

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: St. Nicholas Orthodox Academy			
Project Description: A SUP to allow for the establishment of a private school in the HDR zone and allow for 3 temporary classroom buildings. Refer to attached report for additional details.			
Project Address: 16255 South Virginia Street, Reno, NV 89521			
Project Area (acres or square feet): 13.96 acres			
Project Location (with point of reference to major cross streets AND area locator): The site is located on the west side of South Virginia Street (Old US 395), south of Rhodes Road, north of Cheyenne Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-210-01	13.96 acres		
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: JLC Realty, LLC		Name: Christy Corporation, Ltd.	
Address: 4781 Caughlin Pkwy.		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: (775) 848-3677	Fax:	Phone: (775) 502-8552	Fax:
Email: drjanetcummings@me.com		Email: mike@christynv.com	
Cell: (775) 848-3677	Other:	Cell: (775) 250-3455	Other:
Contact Person: Janet Cummings		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: St. Nicholas Orthodox Academy		Name: K2 Engineering and Structural Design	
Address: 16255 S. Virginia St.		Address: 860 Maestro Dr., Suite A	
Reno, NV	Zip: 89521	Reno, NV	Zip: 89511
Phone: (775) 544-5565	Fax:	Phone: (775) 355-0505	Fax:
Email: drjanetcummings@me.com		Email: brandt@k2eng.net	
Cell: (775) 848-3677	Other:	Cell: (775) 560-8189	Other:
Contact Person: Janet Cummings		Contact Person: Brandt Kennedy, P.E.	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Community Services Department

Planning and Building

SPECIAL USE PERMIT

(see page 7)

SPECIAL USE PERMIT FOR GRADING

(see page 9)

SPECIAL USE PERMIT FOR STABLES

(see page 12)

APPLICATION



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

Telephone: 775.328.6100

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

This SUP would allow for the establishment of a private school use in the HDR zone zone along with 3 temporary modular buildings (6 classrooms) for no more than 3 years. Refer to attached report for a detailed description.

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.)

Refer to attached plan.

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

The 3 temporary buildings (6 classrooms) will be located onsite by the fall of 2021 and will be replaced with a new school facility within 3 years (subject to a new SUP). Refer to attached report for a detailed description.

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 proposed use is low intensity and the area where temporary classrooms are located has been previously graded. Refer to attached report for a detailed analysis.

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

The project will provide for a schooling alternative for area youth and will ultimately include renovations and improvements to the existing site. Refer to attached report for additional details.

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

The project is a low impact use that is not expected to generate any negative impacts to surrounding properties. Refer to attached report for a detailed analysis.

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.

The buildings proposed with this initial phase will be temporary. As such, it requested to utilize all-weather surface and waive landscape requirements.

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	Septic (temprary classrooms are self-contained)
b. Electrical Service	NV Energy
c. Telephone Service	AT&T or Charter Communications
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	AT&T or Charter Communications
g. Water Service	Well (existing)

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.

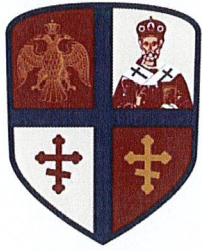
h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

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

Not applicable at this time.

10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD - Pleasant Valley Volunteer/Foothill Drive Stations
b. Health Care Facility	Renown Regional Medical Center
c. Elementary School	St. Nicholas Orthodox Academy/Pleasant Valley Elementary
d. Middle School	St. Nicholas Orthodox Academy/Herz Middle School
e. High School	St. Nicholas Orthodox Academy/Galena High School
f. Parks	Galena Creek Regional Park/Davis Creek Park
g. Library	Washoe County - South Valleys Branch
h. Citifare Bus Stop	Not applicable



ST. NICHOLAS
ORTHODOX CHRISTIAN ACADEMY

R E N O • N E V A D A

SPECIAL USE PERMIT

Prepared by:



JULY 8, 2021

ST. NICHOLAS

ORTHODOX CHRISTIAN ACADEMY

Special Use Permit

Prepared for:

St. Nicholas Orthodox Academy
16255 South Virginia Street
Reno, Nevada 89521

Prepared by:

Christy Corporation, Ltd.
1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

July 8, 2021



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Washoe County Development Application
 Owner Affidavit
 Special Use Permit Application
 Property Tax Verification

Attachments:

Preliminary Site Plan



Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a private school within the High Density Rural (HDR) regulatory zone.

Project Location

The project site (APN # 045-210-01) includes 13.96± acres located at 16255 South Virginia Street (Old US 395). Specifically, the subject property is located on the west side of Virginia Street, south of Rhodes Road and north of Cheyenne Drive. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map





Existing Conditions

The property is currently developed with a single family residence and a historic commercial building and several smaller outbuildings that front Virginia Street. The Virginia Street structure has functioned as a residence, stagecoach stop, “divorce cottages” during the 1930’s to 1960’s, a church, and most recently a private school.

Surrounding uses include commercial (mini-storage) to the north, single family to the south, vacant land to the west, and a mix of vacant and commercial parcels to the east. Property to the west includes steep slopes extending up to the Interstate 580 right-of-way.

Figure 2 (below) provides an aerial view of the property and depicts existing onsite improvements while Figures 3 and 4 (following pages) provide photographs of the existing site conditions.

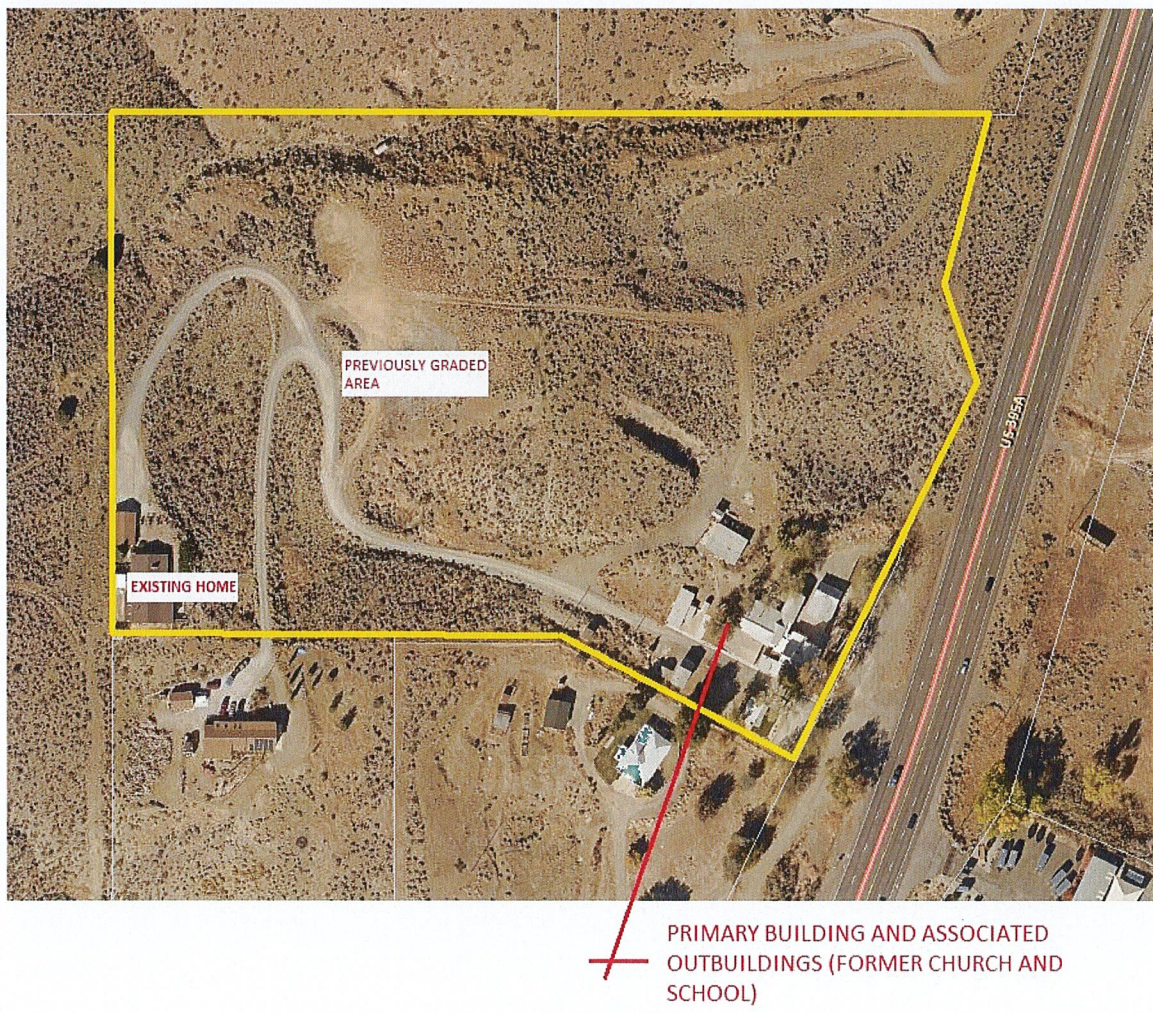
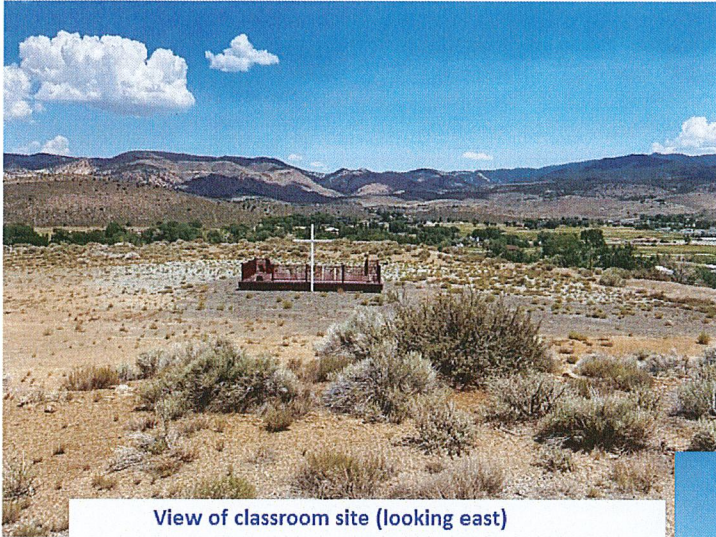
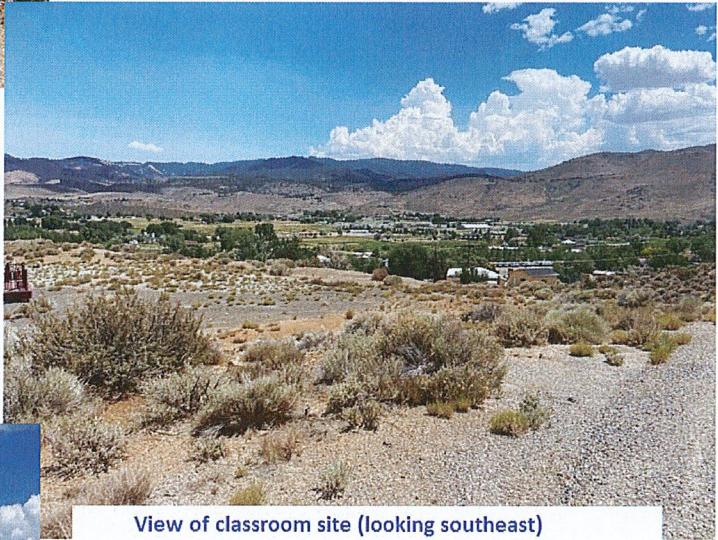


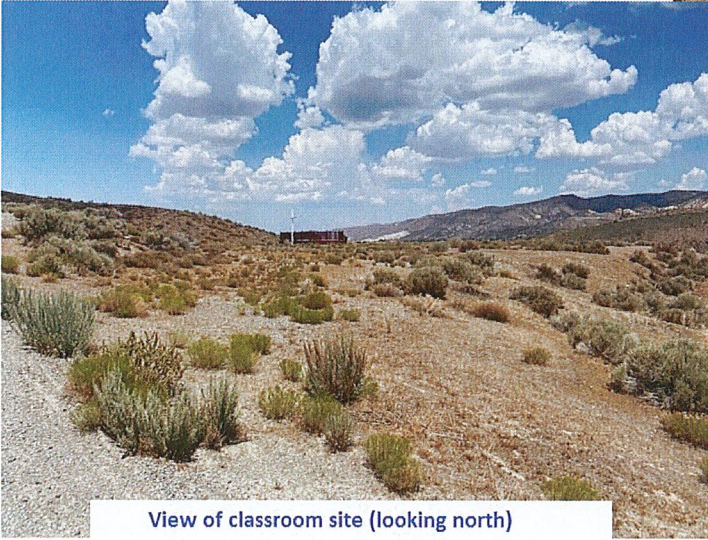
Figure 2 – Aerial View



View of classroom site (looking east)



View of classroom site (looking southeast)

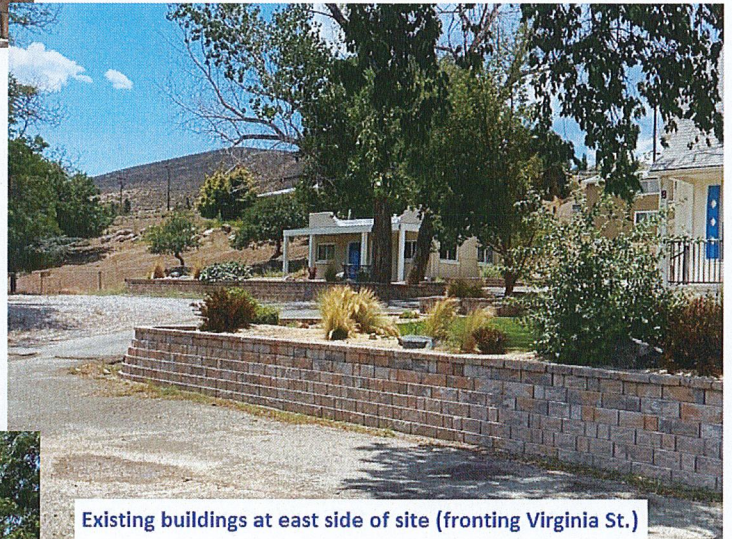


View of classroom site (looking north)

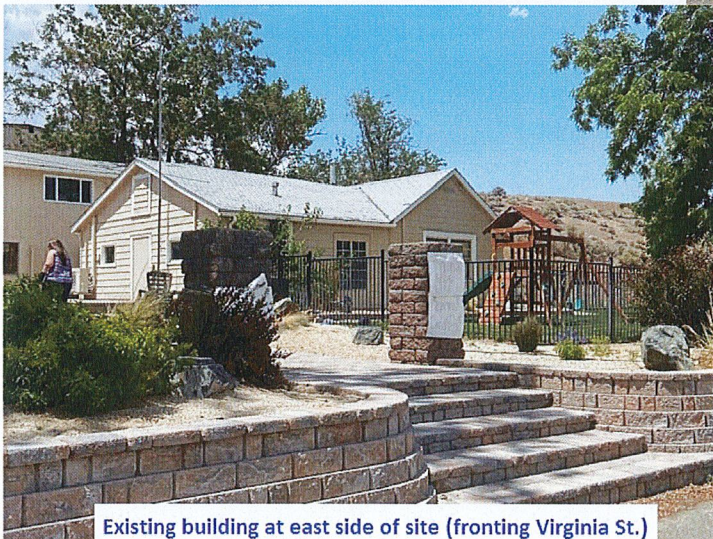
Figure 3 – Existing Conditions



Existing "commercial" building at east side of site



Existing buildings at east side of site (fronting Virginia St.)



Existing building at east side of site (fronting Virginia St.)

Figure 4 – Existing Conditions



The 13.96± acre parcel is zoned High Density Rural (HDR). The area includes an eclectic mix of zoning including Neighborhood Commercial (NC) to the north and east, General Rural (GR) to the west, and Low Density Suburban (LDS) to the south. Figure 5 (below) depicts the existing zoning patterns in the area.



Figure 5 - Zoning

Project Background

As noted previously, the project site has an eclectic history in terms of land use. Although the Assessor's office shows the primary building as being constructed in 1933, this is reflective of additions to the structure. The primary building (originally developed as a home) was built in the late 1800's and even served as a stagecoach stop between Reno and Carson City at one time. Cottages (existing outbuildings) were constructed in the 1930's and were rented to individuals seeking to establish Nevada residency in order to receive and expedited divorce.

The Glory Temple Church occupied the buildings for many years and operated a church and parochial school under a Special Use Permit (SUP) issued by Washoe County. In 2017, the church sold the property to the current property owners and the St. Nicholas Orthodox Christian Academy (St. Nicholas) was established. The school operated at the site until the end of the 2021 school year.

St. Nicholas operated with the assumption that the Glory Temple Church SUP ran with the land and was valid. However, in the process of completing improvements at the site in 2020, it was discovered that Glory Temple Church failed to maintain the validity of the SUP. Thus, no current SUP was in place to allow for St. Nicholas to operate. Therefore, this SUP request is needed to reestablish a private school use at the project site.

Request Summary

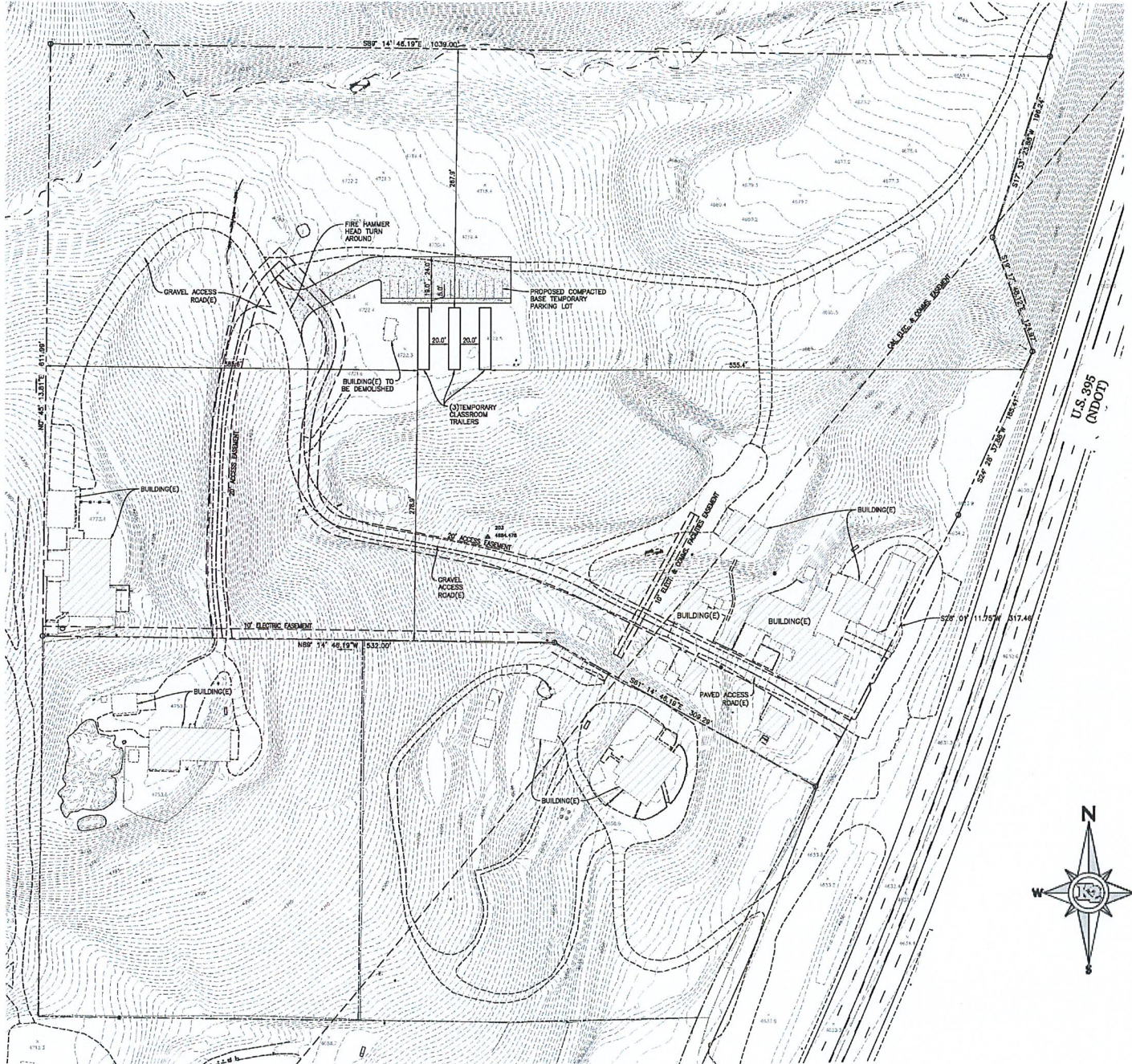
The SUP request included with this application will allow for a private school use to be established at the project site. The Washoe County Development Code requires the SUP based on the existing HDR zoning. St. Nicholas ultimately plans to construct new private school facilities at the project site. The school will accommodate kindergarten through 12th grade and is envisioned to have a maximum of 100 students. The school will be located at the eastern portion of the site, adjacent to the existing historic home/commercial building.

Construction of the new school is a large undertaking and will require a significant amount of planning, engineering, and architectural design to complete. However, St. Nicholas wishes to continue to operate at the existing facility and with new temporary classrooms this fall. As a result, the SUP included with this application would permit the school use three temporary modular buildings (6 classrooms) that will be utilized while plans for the new facility are being developed.

This SUP calls for the three temporary modular classrooms to be located in the previously graded area central to the project site (as depicted in Figures 2 and 3). It is requested that the school be allowed to utilize the temporary classrooms for up to 3 years. This provides sufficient time to complete the design, permitting, and construction of the overall school plan.



Figure 6 (below) provides a site plan of the existing facilities and proposed temporary modular classrooms.



Note: Refer to attached full-size site plan.

Figure 6 – Preliminary Site Plan



The temporary classrooms proposed are essentially the first phase of the St. Nicholas Orthodox Christian Academy. This SUP is being submitted now to allow for the school to continue to operate at the site this fall. Plans for the ultimate buildout of the school are currently being prepared and are not completed at the time of this SUP filing. Thus, a supplemental SUP request or amendment to this SUP (based on Washoe County staff interpretation) will be submitted in the coming months to allow for a full review of the school master plan.

Currently, St. Nicholas has an enrollment of 10 to 12 students with 4 full-time and 1 half-time teachers. With the addition of the temporary classrooms, enrollment could slightly increase but no more than 15 students are anticipated. With such a small number of students and employees, allowing the temporary classrooms now will not result in any negative impacts to surrounding properties and simply permits the school to continue to operate at the site as it has since late 2017.

As depicted in Figure 6, the classrooms are situated in a row at the previously graded area that is accessed via the existing driveway that serves the home located at the southwest corner of the parcel as well as a home located on the parcel to the south. This driveway connects to the primary access along South Virginia Street. Parking for teachers as well as student drop-off will be located adjacent to the classrooms. A 50-foot fire turnaround will be located on the west side of the buildings ensuring circulation for emergency vehicles and will also allow parents to circulate out of the site during drop-off and pick-up hours.

Since the three classrooms are proposed on a temporary basis, it is requested that development standards be modified to allow for the use of an all-weather surface for access and parking areas adjacent to the temporary buildings. Similarly, it is also requested that landscaping standards be waived. Since the buildings will be removed within 3 years of the SUP approval date, the paving and landscaping serve no long term benefit. Also, the classrooms are located in an area that is not visible from South Virginia Street and no visual impacts to adjoining properties will occur.

The individual classrooms are approximately 1,536± in size (64 feet by 24 feet) and include a restroom. The remainder of the interior space will be dedicated to classroom and teacher workspace. The units themselves are fully self-contained and include fresh water, grey water, and black water tanks. The modular building company provides service for provision of fresh water and grey/black water disposal. Given that the buildings will not be permanently located onsite, it is not practical (or necessary) to connect the buildings with domestic services. Temporary power to the buildings will be extended from existing poles within the site and removed when the buildings are removed from the property. Figure 7 (following page) depicts the elevations and floorplan of the modular buildings that are proposed.

The addition of the three classrooms will have very little impact. In fact, the school has operated at the site in similar size and scale since 2017 and has proven to function appropriately. With only 10-15 students, activity at the site is limited. From an outside perspective, there will be little noticeable change at the site with implementation of this SUP request. School hours of operation are from 9:00 am to 3:00 pm Monday through Friday. These limited hours further ensure that impacts to the surrounding area will not occur.

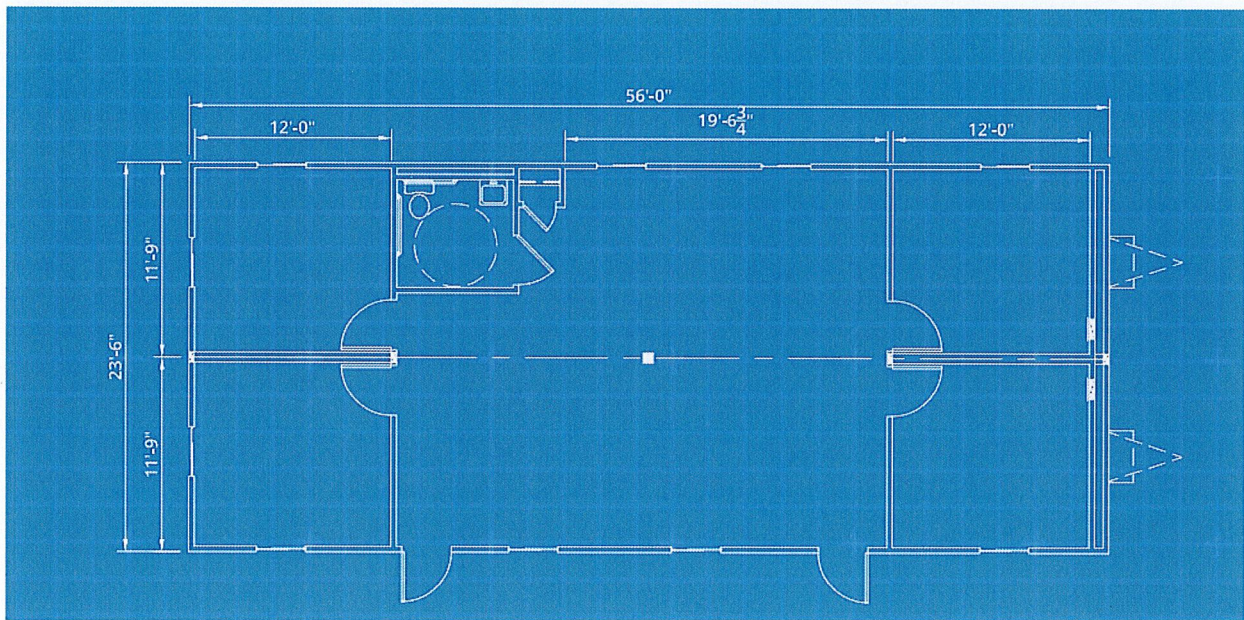


Figure 7 – Modular Building Elevation and Floorplan



With this initial phase, all classrooms will be located within the three modular buildings totaling 4,608± square feet. Based on trip generation data provided by the Institute of Transportation Engineers (ITE) for land use code 536 (Private School K-12), St. Nicholas is expected to generate 11 average daily trips (ADT) with 4 am peak trips and 1 pm peak trip. The peak hour trip generation rates are supported given the school's 9:00 am to 3:00 pm operating schedule. To put traffic generation into perspective, the peak hour trips generated by the school are less than one-half of one percent of the trip generation that would require a traffic impact analysis per Washoe County standards.

As noted, a second SUP (or amendment to this SUP) will be submitted in the upcoming months for the second phase of the St. Nicholas Orthodox Christian Academy which includes the overall school master plan. At that time, additional details will be provided to address the ultimate school buildout. The forthcoming submittal will include detailed engineering, architectural, and landscape plans along with supporting engineering reports, etc. Just like this initial phase, the Phase 2 plans will require a public review including a meeting with the South Truckee Meadows Citizens Advisory Board and a public hearing before the Washoe County Board of Adjustment.

This SUP, if granted, allows for the temporary modular classrooms to be located onsite for up to 3 years (36 months from date of approval). Should the Phase 2 SUP not be submitted or approved and the new school constructed within the 3-year time frame, this SUP request would expire and a new public process to establish a school use would be required.

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face type**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The requested private school use is consistent with Division Three of the Washoe County Development Code and does not conflict with policies contained within the South Valleys Area Plan. The project is a low impact use and similar operations have proven to operate successfully at the site for several years.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The new modular classrooms are fully self-contained with water and wastewater services provided by the building supplier. This is appropriate for the temporary use proposed. The 3 buildings (6 classrooms) and school operations will not result in significant traffic impacts and the site proposed for the buildings has already been graded. Thus, all impacts related to drainage, etc. can be easily mitigated.

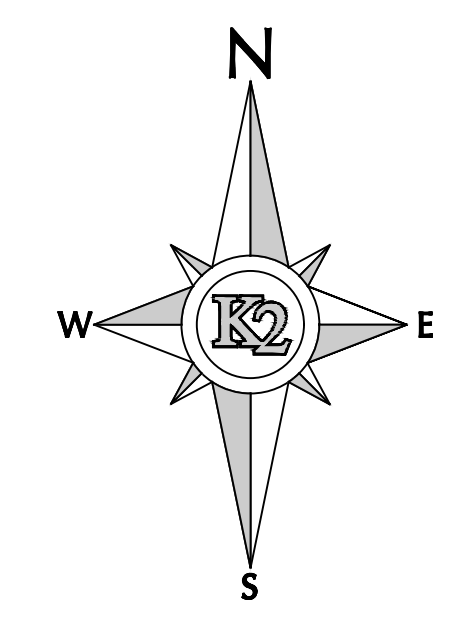
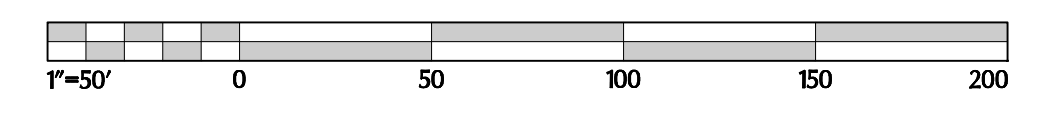


3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The area proposed for the temporary classrooms has been previously graded and is well suited for the intensity of the proposed use. An all-weather surface will be provided to ensure proper parking and emergency access standards are met.

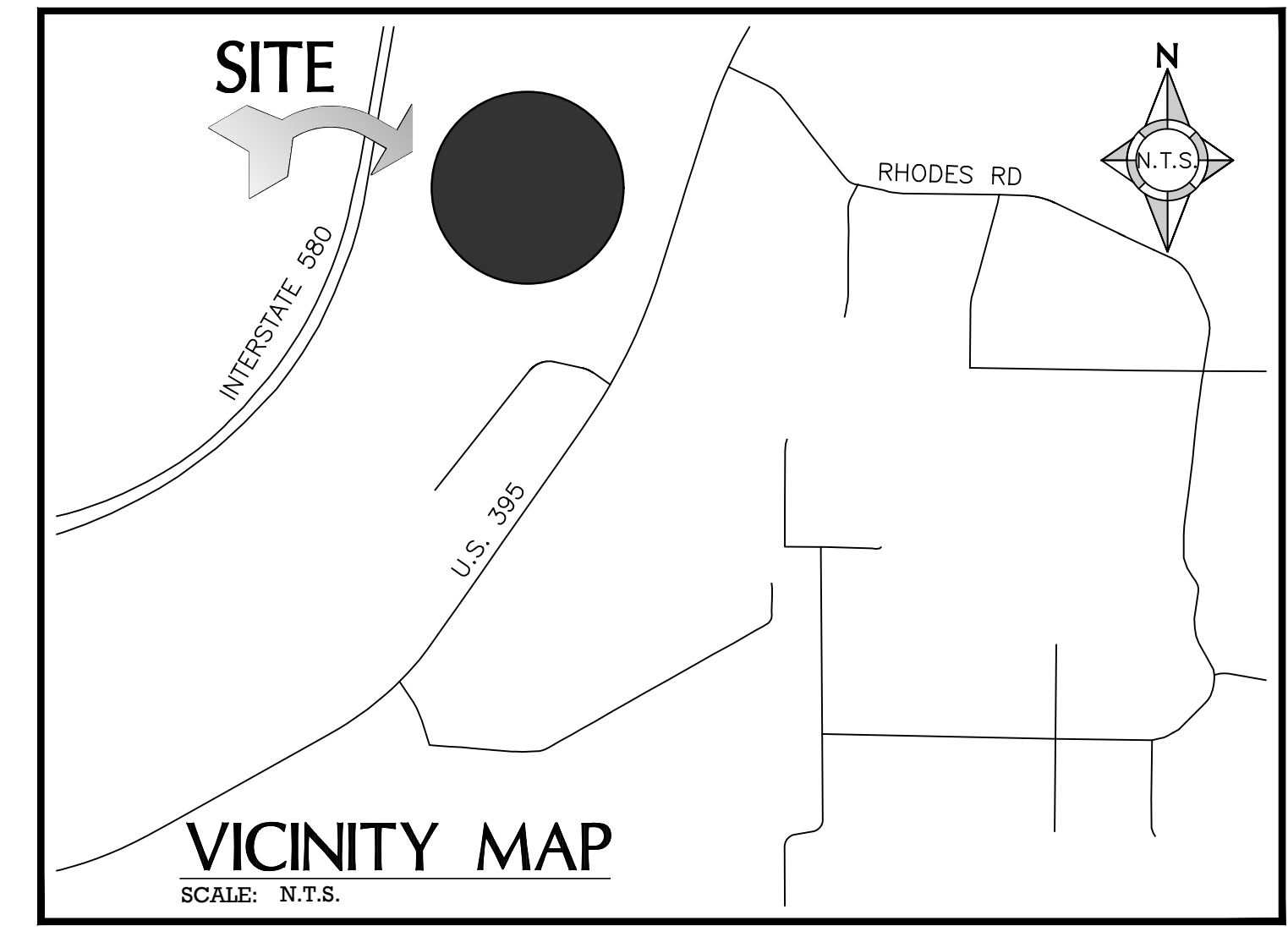
4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

No negative impacts are anticipated with the granting of this SUP request. The private school and temporary classrooms are a very low intensity use. In fact, St. Nicholas has operated at the site since 2017 without incident. This SUP simply ensures that the use complies with Washoe County codes and allows the school to continue operation while plans for a new school facility are being prepared and processed.



NOTES

1. THE FIELD SURVEY PREPARED BY SYNERGY MAPPING, INC. IS THE BASIS OF THIS DESIGN. K2 TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
2. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. ALL EXISTING ONSITE STRUCTURES AND ASSOCIATED SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE FLATWORK, DRIVEWAY APRONS, WALKWAYS, LANDSCAPING AND UTILITY IMPROVEMENTS SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.
4. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE NDOT RIGHT-OF-WAY.
5. ALL WORK WITHIN THE NDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
6. PLACEMENT OF THE STRUCTURE WITHIN THE REQUIRED SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
8. ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
9. THE PROPOSED TEMPORARY TRAILERS ARE FULLY SELF CONTAINED. THE REQUIRED DOMESTIC WATER AND SEWER WILL BE SERVICED REGULARLY. NO PERMANENT WELL OR SEPTIC IMPROVEMENTS ARE PROPOSED.
10. ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) REQUIREMENTS.



K2 ENGINEERING
AND STRUCTURAL DESIGN
860 Maestro Dr., Ste. A
Reno, NV 89511
P: (775) 355-0505
F: (775) 355-0566
www.K2eng.net

St. Nicholas Temporary Classrooms
Reno, NV
16255 S Virginia St.
APN: 045-210-01

Brandt T. Kennedy, P.E.
Jared A. Krupa, P.E.

Revisions

Date	By
7/08/21	K2
	BTK
	21-315

Site Plan