

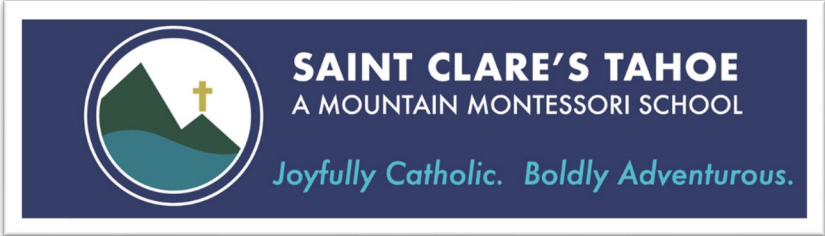
DEVELOPMENT CODE AMENDMENT

Washoe County
Board of County Commissioners

1/23/2024



INTRODUCTIONS



INTRODUCTIONS



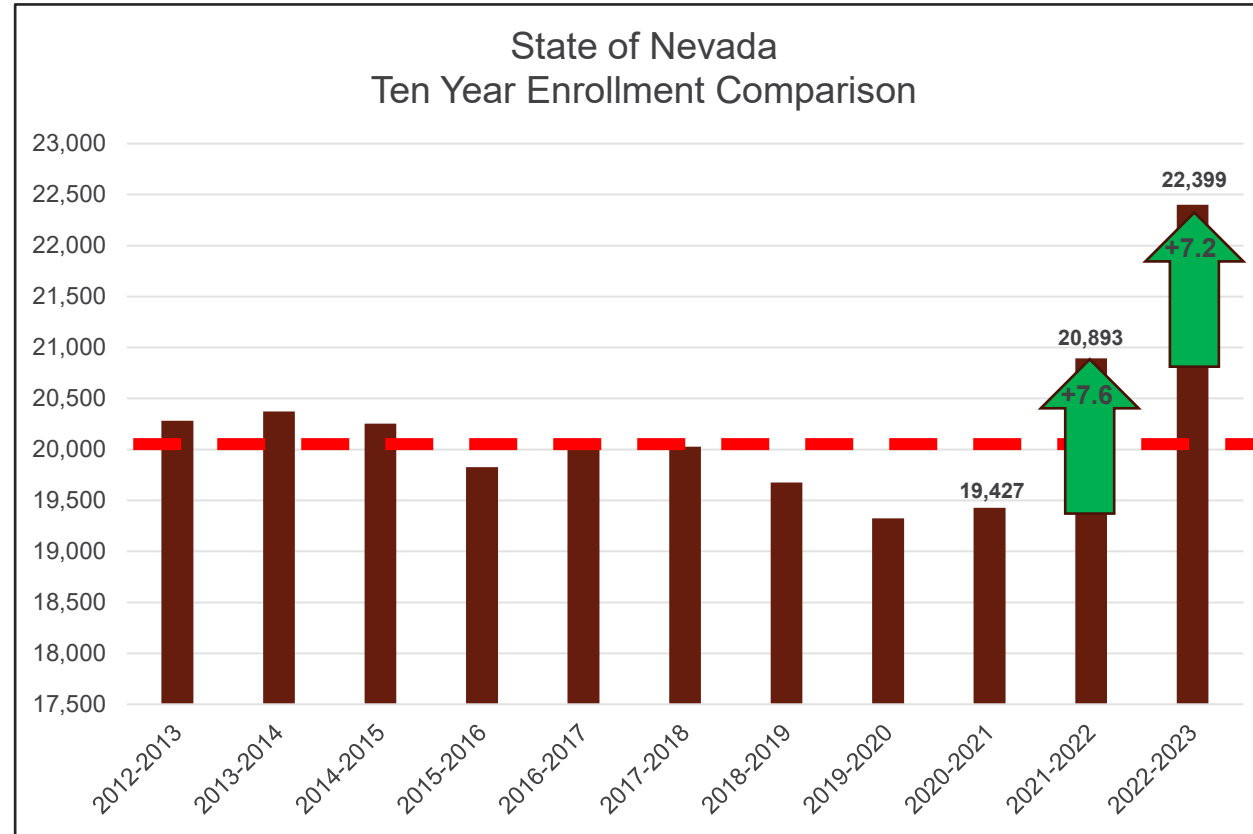
DEVELOPMENT CODE AMENDMENT

Request to add "Schools - Kindergarten through Secondary" use type as a permitted use, subject to a special use permit, on those parcels in size equal to, or greater than, three-acres within the Tahoe - Wood Creek Regulatory Zone.

WHY NOW

The proposed Development Code amendment responds to changed conditions that have occurred since the Development Code was adopted.

PRIVATE SCHOOL ENROLLMENT



TAHOE AREA PLAN

- Washoe County
- Tahoe Regional Planning Agency

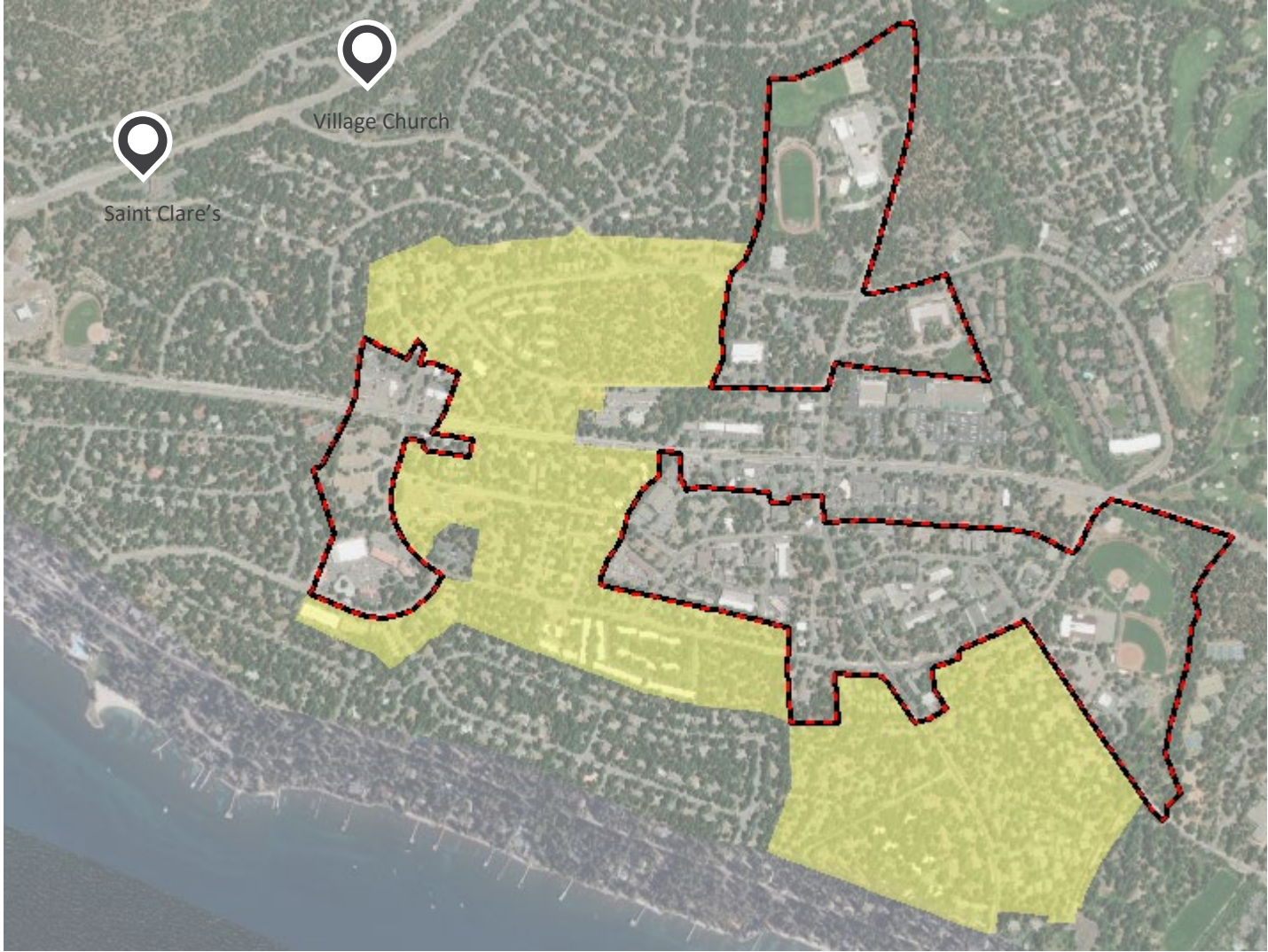
“Is intended to provide a broad scope of public services to serve the residential communities.”



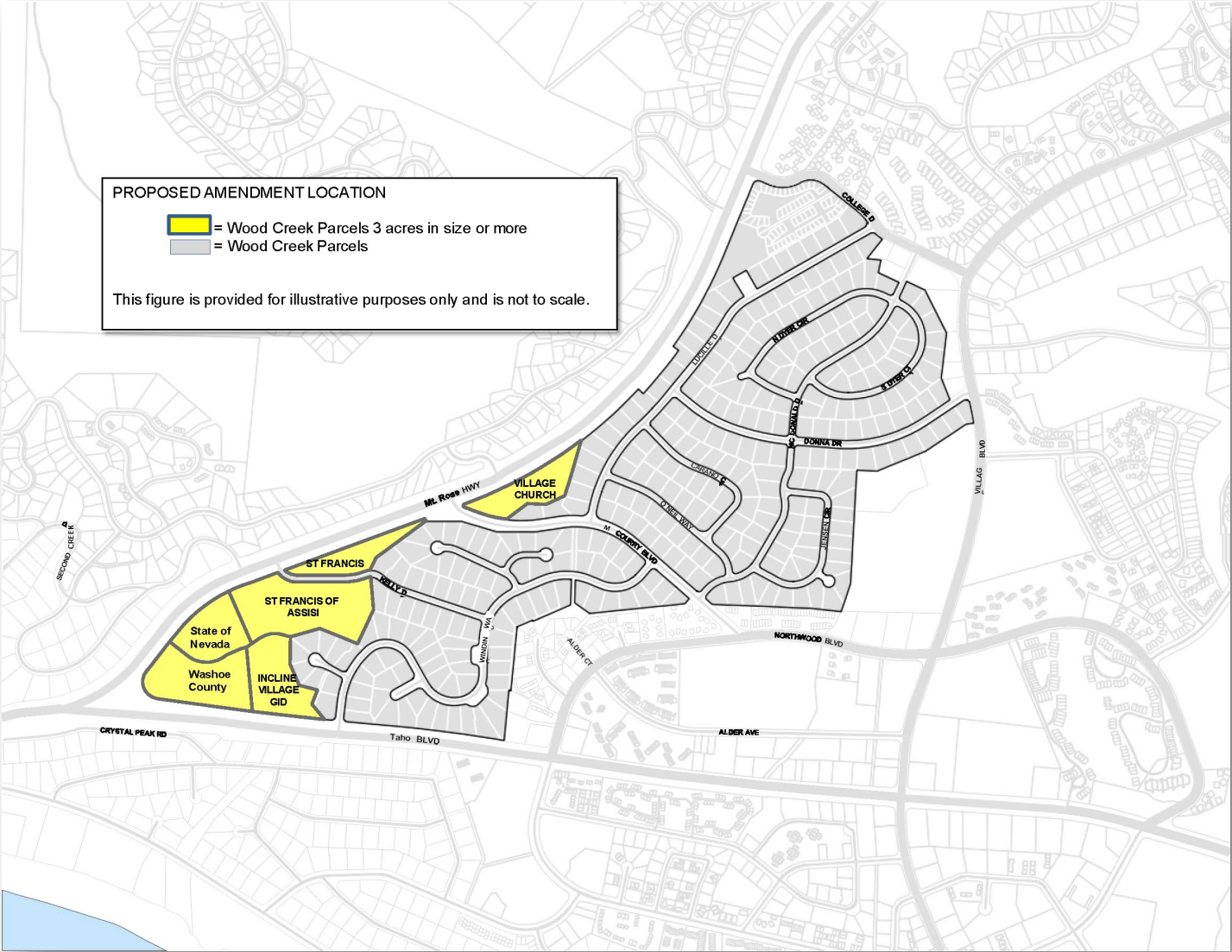
SCHOOL USE PERMITTED



SCHOOL USE PERMITTED - SUP



AMENDMENT LOCATION



HISTORY

Action	Date	Status
Neighborhood Meeting Notice	May 18 th , 2023	<input checked="" type="checkbox"/>
Neighborhood Meeting	June 2 nd , 2023	<input checked="" type="checkbox"/>
Application to Washoe County	June 8 th , 2023	<input checked="" type="checkbox"/>
TRPA Regional Plan Implementation Committee Meeting	September 27 th , 2023	<input checked="" type="checkbox"/> NOTE: All regional plan implementation committee members expressed support for the proposal with no notable concerns raised.
Washoe County Planning Commission Public Hearing	November 7 th , 2023	<input checked="" type="checkbox"/> NOTE: Approved unanimously

TRAFFIC

Initial Environmental Checklist | Tahoe Area Plan Development Code Amendment

Table 1: Trip Generation Review

Land Use Type	ITE Code	Units	AM Peak Hour Average Rate	PM Peak Hour Average Rate	Daily Average Rate
Day Care Center	565	Students	0.78	0.79	4.09
Private School (K-8)	534	Students	1.04	0.26	4.11
Private School (K-12)	536	Students	0.79	0.17	2.48
Charter Elementary School	537	Students	1.02	0.14	1.85

Prepared for:
Washoe County, Nevada
Community Service Department
1001 East Ninth Street
Reno, NV 89512

Tahoe Regional Planning
Agency
PO Box 5310
Stateline, NV 89449

Prepared by:
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5510 Longley Lane
Reno, NV 89511



NOISE

- DCA does not alter the Community Noise Equivalency Level standards set forth in the existing Area Plan
- DCA could result in the establishment of primary and secondary school uses; however, a Special Use Permit would be required
- Should the amendment request be approved, it is anticipated that an acoustical noise study would be a required submittal for the Special Use Permit application

PARKING

- DCA does not alter the parking standards adopted in the Tahoe Area Plan
- A SUP would be evaluated at a site-specific level for conformance to the regulatory parking requirements

SUMMARY

- Compatible with the Tahoe Area Plan
- Promotes the Purpose of the Development Code
- Supports parent's right to direct the educational upbringing of their child

ANTICIPATED MEETING DATES - UPDATED

Action	Date	Time	Location
Washoe County Board of County Commissioners Public Hearing	January 23, 2024	10am	1001 E. Ninth Street, Reno, NV 89512 (Council Chambers)
Washoe County Board of County Commissioners (2 nd Reading)	February 20, 2024	10am	1001 E. Ninth Street, Reno, NV 89512 (Council Chambers)
TRPA Advisory Planning Commission	March 13, 2024	TBD	128 Market Street, Stateline, Nevada
TRPA Regional Plan Implementation Committee Meeting (RPIC)	March 27, 2024	TBD	128 Market Street, Stateline, Nevada
TRPA Governing Board Public Hearing	April 24, 2024	TBD	128 Market Street, Stateline, Nevada

THANK YOU...

Any questions?