

Washoe County Board of Adjustment



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**COMMUNITY  
SERVICES DEPARTMENT**

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## **Special Use Permit**

# **WSUP22-0024 (St. Peter Canisius Catholic Church Addition )**

November 3, 2022

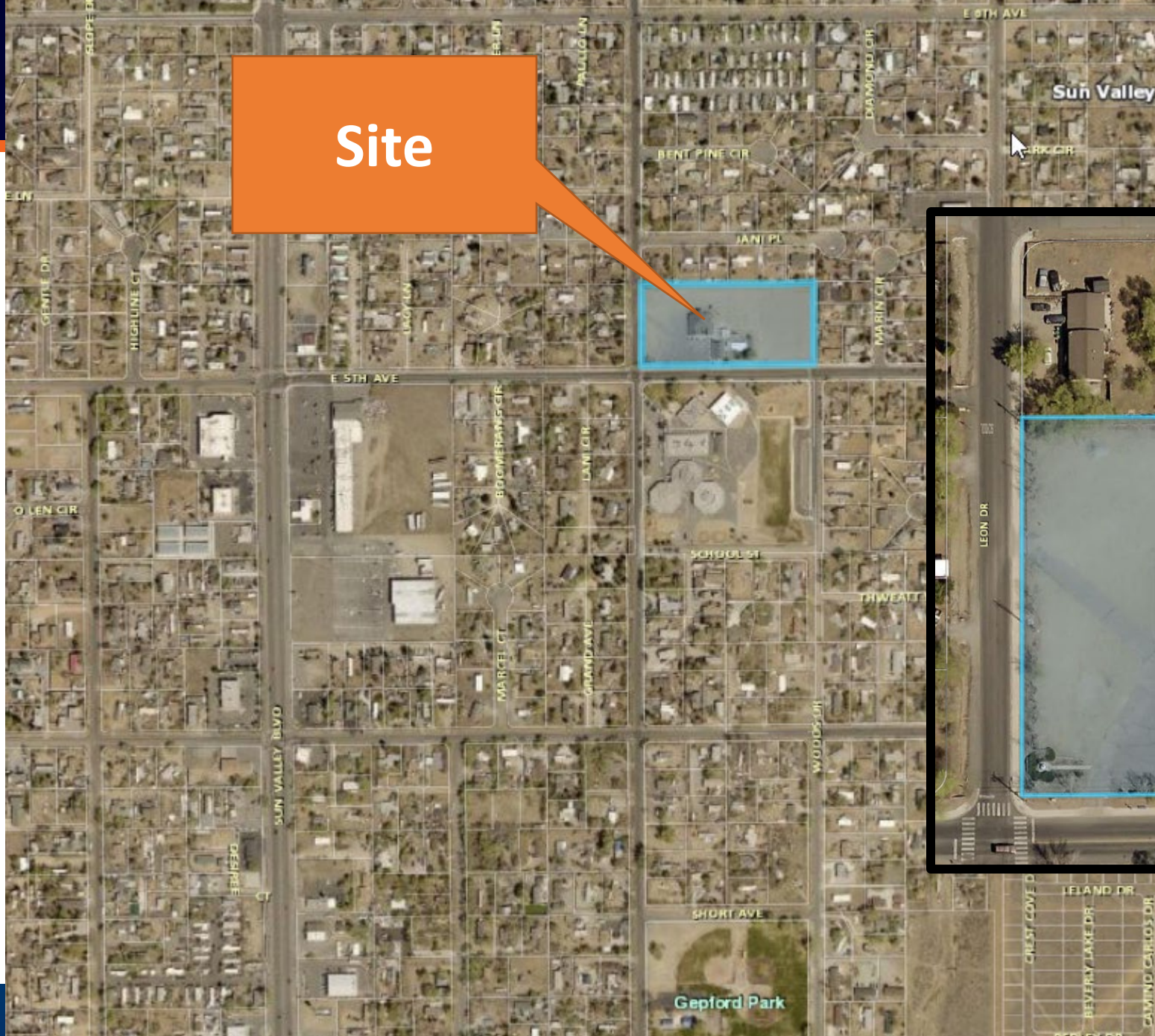
# Request

- The application is requesting a special use permit (SUP) to add 5,081 SF to an existing 6,064 SF church; a special use permit is required to expand religious assembly use per WCC Table 110.302.05.3.
- On July 1, 2021, the applicant received approval for special use permit (WSUP21-0019) for 1,440 SF modular building for a food pantry and resource hub services. The food pantry building is located in the northwest corner of the site.





Site



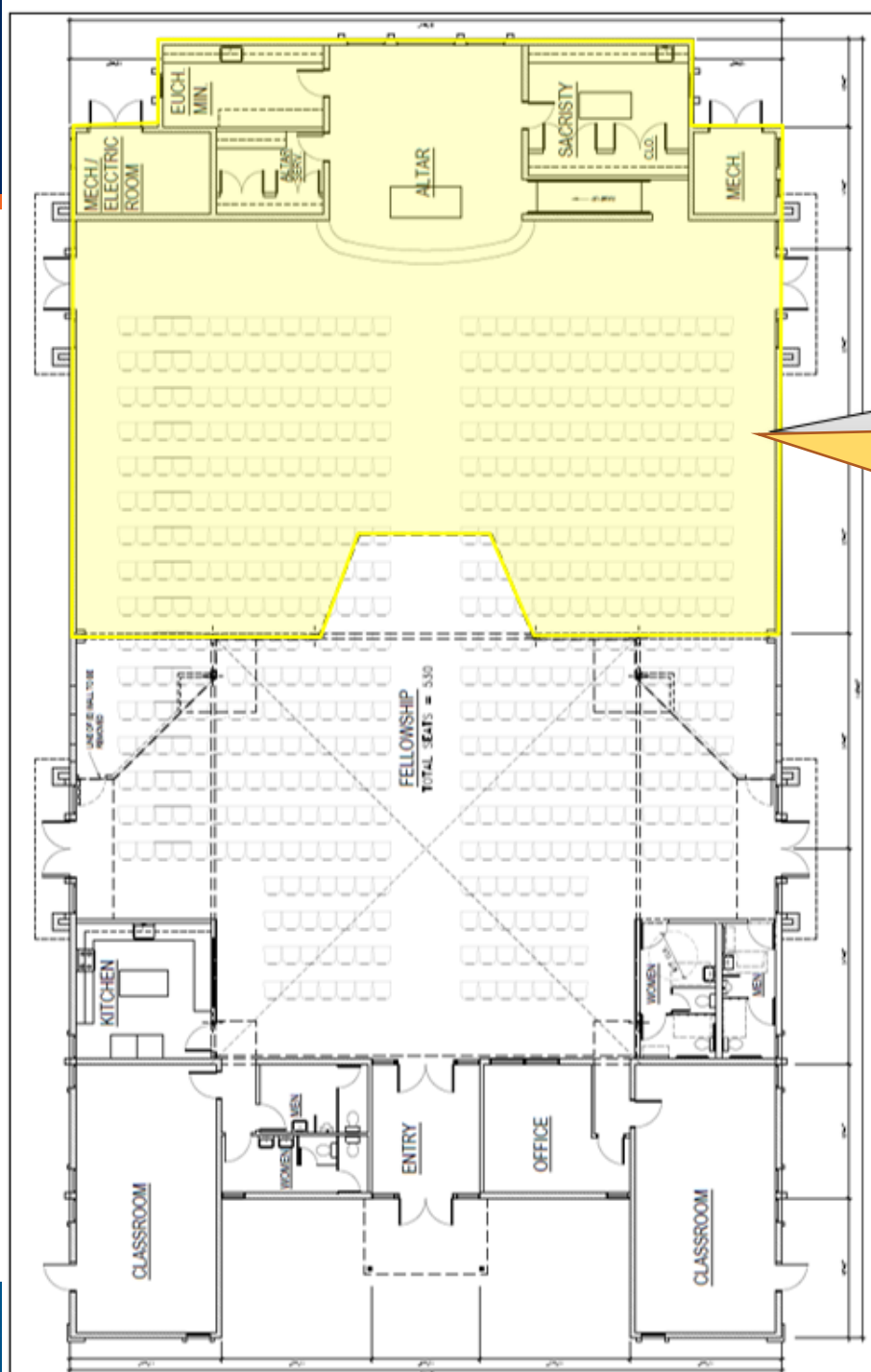
- The request is to authorize the addition of 5,081 SF to the existing 6,064 SF St. Peter Canisius Catholic Church.
- The parcels to the north, west and east also have a regulatory zone of MDS. The parcel to the south is Sun Valley Elementary School, with a regulatory zone of Public and Semi-Public Facilities (PSP).
- The master plan designation for the parcel and the surrounding parcels is Suburban Residential (SR).
- The parcel is in the Sun Valley Area Plan and is within the Suburban Character Management Area.



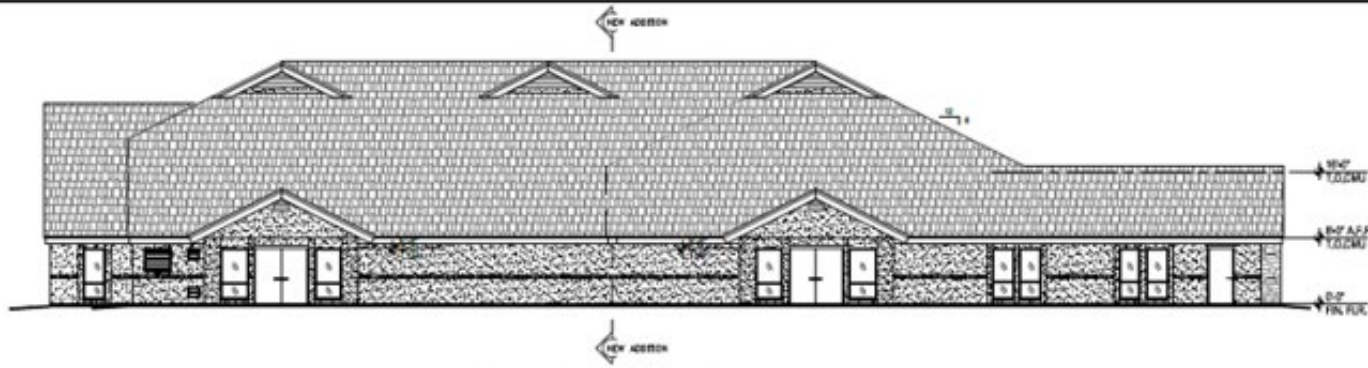
# Proposed



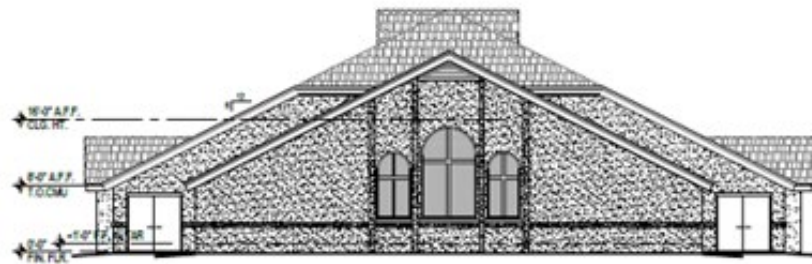
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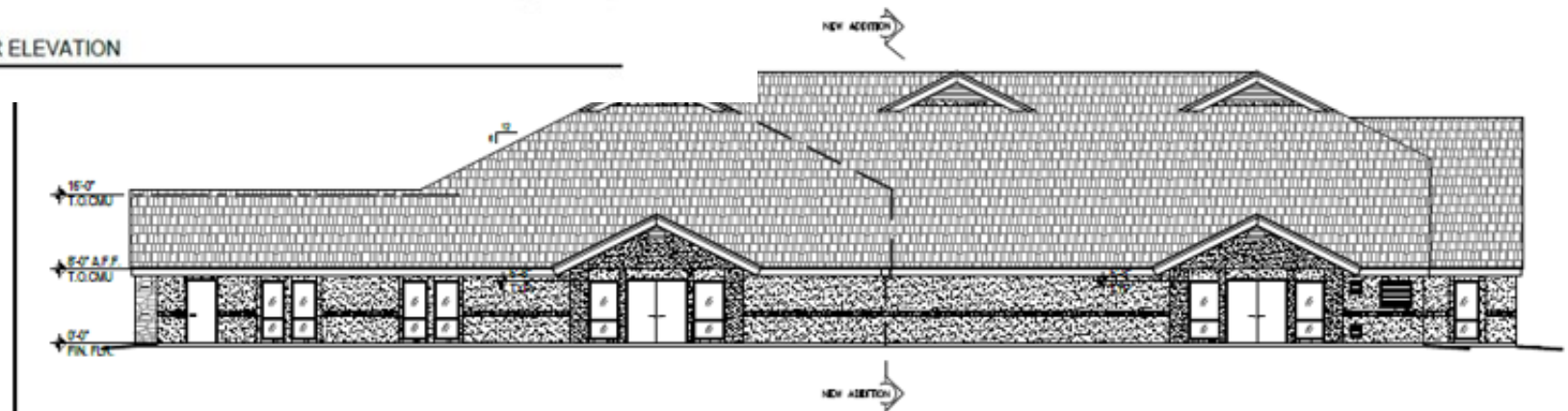
**New Proposed  
Building**



1 WEST EXTERIOR ELEVATION  
SCALE: 3/16" = 1'-0"



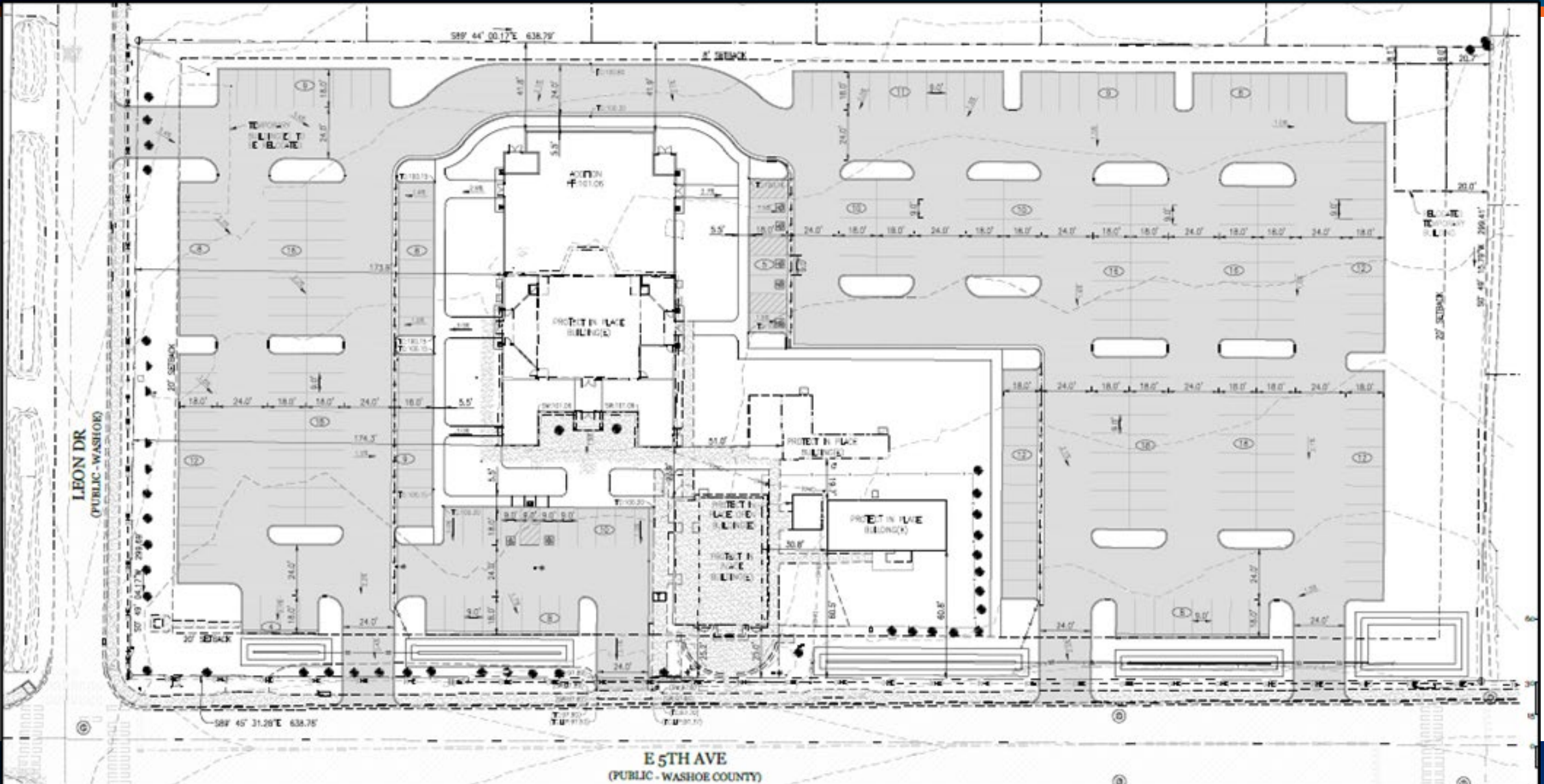
2 NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



1 EAST EXTERIOR ELEVATION

- The main access to the site is from E 5th Avenue, with a proposed new access from Leon Drive.
- The traffic analysis letter indicates that the primary issues are “unorganized manner of existing parking and circulation conditions”.
- Several recommendations are listed in the letter, which the applicant indicates will be installed.
- The conditions of approval have additional requirements to address traffic and parking for the site.

# Traffic Plan





# Landscaping, Drainage & Grading



- Landscaping is planned along E. 5th Ave. and Leon Drive to buffer the site from the surrounding neighbors.
- Drip irrigation will be installed to the existing and new landscaping.
- The site naturally drains toward E. 5th Ave. and the applicant is proposing to locate the onsite detention area along E. 5th Ave. between the driveway accesses.
- The site is fairly flat, and the grading will be a total of 3,390 cubic yards (cy) of cuts and 180 cy of fill, with a total net of 3,210 cy.
- The applicant intends to utilize all the remaining cut material onsite and minimize exporting of material.

# Site Plan



# Neighborhood Meeting

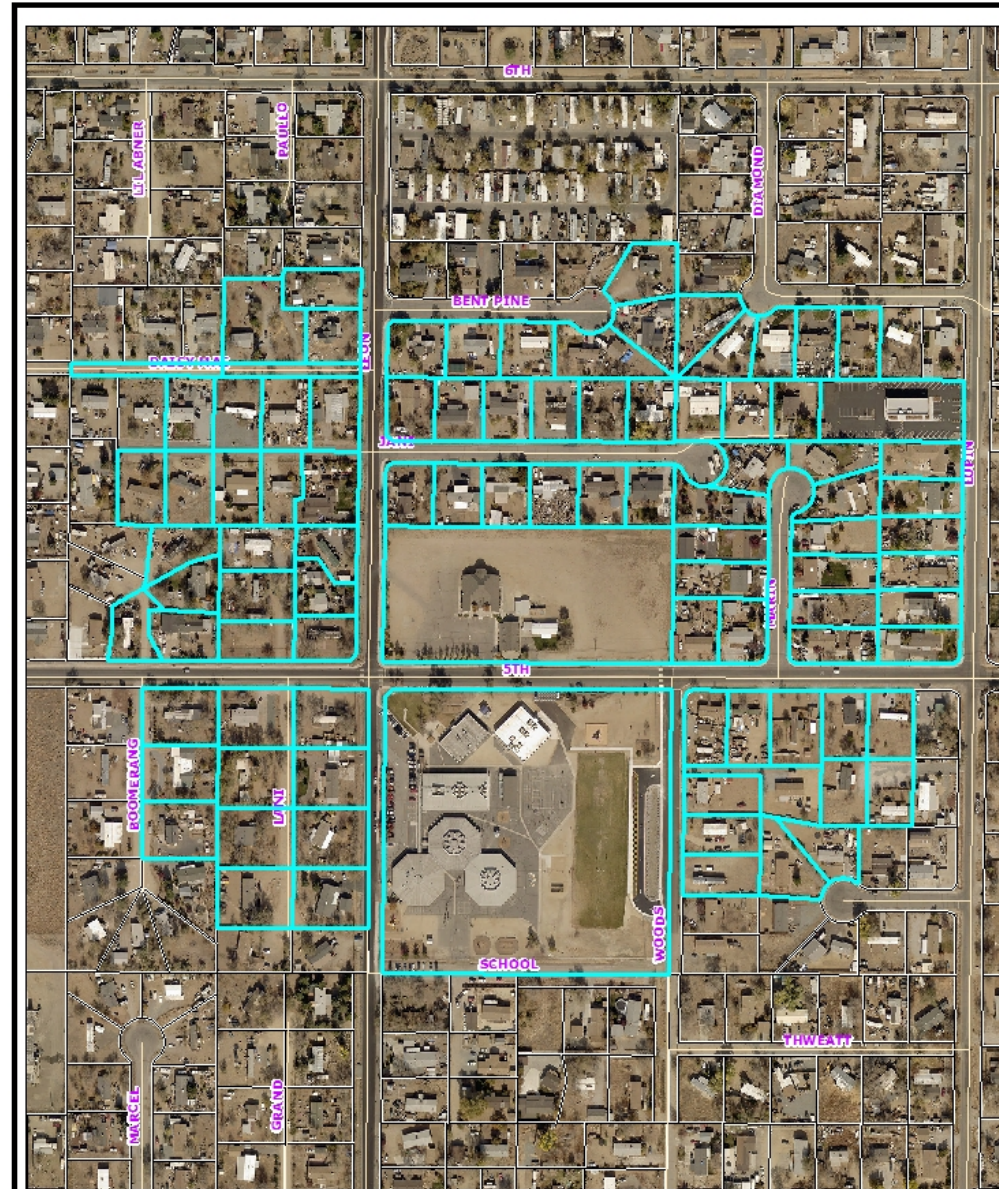


- A neighborhood meeting was held on July 28th at 6 pm at the church.
- Approximately 80 people attended, and the applicant's representative gave a presentation on the proposed addition to the church.
- According to the applicant's summary there were no specific questions about the proposal.
- Overall, the attendees were supportive of the project and appreciative of the opportunity have their questions addressed.
- There was a request for another driveway at the southeast corner of the to the site along E. 5th Ave.



# Noticing

- 89 parcels were noticed were sent, and no emails or phone calls were received.



WSUP22-0024 St Peter Catholic Church

Noticing Map- 500 feet



0 250

Feet

Community Services  
Department



1001 E Ninth St  
Reno, Nevada, 89512 (775) 328-3600

# Agency Review & Findings



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the required findings, as detailed in the staff report

# Possible 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 WSUP22-0024 for St. Peter Canisius Real Property LLC, 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

Julee Olander, Planner  
Washoe County CSD – Planning Division  
jolander@washoecounty.gov  
775-328-3627



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