

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number WSUP24-0006
(Village Church)**

July 8, 2024

Request



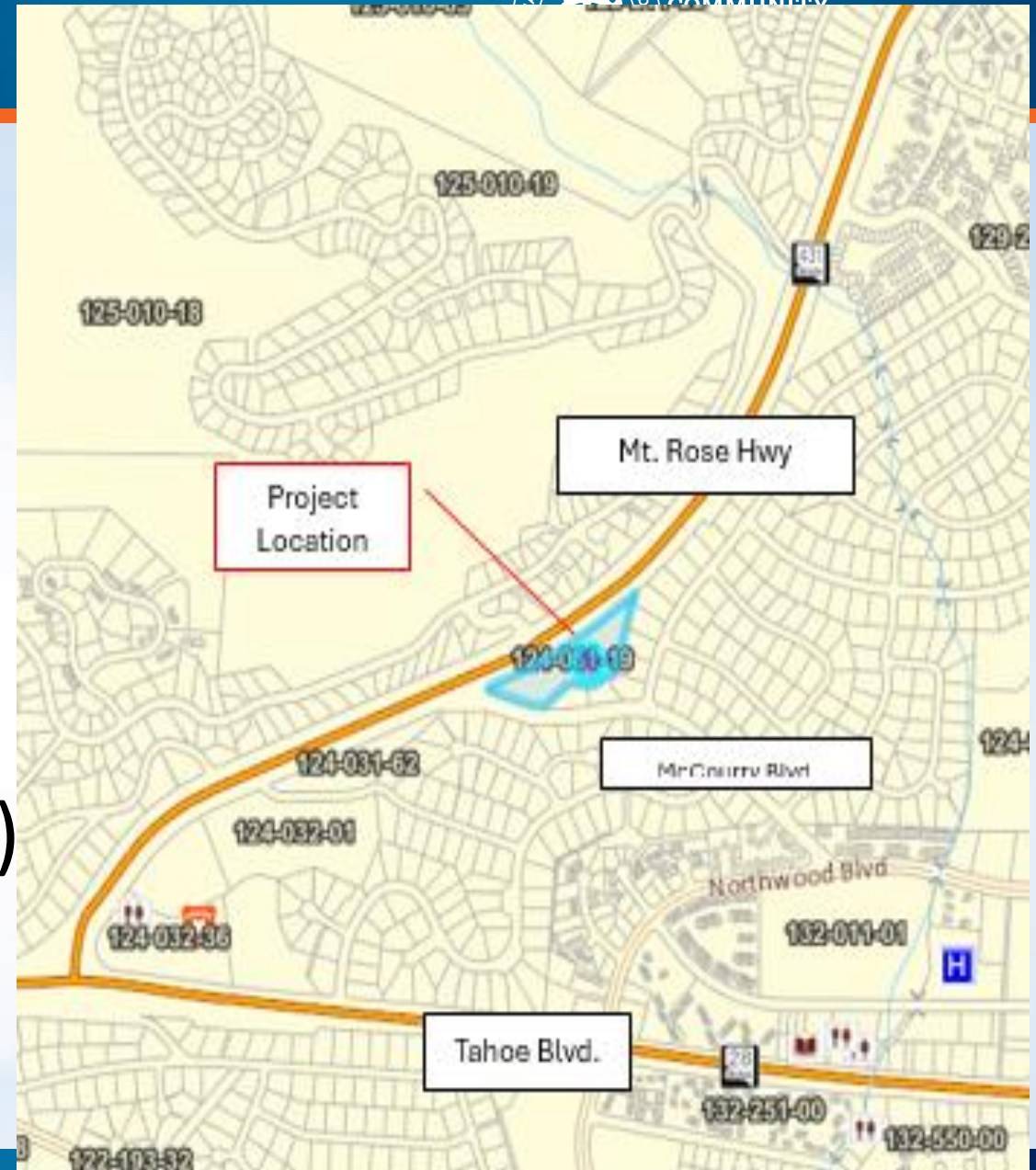
For hearing, discussion, and possible action to approve a special use permit to establish "schools - kindergarten through secondary" as a permitted use at 736 McCourry Blvd. for an elementary school with a maximum enrollment of 116 students.

Section 110.220.275 Wood Creek Regulatory Zone.

WOOD CREEK REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Single Family Dwelling	A	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85
Tourist Accommodation		
Bed and Breakfast Facilities	S	5 units per parcel
Public Service		
Schools – Kindergarten through Secondary*	S	
Local Public Health and Safety Facilities	S	
Transit Stations and Terminals	S	
Disposal and Power Transmission	S	

Vicinity Map

- 736 McCourry Blvd 4-acres
- Surrounding parcels are developed with residential use types
- Zoned Wood Creek (TA_WC)





Background



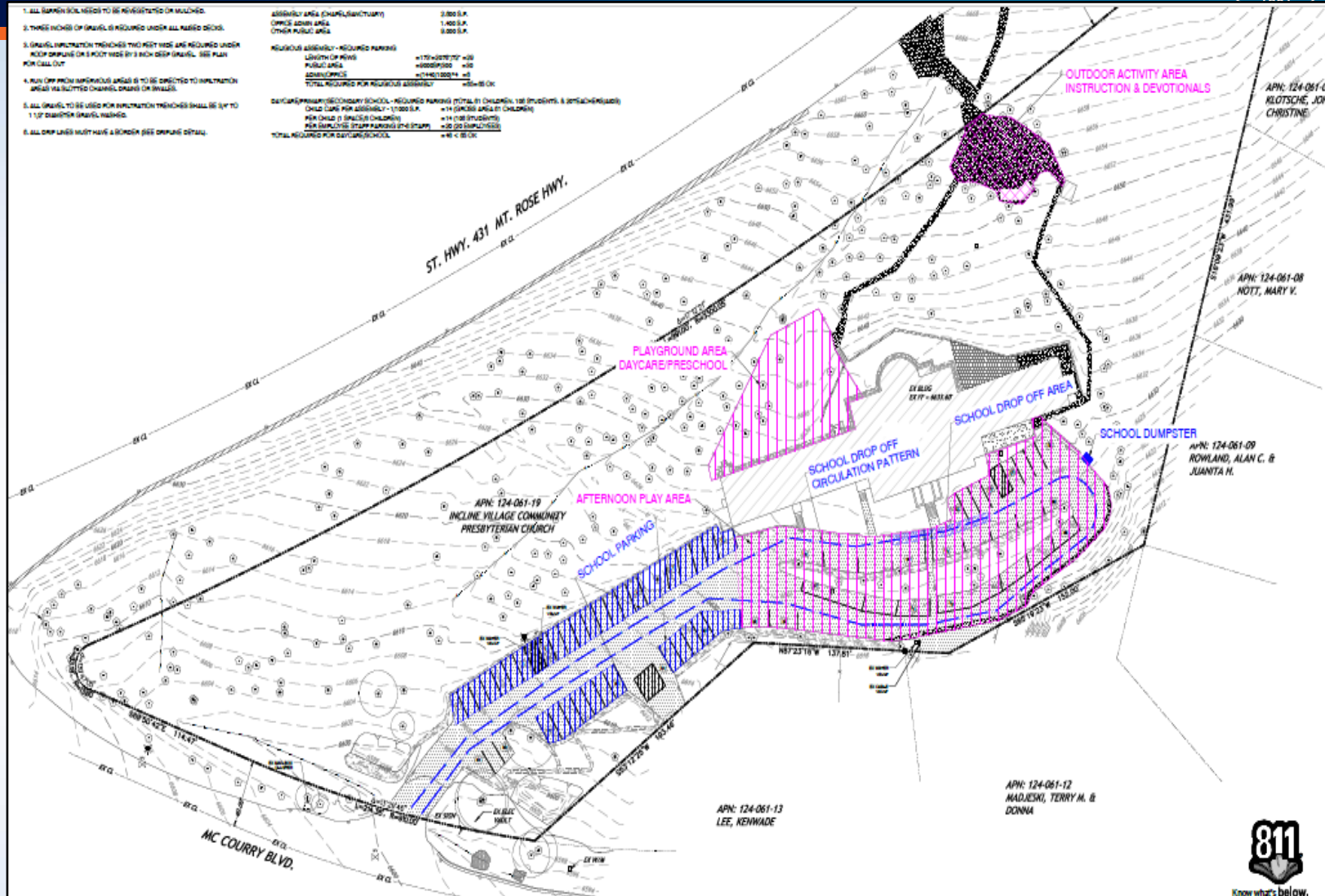
- Village Church has been operating a day-care/preschool since 1984 with an approved Special Use Permit (SPB8-23-87).
- The existing day-care/preschool, Village Christian Preschool and Childcare Center, is licensed by Washoe County Human Service Agency for ages between 6 weeks and 15 years old.
- Village Church is requesting to expand its educational offering to include an elementary school, with a maximum capacity of 116 students.
 - The current maximum enrollment for the daycare/preschool is 50 students for a total maximum enrollment capacity of 166 for both existing and proposed uses.

Maximum Enrollment

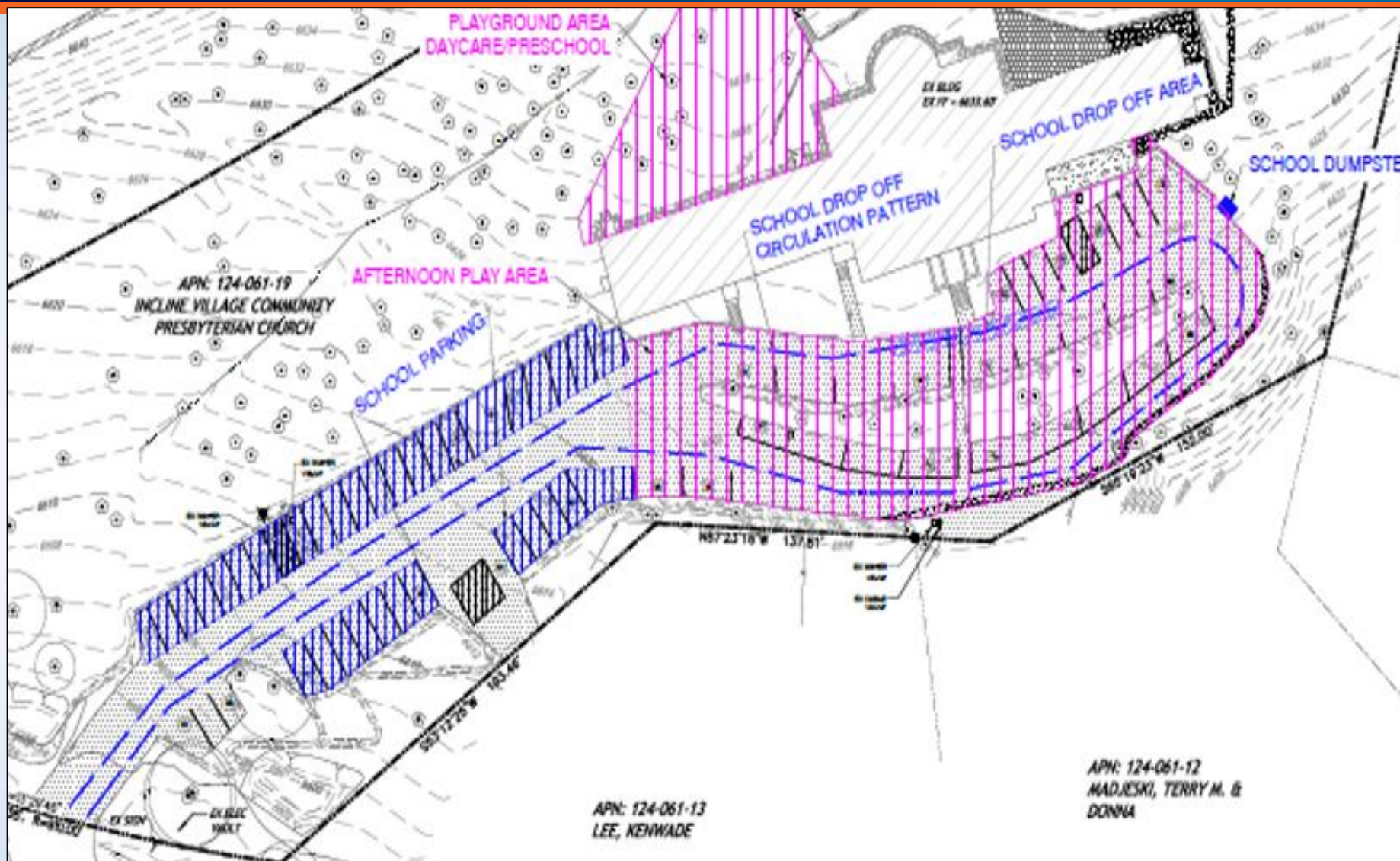


- The applicant states the anticipated enrollment for the first year is for only 8 to 12 students. The request is for 116 students at full capacity; the staff report provides an excerpt from the application's project narrative describing the rationale for the requested maximum occupancy of 116 students

Site Plan



Access and Traffic Circulation



Applicable CofA's



Engineering and Capital Projects Division reviewed the application & traffic report and recommended approval with the following two conditions:

- *Prior to issuance of the business license to operate the kindergarten through secondary school the applicant shall submit, for approval by the County Engineer, a detailed traffic report prepared by a Nevada licensed professional engineer. The traffic report shall include analysis of the project's anticipated traffic impact on the local roadways, including any mitigation recommendations. Additionally, the traffic report shall analyze the following development scenarios: existing conditions, existing plus project conditions, 2050 horizon baseline conditions, and 2050 horizon plus project conditions.*
- *Prior to issuance of the business license to operate the kindergarten through secondary school the applicant shall submit, for approval by the County Engineer, a detailed traffic circulation plan during school pick-up and drop-off times. This plan shall include delineation of areas used for pick-up, drop-off, queuing, as well as the estimated number and location of personnel directing and coordinating traffic circulation. Additionally, this plan shall ensure that traffic queuing will not occur on McCourry Blvd.*

In addition, North Lake Tahoe Fire Protection District has recommended approval with the following condition to demonstrate emergency ingress/egress compliance prior to business license issuance:

- *Provide detailed documentation on how vehicular ways to main thoroughways will remain compliant despite the increase in vehicles and buses during peak pick-up and drop-off times. This shall include strategies to manage traffic to ensure clear ingress and evacuation routes for fire apparatus. Ensure that fire apparatus can enter, maneuver, and retreat quickly to maintain escape routes. Document the design and maintenance plans that support these requirements.*

- To address neighborhood noise concerns, a condition of approval limits recess to no sooner than 10:00am
- Village Church has designated specific play areas located away from adjoining residential uses to minimize noise disturbances for neighbors
- Should a noise complaint be made, enforcement action would be followed up by TRPA and Washoe County Code Enforcement.

Neighborhood Meeting

- May 16, 2024, a neighborhood meeting was held at the Village Church (736 McCourry Blvd.) Notices were sent to 220 individual property owners.
 - Thirty-three (33) members of the public were in attendance. Primary concerns revolved around impacts to home values, additional noise, traffic impacts, future expansion and refuse pick up.
- In response to comments received, the applicant adjusted their application and provided supplemental information to address comments and concerns raised at the meeting.
 - Please see supplemental information/revised application project narrative (Exhibit F) for a detailed response to each of the issues raised.
- Staff has reviewed the applicant's proposed conditions of approval addressing comments/concerns raised and have incorporated the suggested conditions of approval that are applicable.

Reviewing Agencies



Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NV Highway Patrol	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov ; Wes Rubio, wrubio@washoecounty.gov ; David Kelly, dakelly@washoecounty.gov
Washoe County School District (All TMs)	X	X		
AT&T	X	X		
Incline Village Roads	X			
IVGID	X	X		
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltfpd.net ; John James, jjames@nltfpd.net
Tahoe Regional Planning Agency	X			
Tahoe Transportation District	X			

Public Notice



- Eighty-four (84) parcels noticed using a 500-foot buffer from each parcel
- Four public commenters were in support and two in opposition



Staff is able to make all 5 required findings, as detailed in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a commercial stable, and for the intensity of such a development;
- d) 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;
- e) 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.

Possible Motion

Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP24-0006 and provides the following 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 WSUP24-0006 for Village Church, 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:

Thank you

Courtney Weiche, Senior Planner
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