



WSUP17-0004

Washoe County Planning Commission May 2, 2017



Street View - Looking South (approximate)



Street View - Looking North (approximate)

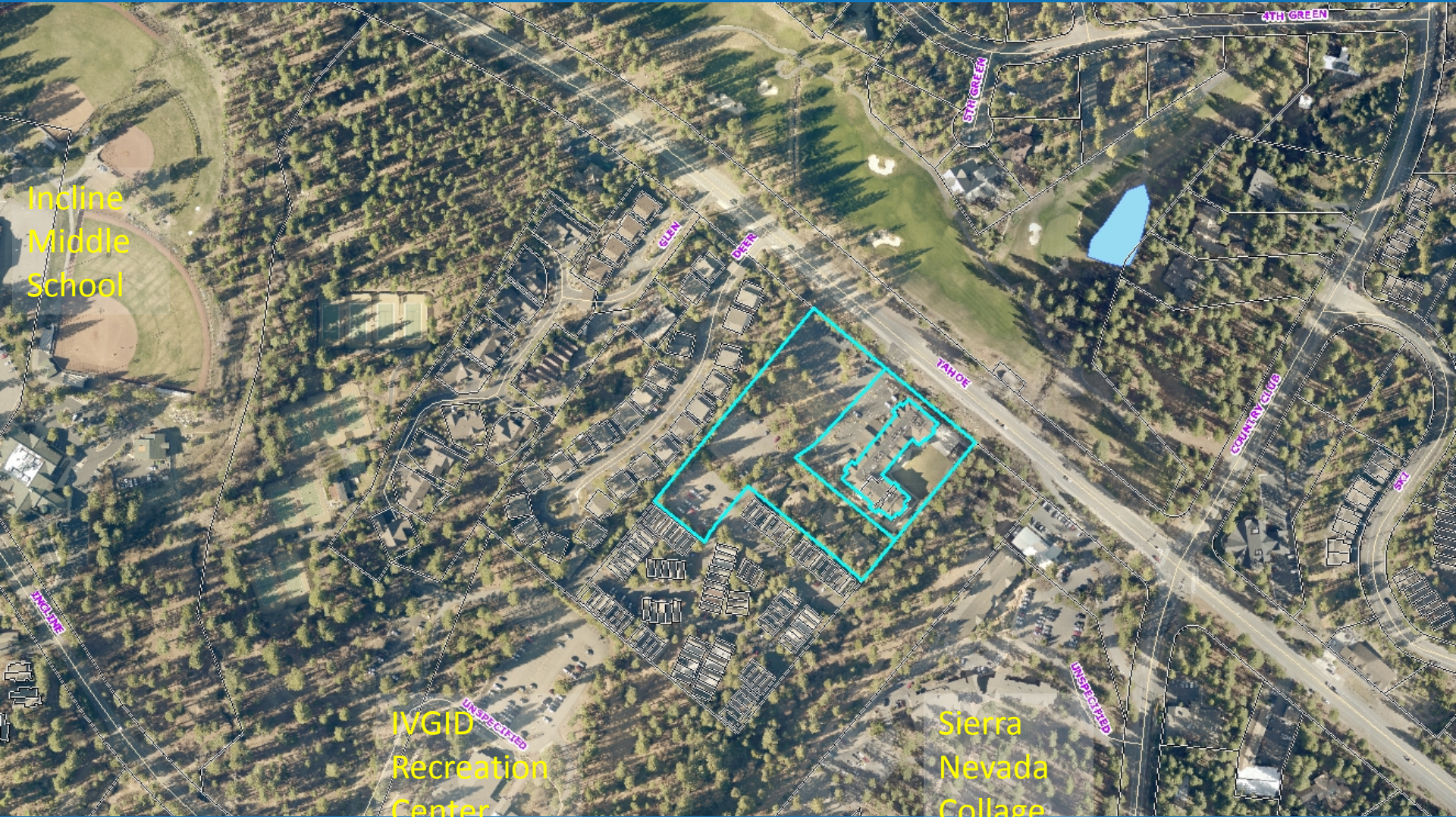
COLLABORATIVE
DESIGN
STUDIO - ARCHITECTURE OF EXPERIENCE AND PLACE

Lake Tahoe School Expansion

January 2017



Surrounding Area



Incline
Middle
School

IVGID
Recreation
Center

Sierra
Nevada
Collage



Proposed Expansion of Use

Lake Tahoe School Expansion

- Add a new multi-purpose building
- Provide indoor recreation space and performance stage for school use
- Control vehicle access to school buildings
- Reduce student and vehicle interaction
- No increase in student enrollment



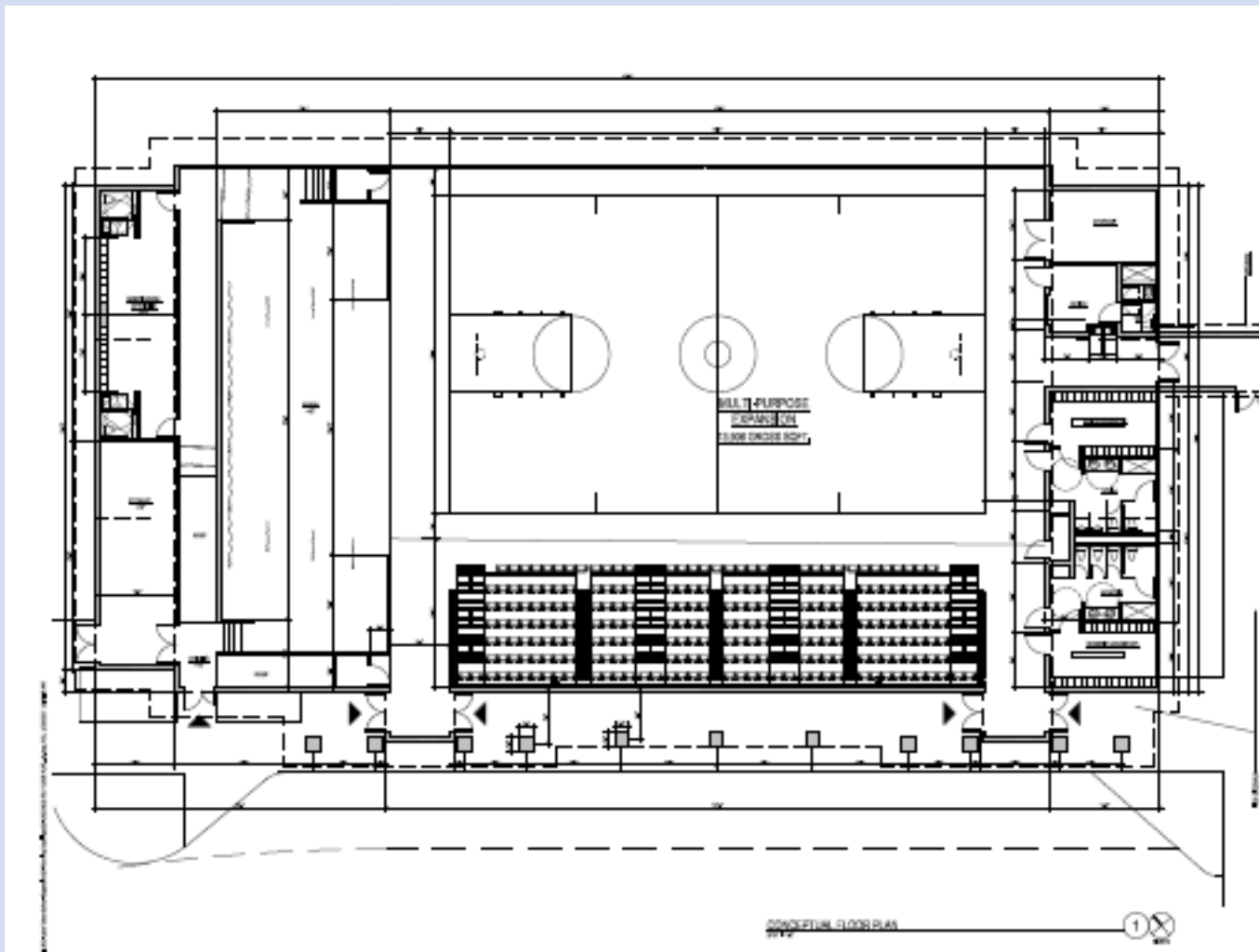
Multi-Purpose Building

13,906 square foot building

- **230 seats**
- **Basketball court (recommend size for middle school)**
- **Boys and Girls locker rooms**
- **Performance stage with back stage green room and storage**



Multi-Purpose Building





Parking for Multi-Purpose Building

- **60 spaces required**
- **75 spaces provided**
- **No limit on days or hours of use for student activities**
- **Limit hours of uses for activities open to family and friends of student body**
- **Require alternative parking and transportation plan for activities when anticipated attendance is more than 125 persons**



Development Standards

- **10 foot landscape buffer required between civic and residential use**
- **Landscape buffer – one tree every 20 feet and 6 to 7 foot decorative fence or wall along property line**
- **Lighting standards limited to 12 feet within 100 feet of residential zone**
- **Light fixture shielded and down lit**

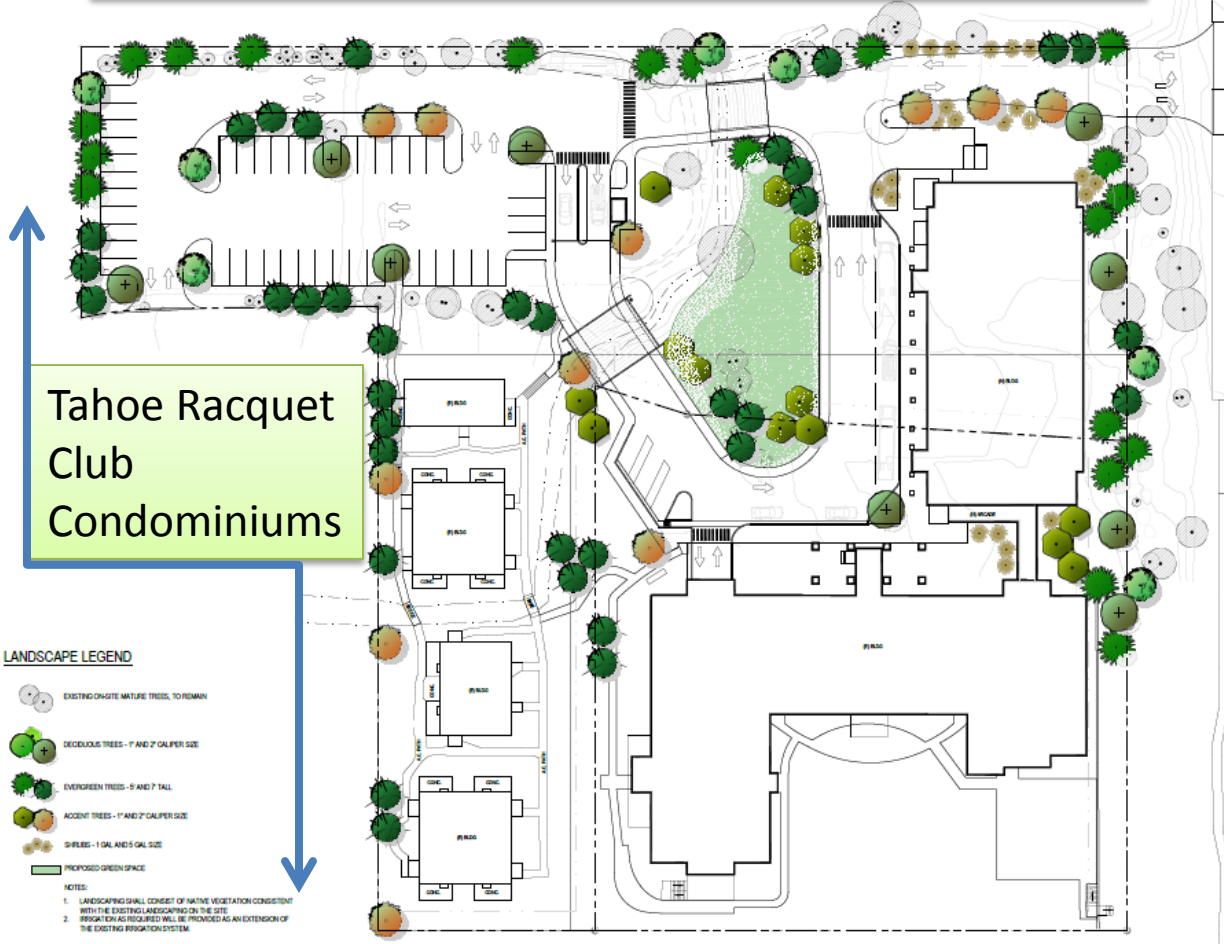


Conceptual Plan

Deer Creek Subdivision

Tahoe Boulevard

Tahoe Racquet Club
Condominiums



LANDSCAPE LEGEND

- EXISTING OR GATE MATURER TREES, TO REMAIN
- DECIDUOUS TREES - 1" AND 2" CALIPER SIZE
- EVERGREEN TREES - 5' AND 7' TALL
- ACCENT TREES - 1" AND 2" CALIPER SIZE
- SHRUBS - 1 GAL AND 5 GAL SIZE
- PROPOSED GREEN SPACE

- NOTES:
1. LANDSCAPING SHALL CONSIST OF NATIVE VEGETATION CONSISTENT WITH THE EXISTING LANDSCAPING ON THE SITE.
 2. IRRIGATION AS REQUIRED WILL BE PROVIDED AS AN EXTENSION OF THE EXISTING IRRIGATION SYSTEM.

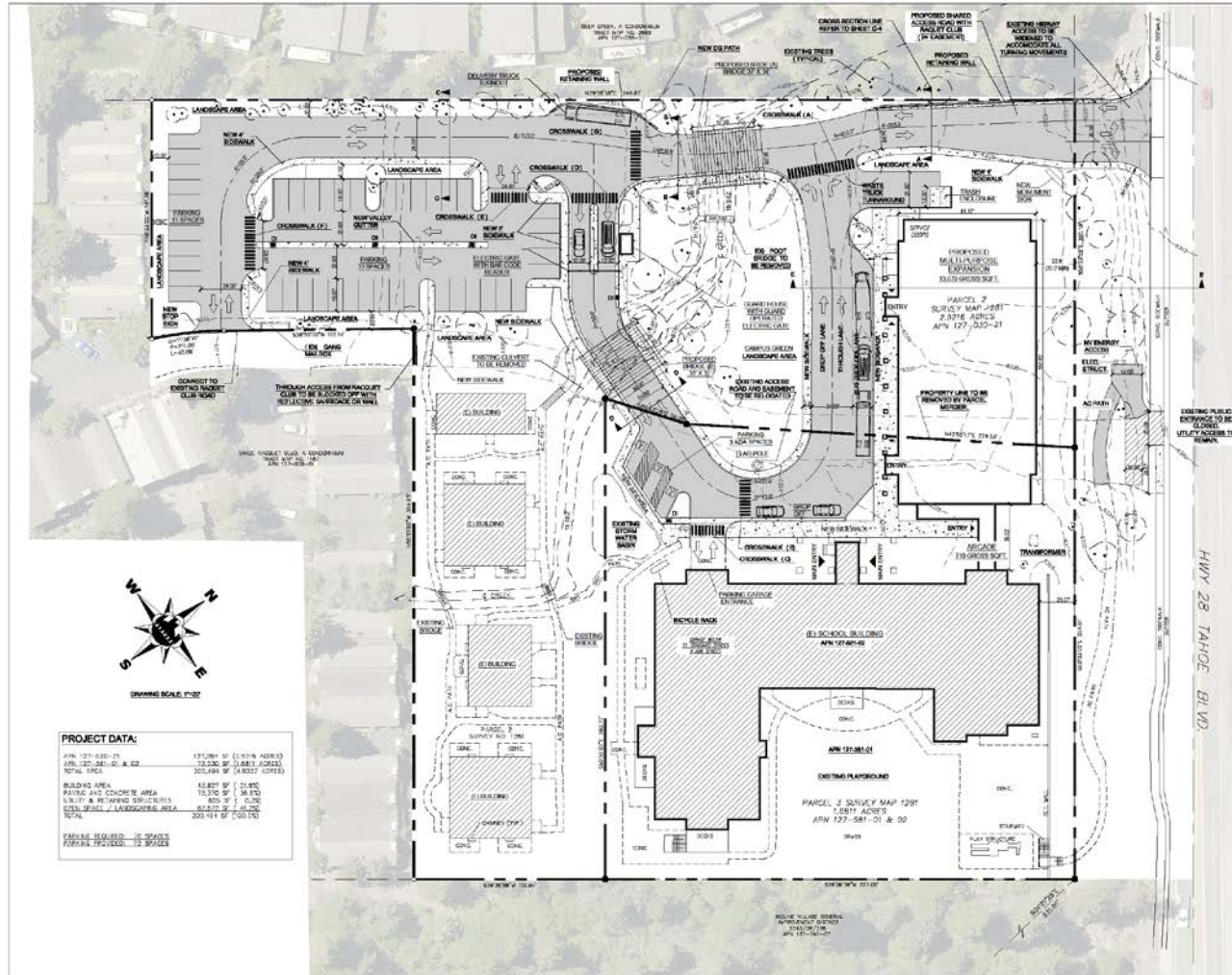
CONCEPTUAL LANDSCAPE PLAN



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Proposed Site Plan



PROJECT DATA:

APN 127-030-21	123,264 SF (2,938 ACRES)
APN 127-581-01 & 02	73,230 SF (1,681 ACRES)
TOTAL AREA	305,494 SF (7,027 ACRES)
BUILDING AREA	43,827 SF (1,000 ACRES)
PAVING AND CONCRETE AREA	73,730 SF (1,683 ACRES)
UTILITY & RETAINING STRUCTURES	820 SF (0.02 ACRES)
OPEN SPACE / LANDSCAPING AREA	84,107 SF (1.92 ACRES)
TOTAL	303,484 SF (7,001 ACRES)
PARKING REQUIRED - 10 SPACES	
CONCRETE REQUIRED - 72,300 SQ YD	

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1316 E. PLUMB LANE, SUITE 100, BOZEMAN, MT 59717
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LAKE TAHOE SCHOOL EXPANSION

APN 127-030-21
APN 127-581-01 THRU 05
595 LAKE BLVD
INGLIS VILLAGE, NV 89445
WASHOE COUNTY

JOB NO: 20073
DATE: 2/26/2013

SPECIAL USE PERMIT APPLICATION

SITE PLAN WITH CONTOURS

C-1



Access to TRC





Findings Evaluation

- **Consistency.** Pre-K through secondary school use, was found to be compatible and in conformance with the Community Plan.
- **Improvements.** The proposed addition to the school does not require additional public improvements to utilities, roadways, sanitation or other public facilities, and conforms to the requirement of Division Seven.
- **Site Suitability.** The site is physically suitable to accommodate the existing and proposed school structures, required parking, landscape buffers and screening for a civic use. Additional parking has been provided for activities in the multi-purposed building when persons other than students and staff are in attendance.
- **Issuance Not Detrimental.** The redevelopment of the parking lot and tennis courts, along with the reconfiguration of the access drive will improve public safety and provide additional security for the student population. Landscape buffers and screening fence are mitigation requirements when a Civic use abuts residential uses.
- **Effect on a Military Installation.**



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 Planning Commission approve Special Use Permit Case Number WSUP17-0004 for Lake Tahoe School, with the conditions of approval included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30



Findings

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Incline Village Tourist Commercial Plan;
2. **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;
3. **Site Suitability.** That the site is physically suitable for kindergarten through ninth grade private school, and for the intensity of such a development;
4. **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;
5. **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.