

JUNIPER | SAGE

# SUP SAINT CLARE'S



WASHOE COUNTY BOARD OF ADJUSTMENTS

ABOUT US



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*FOCUSED STRATEGY  
INNOVATIVE RESULTS*

SUP SAINT CLARE'S  
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SAINT CLARE'S TAHOE  
A MOUNTAIN MONTESSORI SCHOOL

*JOYFULLY CATHOLIC.  
BOLDLY ADVENTUROUS.*

## SAINT CLARE'S

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- The only Catholic school in the Tahoe Area.
- Currently serves a total of 22 families with 45 students.
- 25% of their students receive **full financial** aid scholarships.





SUP SAINT CLARE'S  
PROJECT REQUEST

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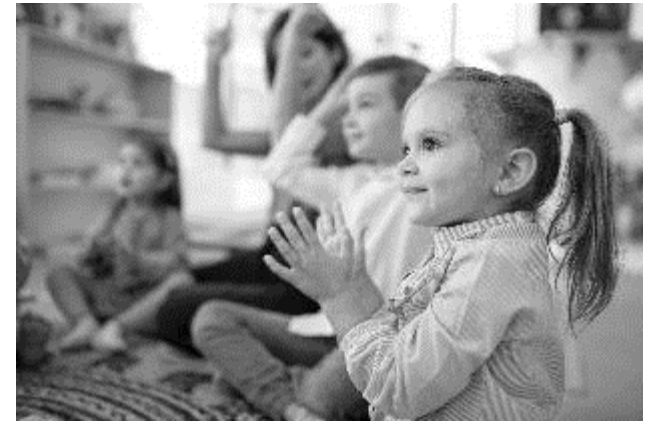


## LOCATION



## REQUEST

- A special use permit approval to operate a small daycare/preschool and K-12 school with a maximum occupancy of 60 students.
- Use of Existing Facilities, no new buildings







## PUBLIC ENGAGEMENT

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# NEIGHBORHOOD MEETING

May 16, 2024

## CONCERNS

Traffic & Parking

Fire Safety

Environment

Noise

Public Schools

Property Values



# TRAFFIC

47.2

Peak AM Hour Trip

22.6

Peak PM Hour Trip

LAND USE TYPE

UNITS

AM PEAK HR

PM PEAK HR

DAILY RATE

DAY CARE CENTER

20 STUDENTS

0.78

0.79

4.09

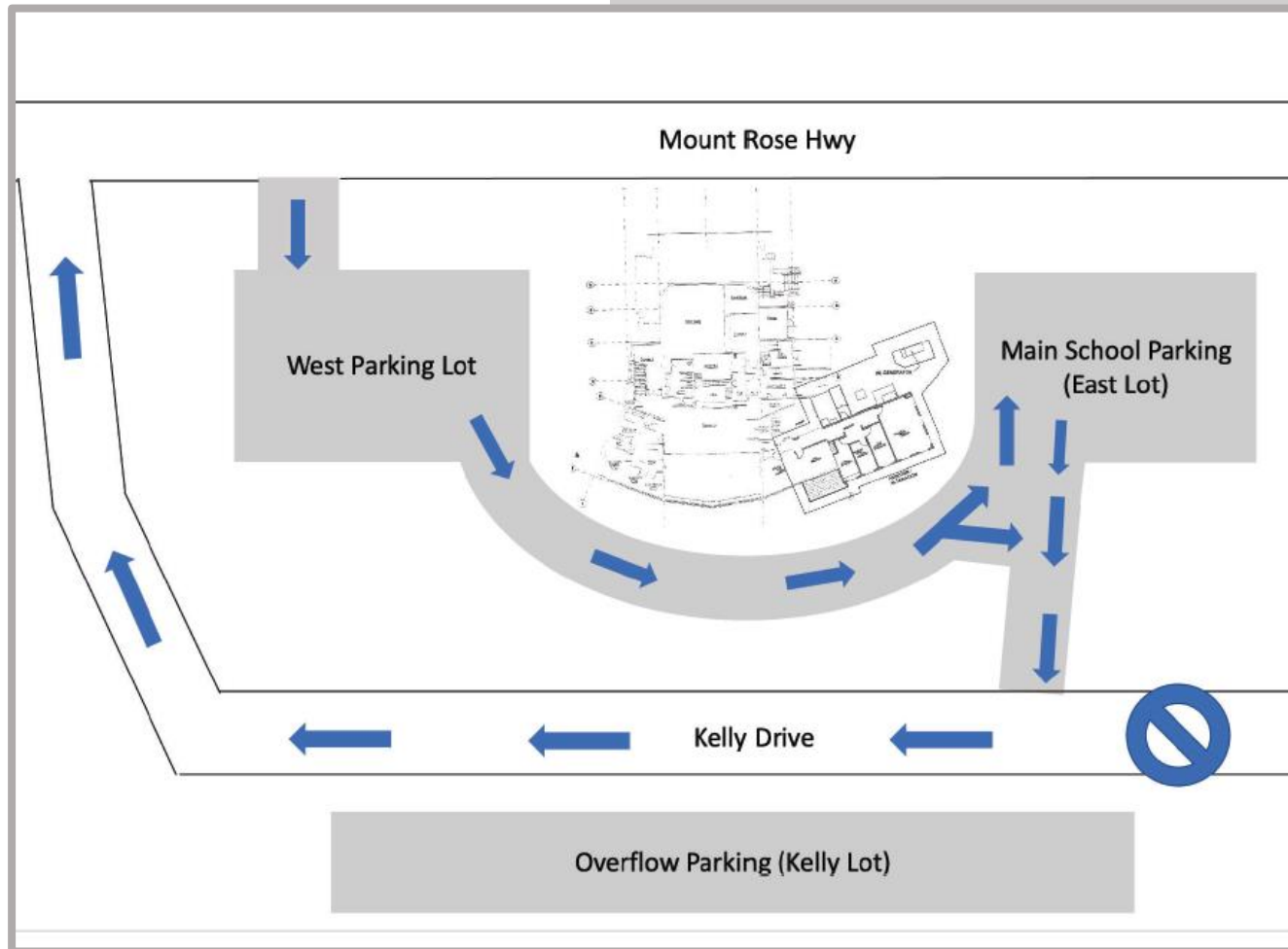
PRIVATE SCHOOL (K-12)

60 STUDENTS

0.79

0.17

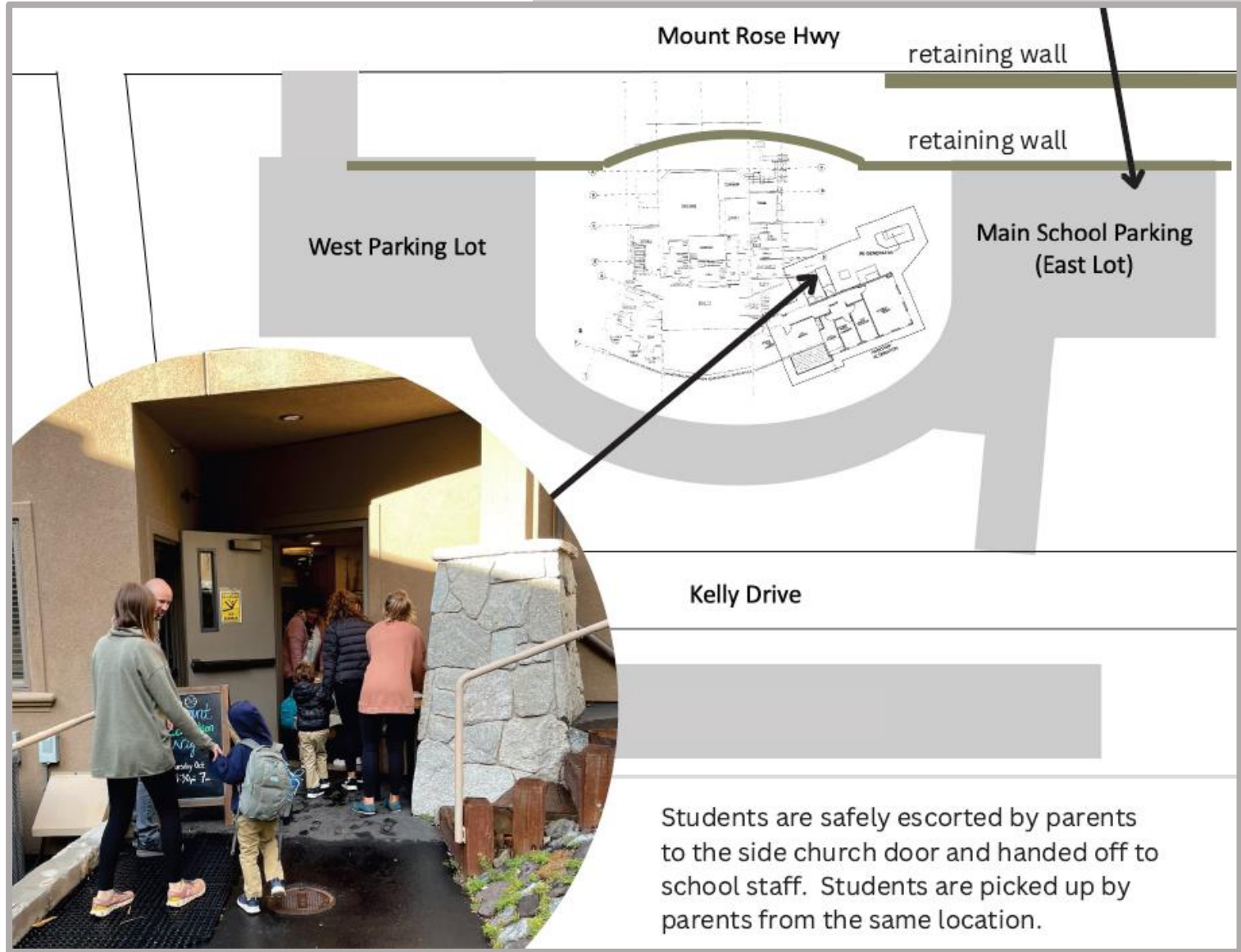
2.48



## PARENT HANDBOOK

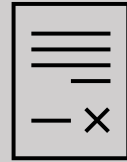
In effort to be good neighbors and minimize our impact on the resident nearby, you must enter the school parking lot for drop-off and pick-up from Mount Rose Hwy and exit via Mt. Rose Hwy according to the traffic flow diagram above.

Do not park in the west church parking lot or enter/exit the school through the Kelly Drive neighborhood.



# CONDITIONS OF APPROVAL TRAFFIC

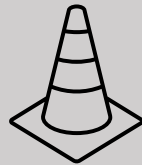
1f



## DROP-OFF & PICK-UP POLICY

- Requires all parents/guardians to sign an agreement acknowledging receipt and compliance with the school drop-off and pick-up policy.
- Signed agreements maintained by the school and available for review upon request of the appropriate Washoe County regulatory authorities

2a



## TRAFFIC CIRCULATION PLAN

- Requires a detailed traffic circulation plan during pick-up and drop-off times approved by the county engineer.
- Plan must delineate areas used for pick-up, drop-off, queuing, as well as number and location of personnel directing traffic circulation.

3b



## SAFE ROUTE TO SCHOOL

- Requires a safe route to school safety plan for access to the south designated elementary school recess area

# PARKING



8:22am Friday, November 3, 2023



2:48pm Friday, November 3, 2023

# CONDITIONS OF APPROVAL **PARKING**

1e



## **RECIPROCAL AGREEMENT FOR SHARED PARKING**

- Requires a recorded reciprocal agreement for shared parking between the Church and School approved by Washoe County and TRPA



# FIRE SAFETY

**Fire Safety  
Inspections**

**Robust  
Emergency  
Operations  
Plan**



# ENVIRONMENTAL IMPACTS

**Utilizes  
Existing  
Infrastructure**

**Trash  
Contained in  
Bear Safe  
Enclosure**



# NOISE



# NOISE



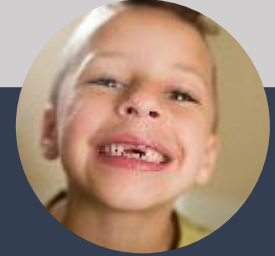
**Designated specific play areas away from residential properties**



**Employees actively supervise students during recess.**



**Implemented rules and guidelines for behavior during outdoor play.**



**Excellent track record for responding to and recording complaints.**

# CONDITIONS OF APPROVAL **NOISE**

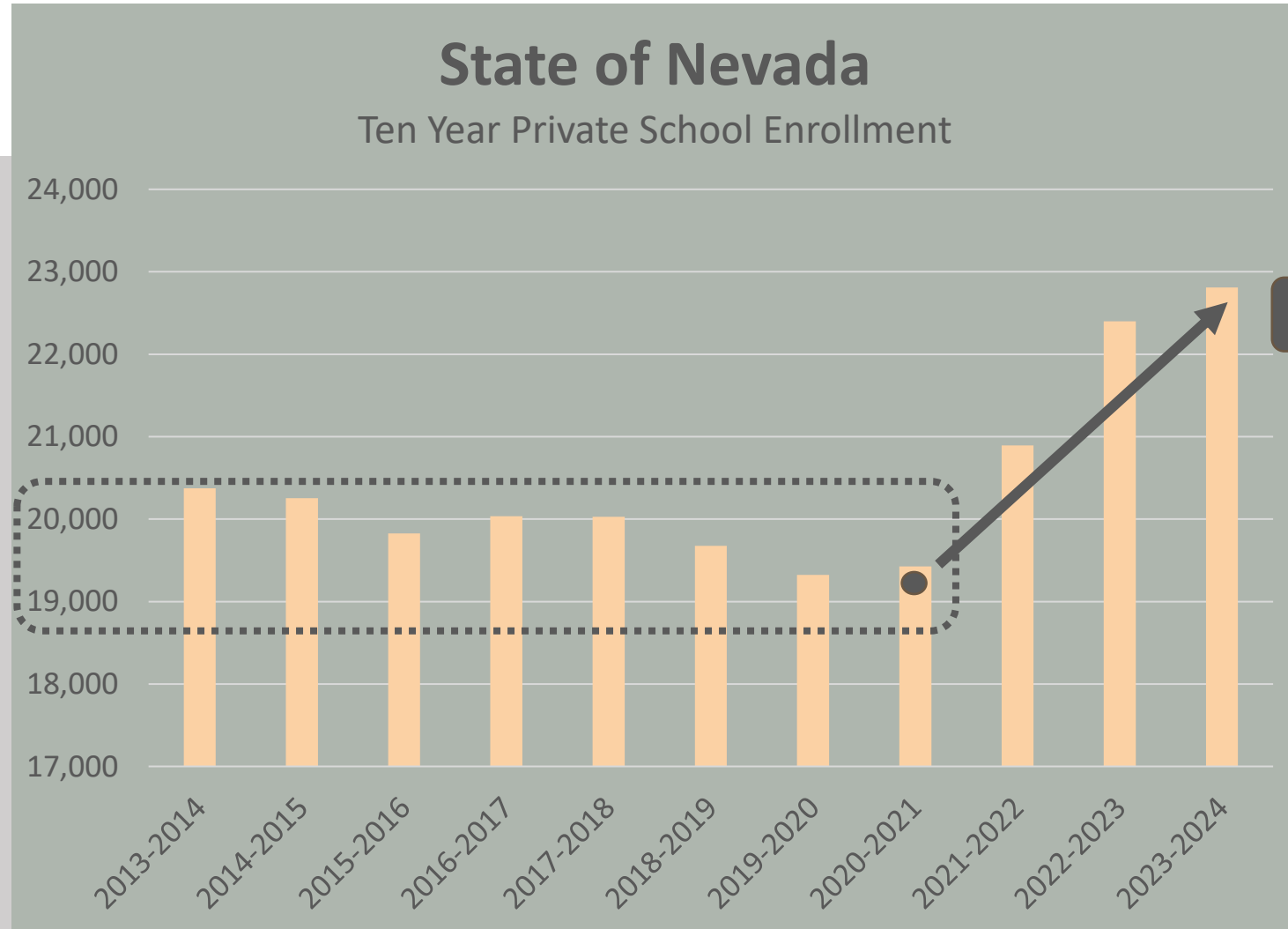
1d



## **RECESS RESTRICTIONS**

- Prohibits recess prior to 10am.

# IMPACT TO PUBLIC SCHOOLS



17.4 %

# IMPACT TO PROPERTY VALUES



“Homes that are located within proximity to schools tend to have stronger property values, whereas those that are farther away have lower property values.”

**Increase Demand for  
Housing**

**Enhance Overall  
Prestige and  
Desirability**



## SUMMARY



THANK YOU

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