

# Appeal Hearing

## MUP 24-00010

Reno City Council  
July 24, 2024



# Introduction

- WCSD is an adjacent property owner and an expert in this field
- Process was deeply flawed and lacking transparency
- Documents do not meet Findings
- Appeal must be Upheld

Minor Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a minor conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) 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; and
- (6) The granting of the minor conditional use permit will not be materially 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 hazard to persons and property.

**Mandatory Findings – Approval Criteria**



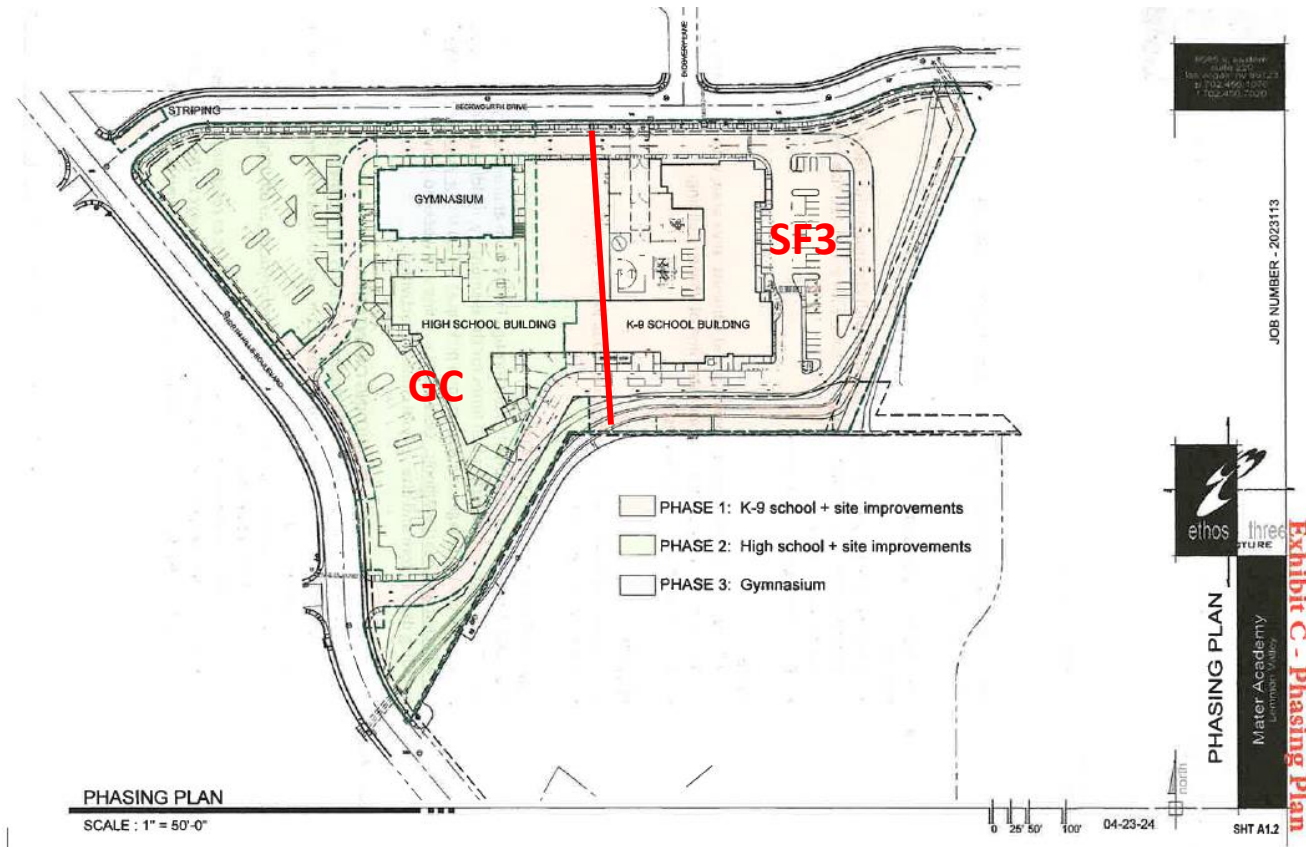
# Overview & Process

- New 1,500-student school on a vacant site by 2030
  - Adjacent to existing WCSD Alice Smith ES
  - No public hearings regarding this application
  - Multiple records requests to obtain info
- Not the standard our community deserves



# Zoning

- Primary schools are not allowed in GC Zone
- Conformance is not demonstrated by the Application.
- Appeal must be Upheld so that Zoning Change might be initiated.





# Traffic & Mitigation

- New 1,500 student school on a vacant site by 2030
  - WCSD Agency comments not addressed
  - Proposed traffic impact mitigation is demonstrably inadequate
- Not the standard our community deserves

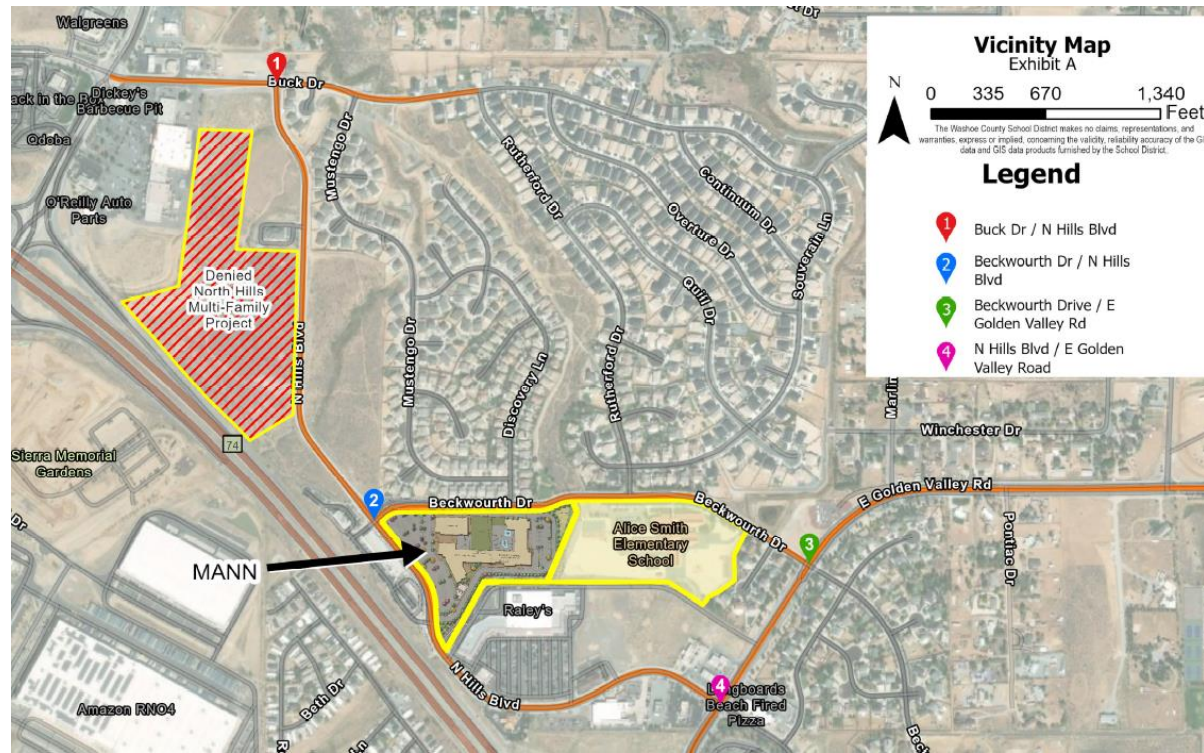
Table 5: Existing Plus Project Intersection Level of Service

Intersection	Control	AM		PM BELL		PM	
		Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS	Delay <sup>1</sup>	LOS
North Hills/Beckwourth Drive	Side Street Stop						
Eastbound Approach		55.4	D - F	28.7	D	54.7	E - F
Westbound Approach		23.1	C	20.3	C	16.1	C
North Hills Boulevard /Golden Valley Road	Signal						
Overall		33.9	C	51.4	D	39.4	D
North Hills Boulevard/ Buck Drive	All Way Stop Controlled						
Eastbound Approach		220.2	F	36.7	C - E	29.5	D
Westbound Approach		10.4	B	11.7	B	11.1	B
Northbound Approach	Signal	42.3	C - E	81.2	D - F	133.0	F
Beckwourth Drive							

Excerpt from Applicant's Traffic Study

# Past Precedent

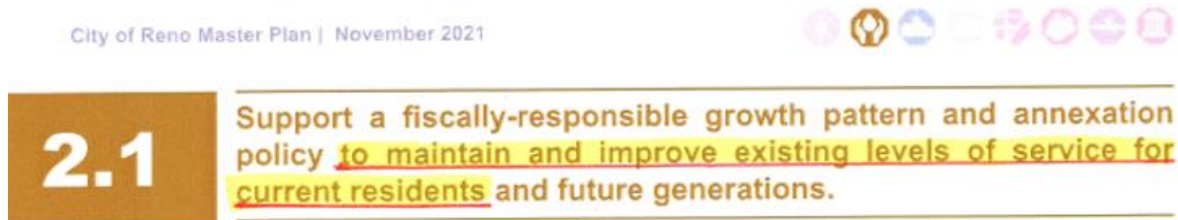
- North Hills MultiFamily project in 2022
  - ✓ Project was properly zoned
  - ✓ Project proposed 4 times less traffic
  - × Project was Denied by Reno Planning Commission
- Analysis of Findings should be applied consistently
- That analysis is best conducted in concert with Public Hearings





# Master Plan & Findings

- Applicant is not Consistent with Reno Master Plan



- Applicant does not meet Mandatory Findings

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**Mandatory Findings – Approval Criteria**

# Conclusions

- WCSD does not support nor oppose any project
- We seek an equitable, consistent and public process for all projects
- Approval has been issued in error and the Appeal must be Upheld

## Thank You