

Special Use Permit Application Cold Springs Elementary School

Submitted to Washoe County
August 15, 2019

Prepared for

Washoe County School District

425 East Ninth Street

Reno, NV 89512

Prepared by



WOOD RODGERS

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Section 1

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Cold Springs Elementary School			
Project Description: SUP associated with grading for a new elementary school to be located in Cold Springs that includes a 2.6± acre (26% of the site) decomposed granite playground.			
Project Address: 0 Briar Drive Washoe County, NV 89508			
Project Area (acres or square feet): 10.07± acres			
Project Location (with point of reference to major cross streets AND area locator): The project site is located on Briar Drive in Cold Springs, northeast of the intersection of New Forest Dr and Briar Dr			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
A portion of 556-290-27	69.47		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Woodland Village Phase 22 LLC		Name: Wood Rodgers Inc	
Address: 4790 Caughlin Pkwy #439		Address: 1361 Corporate Blvd	
Reno, NV	Zip: 89519	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-823-4088	Fax: 775-823-4088
Email:		Email: adurling@woodrogers.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Andy Durling	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe County School District		Name:	
Address: 425 East Ninth Street		Address:	
Reno, NV	Zip: 89512		Zip:
Phone: 775-348-0200	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Teresa Golden		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Washoe County School District

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, Peter Lissner
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): _____

Printed Name Peter Lissner

Signed [Signature]

Address 4790 Caughlen Pkwy #439
RENO, NV 89519

Subscribed and sworn to before me this 1st day of August, 2019.

[Signature]
Notary Public in and for said county and state
My commission expires: 10/16/21

(Notary Stamp)



- *Owner refers to the following: (Please mark appropriate box.)
- Owner
 - Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
 - Power of Attorney (Provide copy of Power of Attorney.)
 - Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
 - Property Agent (Provide copy of record document indicating authority to sign.)
 - Letter from Government Agency with Stewardship

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

Grading associated with the construction of a new elementary school in the Cold Springs area that includes a playground with 26% of the site covered in decomposed granite. As the DG ground cover is not considered to be formal landscaping, by Washoe County Development Code (WCDC) and is more than 20% of the site, an SUP for grading is required.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See Attached

3. What is the intended phasing schedule for the construction and completion of the project?

The school will be completed in one phase

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The site is vacant and is relatively flat, generally sloping from the northwest to the southeast. The site is located along an identified future collector (New Forest Drive).

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The site is located in a developing neighborhood and will help to relieve school overcrowding within the area.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

Traffic impacts are anticipated to be minimal and will be mitigated by traffic improvements and the existing pedestrian amenities including flashing signals, crosswalks and striping. Construction of the school will be limited to typical construction hours and days.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Formal landscaping will include 1.2± acres (12%), 92 parking spaces, and parking lot and building lighting typically associated with an elementary school (see project description).

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Washoe County
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Charter Communications
g. Water Service	Great Basin Water Co.

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Station 42
b. Health Care Facility	Saint Mary's North Valleys Urgent Care
c. Elementary School	Cold Spring Elementary School (approximately 1 mile from project site)
d. Middle School	Cold Spring Middle School
e. High School	North Valleys High School
f. Parks	Sierra Rock Park, Village Center Park, Forest Park and Cold Springs Park
g. Library	North Valleys Library
h. Citifare Bus Stop	Lemmon Drive and Sky Vista Parkway

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

The grading is associated with the construction of a new elementary school in the Cold Springs area that will include a playground with DG ground cover and no other vegetation over more than 20% of the overall site.

2. How many cubic yards of material are you proposing to excavate on site?

In total the construction of the school will require the excavation of 1,617± cu. yd. The total excavation will continue despite the SUP, which is only a portion of the total.

3. How many square feet of surface of the property are you disturbing?

114,000± sq. ft. is associated with the SUP. However the entire property will be disturbed.

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

A total of 93± cu. yd. of fill will need to be imported for the construction of the entire school site.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

Yes. Development of the school site does not trigger the requirements for an SUP. However, the project includes a playground area with grading in excess of 20% of the site and will have DG ground cover. Section 110.412.60(j) of the WCDC does not consider DG to be landscape. Therefore, if the playground were under 20% or had a different ground cover such as turf, and SUP would not be required. The playground proposed is typical of all WCSD elementary schools.

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No.

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

Yes, a portion of the disturbed will be seen from properties adjacent to the site including along Briar Drive. This will be screened by formal landscaping along the frontage roads including street trees, as well as trees along the northern boundary.

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

No specifically associated with these project, however, as part of the overall Woodland Village, the project off-site improvements include the extension of New Forest Dr. which will provide future access to Phase 22 of Woodland Village.

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

The proposed slope is less than 15% and will be controlled by BMPs during construction. All disturbed slopes will either be landscaped with formal landscaping or developed, with the exception of the DG used for the multi-purpose field (which is not considered landscape according to WCDC).

11. Are you planning any berms?

Yes	No <input checked="" type="checkbox"/>	If yes, how tall is the berm at its highest?
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12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

No retaining walls will be required.

13. What are you proposing for visual mitigation of the work?

Perimeter landscaping and screening along the frontage roads and the adjacent properties including trees and shrubs will be incorporated into the project.

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No trees will be removed as part of this project. The existing trees along Briar Dr. will be preserved and an additional 147 trees will be planted as part of this project.

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

All disturbed ground will be developed, formally landscape, or covered in a minimum of 4 inches of decomposed granite.

16. How are you providing temporary irrigation to the disturbed area?

During construction of the project the contractor will be responsible for maintaining a dust control plan and will most likely involve a water truck to be used as a dust suppression system when required.

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

No.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No <input checked="" type="checkbox"/>	If yes, please attach a copy.
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Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

	Items	Total	
Collection Cart	0	\$0.00	Checkout View

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
55629027	Active	8/12/2019 2:07:21 AM

Current Owner:
 WOODLAND VILLAGE PHASE 22 LLC
 4790 CAUGHLIN PKWY 439
 RENO, NV 89519

SITUS:
 0 BRIAR DR
 WASHOE COUNTY NV

Taxing District
 4000

Geo CD:

Legal Description

Township 21 Section 9 Lot H2 Block Range 18 SubdivisionName WOODLAND VILLAGE PHASE 21

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$5,931.97	\$5,931.97	\$0.00	\$0.00	\$0.00
2018	\$5,660.28	\$5,660.28	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

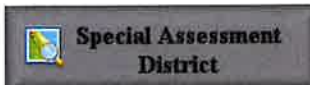
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845



Section 2

PROJECT DESCRIPTION

Location

The proposed project is located in Cold Springs within Unincorporated Washoe County on a portion of the existing Assessor Parcel Number (APN) 556-290-27. A parcel map was previously submitted to the County and was recorded August 9, 2019. As of the time of this submittal, an APN has not been provided. The 10.07± acre parcel (Parcel H) is shown on the parcel map provided in Section 4 of this application. The vacant site is north of Briar Drive and northeast of the intersection of New Forest Drive and Briar Drive (see *Final Map* in Section 4 of this submittal packet).

The current land uses surrounding the property includes vacant land to the north and west with single family residential and vacant land to the east and the south.

Master Plan and Zoning Designations

The project site has a master plan designation of Suburban Residential (SR) and a zoning designation of Medium Density Suburban (MDS). The zoning designation of MDS is a conforming use within the SR master plan designation and a public-school facility is a permitted use within the MDS zoning designation.

Project Request

This application package contains the required Washoe County application and supporting information for the following requests:

- A **Special Use Permit (SUP)** to allow for grading activities associated with the development of a public elementary school totaling more than 20% disturbance area for grading. The 10.07± acre site is on a portion of APN 556-290-27 and is proposed to contain grading (26%), to be permanently covered with decomposed granite, which is considered to be “undeveloped” in accordance with section 110.438.35(a)(1)(i)(B) of the Washoe County Development Code (WCDC).

The applicant plans to construct a public elementary school on the subject property. This school will result in a portion of the site (2.6± acres or 26%) to be dedicated as a playground with decomposed granite (DG) cover. When complete this playground will be similar to most Washoe County School District Elementary Schools. According to Section 110.412.60(j) of the WCDC, decomposed granite areas not consisting of shrubs or trees are not considered ‘Ground Cover’ and should be considered ‘undeveloped’. Since this area includes 2.6± acres, or more than 20% of the site, a Special Use Permit (SUP) for grading is required. The remainder of the school campus, consisting of the school building, paved areas, and formal landscaped areas are exempt from the grading SUP requirements.

Background

The proposed project is a result of the 2016 Washoe County Question 1 (WC-1), a voter passed initiative to provide funding for new school facilities to the Washoe County School District (WCSD).

This site was chosen to be the home of a new elementary school after an extensive public outreach effort in October of 2018 that considered seven (7) alternative sites. Based on input from over 700 residents, on February 6, 2019 the WCSD announced this site was the overwhelming favorite. The site has been part of the final parcel map process for the Woodland Village Phase 22 which creates the 10.07± acre parcel. At the time of this submittal, the Assessor parcel information has not been updated in Washoe County records to record the new parcel. Along with this application a set of building permit plans were submitted to Washoe County for review. However, these building plans will only be reviewed based upon the approval of this SUP.

Site Design

The project consists of the grading, construction and landscaping for a 745-student elementary school campus that will include: a school, parking lot and bus access off of Briar Drive and New Forest Drive, formal landscaping and playground/multi-purpose fields (*refer to Section 4 – Site Plan*).

Grading Specifications

The site is being mass graded in accordance with the approved Tentative Map for Woodland Village. The grading subject to the SUP only includes finish grading associated with the playground including the permanent decomposed granite ground cover. The mass grading for the project site has minimal elevation change and generally slopes from the northeast to the southwest with an elevation change of approximately six (6) feet throughout the site. The site will generally maintain its natural slope with drainage improvements to capture onsite flows and carry them to the west into off-site improvements running along the extension of New Forest Drive which is currently under construction as part of Woodland Village Phase 22 (see the *Civil Grading Plan* in Section 4 of this submittal packet).

Site Circulation and Parking

Off-site improvements will consist of striping and flashing signage along Briar Drive and New Forest Drive. Parking will be provided in two parking lots located along the southern boundary. There will be two main points of access with one from Briar Drive including bus loading and unloading and the second accessed from the future extension of New Forest Drive with student drop-off/pick-up. Per code, 36 spaces are required; the project is proposing 92 with 4 accessible (see the *Civil Striping and Signage Plan* in Section 4 of this submittal).

Landscaping

A majority of the site will be covered in non-pervious materials (asphalt, sidewalk, and buildings), while the rest will be covered in pervious materials including formal landscape (1.2± acres), along the frontage roads, as well as screening along the parking lots, drive isles, and north boundaries. This will include 147 trees and 0.6± acres of shrub coverage. The rest of the site, mainly along the north and east boundaries, approximately 2.6± acres (26%), will be covered in 4-in minimum depth of decomposed granite (DG) and will not include trees or shrubs. This area will make up the playground.

The application of decomposed granite in playground areas is a common at WCSD elementary schools. While most of WCSD schools do not require SUP's, this application is unique due to the classification of DG surfaces within Washoe County Development Code. The design of this elementary school does not differ from others proposed throughout the County. Due to the nature of the DG there is little impact due to dust once the playground is complete (refer to the *Landscape Plan* in *Section 4*). The proposed project meets all other landscape requirements.

Landscape Requirements	Required	Provided
Trees	126	147
Shrub Coverage	26,259 sf	26,500 sf
Total Landscape Area (not including Playground)	43,818 sf	52,518 sf

Signage Plan

Signage will consist of flashers for school zone along Briar Drive and New Forest Drive. As well as other directional signage throughout the parking lot. A monument sign consistent with other elementary schools will also be provided. All signs will meet all code requirements.

Special Use Permit Findings

Section 110.810.30 Findings. Prior to approving an application for a special use permit, the Planning Commission, Board of Adjustment or a hearing examiner shall find that all of the following are true:

- (a) Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;

Response: The site has a master plan designation of Suburban Residential (SR), which is consistent with all of the adjacent properties to the north, east, south and west. The property and the surrounding land are located within the Cold Springs Area Plan specifically within the Cold Springs Suburban Character Management Area (CSSCMA). All regulatory zones defined within the Washoe County Master Plan and Development Code including Medium Density Suburban (MDS) are allowed within the CSSCMA. The specified use is allowed within the MDS zoning designation and is also within compliance with all of the policies and standards outlined in the CSSCMA.

- (b) Improvements. 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;

Response: Major utilities including community water and sewer lines are currently located within Briar Drive along the southern boundary of the property and will be incorporated into the project. Adjacent roads including New Forest Drive is an identified collector street within the Cold Spring Area Plan. The extension of New Forest Drive along the western boundary is currently under construction as part of Woodland Village Phase 22 and will provide secondary access to the school. Traffic improvements including crosswalks, striping and flashing signage will be incorporated along Briar Drive and New Forest Drive as part of this project. Furthermore, existing pedestrian amenities along Briar Drive as well as a multi-use path along the eastern boundary of the site will provide safe routes to school for pedestrians.

- (c) Site Suitability. The site is physically suitable for the type of development and for the intensity of development;

Response: The site is currently vacant and relatively flat. The site is located along an identified collector street and has existing pedestrian amenities along the eastern boundary. The use proposed is in conformance with the underlying zoning and is suitable for the adjacent properties.

- (d) Issuance Not Detrimental. 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; and

Response: The proposed project will not be detrimental to the public health, safety or welfare of adjacent properties. Through public outreach, the site was identified as the most suitable site out of seven possible sites for the new elementary school. The site was largely chosen based on feedback from over 700 responses. The proposed use will have a positive impact on the surrounding area as it will provide relief from overcrowding benefiting the overall Cold Springs Community. The grading permit will allow the WCSD to design a project with a playground consistent with other elementary schools within the county. Decomposed granite typically reduces dust and is adequate ground cover to prevent erosion via wind and will not harm the air quality. Furthermore, decomposed granite requires less water and saves on maintenance costs compared to turf.

- (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.

Response: N/A.

Section 3



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Vicinity Map
Cold Springs Elementary School SUP
 August, 2019

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066




Aerial Map

Cold Springs Elementary SUP


August, 2019


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
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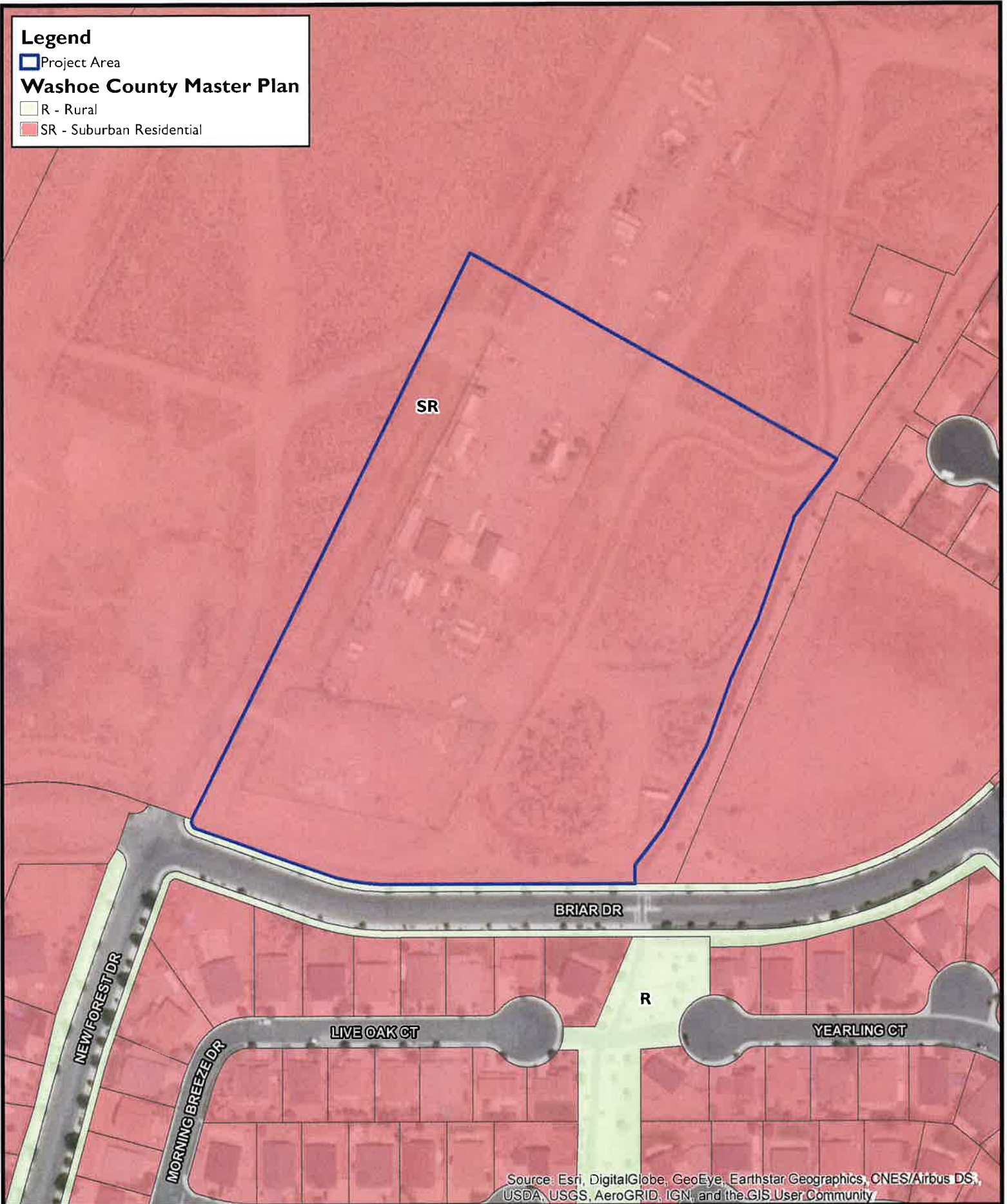
Legend

 Project Area

Washoe County Master Plan

 R - Rural

 SR - Suburban Residential



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Master Plan/Land Use
Cold Springs Elementary School SUP

August, 2019



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066



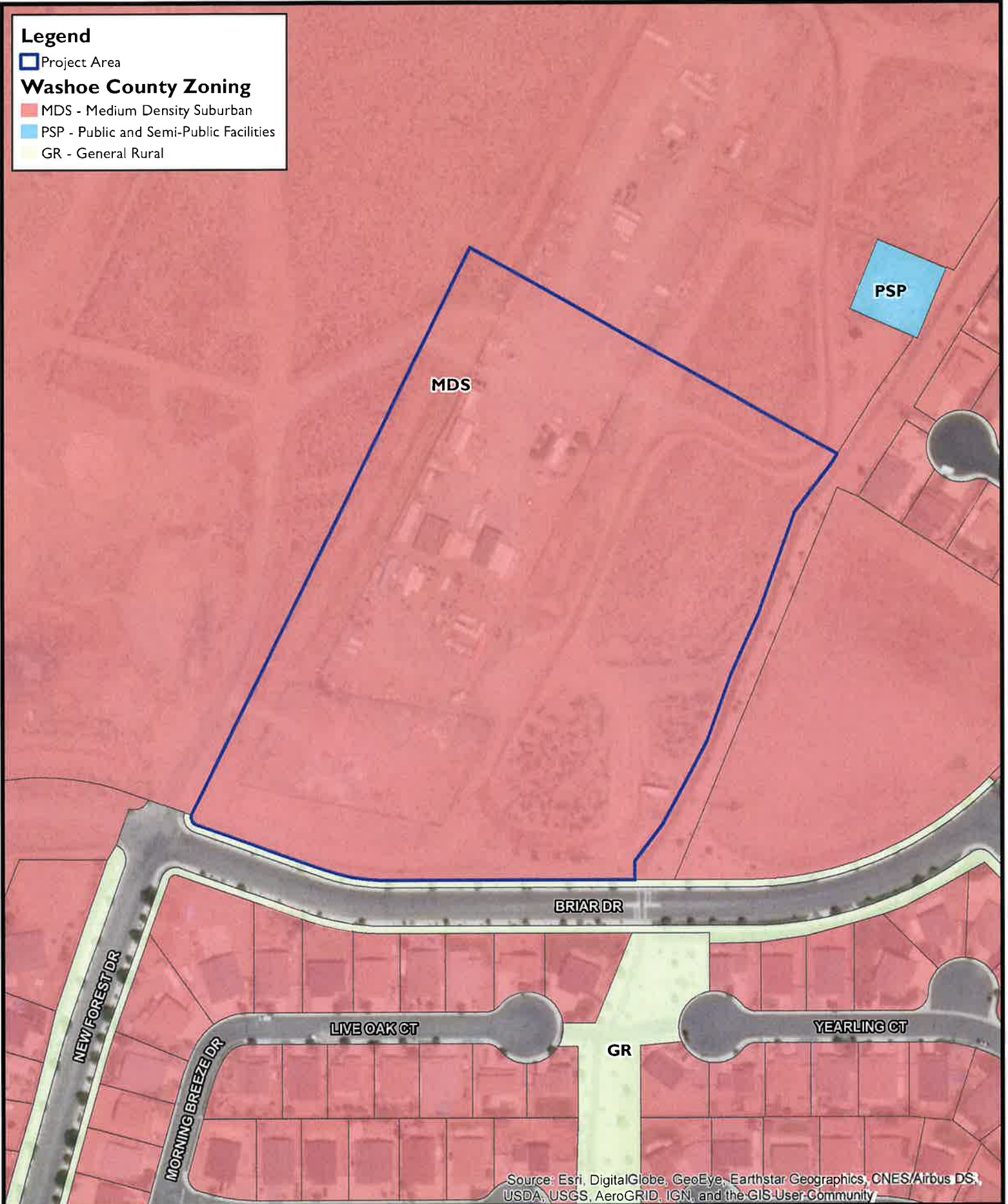
Feet

Legend

Project Area

Washoe County Zoning

- MDS - Medium Density Suburban
- PSP - Public and Semi-Public Facilities
- GR - General Rural



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Zoning

Cold Springs Elementary School SUP

August, 2019



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard Reno, NV 89502
Tel: 775.823.4068 Fax: 775.823.4068

Assessor's Map Number
556-29

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Michael E. Clark, Assessor

1001 East Ninth Street
Reno, Nevada, 89512
(775) 328-2321



Feet
0 200 400 600 800
1 inch = 800 feet

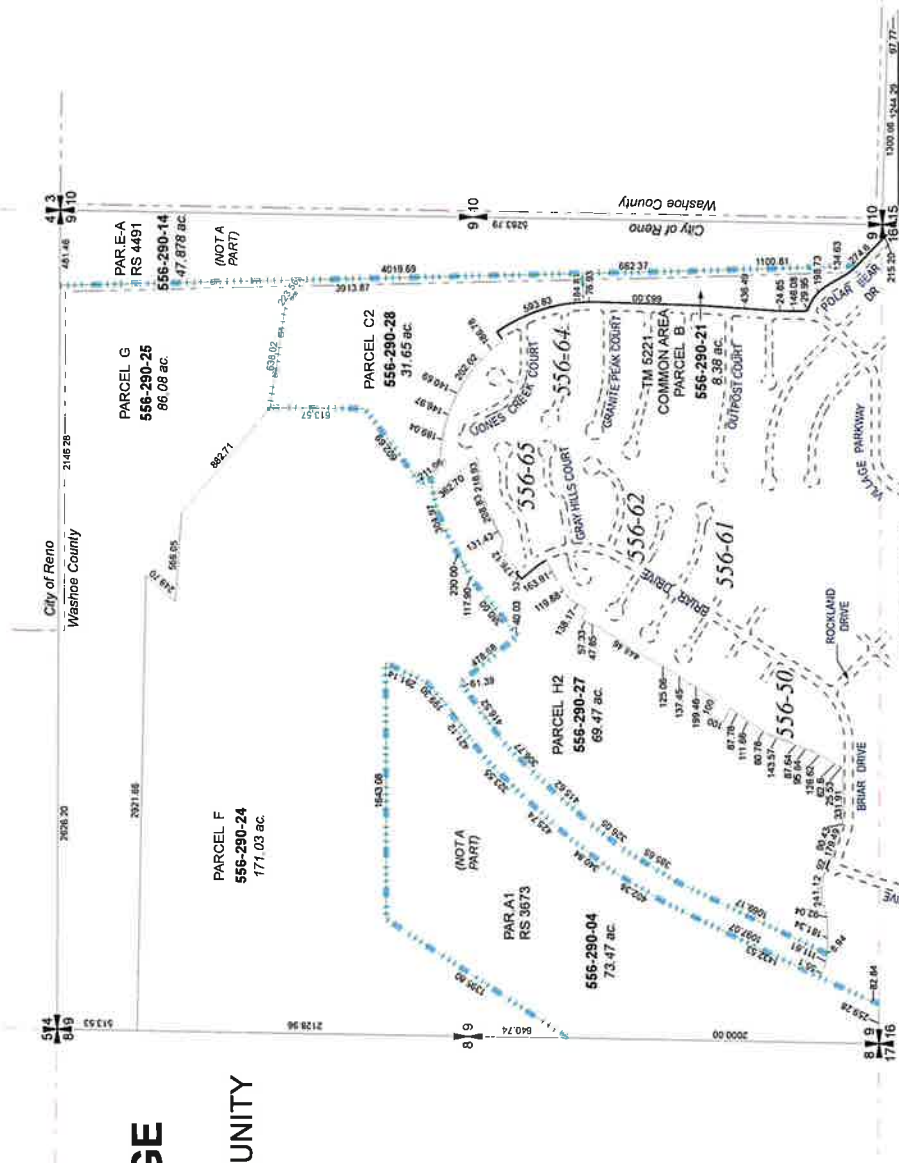


created by NLH 05/19/2011
last updated: SR 8/29/17, SR 7/8/18
area previously shown on map(s)

NOTE: This map was prepared for the use of the Washoe County Assessor for assessment and is not intended for any other purpose. No liability is assumed as to the sufficiency or accuracy of the data delineated herein.

**PORTIONS OF SECTIONS 9, 15, & 16
T21N - R18E**

**(#5221)
WOODLAND VILLAGE
PHASE 20
A COMMON INTEREST COMMUNITY**



**(#5273)
WOODLAND VILLAGE
PHASE 21
A COMMON INTEREST COMMUNITY**