

Washoe County Board of Adjustment



---

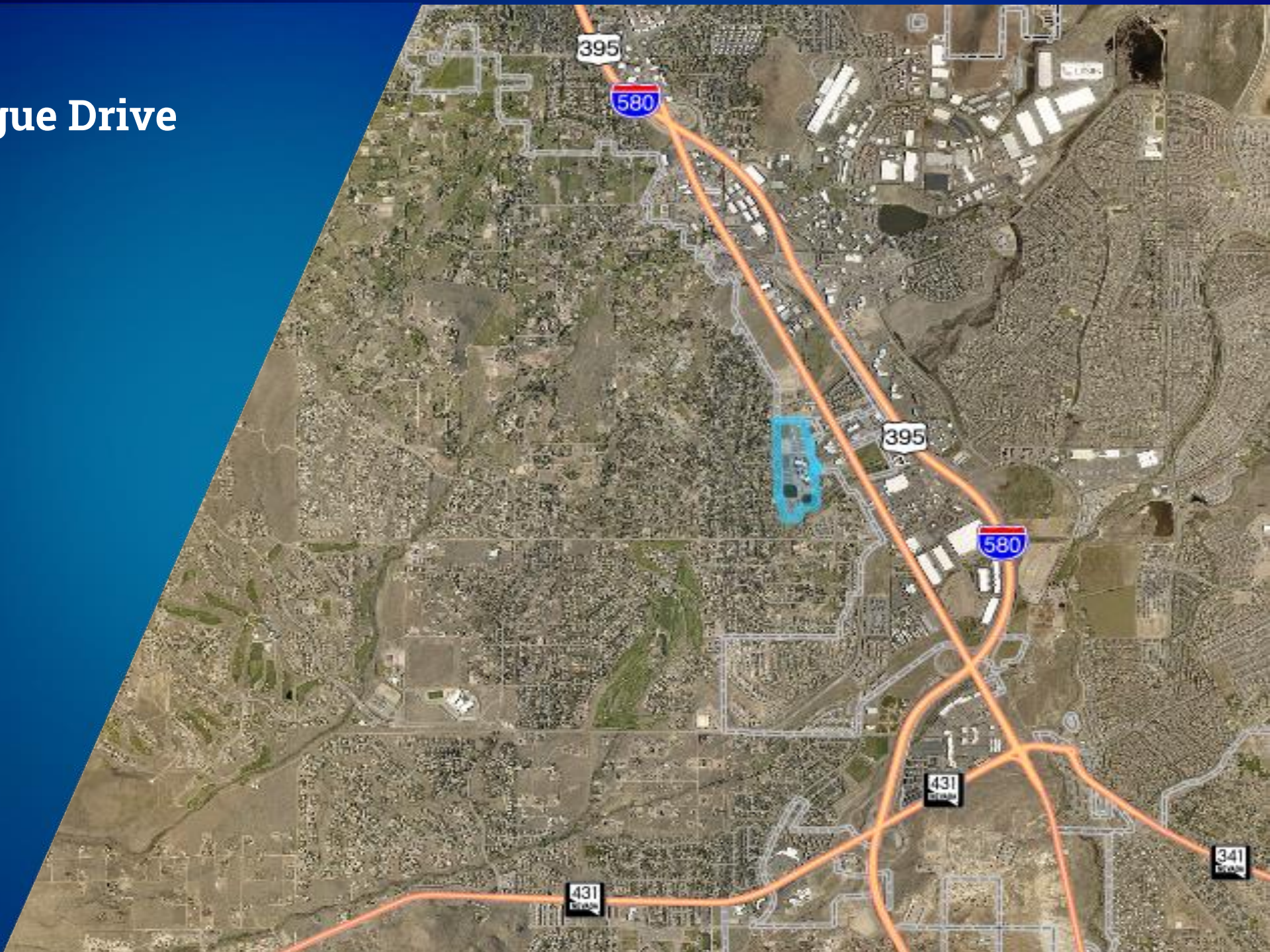
**COMMUNITY  
SERVICES DEPARTMENT**

---

**Special Use Permit Case Number WSUP24-0001  
(Manogue Expansion)**

November 7, 2024

**110 Bishop Manogue Drive**  
**APN 162-010-28**



# Vicinity Map



- 48.11-acre parcel
- Parcels to the west and south are developed with single-family dwellings, and to the east and north are commercially developed parcels
- Southwest Truckee Meadows
- Zoned Medium Density Suburban (MDS)



The request is for:

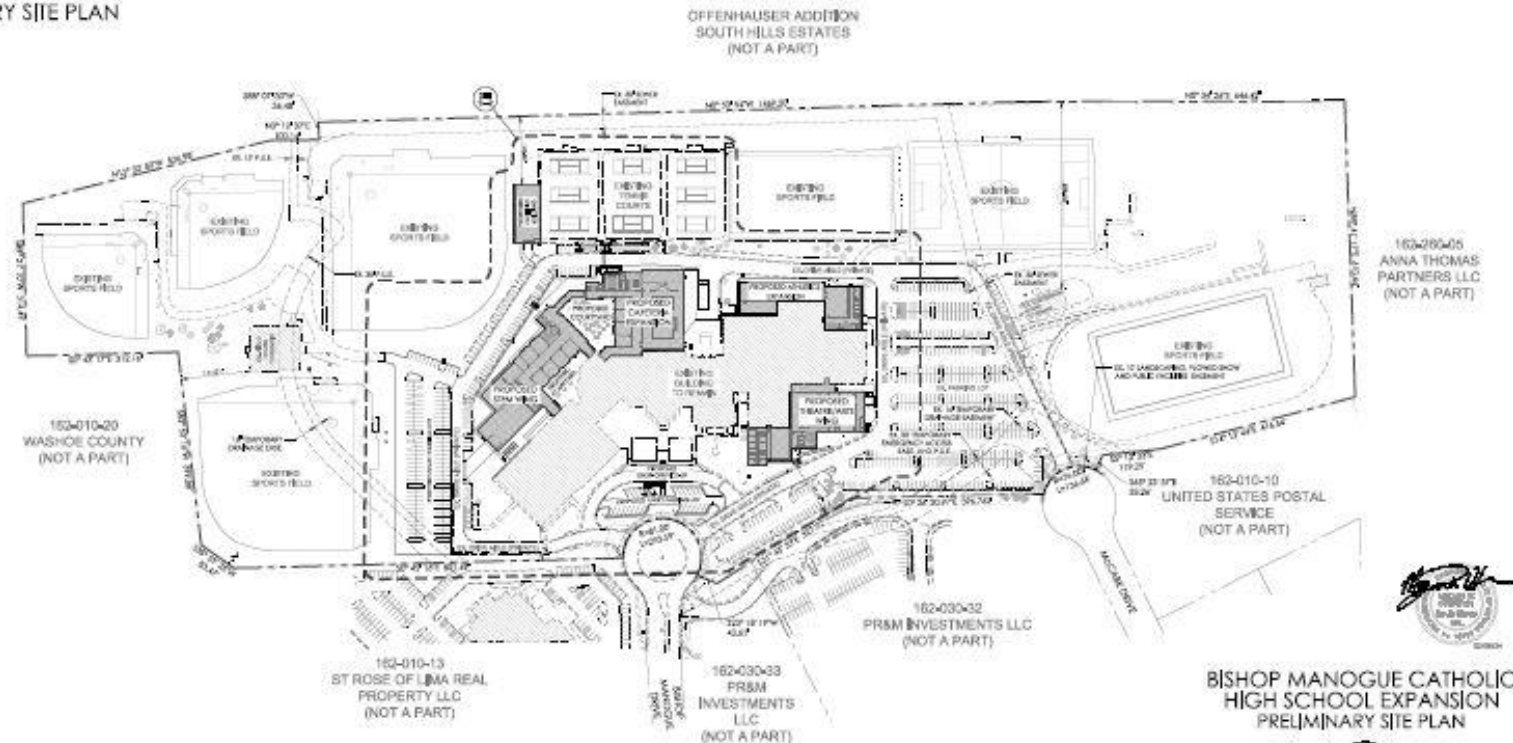
- A special use permit for the expansion of a school pursuant to WCC 110.302.05, *Table of Uses*.

# Site Plan – Large Scale



COMMUNITY SERVICES DEPARTMENT

BISHOP MANOGUE  
CATHOLIC  
HIGH SCHOOL  
EXPANSION  
SPECIAL USE PERMIT  
PRELIMINARY SITE PLAN



BISHOP MANOGUE CATHOLIC  
HIGH SCHOOL EXPANSION  
PRELIMINARY SITE PLAN



4412001 FEBRUARY, 2024  
SHEET 5-1 OF 9



# Renderings - Southwest



COMMUNITY  
SERVICES DEPARTMENT



# Renderings - Northeast



COMMUNITY  
SERVICES DEPARTMENT





- Proposed expansion of an existing 140,000 square-foot school to 302,000 square feet to accommodate 1,200 students – original school facility approved under Special Use Permit SPW8-41-97, opened in 2004, and was designed to accommodate 800 students.
- Project to be completed by 2036 in 4 phases: (1) a cafeteria and parking lot; (2) weight room and gymnasium; (3) STEM (Science, Technology, Engineering, and Mathematics) building; (4) performing arts theater.
- Tallest building is 48 feet in height and complies with the Code requirement.
- Required setbacks are 20 feet in the front, 8 feet from the sides, and 20 feet from the rear property line - proposed structures comply with all setback requirements.
- Landscaping plan for the facility was submitted (included in staff report) – staff reviewed and landscape plan meets the applicable requirements of Article 412, Landscaping.
- A condition of approval 1(l) in Exhibit A sets forth the landscaping condition – amended to read as follows:  
*“As part of the building permit application submittal for each project phase, a landscape plan shall be submitted **showing how, overall,** the project will meet applicable requirements for a civic use type as set forth in Article 412, Landscaping.”*

# Evaluation (Cont.)

- 695 striped parking spaces are proposed – applicable requirements of Article 410, Parking and loading, are met.
- Description of the proposed lighting provided with submittal and the applicable requirements of Article 414, Noise and Lighting, are met – conditions of approval serve to address ensuring no light spillover and lighting height is no greater than 12 feet and lighting is properly shielded to avoid spillover on other parcels.
- Glare - A condition of approval serves to address the windows and building materials being non-reflective by incorporating tinting on the windows or similar non-reflective materials for the area of expansion.
- Grading Amounts:
  - 9,234 cubic yards of cut
  - 7,155 cubic yards of fill and
  - 2,079 cubic yards of imported material
- Proposed grading complies applicable portions of Article 438, Grading.
- Traffic – Traffic Impact Analysis provided for the project and was reviewed by Engineering, NDOT, Regional Transportation Commission (RTC), and the City of Reno – condition of approval serves to address comments from Engineering and NDOT.

# Reviewing Agencies



- The project application was sent to twenty-five (25) agencies for review, including the City of Reno.
- Six (6) agencies provided conditions, which are included in Exhibit A of the staff report.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDF - Endangered Species	X	X		
NDOT (Transportation)	X	X	X	Jeffery Graham, jeffrey.graham@dot.nv.gov
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	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	X	X	Genine Rosa, grosa@washoecounty.gov; Joshua Restori,
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly,
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Airport Authority	X	X	X	Lisa Butterfield, lbutterfield@renoairport.com
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District	X			
Regional Transportation Commission	X	X		
Nevada State Historic Preservation	X			
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			
South Truckee Meadows Water Reclamation Facility	X			



**Staff is able to make all 5 required findings, as detailed on pages 15 & 16 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.

**Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP24-0001 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, including amended condition 1(I), Special Use Permit Case Number WSUP24-0001 for Bishop Manogue Catholic High School, 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

Tim Evans, Planner  
Washoe County CSD – Planning Division  
TEvans@washoecounty.gov  
775-328-2314



---

COMMUNITY  
SERVICES DEPARTMENT

---