

MUP24-00010

(Mater Academy Minor Conditional Use Permit)

Appeal

Reno City Council
July 31, 2024



Project Information

Site:

- ±10.62 acre site

Request:

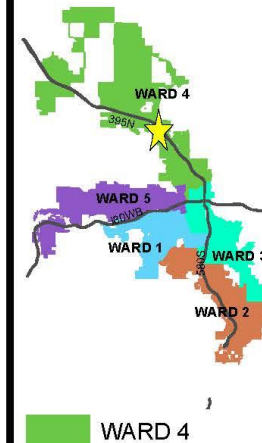
- Minor Conditional Use Permit to allow a **K - 12 School** adjacent to a residential zoning district

VICINITY MAP

MUP24-00010

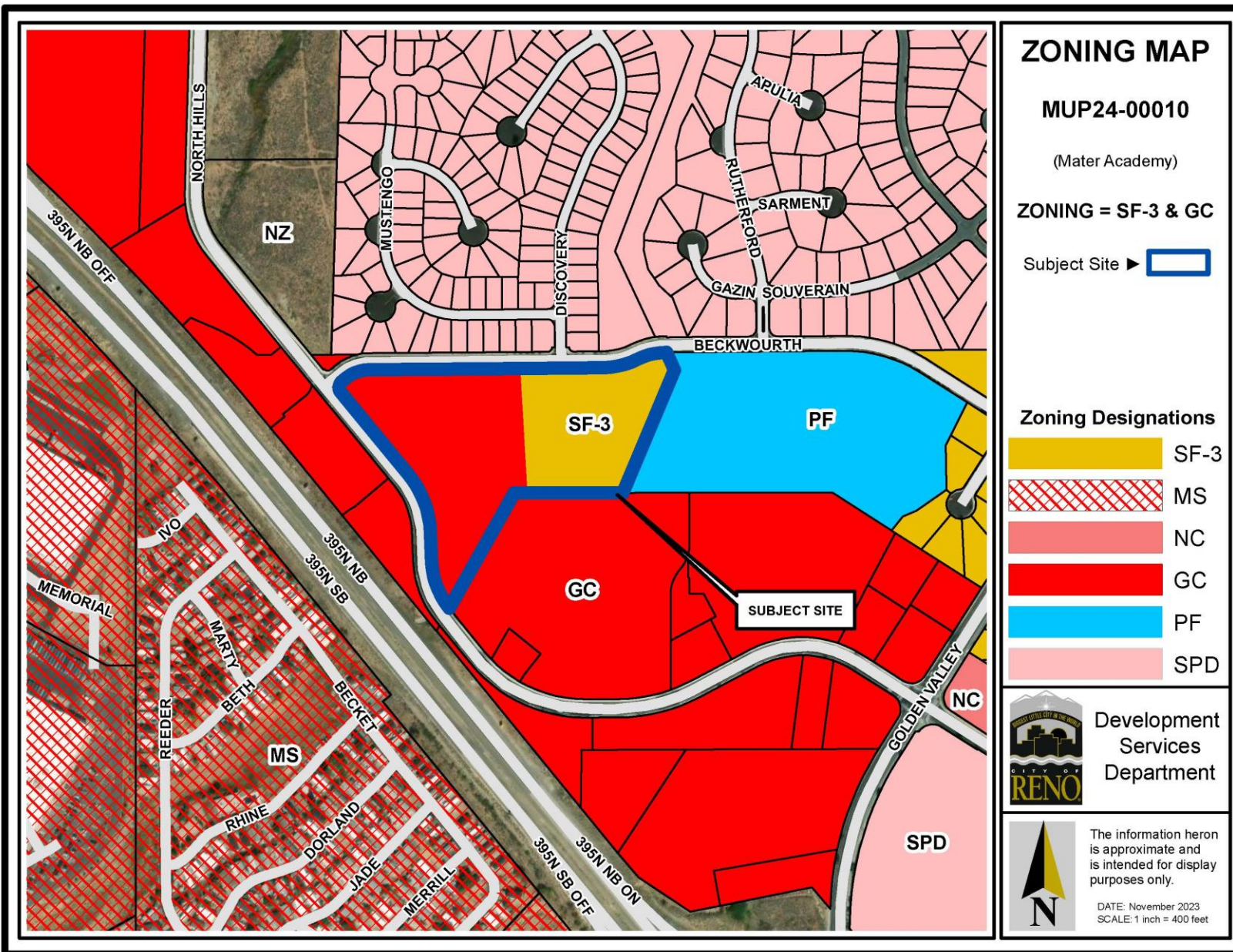
(Mater Academy)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.
Date: November 2023
Scale: 1 inch = 400 feet





Zoning District

Single-Family Residential SF-3

- Primary School (Elementary School & Middle School)

General Commercial (GC)

- Secondary School (High School)

Key Issues

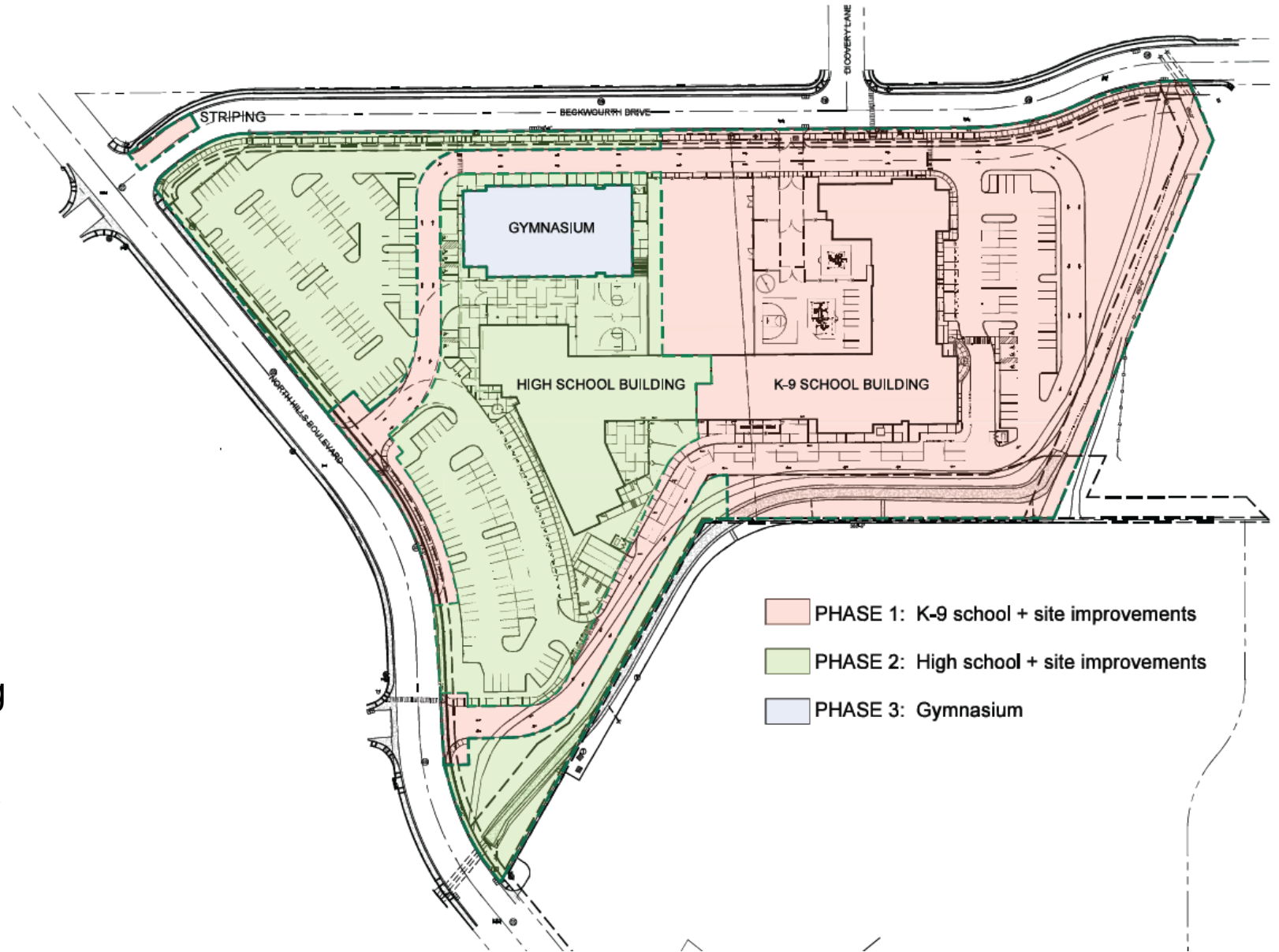
- Overall Site Design
- Compatibility with surrounding developments & uses
- Traffic, Access, & Circulation
- Natural Resource Protection

Overall Site Design

- ±149,658 square feet
- Two-story school
- Single-story gymnasium

3 Phases of Development (6 years)

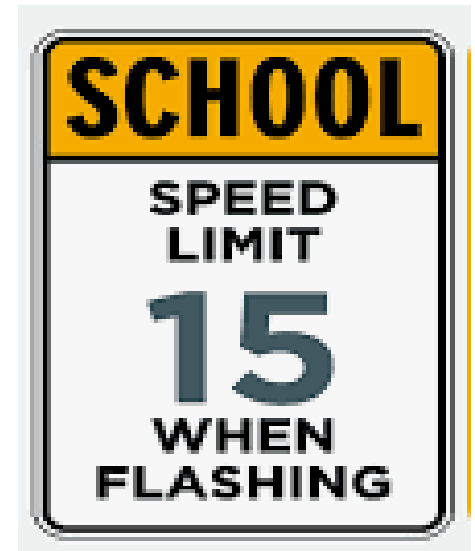
- Phase I - elementary and middle school building (786 students)
- Phase II - high school building (768 students)
- Phase III will add an 850-user capacity gymnasium



Traffic Mitigation



- Created/expanded the school zone (15 mph)
- **Current** **Proposed**



Traffic Mitigation



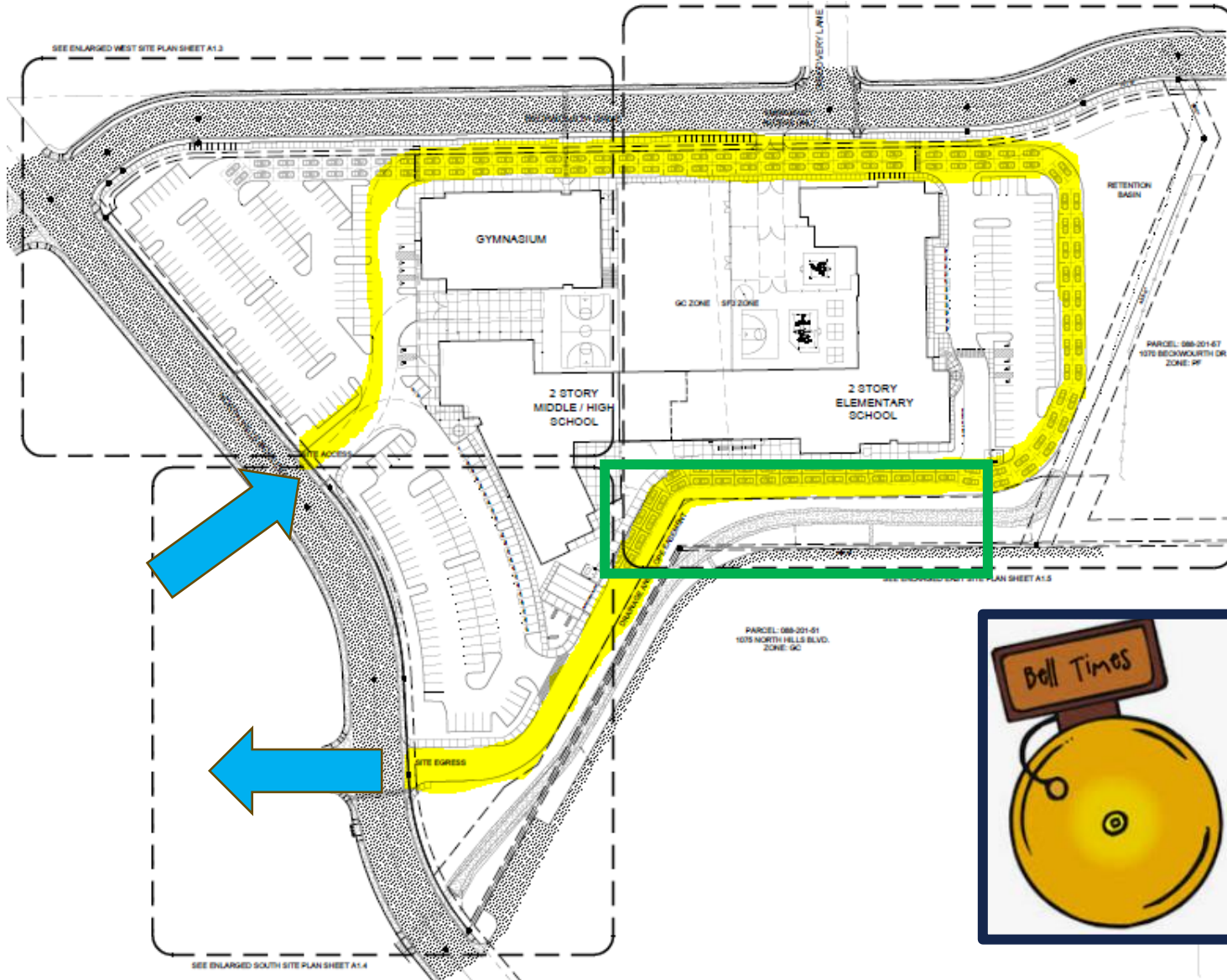
- Alice Smith Elementary School access off Beckworth Drive
- Mater Academy access off North Hills Blvd. (Collector)

Offsite Improvements



- Dedicated right turn lane into Mater Academy
- Dedicated ROW for right turn lane off Beckwourth Dr. onto North Hills Blvd.
- Install overhead RRFB flashing beacon
- Install side mount RRFB flashing beacon
- **Install crosswalks**

Onsite Stacking & Circulation



- **Double stacking lane with a bypass lane = 100 cars onsite**
- **Pickup/Drop off 30 cars simultaneously**
- **30 minute offset between Mater Academy & Alice Smith ES bell times**
- **30 minute pickup/drop-off window**



Appeal – Concerns & Mitigations

CONCERN	MITIGATION
Traffic & Safety	<ul style="list-style-type: none">• City Staff (Engineering & Public Works) & RTC worked with the applicant on a traffic mitigation plan for six months.• Extensive offsite improvements will be installed at the applicant's expense.• Bell times are offset by 30 minutes.• \$700,000 will be paid in RRIF to the RTC.
Lack of transparency/public participation in the decision-making process	<ul style="list-style-type: none">• 11/17/23 - Development Review Memo was emailed to 1,385 contacts• 11/22/23 - Notices Mailed to 506 surrounding property owners & interested parties• 11/27/23 – Site posted with two public notice signs for 6+ months• 6/3/24 – Decision letter issued 202 days after submittal
Inappropriate zoning	<ul style="list-style-type: none">• Primary Schools are permitted in the SF zoning district• Secondary Schools are permitted in the SF and GC zoning districts
WCSD Financial Concerns	<ul style="list-style-type: none">• Not a finding, not considered in the analysis

Minor Conditional Use Permit Findings

Findings	Staff Review and Analysis	
<u>Complies with RMC</u> and the purpose of the zoning district	SF-3 Purpose: “.....schools...” (18.02.204(a)) GC Purpose: “....gradual transition of the city’s suburban” (18.02.309(a))	Yes
<u>Compatible and consistent</u> with surrounding development	Adjacent to a school , a neighborhood, and commercial centers	Yes
<u>Public services and utilities</u> are available	Infill project , all services and utilities are available	Yes
Characteristics are <u>compatible with the types</u> of surrounding development	Adjacent to a school , a neighborhood, and commercial centers	Yes
Not materially detrimental to <u>public health, safety, or welfare</u>	Traffic study was completed and based on that information the applicant worked with Staff and RTC to determine appropriate mitigation measures	Yes

Recommended Motion

I move to AFFIRM approval of the minor conditional use permit by the Administrator and DENY the appeals.



Table 8: 2043 Background and Project Intersection Level of Service

Intersection	Control	AM		PM BELL		PM	
		Delay	LOS	Delay	LOS	Delay	LOS
North Hills/ Beckwourth Drive	Side Street Stop						
Eastbound Approach		139.4	F	65.9	F	199.4	F
Westbound Approach		79.3	F	69.4	F	24.6	C
Intersection **		60.3% ICU	B	62.0% ICU	B	59.2% ICU	B
North Hills Boulevard/Golden Valley Road	Signal						
Overall		37.8	D	46.8	D	33.5	C
North Hills Boulevard/Buck Drive	Signal						
Overall		22.6	C	24.5	C	26.5	C
Beckwourth Drive/Golden Valley Road	Signal						
Overall		74.4	E	37.6	D	30.7	C