

STAFF REPORT

Date: August 10, 2022

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Ordinance Adoption – Bill No. 7212 Case No. LDC22-00044 (Coral Academy Rezoning) Ordinance to amend the Coral Academy Specific Plan District (SPD) to allow for public schools in addition to private schools. The ±2.95 acre project site is located northwest of the intersection of Reno View Drive and Sky Mountain Drive. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Grace Whited, Associate Planner

Department: Development Services - Planning

Summary: The ±2.95 acre subject site is located northwest of the intersection of Reno View Drive and Sky Mountain Drive. This request is for an amendment to the Coral Academy Specific Plan District (SPD). The proposed amendment to the Coral Academy SPD would allow for private and public primary and secondary school uses in addition to uses currently allowed in NC zoning. Staff recommends approval of the proposed amendment to the approved SPD handbook.

Alignment with Strategic Plan:

- Fiscal Sustainability:
 - Cultivate alliances with regional partners, both public and private, to address mutual challenges and create opportunities for effective and efficient service delivery
- Public Safety:
 - Increase attention and efforts on traffic and pedestrian safety.
- Economic and Community Development:
 - Implement the Master Plan to support revitalization of urban areas and well-designed neighborhoods

Previous Council Action: April 27, 2022 Adopted: seven in favor; none opposed; none absent.

Background: Council adopted the Coral Academy SPD zoning map amendment for the subject

site on April 27, 2022. Following adoption, it was discovered that Coral Academy is considered a public school because a portion of its funding comes from public funds. The Coral Academy SPD Handbook specifically prohibits public schools, which would not allow Coral Academy to occupy this site.

Discussion: The applicant is requesting an amendment to the approved Coral Academy SPD Handbook to allow for both public and private primary and secondary schools by right. Reno Municipal Code (RMC) does not differentiate between public and private schools since the impacts are similar. Proposed changes would amend pages 6-7 of the SPD Handbook, as noted in Attachment 1 of the draft ordinance. Approval of this request would allow for both public and private primary and secondary schools by right in the Coral Academy SPD. The request was heard at the June 15, 2022 Planning Commission hearing and the staff report and meeting minutes are attached (**Exhibits A & B**).

Financial Implications: None at this time.

Legal Implications: Legal review completed for compliance with City procedures and Nevada law.

Recommendation: Staff recommends Council adoption of Ordinance No. _____.

Proposed Motion: I move to adopt Ordinance No. _____.

Attachments:

Ordinance

Case Maps