

Washoe County Board of Adjustment / Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WSUP22-0032 (St. Nichols Orthodox Christian Academy)

December 1, 2022

Request

- This is a request to approve a special use permit (SUP) for a private school and major grading resulting in a disturbance of up to 3.8 acres of the overall site, with 9,930 cubic yards of cut and 14,090 cubic yards of fill.
- The parcel's regulatory zoning requires a SUP for the private school use per WCC Table 110.302.05.2.
- The proposed grading meets the major grading thresholds, and a SUP is required per WCC 110.438.35.

Vicinity Map

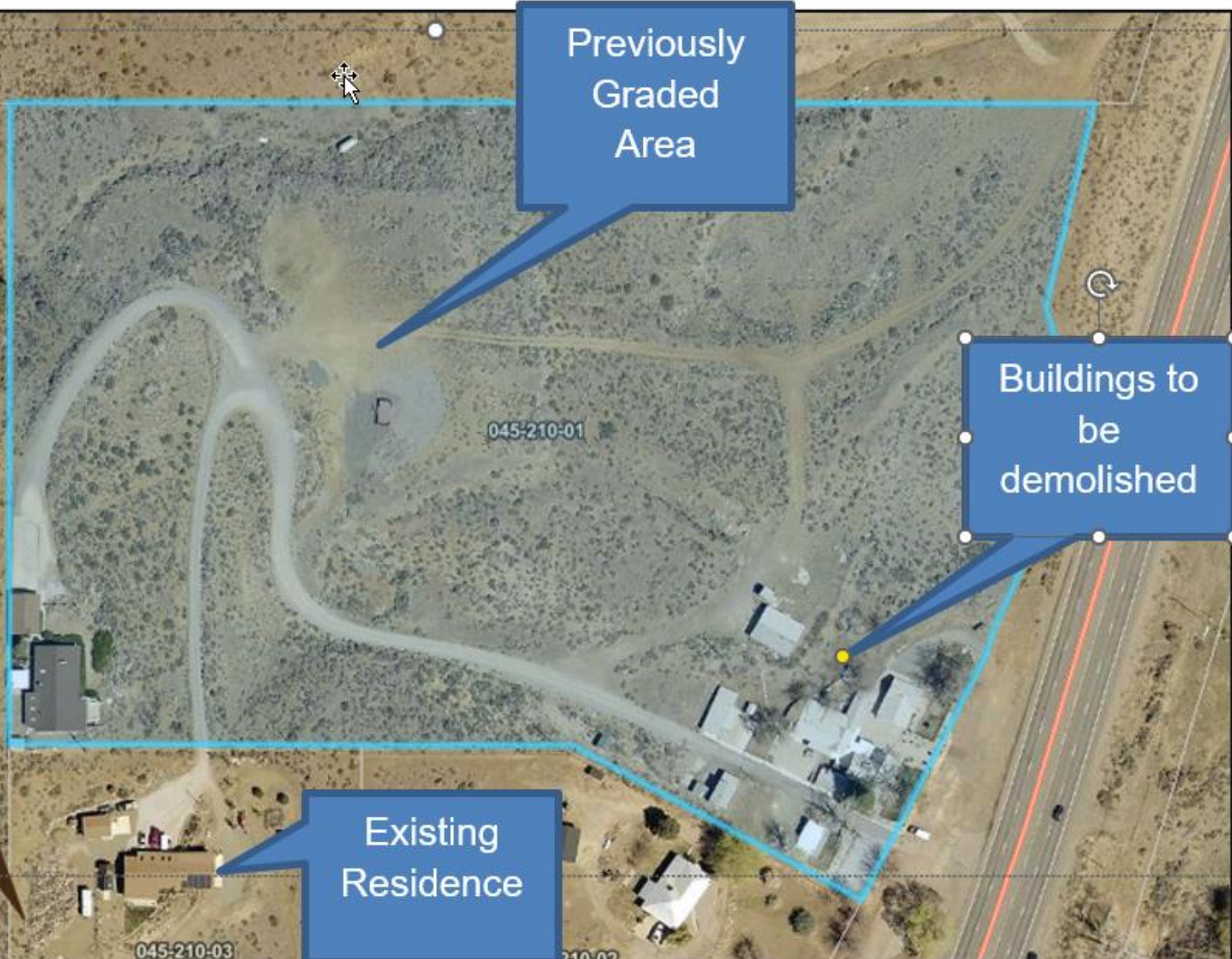


Designations

- The parcel and the surrounding parcels are master planned rural residential (RR).
- The subject parcel and the parcels to the south have a regulatory zone of high density rural (HDR) and the parcel to the east has a regulatory zone of general rural (GR).
- The parcel to the north has a regulatory zone of neighborhood commercial (NC) and GR and are located within the City of Reno's sphere of influence (SOI).
- The parcel is within the South Valleys Area Plan and in the Steamboat Rural Transition Mixed Use Character Management Area.

SUP for Private School Evaluation

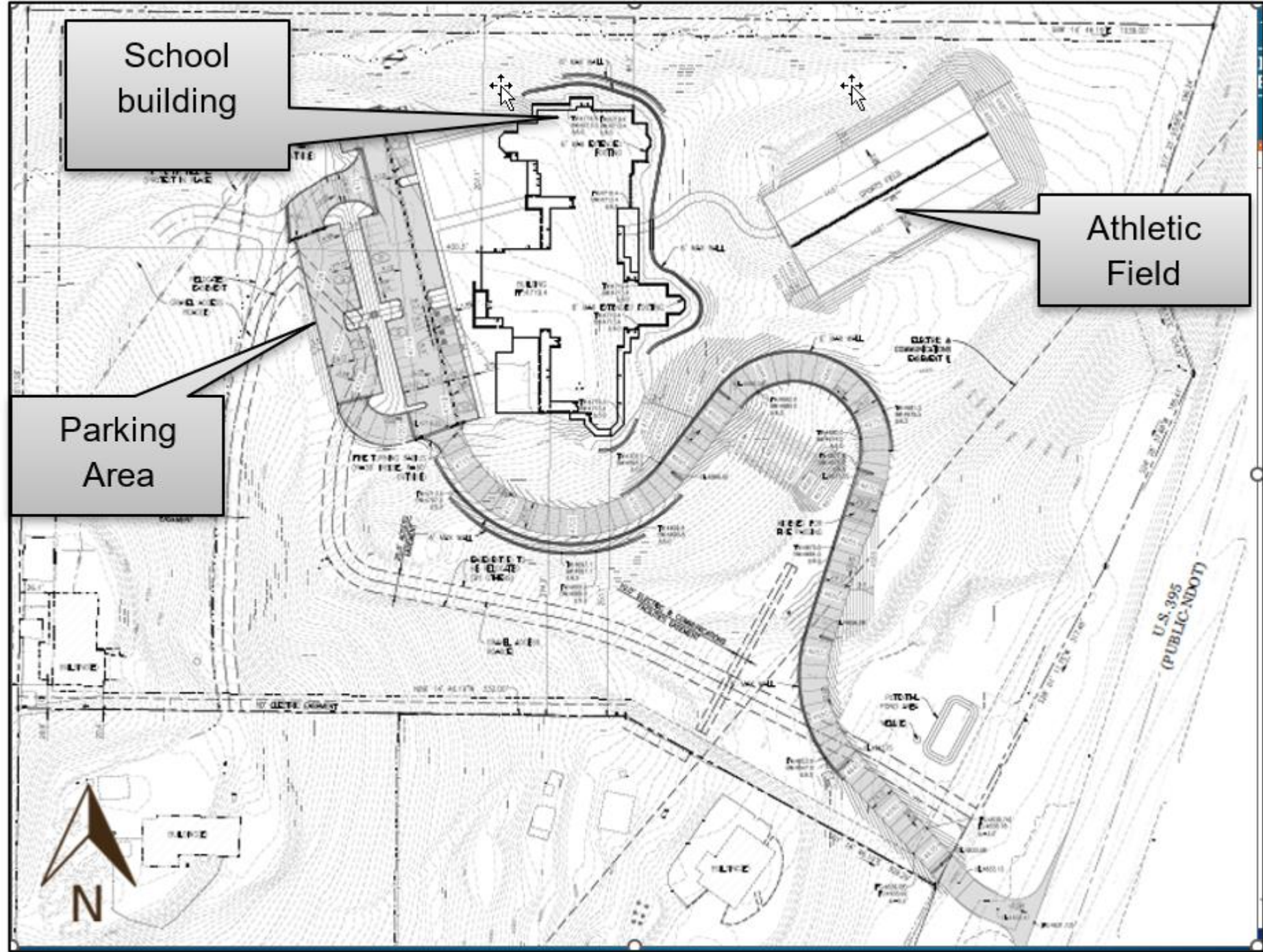
- The proposal is to construct a new 29,944 SF school building along with an athletic field in the upper portion of the site.
- The buildings fronting South Virginia Street have been found to be structurally unsound and will be demolished.
- The area for the proposed school is vacant and had been previously graded.
- The school will accommodate kindergarten through 12th grade and will allow for a maximum of 150 students: 75 elementary, 30 middle school and 45 high school students.
- The school will include numerous classrooms, assembly area, a chapel, and offices.

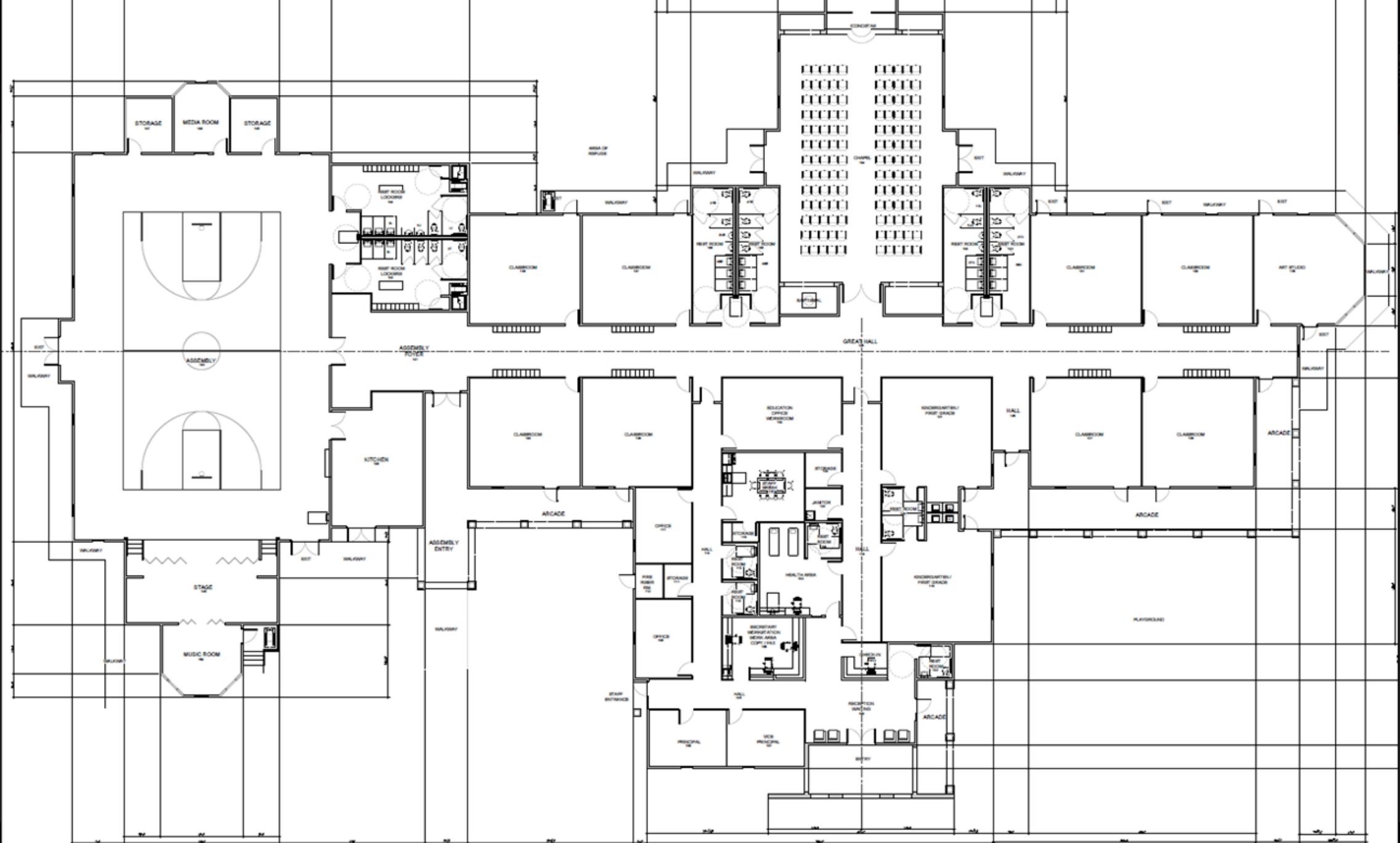


Previously Graded Area

Buildings to be demolished

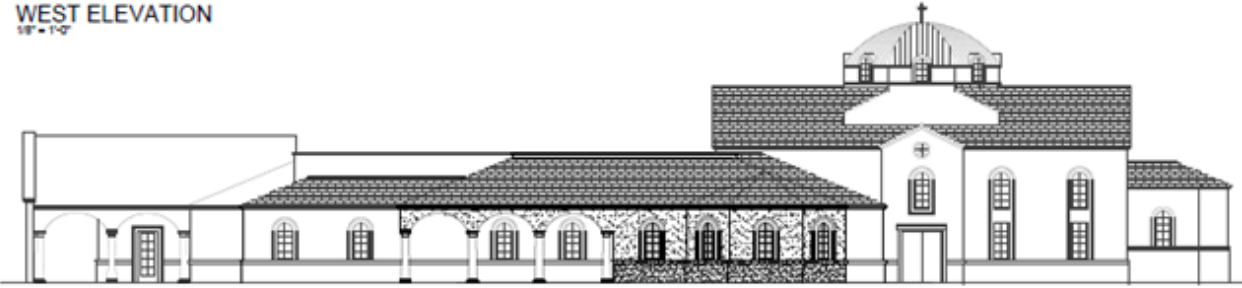
Existing Residence







WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"

View of Proposed School

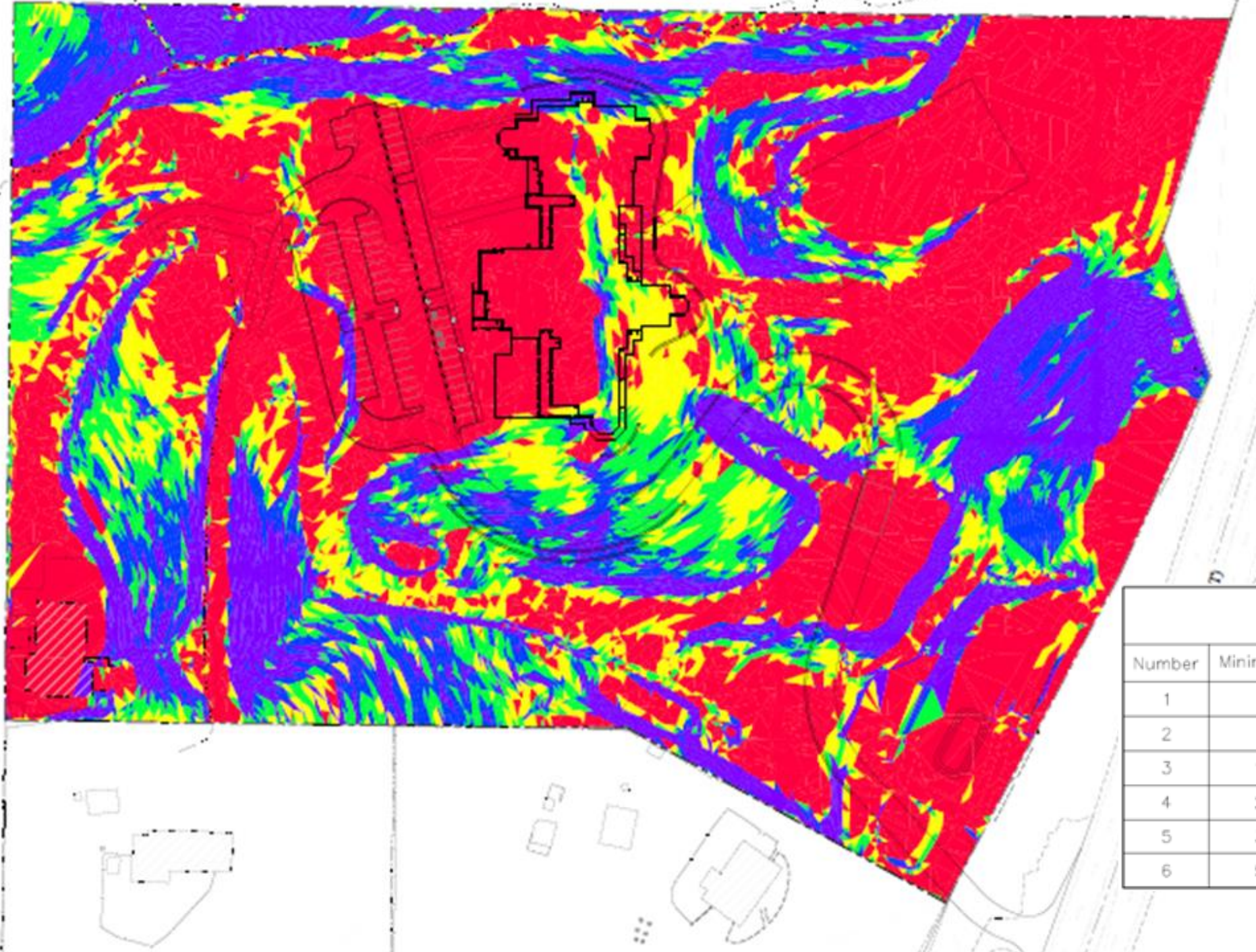


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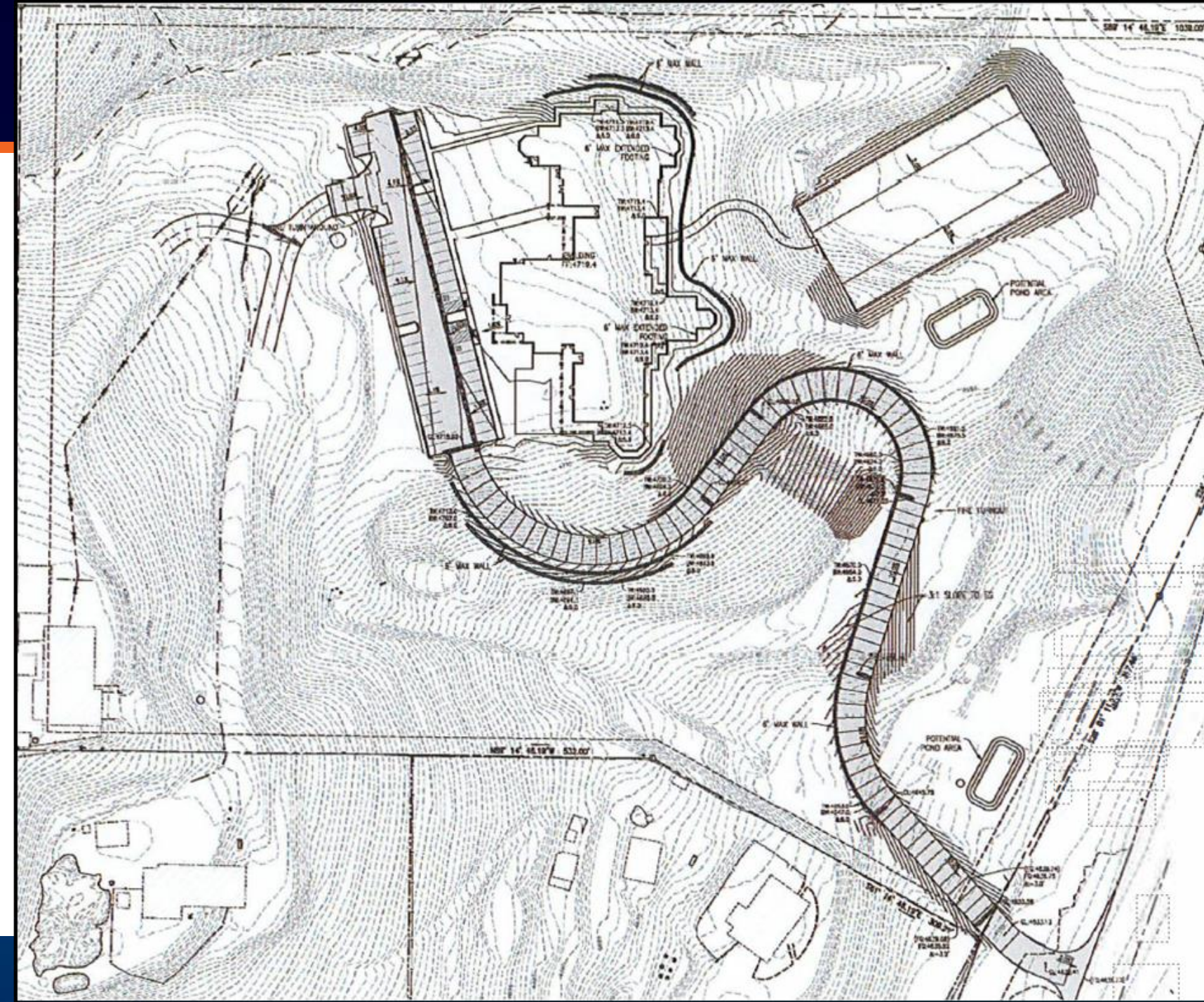


Grading of Site

- The topography of the proposed school location is challenging, with the school proposed to be located in the upper portion of the site.
- Some of this area has been previously graded however, the proposed grading will extend beyond the previously graded areas.
- The grading is primarily for the access driveway, parking area, building pad sites, the athletic field and on-site stormwater detention.
- The applicant indicates that the development does not trigger Article 424, Hillside Development.



Number	Minimum Slope	Maximum Slope	Area	Color
1	0.00%	5.00%	241441.33	Red
2	5.00%	15.00%	327446.53	Orange
3	15.00%	25.00%	311894.34	Light Green
4	25.00%	33.33%	148839.89	Green
5	33.33%	50.00%	137096.54	Blue
6	50.00%	100.00%	50972.28	Purple



SUP for Grading Evaluation

- The applicant's proposed grading plan will exceed major grading thresholds of 110.438.35(a)(2)(i) and (ii).
- The proposal will disturb 3.8 acres on a slope which is 15% or greater and major grading thresholds are triggered due to the disturbance exceeding 2 acres per section 110.438.35(a)(2)(i) as well as the excavation or importation of 1,000 cubic yards or more on a slope of 15% or greater per section 110.438.35(a)(2)(ii).
- The applicant is proposing approximately 9,930 cubic yards of cut and 14,090 cubic yards of fill.
- The proposed grading will allow the grades to remain at a 3:1 maximum slope with retaining walls.

Stormwater Detention

- Stormwater detention will be located at the eastern and southeastern side of the site and according to the applicant the “flows off the property are equal to or less than those in the pre-development condition.”
- The site will be graded to direct storm flows away from the proposed buildings, with a detention pond located adjacent to the entrance to the site.
- The applicant further indicates that the steeper slopes will not be disturbed, and the proposed detention will meet the needs of the site and Washoe County Code.

- The site has an existing well and septic system, power is provided by NV Energy and garbage collection from Waste Management.
- The applicant will need to work with Washoe County District Health and the State of Nevada, Office of the State Engineer to confirm that water and septic systems on the site meet all required codes.
- The Health District has provided conditions that further state the requirements that the applicant will need to meet.

- The applicant indicates that the proposal will result in 372 average daily trips (ADTs), 122 am peak trips and 26 pm peak trips.
- The application will provide a full traffic analysis with the required encroachment permit with the Nevada State Department of Transportation (NDOT) and address any needed traffic mitigations.
- The Washoe County Engineering and Capital Projects Division has provided conditions of approval to address any traffic related issues.

Parking

- The parking area will be located in a previously graded area, on the west side adjacent to the school.
- Per Article 410 of the Washoe County code, 0.25 parking spaces are required per student of driving age along with one parking space per employee during peak employment shift.
- The site will have a total of 150 students, with 45 high school students, which requires 11 parking spaces with additional parking for the 8 employees.
- The applicant is providing 54 parking spaces, with a drop-off and pick-up areas in the circular driveway.

Landscaping

- The applicant has indicated that a total of 5.28 acres of the overall site will be disturbed and is proposing to landscape 46,040 SF which is approximately 20% of the site and meets Washoe County Code.
- The applicant is proposing a minimum of 182 trees and 1,082 shrubs.
- Additionally, there will be one tree installed every 50 feet along the street frontage and one tree installed every 10 parking spaces.
- All disturbed area will be re-vegetated with a native seed mix and trees to stabilize any slope disturbance.
- Any imported earthen materials shall be “certified weed free” in order to prevent the spread of noxious weeds within the county.



ALLED PER LOCAL GOVERNING CODES.

ALIPER OF 2 INCHES.
EIGHT OF 7 FEET.
D BY CODE, MAY BE REDUCED IN SIZE AT

BASED ON SOUND HORTICULTURAL
AND WATER REGIMES. ALL TREES WILL
LIMB FOLLOWING INSTALLATION. PLANT
BE PER THE AMERICAN STANDARD FOR

CH WITH WEED CONTROL.

IRIGATED CONTAINER PLANTINGS WILL BE
CULTURAL REQUIREMENTS OF EACH
LOW PREVENTER WILL BE PROVIDED ON

Neighborhood Meeting



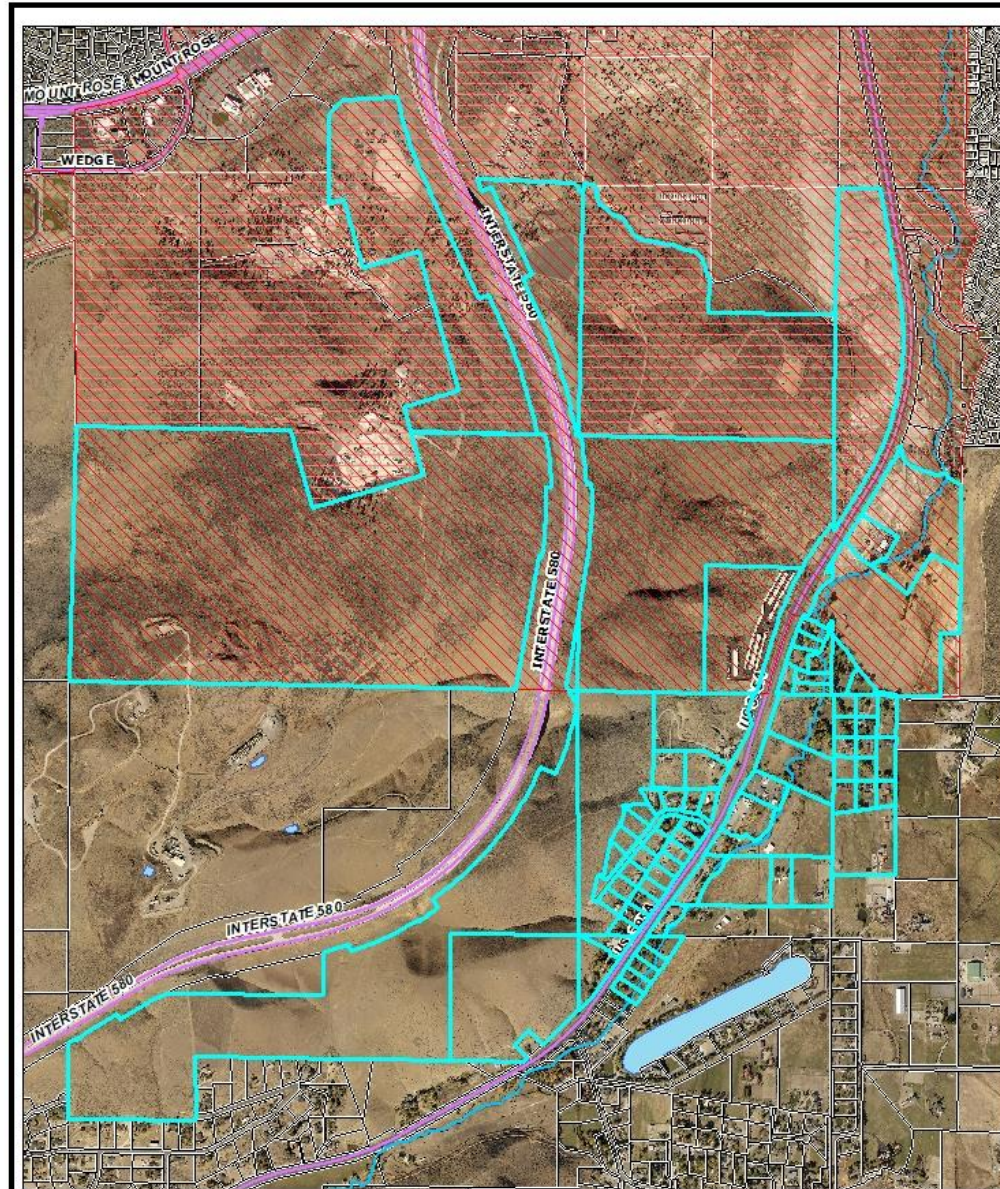
The applicant held a neighborhood meeting at the site, at 16255 S. Virginia Street on August 18, 2022. There were no attendees.

Noticing

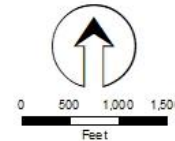
65 parcels were noticed, and no emails or phone calls were received.



COMMUNITY SERVICES DEPARTMENT



WSUP22-0032 St Nicholas
Noticing Map- 500 feet



Community Services
Department



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

Source: Planning and Building Division

Date: 10/11/2022

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 WSUP22-0032 for St. Nichols Orthodox Academy, 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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