



# **SPECIAL USE PERMIT CASE NUMBER WSUP21-0020 (St Nicholas Academy)**

**Washoe County Board of Adjustment  
September 2, 2021**



# Request

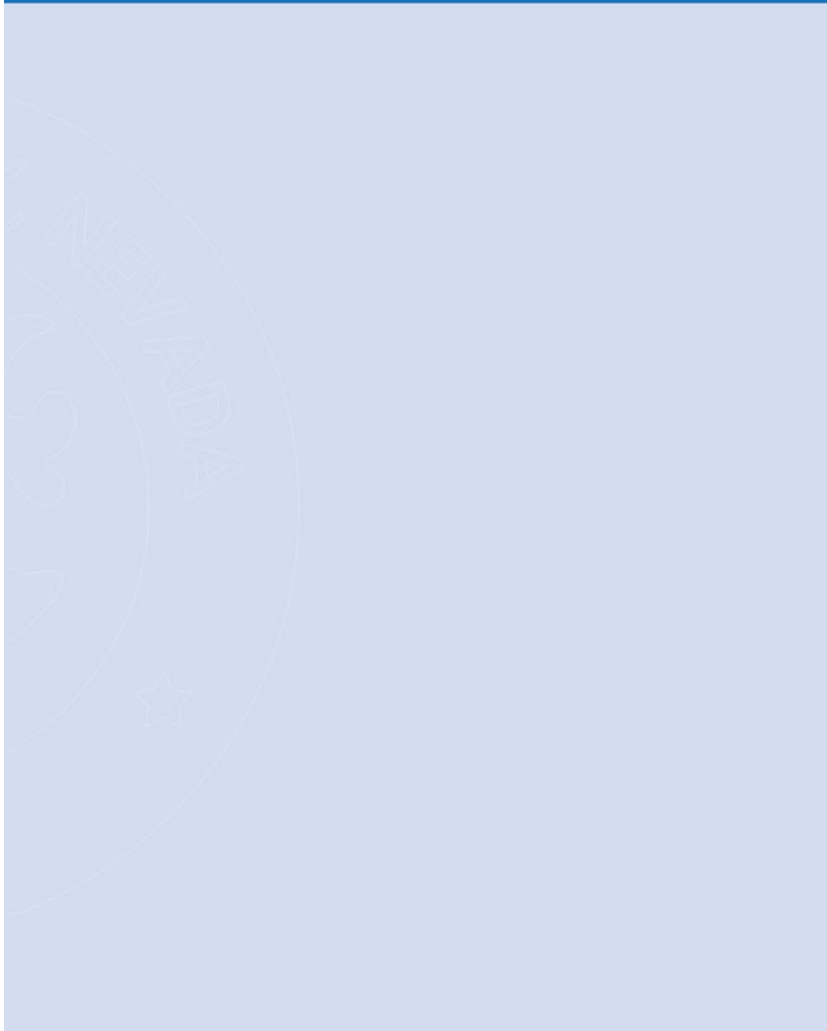
For hearing, discussion and possible action to approve the establishment of a private school including three temporary modular classroom buildings. The applicant is also requesting to eliminate all required parking and landscaping standards.



# Overview

- Applied for as a “temporary use.”
- This is a permanent use & reviewed as such.
- Site shows evidence of a long history of use and development.
- Currently used as a private school.
- Applicant seeks to legitimize the use as a private school and to allow the expansion of the school by means of installation of three modular classroom structures.

# Vicinity Map



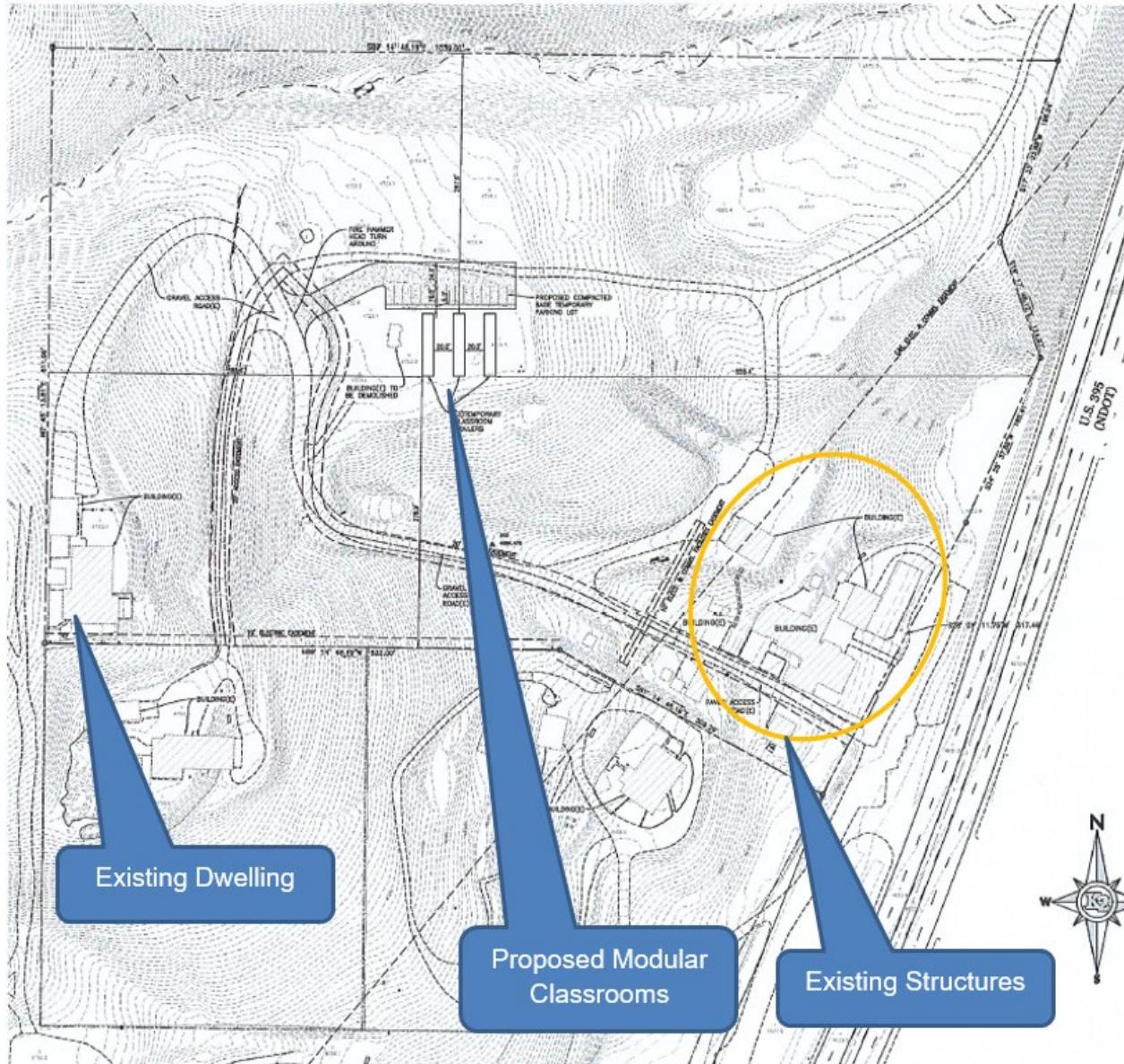


# Overhead Photo



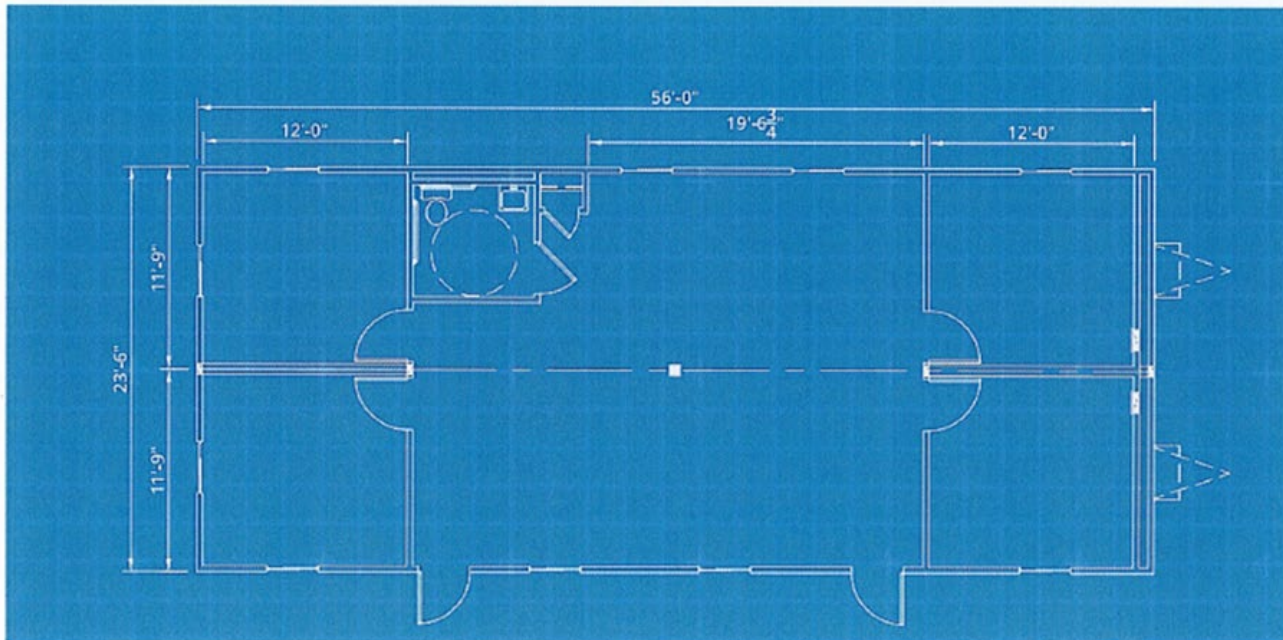


# Proposed Site Plan





# Proposed Modular Classrooms





# Evaluation

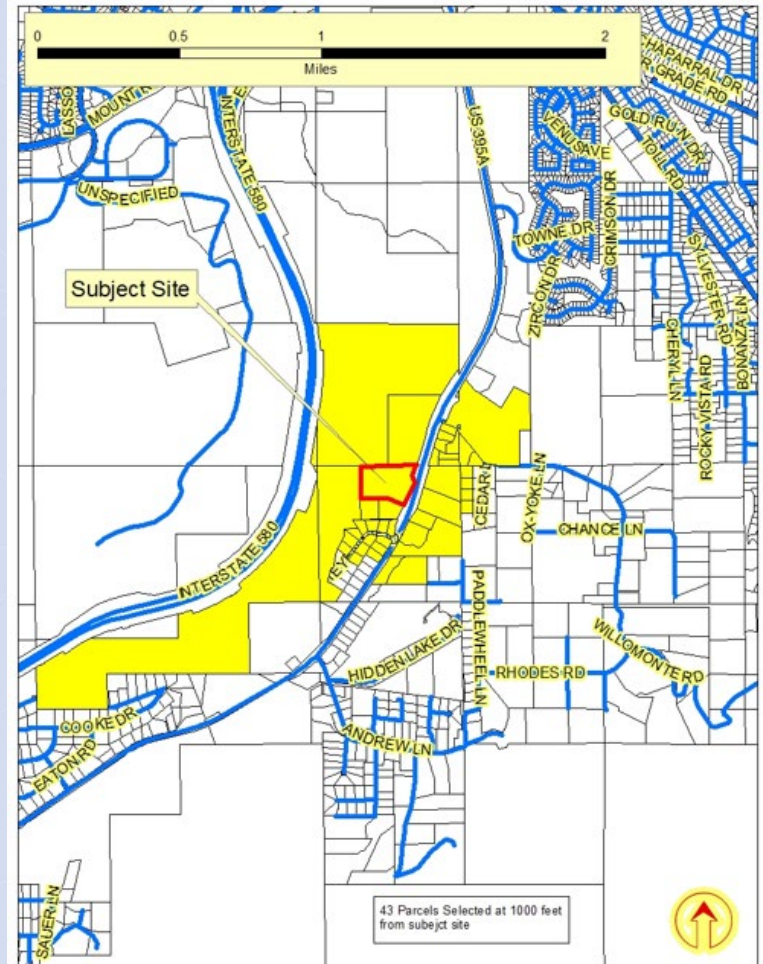
- **Few impacts.**
- **Appropriate use for the area.**
- **Appropriate to require all generally applicable Development Code standards for a commercial use.**
  - Paved parking
  - Landscaping
  - Signage
  - Down-shielded lighting





# Public Notice

- Notice sent to 43 affected property owners
- Public meeting noticed and conducted by the applicant. One person attended. No negative comments.





Nevada Dept of Transportation
Nevada Dept of Env Protection
Nevada Div. of Wildlife
Washoe County Building & Safety
Washoe County Parks & Open Spaces
Washoe County Water Rights
Washoe County Engineering
Washoe County Sherriff
WCHD – Air Quality
WCHD – Environment Health
WCHD- EMS
Truckee Meadows Fire Protection District
RTC Washoe
Washoe Storey Conservation District
Washoe County School District
Truckee Meadows Regional Planning
Nevada Historic Preservation

# Reviewing Agencies



# Special Use Permit Findings

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan.

*Staff Comment: There are no action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan that prohibit the establishment of a private school.*

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.

*Staff Comment: All relevant agencies have reviewed the application and no recommendation for denial have been received therefore, 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*



# Special Use Permit Findings

3. Site Suitability. That the site is physically suitable for a private school, and for the intensity of such a development.

*Staff Comment: The site shows evidence of a variety of historic uses. The current use will require all facilities and buildings to be improved to meet current Codes in all respects.*

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.

*Staff Comment: As the site has been utilized for similar businesses in the past, and as there are few adjacent residences, 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.*





# Special Use Permit Findings

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.

*Staff Comment: There is no military installation within the area required to be noticed for this permit, therefore there can be no detrimental effect.*

6. The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

*Staff Comment: There are no provisions of the Character Statement that are particularly applicable to the use of the historic facility and buildings as a private school. Any potential negative impacts will be mitigated by adherence to generally applicable Code provisions that mitigate impacts upon the surrounding area.*

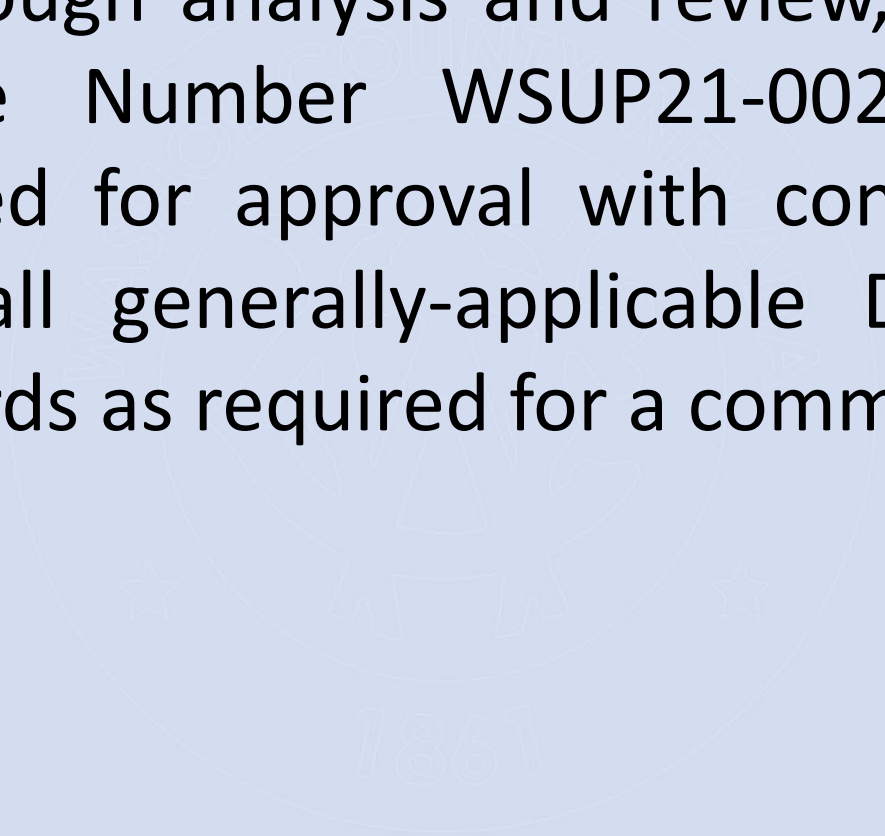
7. No significant degradation of air quality will occur as a result of the permit.

*Staff Comment: The Air Quality Management Division of the District Health Department was given the opportunity to comment on the project and did not recommend denial.*



# Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP21-0020 is being recommended for approval with conditions, and subject to all generally-applicable Development Code standards as required for a commercial use.





# Possible Motions

**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 Special Use Permit Case Number WSUP21-0020 for St. Nicholas Orthodox Academy, with the conditions included as Exhibit A to this matter, and does not vary any generally applicable development standards, having made all five findings in accordance with Washoe County Code Section 110.810.30, and two findings as required by the South Valleys Area Plan.**