

LIFE CHURCH SCHOOL

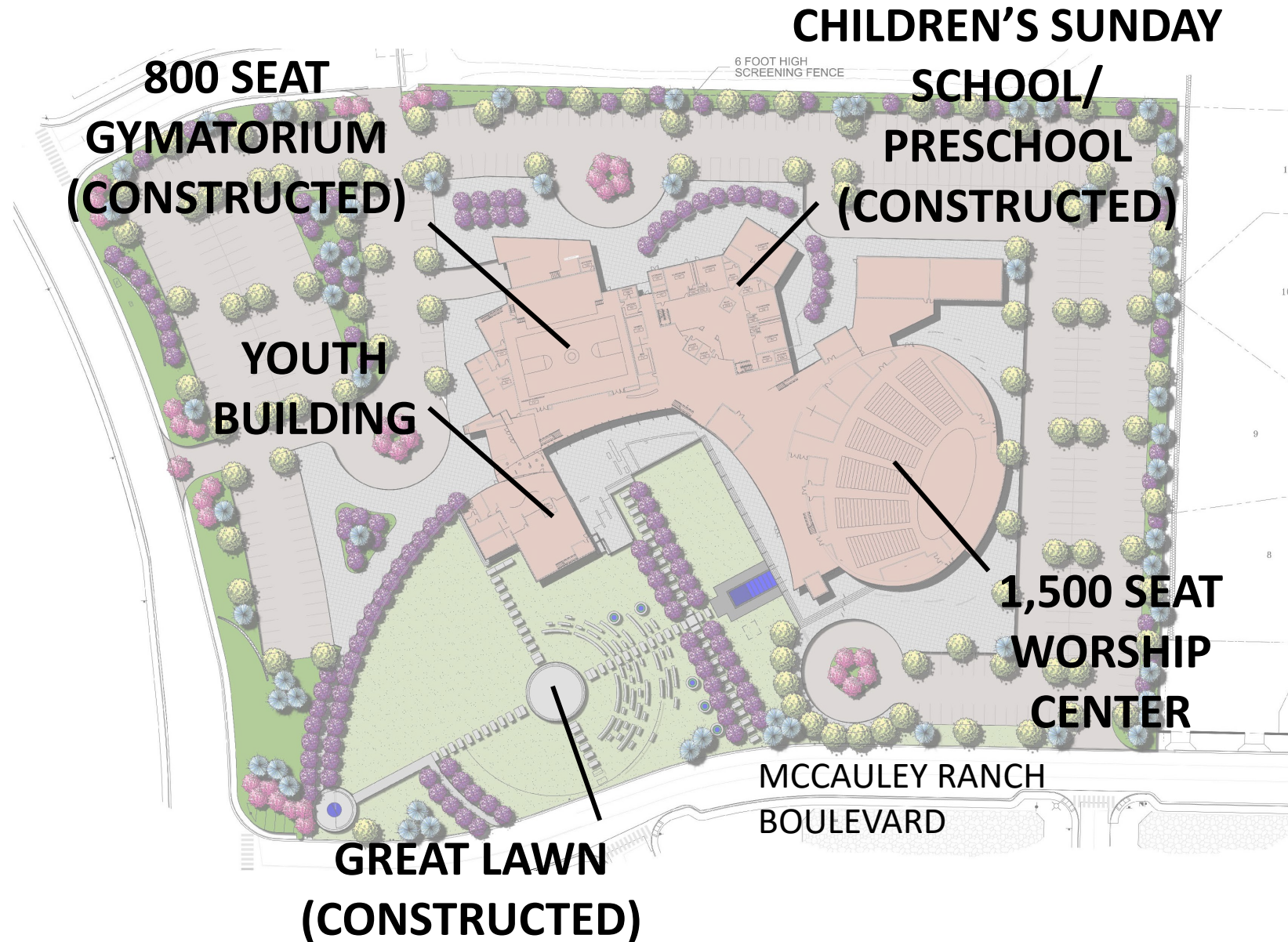
CITY COUNCIL | APRIL 24, 2024



WOOD RODGERS

- Church acquired 10.5 acres between 2007 and 2011
- Formerly used as commercial dog kennels
- Life Church campus plan approved in 2015
- Phased development over 15 years

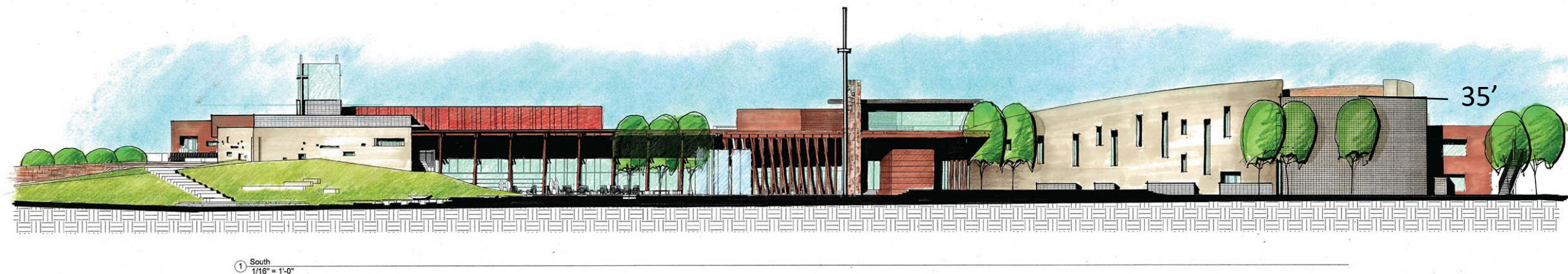
PROJECT HISTORY



- Phase 1: KidsLife building, great lawn, western parking lot (2017)
- Phase 2: Gymnasium, playground (2019)

PROJECT HISTORY





South Elevation (2015 Approval)

View from McCauley Ranch Boulevard

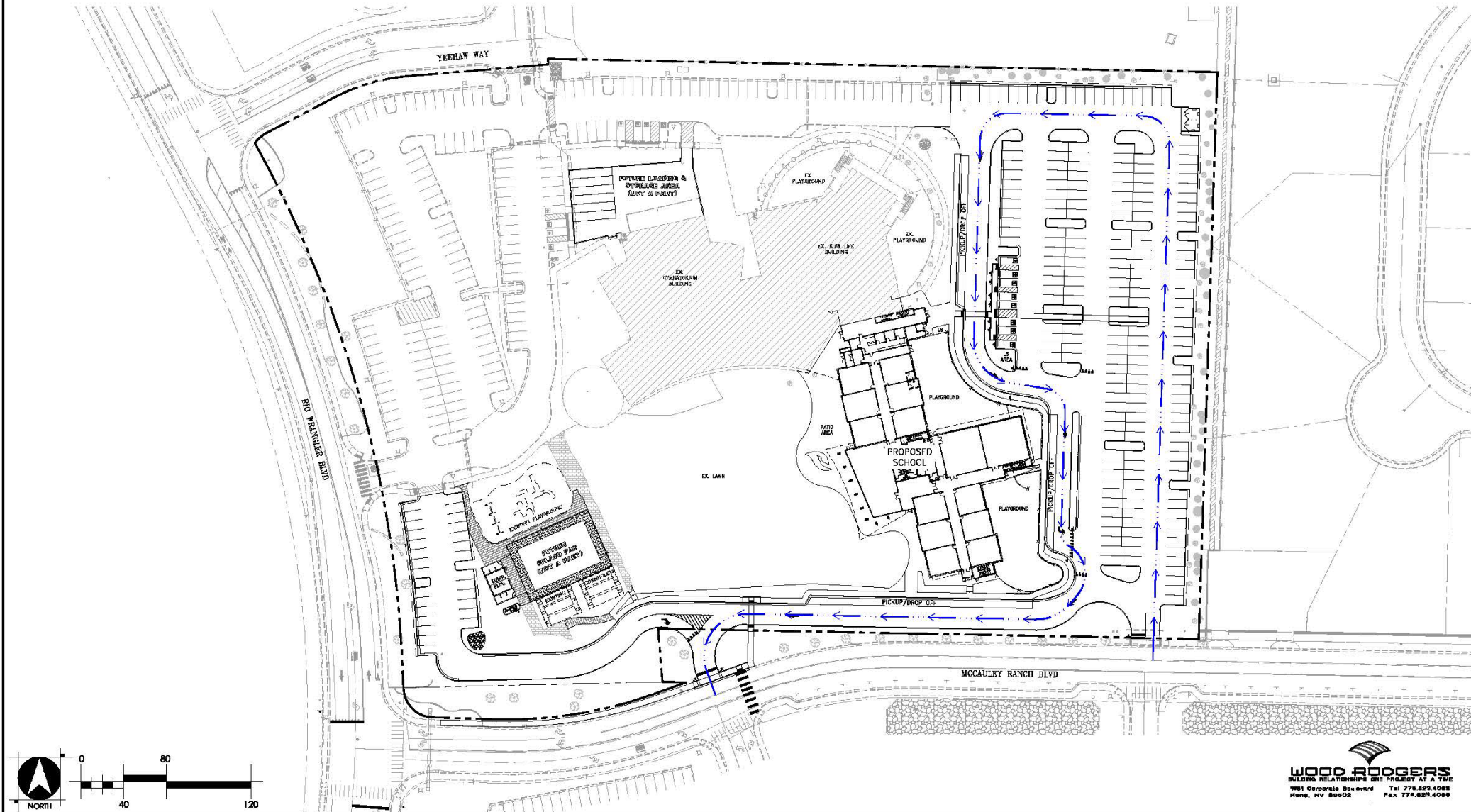
- 360 student primary school built in phases
- Replaces formerly approved 1,500 seat worship center in same location on the property
- 413 total parking spaces provided

CURRENT PROPOSAL



LIFE CHURCH

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- Phase 0: Up to 80 students in existing KidsLife building (K-3rd)
- Phase 1: Up to 140 students in Phase 1 Building (K-6) 2025
- Phase 2: Up to 360 students in Phase 2 expansion (K-6) ~2028

PHASING



- All adjacent intersections operate within policy level of service with the project
- RTC has planned roundabouts at McCauley Ranch and Steamboat based on projections for future areawide growth

TRAFFIC

Table 5: Existing Year Plus Project Intersection Level of Service

Intersection	Control	AM		PM	
		Delay ¹	LOS	Delay ¹	LOS
Yee Haw Way/ Desert Way	Side-Street Stop				
Southbound Right		8.9	A	8.5	A
Northbound Left		10.6	B	10.9	B
Overall		7.1	A	7.9	A
Rio Wrangler Parkway/Yee Haw Way	Side-Street Stop				
Southbound Left		8.4	A	8.7	A
Westbound Left		22.1	C	19.1	C
Westbound Right		12.5	B	12.5	B
Overall		3.3	A	1.7	A
Rio Wrangler Parkway/McCauley Ranch Blvd	Side-Street Stop				
Southbound Left		8.5	A	8.5	A
Westbound Left		27.2	D	21.0	C
Westbound Right		10.9	B	12.4	B
Overall		6.6	A	5.8	A
McCauley Ranch Blvd/ Existing HS Driveway 2 (west)	Side-Street Stop				
Southbound Right		9.8	A	9.7	A
Northbound Left		14.0	B	11.9	B
Westbound Left		8.1	A	7.7	A
Overall		3.3	A	2.9	A
McCauley Ranch Blvd/ Existing HS Driveway 1 (east)	Side-Street Stop				
Southbound Left		9.3	A	9.2	A
Northbound Left		15.4	C	12.7	B
Westbound Left		7.3	A	7.4	A
Overall		5.7	A	5.2	A

Notes: 1. Delay is reported in seconds/vehicle for the worst approach/movement for side street stop controlled intersections.

Source: Headway Transportation, 2023.

- With RTC improvements, all adjacent intersections will operate well within policy LOS

TRAFFIC

Table 7. Future Year Level of Service

Intersection	Control	AM		PM	
		Delay ¹	LOS	Delay ¹	LOS
Yee Haw Way/Desert Way	Side Street Stop				
Southbound Right		9.2	A	8.6	A
Northbound Left		12.3	B	12.8	B
Overall		7.5	A	8.3	A
Yee Haw Way/ Rio Wrangler Pkwy	Side Street Stop				
Southbound Left		8.4	A	9.1	A
Westbound Left		22.7	C	23.0	C
Westbound Right		12.9	B	13.8	B
Overall		5.2	A	2.4	A
Rio Wrangler Pkwy/McCauley Ranch Blvd	Roundabout	LOS and v/c reported for roundabouts			
Northbound Approach		0.21	A	0.33	A
Westbound Approach		0.11	A	0.21	A
Southbound Approach		0.23	A	0.22	A
Overall		0.23	A	0.33	A
McCauley Ranch Blvd/Damonte Ranch High School Driveway 2 (west)	Side Street Stop				
Westbound Left		7.5	A	7.4	A
Northbound Left		10.4	B	10.2	B
Overall		2.2	A	1.3	A
McCauley Ranch Blvd/Damonte Ranch High School Driveway 1 (east)	Side Street Stop				
Westbound Left		7.4	A	7.4	A
Northbound Left		9.5	A	10.1	B
Overall		0.3	A	2.4	A

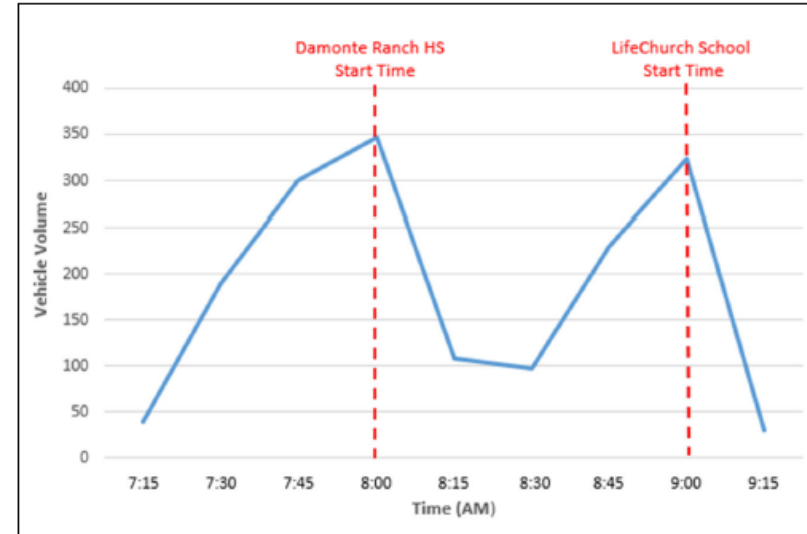
Notes: 1. Delay is reported in seconds/vehicle for the worst approach/movement for side street stop-controlled intersections. Intersection movements without traffic volumes for the study hour are listed as N/A.

Source: Headway Transportation, 2023.

- 1 hour separation from bell times at DRHS
- Ample parking and drop off queueing
- Relocate school zone flashers
- Pay RRIF and dedicate land for Rio Wrangler/McCauley roundabout
- Install crosswalk and RRFBs
- RTC planning roundabouts at Rio Wrangler/Steamboat and Rio Wrangler/McCauley Ranch (2025-2030)

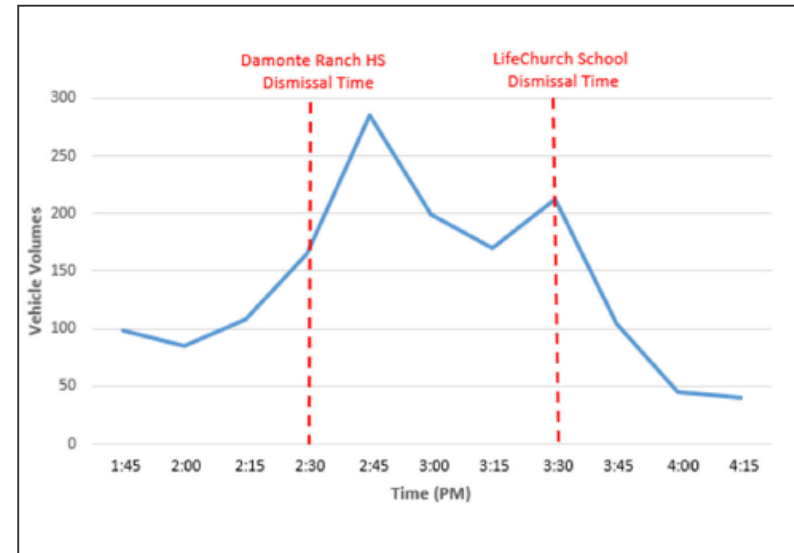
TRAFFIC MITIGATION

**Exhibit 1. Existing Plus Project Traffic Volumes
(Rio Wrangler Parkway/McCauley Ranch Boulevard - AM)**



Source: Headway Transportation, 2023

**Exhibit 2. Existing Plus Project Traffic Volumes
(Rio Wrangler Parkway/McCauley Ranch Boulevard - PM)**



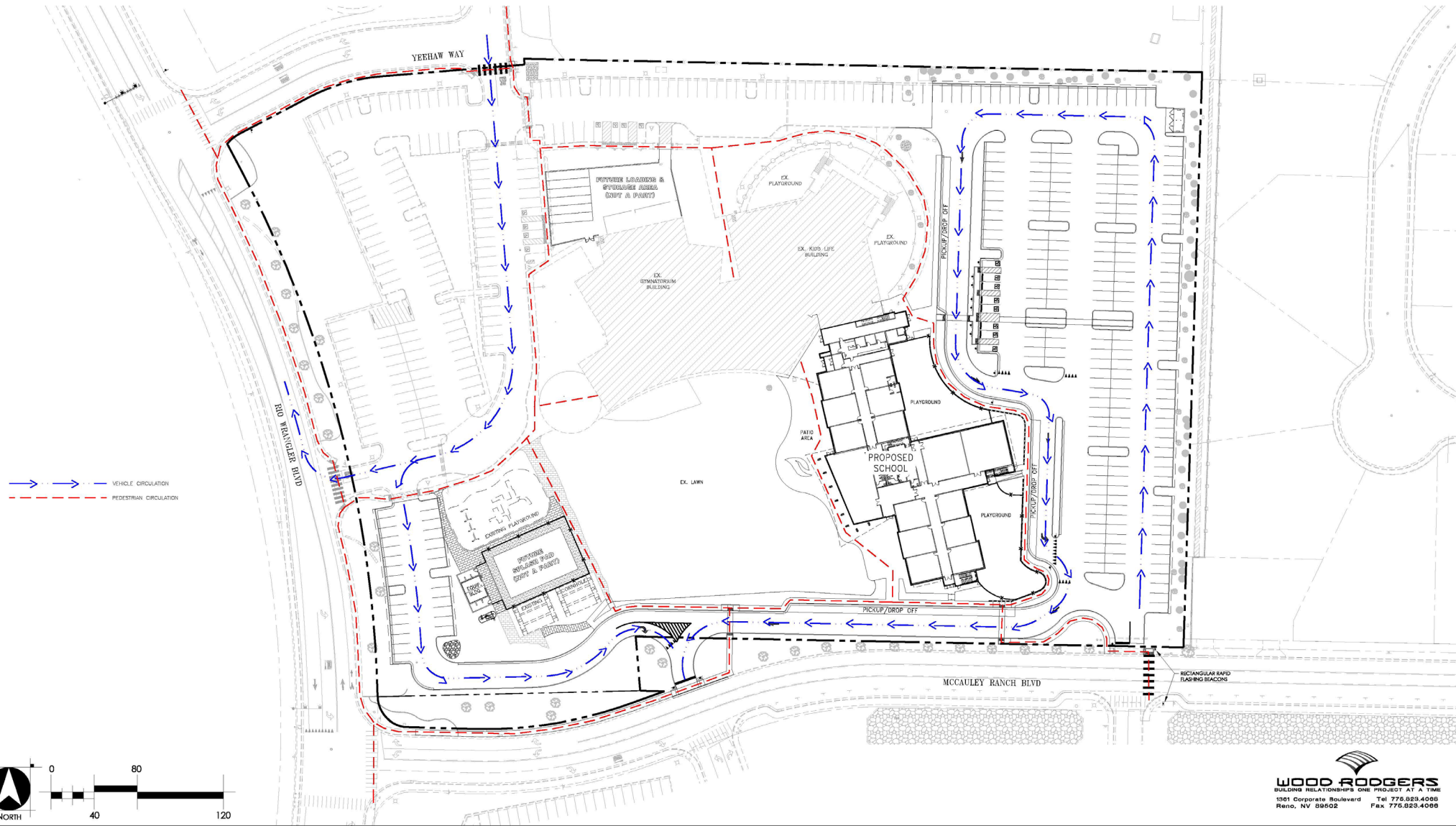
Source: Headway Transportation, 2023

PRELIMINARY SITE PLAN - VEHICLE & PEDESTRIAN CIRCULATION

LIFE CHURCH

RENO, NEVADA
APRIL, 2024

LIFE CHURCH



Response to Appeals:

- WCSD concerns have been resolved with additional condition of approval
- Traffic impacts do not result in levels of service (LOS) above the regional standards
- Rubberized asphalt is not a regionally accepted paving surface and is not warranted
- All findings were made by Staff
 - Primary schools are compatible uses within neighborhoods
 - The project design is consistent with applicable standards and addresses specific neighborhood concerns with staggered bell times, school zone modifications, pedestrian safety improvements, and ample parking and vehicle queueing
 - Public services are available to serve the project
 - The project is reasonably conditioned similar to other uses in the area
 - No property damage or nuisances will result from the approval of the project
- The project represents an overall community benefit



QUESTIONS?

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Contact Information