

MUP24-00012

(LifeChurch Primary School Appeal)

Reno City Council

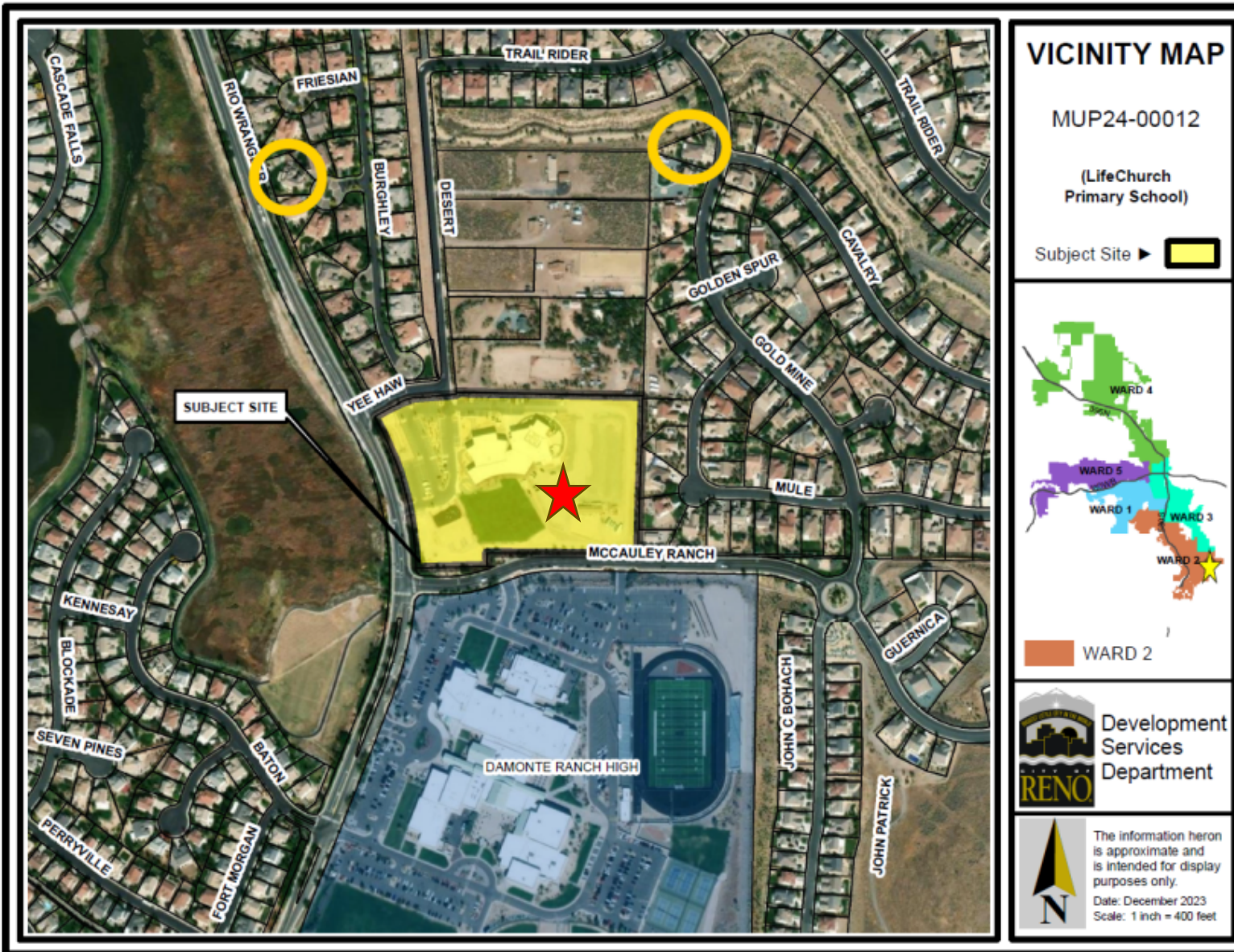
April 24, 2024



C I T Y O F
RENO

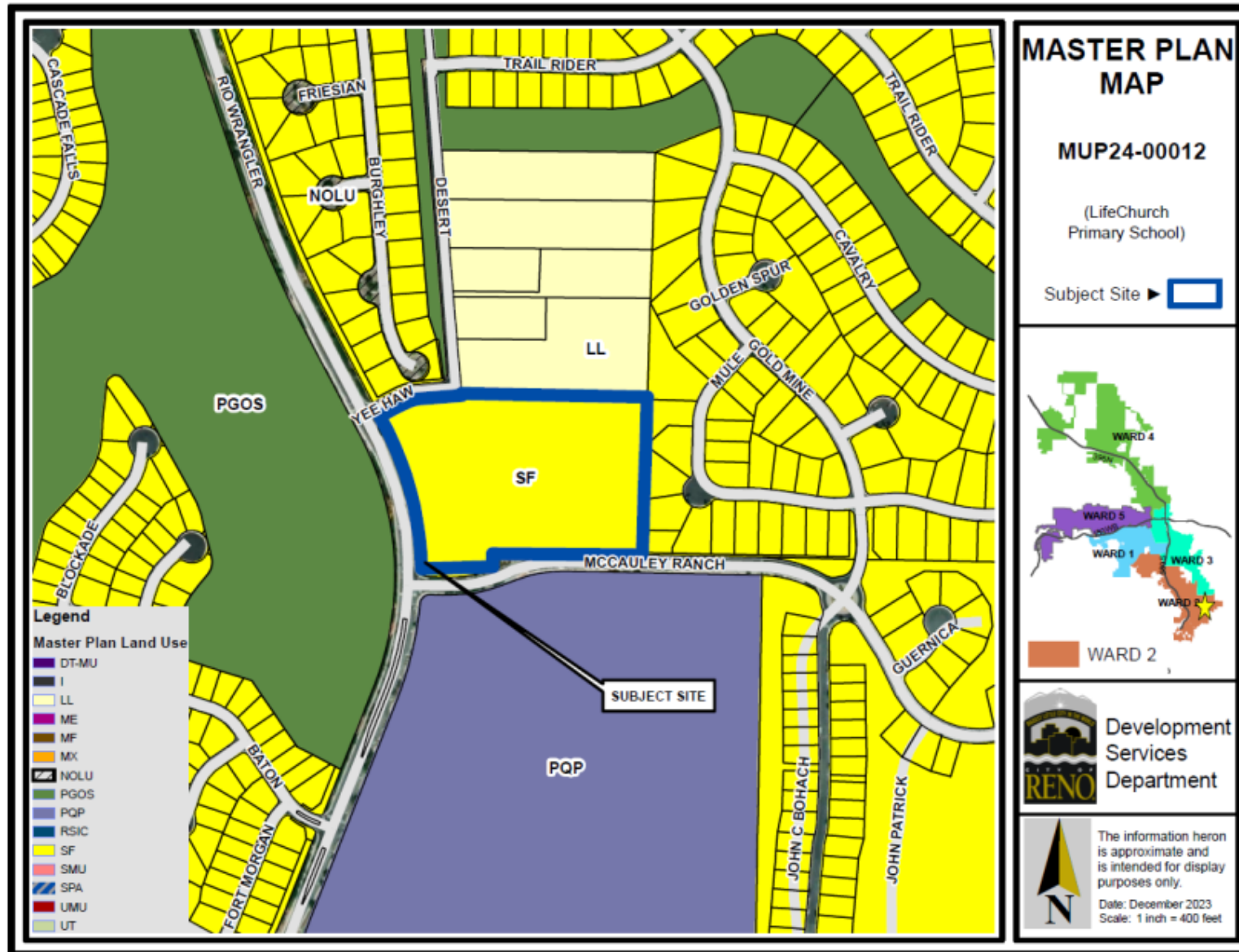
Project Information

- **Site size:** ±10.2 acres
- Existing church campus (SUP approved in 2015)
- **Request:** Minor Conditional Use Permit for:
 - ±44,351 square foot primary school in Single-Family Residential 3 units per acre (SF-3) zone
 - primary school adjacent to residentially zoned property
- 3 appellants



Master Plan

- Single-Family Neighborhood (SF)
- GP 1.2C: Existing Businesses
- GP 1.5D: Education
- GP 5.2J: Safe Routes to School
- GP 6.7D: Lifelong Learning
- N-G.18: School Sites





Existing Facilities

Crosswalk —

Overhead school
zone flasher —

Sidewalk —


Proposed Facilities

(Note: LifeChurch bell times are 1-hr later than Damonte Ranch HS bell times)

Crosswalk

 (new, * w/ roundabout)

Overhead school zone flasher

 (relocated)

Sidewalk  (new)

Proposed school 

Planned roundabout 

Proposed rapid flashing beacons 



Appeals

Washoe County School District

- No condition requiring sidewalk along entire McCauley Ranch Blvd. frontage
- No condition requiring crosswalk from sidewalk along DRHS to proposed southeast entrance/exit on McCauley Ranch Blvd.

Mary Harger

- Noise from additional traffic
- Speeding on Rio Wrangler Pkwy. (noise and safety)
- RTC-programmed roundabouts (Rio Wrangler Pkwy./McCauley Ranch Blvd. and Rio Wrangler Pkwy./Steamboat Pkwy.) may affect ability to exit Damonte Ridge neighborhood during school release times

Judy Covert

- Legal findings for MUP/infrastructure cannot be met (no explanation provided)

New Recommended Conditions of Approval

11. Prior to issuance of the Certificate of Occupancy for this project, the applicant shall construct a midblock crosswalk, including Rectangular Rapid Flashing Beacons (RRFBs), located on McCauley Ranch Boulevard at the easternmost school driveway that aligns with the Damonte Ranch High School driveway in accordance with the Exhibit A - Vehicle & Pedestrian Circulation Site Plan.

12. Prior to issuance of the Certificate of Occupancy for this project, the applicant shall construct a 5-foot-wide sidewalk on the north side of McCauley Ranch Boulevard and through the project site in accordance with the Exhibit A - Vehicle & Pedestrian Circulation Site Plan.

Potential Motions

Motion to Affirm Administrative Decision

(Denying the appeals and approving the minor conditional use permit)

Regarding the appeals of MUP24-00012 (LifeChurch Primary School), based on Council's review of the administrative decision letter and its analysis, the record on appeals, and information presented at the public hearing for these appeals, and based on my ability to make all of the findings as listed in the staff report, I move to AFFIRM approval of the minor conditional use permit by the Administrator and DENY the appeals. The City Clerk is instructed to prepare and file an order.

Motion to Modify Administrative Decision

(Affirming the appeals and modifying the conditions of the minor conditional use permit)

Regarding the appeals of MUP24-00012 (LifeChurch Primary School), based on this Council's review of the administrative decision letter and its analysis, the record on appeals, and information presented at the public hearing, I move to AFFIRM the appeals and MODIFY the decision of the Administrator as follows _____. As modified, I can make all of the required findings as listed in the staff report, and I move to APPROVE the minor conditional use permit subject to conditions stated in the administrative decision letter and as modified by the City Council. The City Clerk is instructed to prepare and file an order.

*Modifications to the conditions of approval outlined in the administrative decision letter are: [List modifications]

Motion to Reverse Administrative Decision

(Affirming the appeals, reversing the administrative decision, and denying the minor conditional use permit)

Regarding the appeals of MUP24-00012 (LifeChurch Primary School), based on this Council's review of the staff report, the record on appeals, and information presented at the public hearing, I move to AFFIRM the appeals, REVERSE the approval of the minor conditional use permit by the Administrator, and directly DENY the minor conditional use permit, based on the inability to make all the applicable findings. The City Clerk is instructed to prepare and file an order.

LIFE CHURCH

Saved to this PC







