

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

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.: <u>Courtney Weiche</u>	
Project Name: Village Church Special Use Permit, School Use			
Project Description: A Special Use Permit to establish "schools-kindergarten through secondary" as a permitted use.			
Project Address: 736 McCourry Blvd, Incline Village NV 89451			
Project Area (acres or square feet): 4.090 acres			
Project Location (with point of reference to major cross streets AND area locator): Located at the Northwest intersection of Mount Rose Hwy and McCourry Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
124-061-19	4.090 acres	N/A	N/A
N/A	N/A	N/A	N/A
Indicate any previous Washoe County approvals associated with this application: Case No.(s). SPB8-23-87			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Village Church		Name: DOWL	
Address: 736 McCourry Blvd		Address: 5510 Longley Lane	
Incline Village, NV Zip: 89451		Reno, NV Zip: 89511	
Phone: 775-831-0784 Fax: N/A		Phone: 775-284-7894 Fax: N/A	
Email: info@thevillagechurchnv.org		Email: alain@dowl.com	
Cell: N/A Other: N/A		Cell: N/A Other: N/A	
Contact Person: Tim Gilbert		Contact Person: AnnMarie Lain	
Applicant/Developer:		Other Persons to be Contacted:	
Name: N/A		Name: N/A	
Address: N/A		Address: N/A	
N/A Zip: N/A		N/A Zip: N/A	
Phone: N/A Fax: N/A		Phone: N/A Fax: N/A	
Email: N/A		Email: N/A	
Cell: N/A Other: N/A		Cell: N/A Other: N/A	
Contact Person: N/A		Contact Person: N/A	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

See attached Narrative

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 Narrative

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

See attached Narrative

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?

See attached Narrative

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

See attached Narrative

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

See attached Narrative

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.

See attached Narrative

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	see attached narrative
b. Electrical Service	see attached narrative
c. Telephone Service	see attached narrative
d. LPG or Natural Gas Service	see attached narrative
e. Solid Waste Disposal Service	see attached narrative
f. Cable Television Service	see attached narrative
g. Water Service	see attached narrative

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 #	N/A	acre-feet per year	N/A
i. Certificate #	N/A	acre-feet per year	N/A
j. Surface Claim #	N/A	acre-feet per year	N/A
k. Other #	N/A	acre-feet per year	N/A

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

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	North Lake Tahoe Fire Protection District (Station I11)
b. Health Care Facility	Incline Village Community Hospital
c. Elementary School	Incline Elementary School
d. Middle School	Incline Middle School
e. High School	Incline High School
f. Parks	Preston Field (700 Tahoe Blvd)
g. Library	Incline Village Library (845 ALDER AVE)
h. Citifare Bus Stop	Tahoe Truckee Area Regional Transportation

SPECIAL USE PERMIT APPLICATION

VILLAGE CHURCH

APRIL 2024

Prepared for:

Village Church
736 McCourry Blvd
Incline Village, NV 89451

Prepared by:



5510 Longley Lane
Reno, NV 89511

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Appendix 1: Site Plan

Appendix 2: Traffic Memo

1.0 INTRODUCTION

General Information

Applicant: **Village Church**
736 McCourry Blvd
Incline Village, NV 89451
Contact: Tim Gilbert
Phone: 775.831.0784
Email: info@thevillagechurchnv.org

Prepared by: **DOWL**
5510 Longley Lane
Reno, NV 89511
Contact: AnnMarie Lain Phone:
775.284.7894
Email: alain@DOWL.com

Project Location: 597 Kumle Lane
Reno, NV 89509

Parcel ID Number(s): 124-061-19

Master Plan Designation: Tahoe Area Plan: Residential

Zoning: Tahoe Area Plan: Wood Creek
Regulatory Zone

Site Area: Approximately ±4.09 acres

2.0 PROJECT SUMMARY

2.1 Project Request

On behalf of the applicant, Village, DOWL has prepared a request for a Special Use Permit to establish “schools- kindergarten through secondary” as a permitted use on the subject property located at 736 McCourry Blvd, Incline Village, NV 89451. The applicant is proposing a maximum of 165 students as a condition of approval.

2.2 Applicant Background

Village Church has been operating a Christian day-care/preschool since 1984 with an approved Special Use Permit (SPB8-23-87). The existing day-care/preschool, Village Christian Preschool and Childcare Center, is licensed by Washoe County Human Service Agency for ages between 6 weeks and 15 years old. Given the increase demand for value-based education, the church is requesting to expand its educational offering from day and pre-school to K-5th grade, in accordance with its current Nevada licensing and the laws and regulations of Washoe County and the State of Nevada. The current maximum enrollment for the daycare/preschool is 50 students. The church has always had a dream of having an elementary school to complement the preschool and continue faith-based education for the children in the community. Village Church is responding to the needs in their community to offer faith-based education. The Village Church school will operate as a non-profit, is affiliated with formally religious entity, and will include regular forms of worship and religious instruction in curriculum. The Village Church school is considered a “religious institution” defined by the United States Department of Justice, which includes schools where the facilities are used for both secular and religious educational activities. This Special Use Permit application has been submitted on behalf of Village Church which is located within the Washoe County Tahoe Area Plan and the residential regulatory zone of Wood Creek. Residential regulatory zones focus primarily on single family dwellings and are intended to provide a “broad scope” of public service to serve the residential communities. In the Wood Creek regulatory zone, schools are an allowed use with an approved Special Use Permit.

2.3 Project Description

The project site consists of parcel lot 124-061-19 located at the Northwest intersection of Mount Rose Highway and McCourry Boulevard. The existing facility consists of ±4.09 acres. The K-5th grade students will be accommodated with existing rooms and space within buildings. No site or building improvements are proposed.

The subject site is within the Wood Creek Regulatory Zoning District. The site is adjacent to residential uses to the north, south, and east, and west. The adjacent land uses are all within the Washoe County Tahoe Area Plan.

Table 1: Zoning

Adjacent Zoning and Land Use		
North	Wood Creek (TA_WC)	Residential and Short-Term Rentals
South	Wood Creek (TA_WC)	Residential and Short-Term Rentals
East	Wood Creek (TA_WC)	Residential and Short-Term Rentals
West	Incline Village #4 (TA_IV4)	Residential and Short-Term Rentals

The proposed project does not require any right-of-way dedications or street development. Water service for the property is already provided by Truckee Meadows Water Authority (TMWA). Sanitary sewer treatment is provided by the Incline Village General Improvement District (IVGID) and electric utilities to the site are provided by NV Energy.

The subject site has frontage along Mount Rose Hwy with existing driveway access on McCourry Blvd (**Appendix 1- Site Plan**). There are no proposed changes to the existing driveway or parking lot. Per the trip generation analysis, the trips generated by the proposed development are over the 80 weekday peak hour trips and under the 200 peak hour trips (**Appendix 2 – Traffic Memo**).

The proposed parking lot layout and design provides for adequate parking area circulation including ingress, egress, on-premises circulation, and maneuvering. The proposed site layout provides necessary access for service and emergency vehicles and provides safe and convenient interaction between vehicles and pedestrians. Parking capacity to serve the new facility is provided at or above the rate that is required by Washoe County, as reflected in the Parking Analysis table provided below.

Table 2: Parking

Parking Analysis	
Child Care Per Assembly (1/1000 sf)	14
Per Child (1 space/8 children – assume 165 children)	20
Per Employee Staff Parking - assume 22	22
TOTAL PARKING REQUIRED	56
TOTAL PARKING AVAILABLE	65

2.4 Community Engagement

Notification was sent to property owners within 750ft of the proposed amendment location on May 18, 2023. A neighborhood meeting was held on June 2, 2023, at Saint Francis of Assisi located in Incline Village. The purpose of the neighborhood meeting was to inform residents about the proposed Development Code Amendment and subsequent SUP application and gather community input before submitting a formal application to the county. Public concerns voiced at the meeting included traffic, noise, environmental impacts, fire safety, and the potential negative impact to public schools. The following sub-paragraphs are included in this narrative to address the concerns noted throughout the community engagement process.

Traffic

One of the concerns mentioned during public engagement was the proximity of the school to Mt. Rose highway. Village Church has been operating a childcare center on this site for more than 20 years. There is a large landscape buffer and elevation change between the school and Mt. Rose Highway (**Appendix 1 – Site Plan**).

Noise

TRPA Code of Ordinances Chapter 68 establishes noise limitations based on the Community Noise Equivalent Level (CNEL), which is a measure of noise that is the logarithmic average of single noise event values as measured by a noise monitor. It is not anticipated that the school use would exceed the noise level threshold, and code enforcement actions would be followed by TRPA should a noise complaint be filed against the school. To mitigate potential concerns, Village Church has employed several strategies to reduce noise for neighbors during recess. Village Church has designated specific play areas away from residential properties to minimize noise disturbances for neighbors. By strategically locating outdoor play areas, Village Church has proactively reduced the impact of noise on surrounding communities. Village Church teachers and staff are committed to supervising students during recess to ensure they engage in appropriate activities.

Environmental Impacts

The proposed SUP utilizes existing infrastructure and does not have an increase footprint on the environment. Trash is contained in a bear safe enclosure to deter bear activity in the vicinity. Utilizing an already existing building offers several environmental benefits. Repurposing buildings helps prevent the need for new construction, which in turn reduces urban sprawl. This helps preserve natural habitats that would have otherwise been converted into new developments. Using an existing building requires fewer material and resources compared to constructing a new one. This reduces the demand for raw materials such as wood, concrete, and steel, which helps conserve natural resources and reduces energy consumption associated with extraction and manufacturing processes. Overall, utilizing existing buildings during a time when they would otherwise be vacant is a sustainable practice that promotes the responsible land use, conserves resources, and preserves the unique character and history of communities.

Fire Safety

In the State of Nevada, all private schools must be licensed by the Nevada Department of Education as well as the county in which they operate. Washoe County regulates businesses to protect the public's health and safety and to ensure that businesses comply with all applicable federal, state, and local codes and regulations. The business license application and renewal process for private schools requires a fire safety inspection. Within the Tahoe Basin, including Incline Village, private schools are required to pass a fire safety inspection by the North Lake Tahoe Fire Protection District prior to operating.

Impact to Public Schools

Although the TRPA code definition of schools includes both secular and denominational schools, the Tahoe Area Plan fails to identify or address faith-based education within the community. Chapter Six: Public Services and Facilities of the Tahoe Area Plan provides the policy context for future public and quasi-public facilities; it provides basic information about existing and planned public facilities such as schools but does not provide an overview or discussion about denominational or other private schools.

During the 2021-2022 school year the State of Nevada saw an increase of approximately 1,466 students enrolled in private schools across the state, which was a 7.6 percent increase in private school enrollment compared to the previous year. That growth repeated at approximately the same rate for the 2022-2023 school year which added another 1,506 students enrolled in private school.

The Religious Land Use and Institutionalized Persons Act (RLUIPA) of 2000 is a civil rights law that protects individuals and religious assemblies and institutions from discriminatory and unduly burdensome land use regulations. RLUIPA provides protections against (a) land use regulations that impose a substantial burden on religious exercise (b) unequal treatment for religious assemblies or institutions in zoning laws (c) religious or denominational discrimination (d) exclusion of religious assemblies from a jurisdiction; and (e) unreasonable limitation of religious assemblies within a jurisdiction.

Denying a Special Use Permit to establish a faith-based school based on a potential negative impact to public schools whether the potential impact is perceived or real would be a clear violation of RLUIPA.

2.5 Approval Criteria

Findings

To approve a Special Use Permit, the Planning Commission shall find, in accordance with Section 110.810.30 Washoe County Development Code, that:

- 1) Consistency: The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plans:

Response: The proposed SUP is in substantial compliance with the policies and action programs of the Washoe County Masterplan. It supports the following policy identified in the Public Service and Facilities Element of the Washoe County Masterplan: *PSF 7.1 Provide an adequate level of school services for Washoe County residents in response to growth in Washoe County.*

The proposed SUP is compatible with the Tahoe Area Plan which encourages sustainable development into areas with existing development and infrastructure. The use of the already existing church facilities that remain mostly unutilized during the day supports the goals and policies of the Tahoe Area Plan.

The Wood Creek Regulatory zone is generally located west of Mt. Rose Highway, south of College Drive, east of Village Blvd, and north of Tahoe Blvd. The Wood Creek Regulatory Zone is one of 16 residential regulatory zones in the plan area. These regulatory zones focus primarily on single-family dwellings but allow other use types such as multi-family and a wide variety of public service and resource management uses. The primary vision for residential regulatory zones is to maintain safe and functional residentially focused neighborhoods, with development that contributes to the desired community character.

The subject site is identified in the regional plan land use map as residential. The purpose of this classification is to identify density patterns related to both the physical and manmade characteristics of the land **and** to allow accessory and non-residential uses that complement the residential neighborhood. The proposed use within residential areas is consistent with this goal by offering educational services which are desired within close proximity to residential uses.

The proposed SUP is intended to facilitate the establishment of faith-based schools that are not otherwise provided for within the jurisdiction. The proposed SUP promotes the general

welfare of the community, lessens traffic congestion by providing faith-based education to establish within the communities they serve, facilitates the adequate provision of schools, and promotes the social advantages gained from an appropriately regulated use of land.

- 2) Improvements: Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and an adequate public facilities determination has been made in accordance with Division Seven;

Response: No new proposed structures, improvements, or signs are proposed with this request, Appendix 1 (Site Plan). This parcel is especially suitable for this use. It has frontage along a major corridor and provides adequate existing on-site parking. Approval of the SUP in an existing facility that is currently underutilized during school hours balances the social health of the community by providing a faith-based option for school without the impacts new development can sometimes have on the surrounding areas.

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

Response: There will be no change to the physical structure and the density and intensity will mimic existing religious services associated with the current operations on the subject site.

- 4) Issuance Not Detrimental: Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injuries to the property or improvement of adjacent properties, or detrimental to the character of the surrounding area; and

Response: Approval of the SUP will improve the quality of the region for residents by providing local access to faith-based education. Village Church will be operating in an underutilized property within a developed area.

Approval of the SUP will not significantly change the existing development pattern in the Wood Creek neighborhood. The following Public Service uses are allowed within the Wood Creek regulatory zone with a Special Use Permit: day care center/preschools, churches, cultural facilities, and local assembly and entertainment. The inclusion of the requested use within an existing church campus will not result in a significant change in development patterns within the neighborhood and would improve educational resources and options for residents.

The proposed SUP will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region. The applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.

- 5) Effect on a Military Installation: Issuance of the permit will not have detrimental effect on the location, purpose or mission of the military installation.

Response: The proposed SUP is not in proximity to a military installation on therefore will not have detrimental effect on the location, purpose or mission of the military installation.

3.0 CONCLUSION

As evidenced throughout this narrative and attached exhibits, the requested Special Use Permit to establish “schools- kindergarten through secondary” as a permitted use on the subject property located at 736 McCourry Blvd, Incline Village, NV is consistent with the governing approval. Therefore, the applicant respectfully requests county approval of this request.

Table 4: Landscaping

Landscape Analysis	
Site Area	79,072 sq ft
Required Landscape Area (20%)	15,814 sq ft
TOTAL LANDSCAPE AREA PROPOSED	24,987 sq ft

1.1 Traffic

The proposed project does not meet the thresholds that would require a Traffic Impact Analysis. The estimated trip generation for all uses on the lot collectively is less than 100 trips per peak hour and therefore does not require a traffic entry and access study. A private fraternal organization is categorized as an Institutional and Community Service type use, which has a peak hour trip rate of three per 1,000 square feet of building coverage.

1.2 Rational Phasing Plan

The majority of the project area will be mass graded as part of this project and adequate utilities installed to allow for future development of the site. The proposed project provides for a rational plan for subsequent phases of future development are dependent on funding.

2.0 ANALYSIS OF FINDINGS

2.1 Special Use Permit Findings

Per Washoe County Development Code Section 110.810.30 Findings, prior to approving an application for a special use permit, the Planning Commission shall find that all of the following are true:

WCDC 110.810.30 (a-e) Findings

- 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: Approval criteria is met, see further discussion in sub-paragraph 3.2 through 3.6.

- 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 roadway system and an adequate public facilities determination has been made in accordance with Division Seven;*

Response: Approval criteria is met, see further discussion in sub-paragraph 3.2 through 3.6.

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

Response: Approval criteria is met. See paragraph 3.2.

- d) Issuance Not Detrimental. *Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injuries to the property or improvements of adjacent properties or detrimental to the character of the surrounding area; and*

Response: Approval criteria is met. See paragraph 3.4.

- 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: Approval criteria is met. The project site is located in an area with existing public facilities, including road, water, sewer, and other public services. Elk's Lodge members utilizing the RV spaces will have 24 access to Elks Lodge restroom and bath facilities as well as a sanitary dumping station for the discharge of vehicle retention tanks. On site trash disposal will utilize the existing Elk's Lodge trash receptacles.

- f) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.

Response: Approval criteria is met. See paragraph 3.2.

- g) The granting of the conditional use permit will not be material detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:

- a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
- b. Any hazards to person and property.

Response: As indicated in this report and attached appendices, the granting of the CUP will not result in any property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; or in any hazard to persons or property. Approval criteria is met, a preliminary landscape plan, preliminary lighting and photometric analysis, and preliminary civil improvement plan have been prepared as part of the project application approval submittal.

3.0 CONCLUSION

As evidenced through this narrative and associated documents, the applicant's CUP and alternative compliance request are consistent with long-range policies and regulations governing the allowance of these requests. **It is for these reasons and others outlined within this narrative that the applicant respectfully requests the City of Reno's Planning Commission approval of this application.**

BMP MAINTENANCE PLAN

- A. ALL DROP INLETS, INFILTRATION TRENCHES SWALES, SEDIMENT TRAP CLEAN OUTS AND OTHER PERMANENT BMPs TO BE INSPECTED BIENNIALY.**
- B. ALL DEBRIS, LITTER, SEDIMENT OR OTHER FOREIGN OBJECTS FOUND DURING INSPECTION ARE TO BE REMOVED AND DISPOSED OF PROPERLY.**

EXISTING SITE COVERAGE:

BUILDING(S) FOOTPRINT AREA: 10,352 SF = 0.24ACRES
 DRIVEWAY AREA: 28,419 SF = 0.65 ACRES
 MISCELLANEOUS IMPERVIOUS AREA (CONCRETE SLABS, DECKS, STAIRS, WALKWAYS): 2,106 SF = 0.05 ACRES
 TOTAL IMPERVIOUS AREA: 40,877 SF = 0.94 ACRES

BMP NOTES:

- ALL BARREN SOIL NEEDS TO BE REVEGETATED OR MULCHED.
- THREE INCHES OF GRAVEL IS REQUIRED UNDER ALL RAISED DECKS.
- GRAVEL INFILTRATION TRENCHES TWO FEET WIDE ARE REQUIRED UNDER ROOF DRIFLINE OR 5 FOOT WIDE BY 3 INCH DEEP GRAVEL. SEE PLAN FOR CALL OUT
- RUN OFF FROM IMPERVIOUS AREAS IS TO BE DIRECTED TO INFILTRATION AREAS VIA SLOTTED CHANNEL DRAINS OR SWALES.
- ALL GRAVEL TO BE USED FOR INFILTRATION TRENCHES SHALL BE 3/4" TO 1 1/2" DIAMETER GRAVEL WASHED.
- ALL DRIP LINES MUST HAVE A BORDER (SEE DRIFLINE DETAIL).

NOTE:

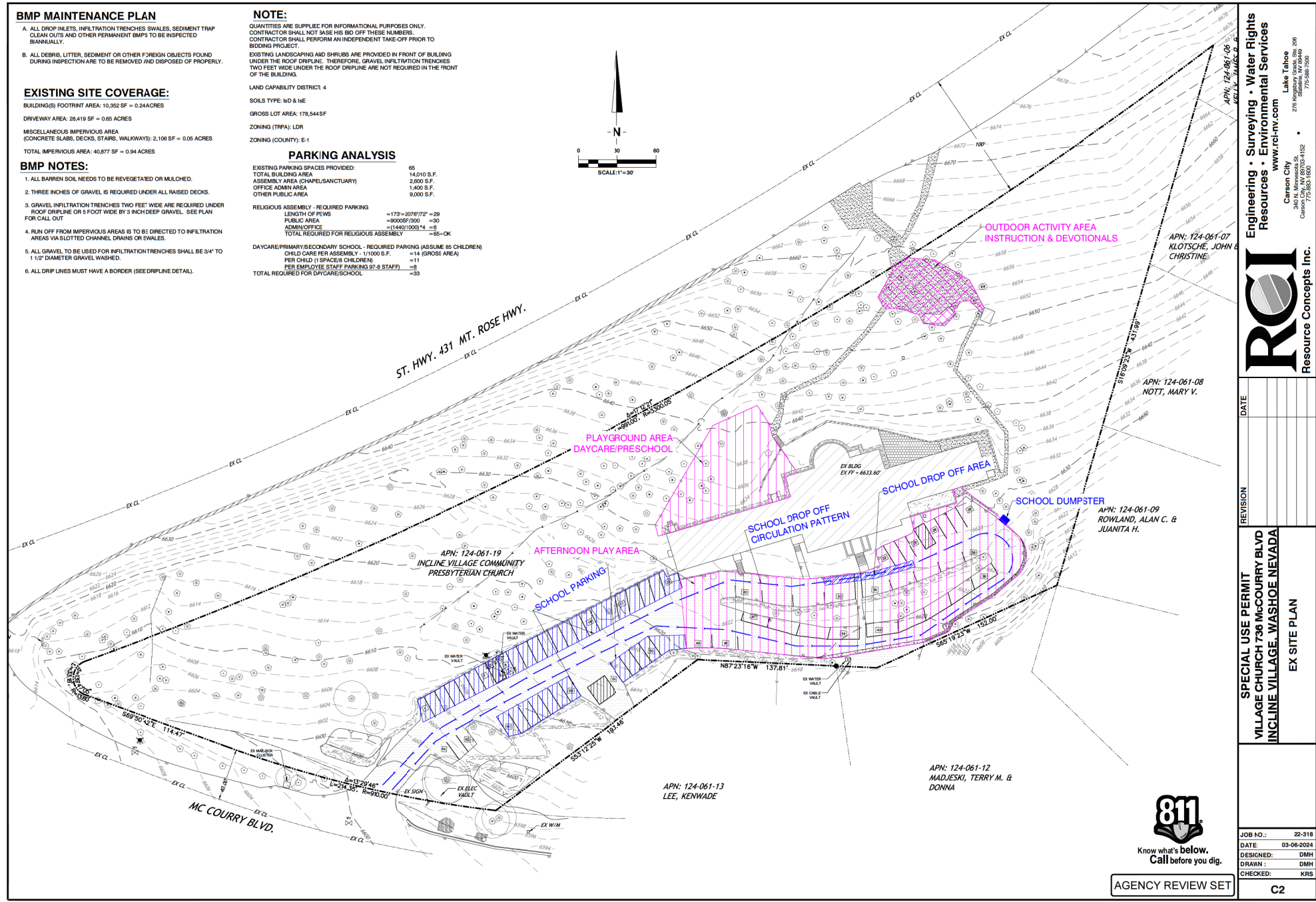
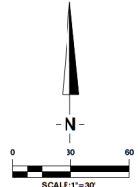
QUANTITIES ARE SUPPLIED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL NOT BASE HIS BID OFF THESE NUMBERS. CONTRACTOR SHALL PERFORM AN INDEPENDENT TAKE-OFF PRIOR TO BIDDING PROJECT.

EXISTING LANDSCAPING AND SHRUBS ARE PROVIDED IN FRONT OF BUILDING UNDER THE ROOF DRIFLINE. THEREFORE, GRAVEL INFILTRATION TRENCHES TWO FEET WIDE UNDER THE ROOF DRIFLINE ARE NOT REQUIRED IN THE FRONT OF THE BUILDING.

LAND CAPABILITY DISTRICT: 4
 SOILS TYPE: InD & InE
 GROSS LOT AREA: 176,544 SF
 ZONING (TRPA): LDR
 ZONING (COUNTY): E-1

PARKING ANALYSIS

EXISTING PARKING SPACES PROVIDED:	85
TOTAL BUILDING AREA	14,010 S.F.
ASSEMBLY AREA (CHAPEL/SANCTUARY)	2,600 S.F.
OFFICE ADMIN AREA	1,400 S.F.
OTHER PUBLIC AREA	9,000 S.F.
RELIGIOUS ASSEMBLY - REQUIRED PARKING	
LENGTH OF PEWS	= 173 = 20787/2" = 29
PUBLIC AREA	= 9000SF/300 = 30
ADM/OFFICE	= (1400/1000)*4 = 6
TOTAL REQUIRED FOR RELIGIOUS ASSEMBLY	= 65 OK
DAYCARE/PRIMARY/SECONDARY SCHOOL - REQUIRED PARKING (ASSUME 85 CHILDREN)	
CHILD CARE PER ASSEMBLY - 1/1000 S.F.	= 14 (GROSS AREA)
PER CHILD (1 SPACES/8 CHILDREN)	= 11
PER EMPLOYEE STAFF PARKING (27-8 STAFF)	= 8
TOTAL REQUIRED FOR DAYCARE/SCHOOL	= 33



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Lake Tahoe
 270 Ingot Road, Suite 200
 Carson City, NV 89401-4102
 775-883-1800

Carson City
 340 N. Meadows St.
 Carson City, NV 89401-1800
 775-883-1800

DATE	
REVISION	

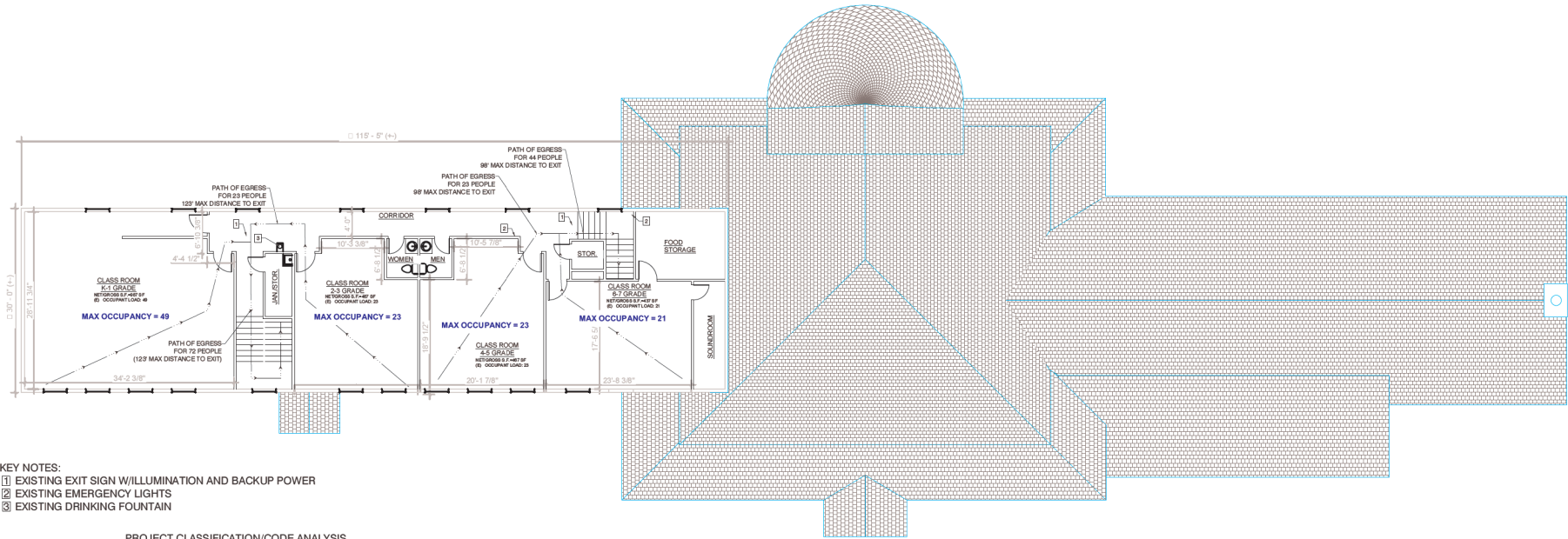
SPECIAL USE PERMIT
 VILLAGE CHURCH 736 MCCOURRY BLVD
 INCLINE VILLAGE, WASHOE NEVADA

EX SITE PLAN

JOB NO.: 22-318
 DATE: 03-06-2024
 DESIGNED: DMH
 DRAWN: DMH
 CHECKED: KRS

AGENCY REVIEW SET
 C2

P:\The Village Church\124-061-19 The Village Church Address\124-061-19\124-061-19.dwg, 3/7/2024, 10:48:09 AM, DWG TO PDF, A3

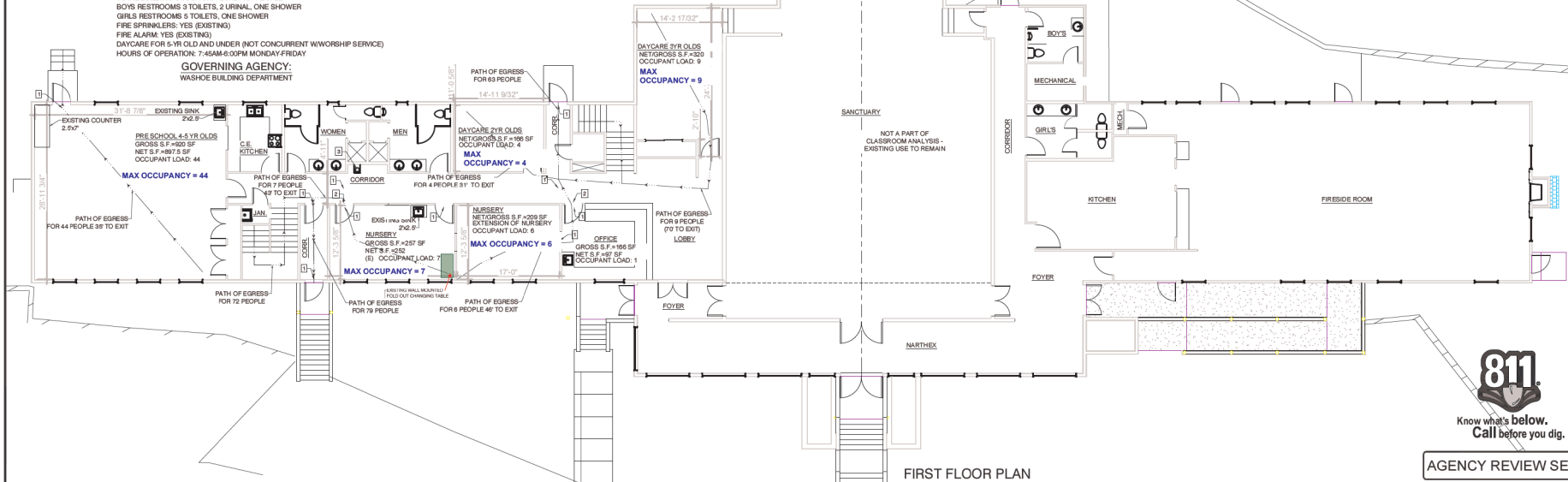


- KEY NOTES:**
- 1 EXISTING EXIT SIGN W/ILLUMINATION AND BACKUP POWER
 - 2 EXISTING EMERGENCY LIGHTS
 - 3 EXISTING DRINKING FOUNTAIN

PROJECT CLASSIFICATION/CODE ANALYSIS

USE AND OCCUPANCY CLASSIFICATION	A-314-DAY CARE
CONSTRUCTION CLASSIFICATION	TYPE V-B
TOTAL BUILDING AREA	EXISTING 14,010 S.F. PROPOSED 14,010 S.F.
ASSEMBLY AREA (CHAPEL/SANCTUARY)	2,600 S.F. 2,600 S.F.
OFFICE ADMIN AREA	1,400 S.F. 708 S.F.
CLASS ROOM AND NURSERY	3,444 S.F. 4,139 S.F.
OTHER PUBLIC AREA	6,566 S.F. 6,566 S.F.
STORIES: 2	
TOTAL OCCUPANCY LOAD DAYCARE/NURSERY (L.F.=36/SF):	26 PEOPLE
TOTAL OCCUPANCY LOAD SCHOOL K-7 (L.F.=20/SF):	160 PEOPLE
TOTAL OCCUPANCY LOAD OFFICE (L.F.=160/SF):	
TOTAL BUILDING OCCUPANCY LOAD:	167 PEOPLE
BOYS RESTROOMS 3 TOILETS, 2 URINAL, ONE SHOWER	
GIRLS RESTROOMS 5 TOILETS, ONE SHOWER	
FIRE SPRINKLERS: YES (EXISTING)	
FIRE ALARM: YES (EXISTING)	
DAYCARE FOR 5-YR OLD AND UNDER (NOT CONCURRENT W/ WORSHIP SERVICE)	
HOURS OF OPERATION: 7:45AM-6:00PM MONDAY-FRIDAY	

GOVERNING AGENCY:
WASHOE BUILDING DEPARTMENT



SECOND FLOOR PLAN

FIRST FLOOR PLAN

Engineering • Surveying • Water Rights
Resources • Environmental Services
www.rci-nv.com
Carson City
340 N. Minnesota St.
775-883-1800
Lake Tahoe
278 Highway 206, Box 206
775-886-7500



DATE	REVISION

SPECIAL USE PERMIT
VILLAGE CHURCH 736 MCCOURIE BLVD
INCLINE VILLAGE, WASHOE NEVADA
EX FLOOR PLAN



Know what's below.
Call before you dig.
AGENCY REVIEW SET

JOB NO.:	22-318
DATE:	03-09-2024
DESIGNED:	DMH
DRAWN:	DMH
CHECKED:	KRS

C3

P:\The Village Church\22-318 The Village Church Address\Washoe SDP\Improvement_Schem_Sites_Water_Church_22-318.dwg, 3/7/2024, 1:04:18 PM, DWG, To: RDP, d3



March 12, 2024

Washoe County Office
 1001 E. Ninth Street
 Reno, NV 89512

**Subject: Trip Generation Analysis
 The Village Church Primary School**

To Whom it May Concern:

The following is a summary of the traffic and daily vehicle trips for the above referenced proposed development. Trip generation has been determined in accordance with data obtained from the ITE Trip Generation Manual (10th Edition), for Private School (K-8), Land Use code 534. The proposed project is to utilize the existing rooms in the church to serve as classrooms during the weekdays. This analysis assumes each existing room will be used to the maximum capacity allowed. The total capacity of the building based on occupancy is 187 people, assuming 22 adults there will be a maximum number of students allowed is 165 students.

TRIP GENERATION ANALYSIS SUMMARY				
LAND USE	AM PEAK		PM PEAK	
	IN	OUT	IN	OUT
Private School (K-8) Adj Street Traffic	89	73	17	20
Private School (K-8)	89	70	48	54

Reference Fitted Curve Equations – Trip Generation Manual 10th Edition, Vol. 2: Data – Private School (534)

Traffic impact reports are required whenever the proposed development project will generate 80 or more weekday peak hour trips as determined using the latest edition institute of Transportation Engineers (ITE) trip generation rates. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Per the trip generation analysis, as represented in the summary table above, the trips generated by the proposed development are over the 80 weekday peak hour trips and under the 200 peak hour trips. Therefore, the proposed project may need a traffic engineer to complete a traffic impact report.

Sincerely,

David Haen, P.E.
 Exhibits



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Private School (K-8) (534)

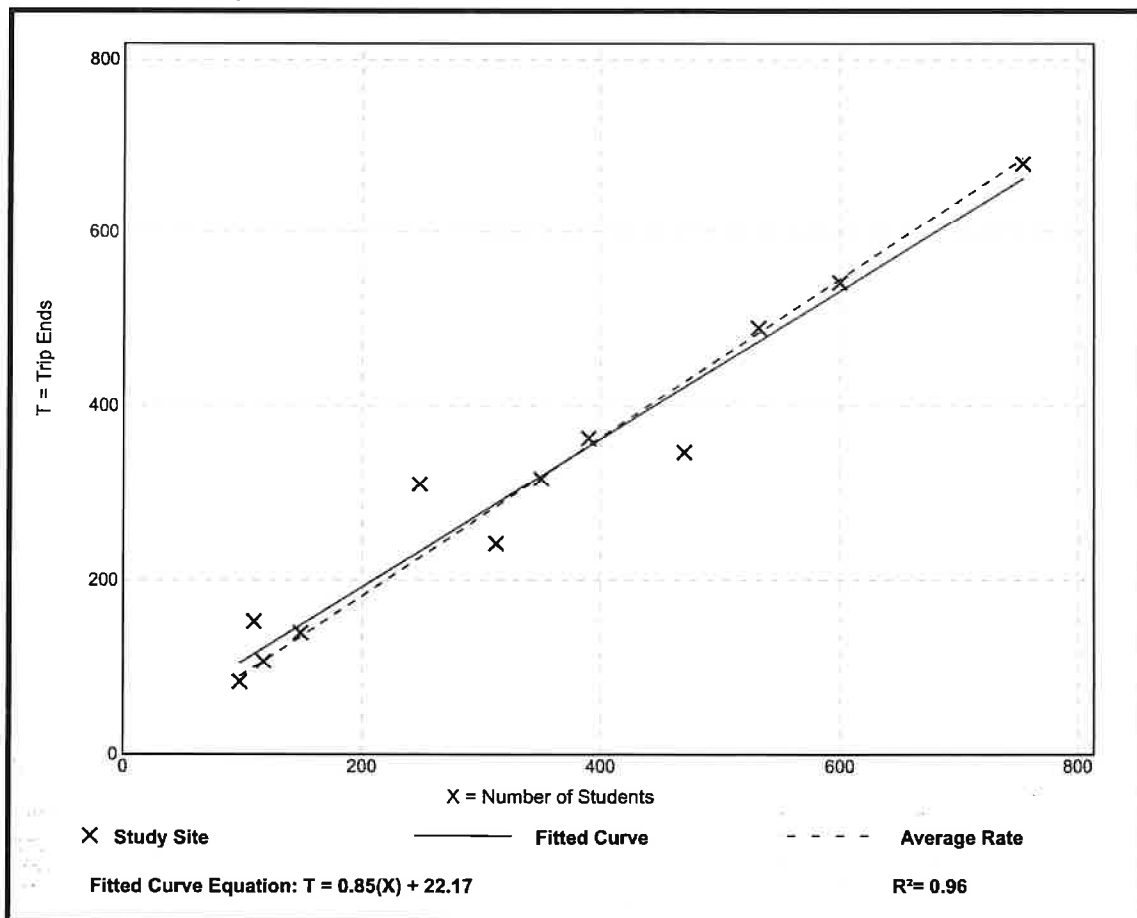
Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban
 Number of Studies: 12
 Avg. Num. of Students: 344
 Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.91	0.74 - 1.39	0.14

Data Plot and Equation



Private School (K-8) (534)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

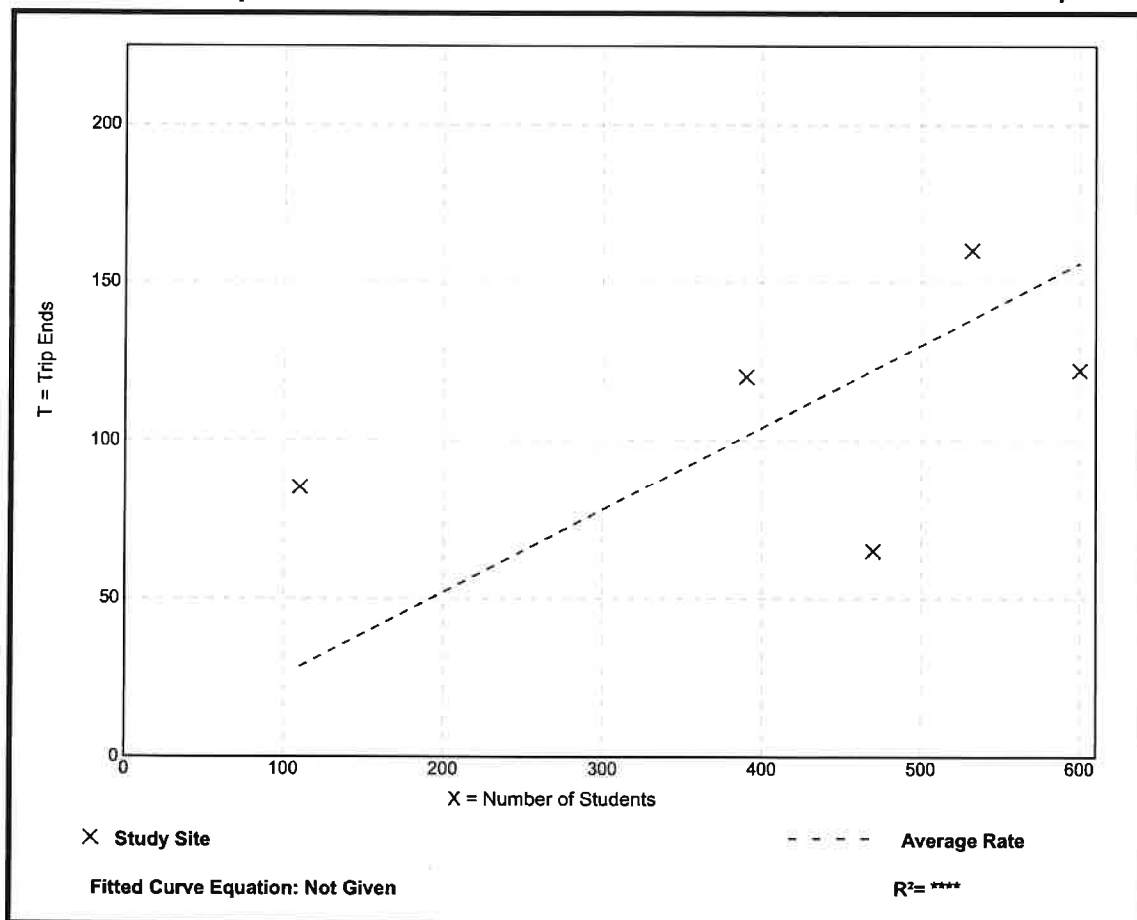
Setting/Location: General Urban/Suburban
 Number of Studies: 5
 Avg. Num. of Students: 420
 Directional Distribution: 46% entering, 54% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.26	0.14 - 0.77	0.15

Data Plot and Equation

Caution – Small Sample Size



Private School (K-8) (534)

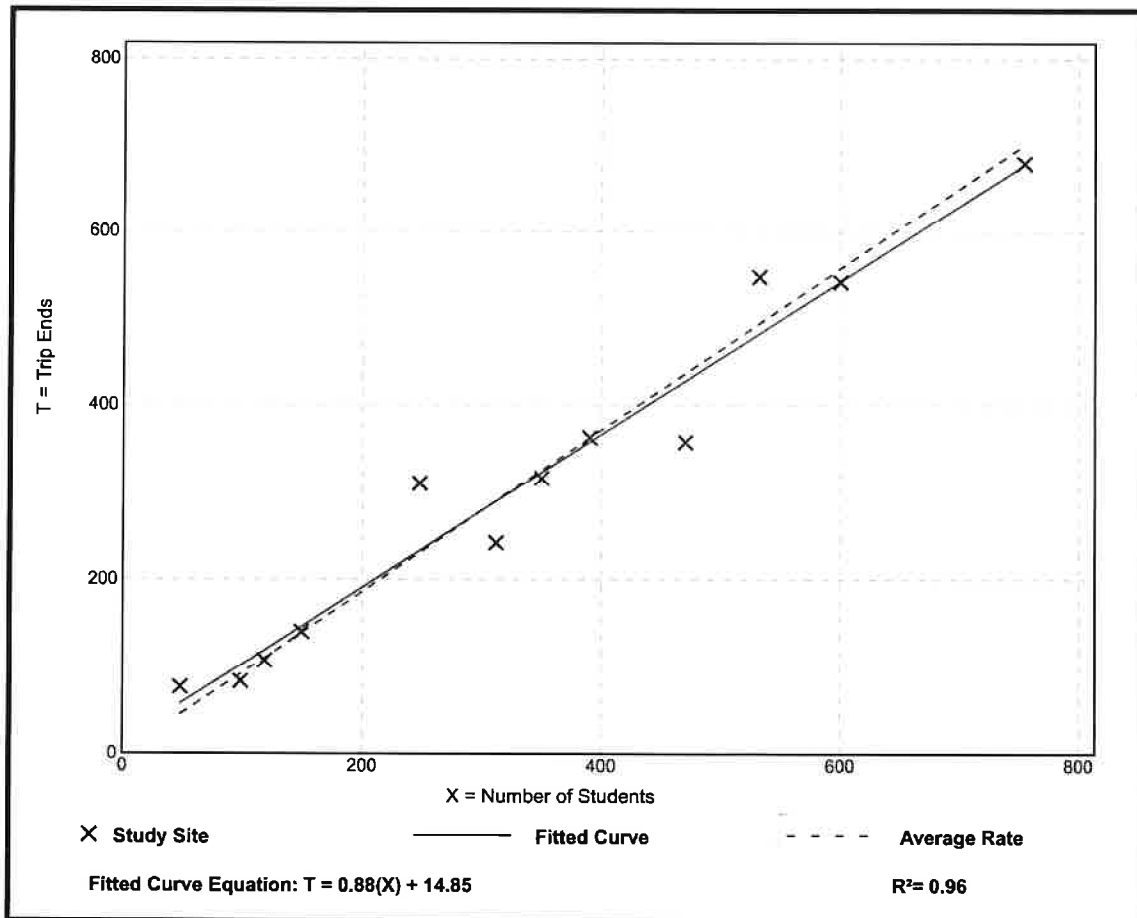
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 12
Avg. Num. of Students: 339
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.93	0.76 - 1.58	0.14

Data Plot and Equation



Private School (K-8) (534)

Vehicle Trip Ends vs: Students
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
 Number of Studies: 10
 Avg. Num. of Students: 343
 Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.62	0.42 - 0.79	0.09

Data Plot and Equation

