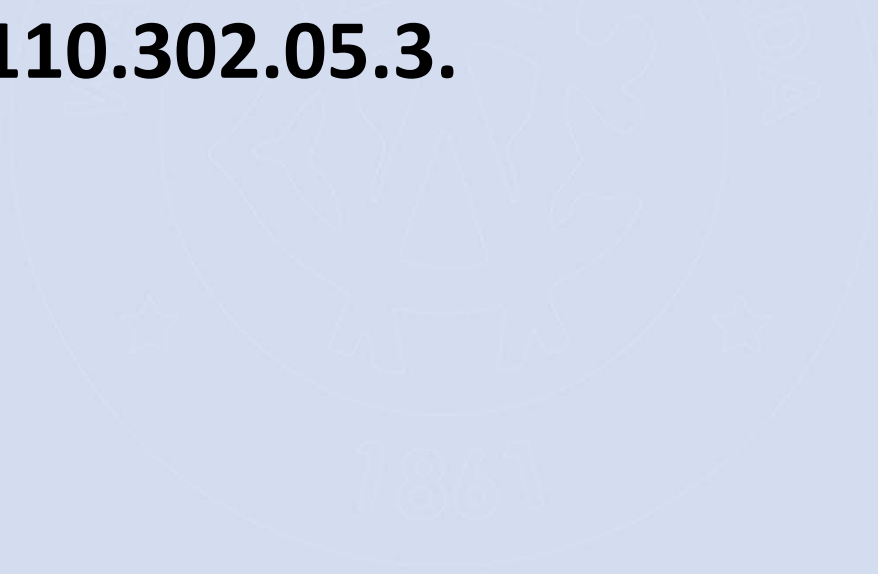
Request

- **The request is for a special use permit for the use of religious assembly, to permit the addition of a 1,440 sq. ft. modular building to be used as a food pantry and resource hub on a site of an existing church facility**
- **The proposal also requests varying the landscaping requirements by reducing all required landscaping and parking spaces for the additional building**



Analysis

- **The regulatory zone for the site is medium density suburban (MDS) and a special use permit is required to expand religious assembly use per WCC Table 110.302.05.3.**





0 ft

119 77232 4514





Analysis

- **The proposed project is for a 1,440 sq. ft. modular building to be used as a food pantry and resource hub for low-income families in the Sun Valley Neighborhood at St. Peter Canisius Church.**
- **The existing buildings total 7,780 sf and includes a church building, classroom, a shed, and gym**



Analysis

- **The building will serve between 50 to 70 families daily in the Sun Valley area, providing food and resources for low-income families**
- **Currently, food is available one day a week and with the new building the applicant is planning on the food pantry being open 3 days a week for 4 hours in the afternoon**
- **The food pantry staff will also be a resource on the site, answering questions and referring people to the main Catholic Charity office or other services in the community.**



Landscaping

- **The applicant is requesting to waive the landscaping requirement of 20% for the new building**
- **There is no or water or sewer connections proposed for the new building, those services will provide at the existing buildings**
- **Irrigation will not be available around the modular and for this reason, the applicant is requesting to waive the landscaping requirement**



Parking

- The applicant is requesting to waive the any additional parking spaces
- The 1,440 SF requires five parking spaces per Article 412 - “1 per 300 square feet of additional public space”
- There are 50 existing paved parking adjacent to the existing buildings and the applicant does not anticipate any more parking spaces will be needed
- The food pantry will be open during the week, while the other church facilities are typically used on Sunday
- The applicant will construct a paved pathway from the parking lot to the new building





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**



SUP Findings

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. **Improvements**. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability**. That the site is physically suitable for detached accessory dwelling unit and for the intensity of such a development;
4. **Issuance Not Detrimental**. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation**. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



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 WSUP21-0019 for Catholic Charities, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30