

JUNIPER | SAGE

SUP VILLAGE CHURCH



WASHOE COUNTY BOARD OF ADJUSTMENTS

ABOUT US



JUNIPER | SAGE

*FOCUSED STRATEGY
INNOVATIVE RESULTS*

SUP VILLAGE CHURCH
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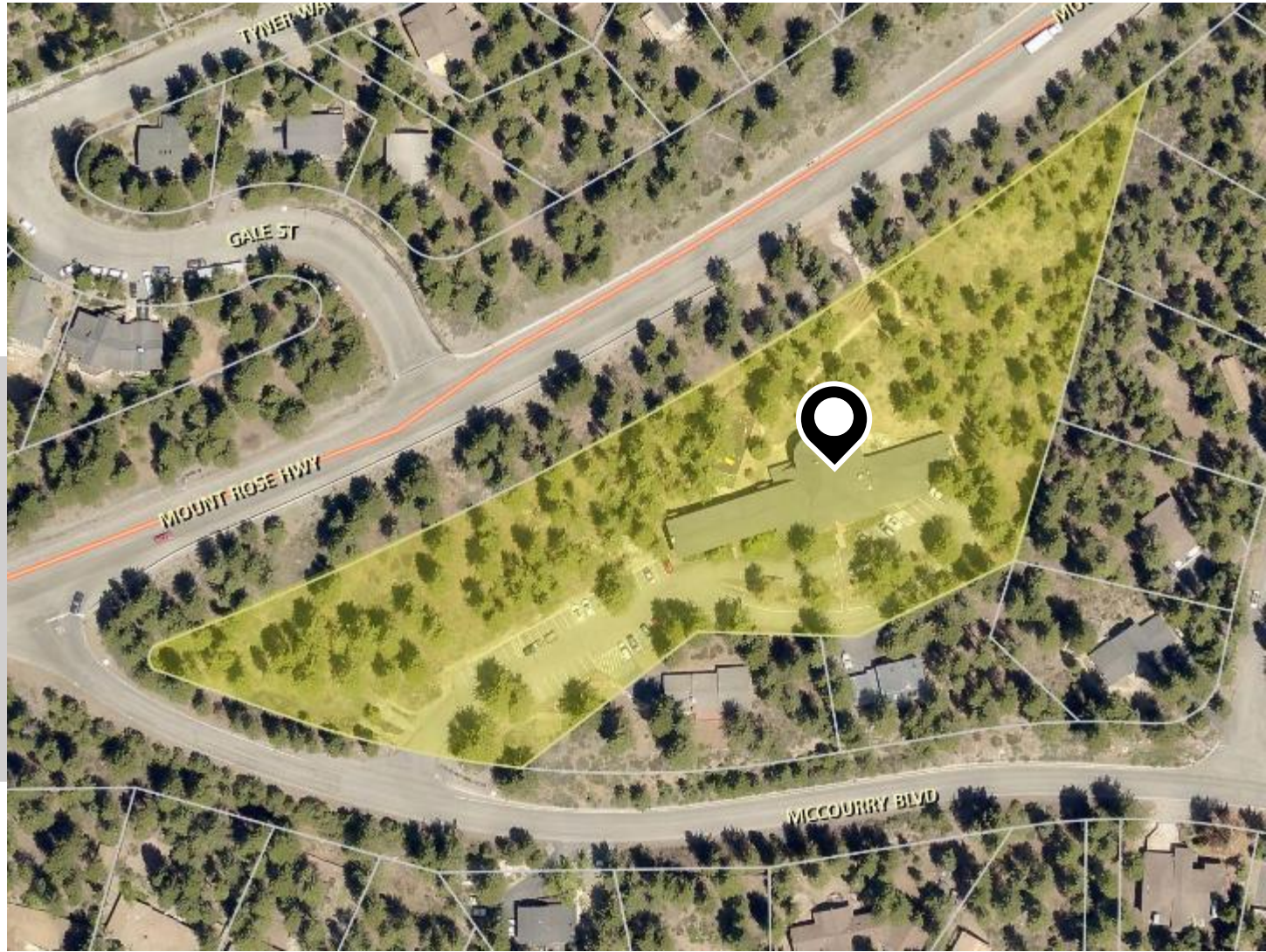




SUP VILLAGE CHURCH
PROJECT REQUEST



LOCATION



REQUEST

- A special use permit approval to operate a K-7 elementary school with a maximum occupancy of 116 students.
- Use of Existing Facilities, no new buildings



ESTIMATED 8-12 STUDENTS ENROLLING THE FIRST YEAR



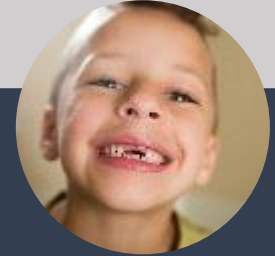
**FUTURE GROWTH
PLANNING**



**COST
EFFECTIVENESS**



**REGULATORY
COMPLIANCE
PLANNING**



**OPERATIONAL
FLEXIBILITY**

TRANSPARENCY AND LONG-TERM VISION = TRUST



PUBLIC ENGAGEMENT

NEIGHBORHOOD MEETING

May 16, 2024

CONCERNS

Traffic & Parking

Fire Safety

Environment

Noise

Public Schools

Property Values



TRAFFIC

157.82

Peak AM Hour Trip

75.75

Peak PM Hour Trip

LAND USE TYPE

UNITS

AM PEAK HR

PM PEAK HR

DAILY RATE

DAY CARE CENTER
(PRESCHOOL)

61 STUDENTS

0.78

0.79

4.09

PRIVATE SCHOOL (K-8)

106 STUDENTS

1.04

0.26

4.11

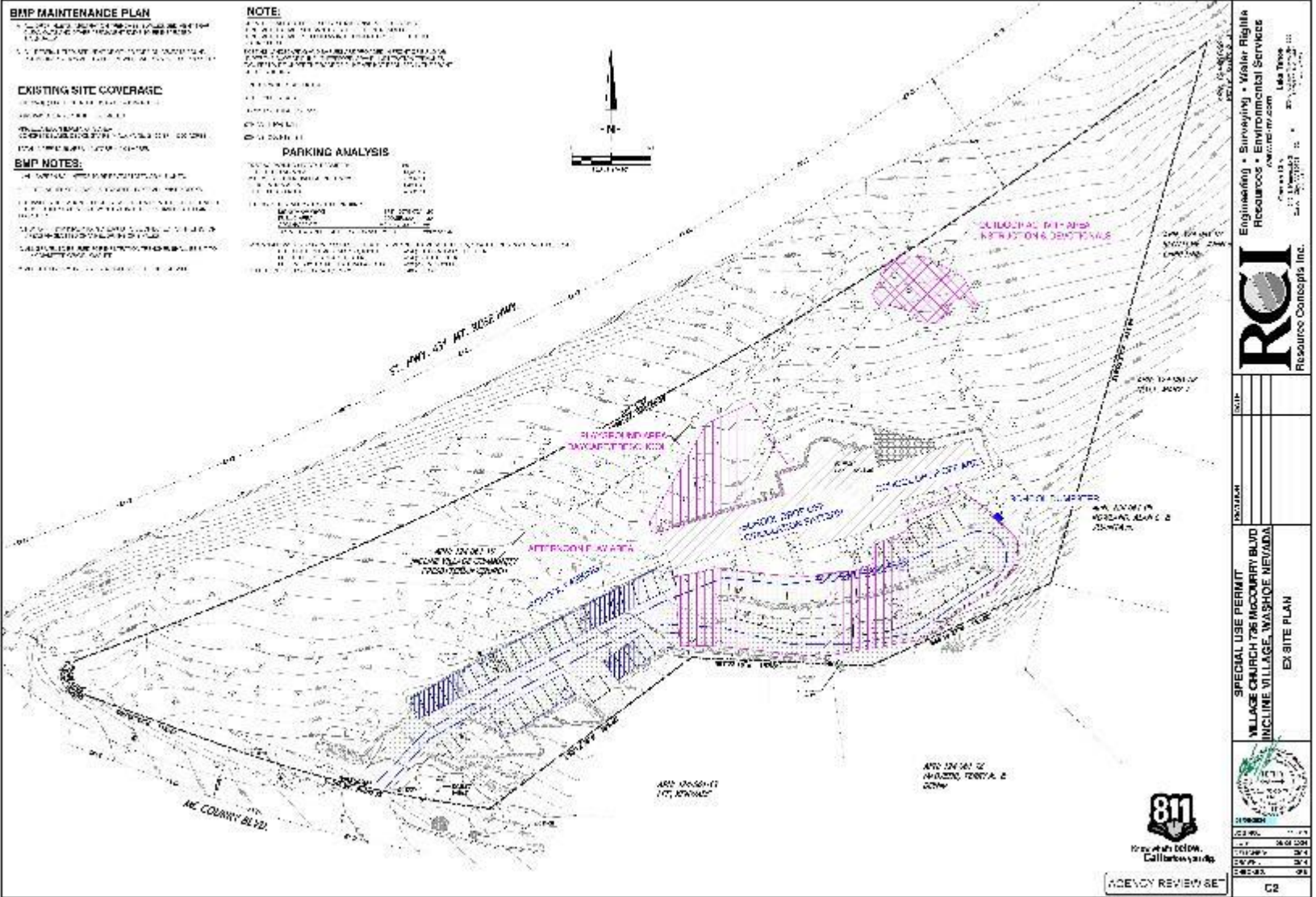
BMP MAINTENANCE PLAN
 1. THE MAINTENANCE PLAN SHALL BE MAINTAINED AND KEPT UP TO DATE THROUGHOUT THE LIFE OF THE PROJECT.
 2. THE MAINTENANCE PLAN SHALL BE REVIEWED AND UPDATED AS NECESSARY TO REFLECT CHANGES TO THE PROJECT.

EXISTING SITE COVERAGE
 1. THE EXISTING SITE COVERAGE SHALL BE MAINTAINED AND KEPT UP TO DATE THROUGHOUT THE LIFE OF THE PROJECT.
 2. THE EXISTING SITE COVERAGE SHALL BE REVIEWED AND UPDATED AS NECESSARY TO REFLECT CHANGES TO THE PROJECT.

BMP NOTES:
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NOTE:
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PARKING ANALYSIS
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 2. THE MAINTENANCE PLAN SHALL BE REVIEWED AND UPDATED AS NECESSARY TO REFLECT CHANGES TO THE PROJECT.



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RCI
 Resource Concepts Inc.
 1000 S. RIVER ST. SUITE 200
 LAS VEGAS, NV 89102
 702.735.1100
 www.rciconsulting.com

DATE	DESCRIPTION

SPECIAL USE PERMIT
 VILLAGE CHURCH FOR MCCOURTY BLVD
 INCLINE VILLAGE, WASHOE NEVADA
 EX SITE PLAN

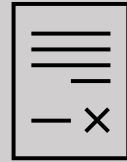
DATE	DESCRIPTION

C2

TRAFFIC

CONDITIONS OF APPROVAL TRAFFIC

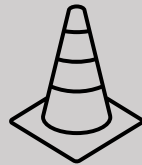
1f



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

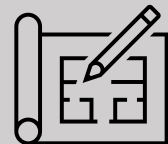
2a



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.

2b



DETAILED TRAFFIC REPORT

- Requires a detailed traffic report that includes anticipated traffic impacts including any mitigating recommendations.

PARKING

Parking Analysis

Child Care Per Assembly (1/1000 sf)	14
Per Child (1 space/8 children – assume 116 children)	15
Per Employee Staff Parking - assume 20	20
TOTAL PARKING REQUIRED	49 parking stalls
TOTAL PARKING AVAILABLE	65 parking stalls

CONDITIONS OF APPROVAL **PARKING**

1e

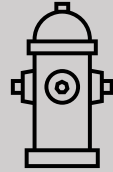


RECIPROCAL AGREEMENT FOR SHARED PARKING

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

CONDITIONS OF APPROVAL FIRE SAFETY

3a



TRAFFIC PLANS & EVACUATION ROUTES FOR FIRE APPARATUS

- REQUIRES DOCUMENTED DESIGN AND MAINTENANCE PLANS TO ENSURE CLEAR INGRESS AND EVACUATION ROUTES FOR FIRE APPARATUS.

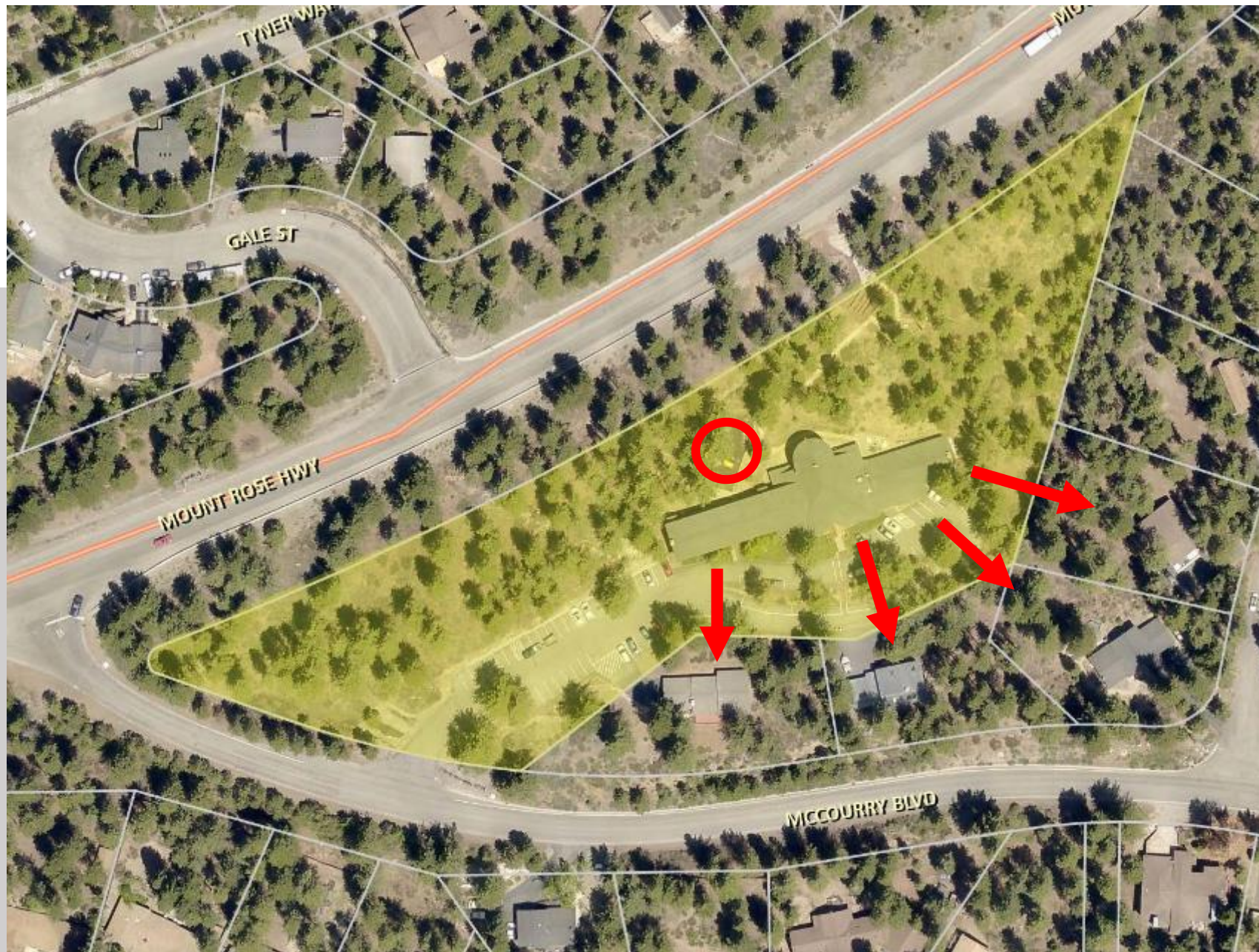
ENVIRONMENTAL IMPACTS

**Utilizes
Existing
Infrastructure**

**Trash
Contained in
Bear Safe
Enclosure**



NOISE



CONDITIONS OF APPROVAL **NOISE**

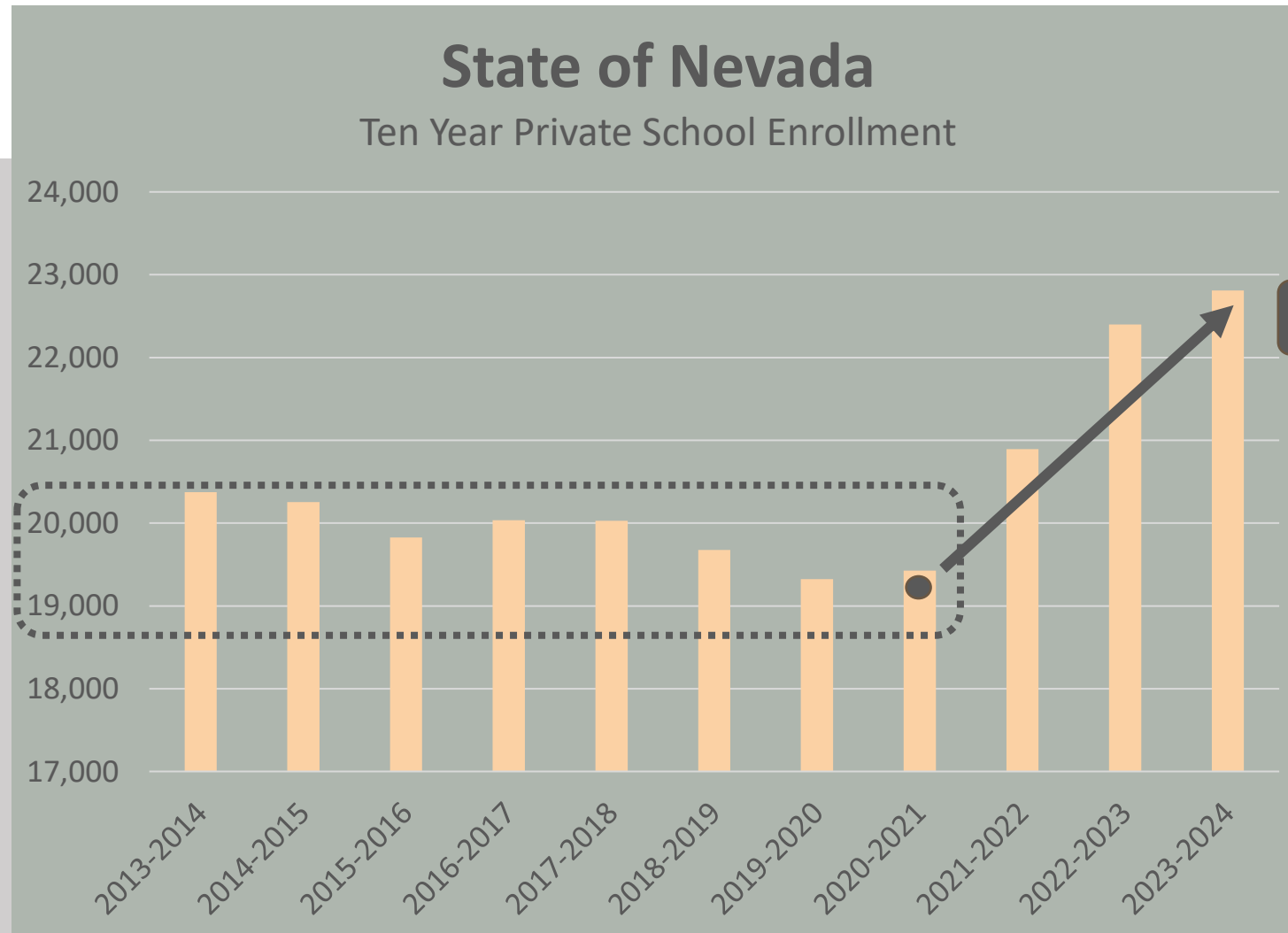
1d



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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