

APN# 400-040-06

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Requested By

CORAL ACADEMY OF SCIENCE

Washoe County Recorder

Kalie M. Work - Recorder

Fee: \$43.00 RPTT: \$0.00

Page 1 of 14

(For Recorder's use only)

Coral Academy
Specific Plan District Development Standards Handbook

(Title of Document)

Please complete Affirmation Statement below:

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons as required by law: _____.

(State specific law)



Planner

Signature

Title

Lisa H. Nash

Printed Name

This page added to provide additional information required by NRS 111.3.12 Sections 1-2 and NRS 239B-030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



**SPECIFIC PLAN DISTRICT
DEVELOPMENT STANDARDS**

Prepared by:



MAY 2022

Coral Academy
Specific Plan District Development Standards Handbook

Notice is given that the Specific Plan District Development Standards Handbook was approved by the Reno City Council on August 10, 2022. A copy of the certified handbook is attached hereto and incorporated herein.

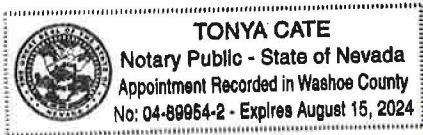
Dated this 16th day of August, 2022

Michael Railey



STATE OF NEVADA)
)SS
COUNTY OF WASHOE)

On this 16th day of August, 2022, before me, a Notary Public personally appeared Michael Railey, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.



Tonya Cate (seal)
Notary Public

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I. INTRODUCTION

A. Specific Plan District Area

The Coral Academy Specific Plan District (SPD) consists of 2.95± acres (APN # 400-040-06) located at 1595 Sky Mountain Drive in northwest Reno. Specifically, the site is located on the north side of Sky Mountain Drive, south of Interstate 80, east of McCarran Boulevard. Figure 1 (below) depicts the project location.

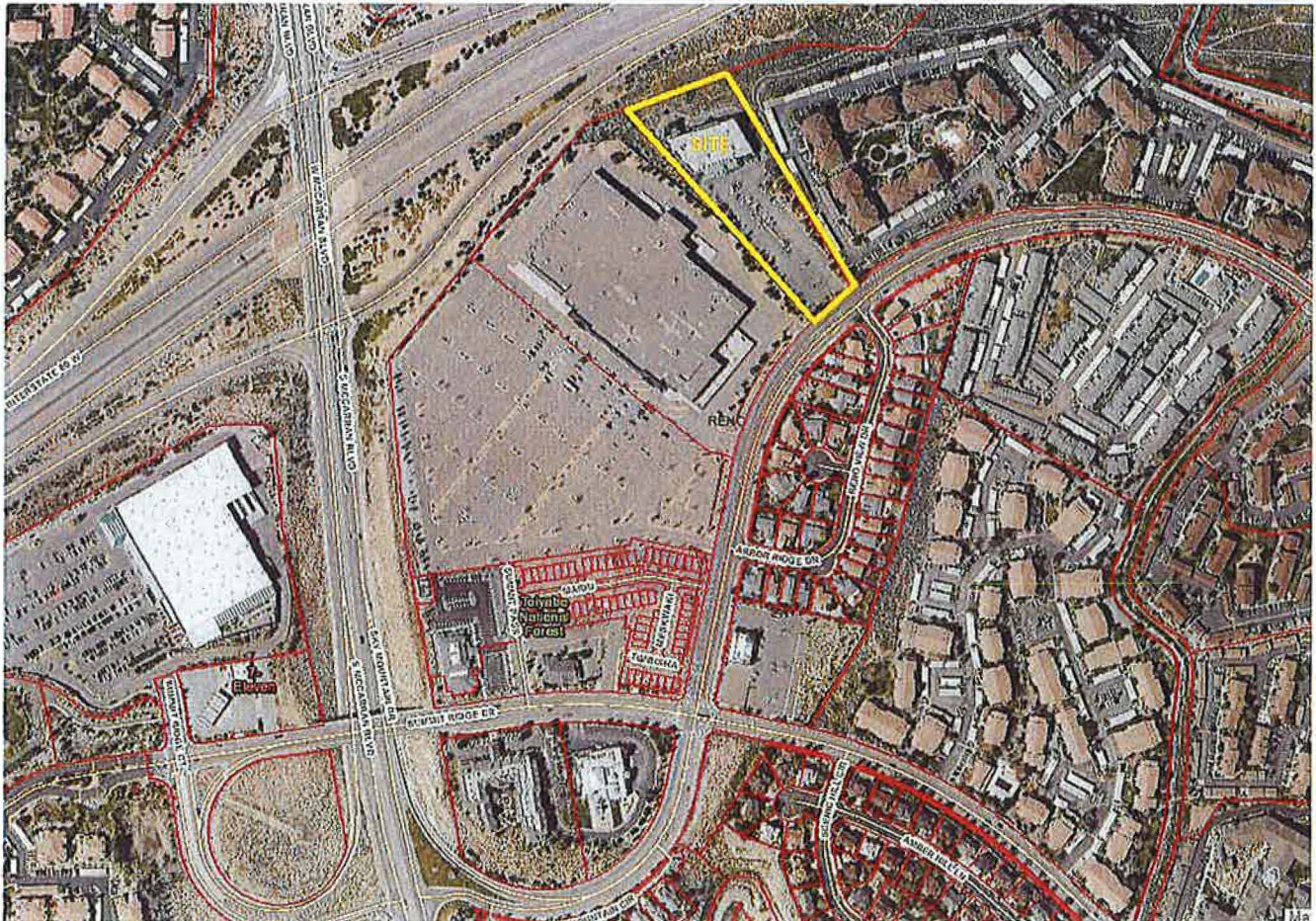


Figure 1 – Specific Plan District Boundary

B. Site Description

The SPD parcel is developed with an 18,514± square foot commercial building constructed in 1994. The building operated as a commercial gym (24-Hour Fitness) for approximately 27 years. The site has prime visibility from Interstate 80 and is fully developed. This includes parking, landscaping, site lighting, etc. Surrounding land use includes commercial to the west (former K-Mart/indoor storage), multi-family residential to the east, and single family to the south.

Figure 2 (below) provides an enhanced aerial view of the site (looking south) while Figure 3 (following page) includes photographs of the existing site conditions.



Figure 2 – Aerial View

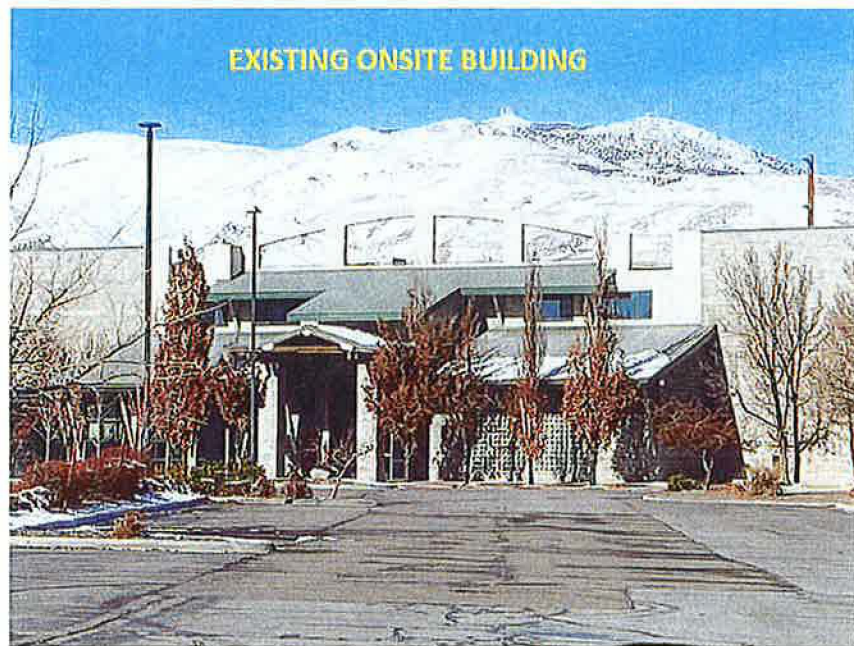
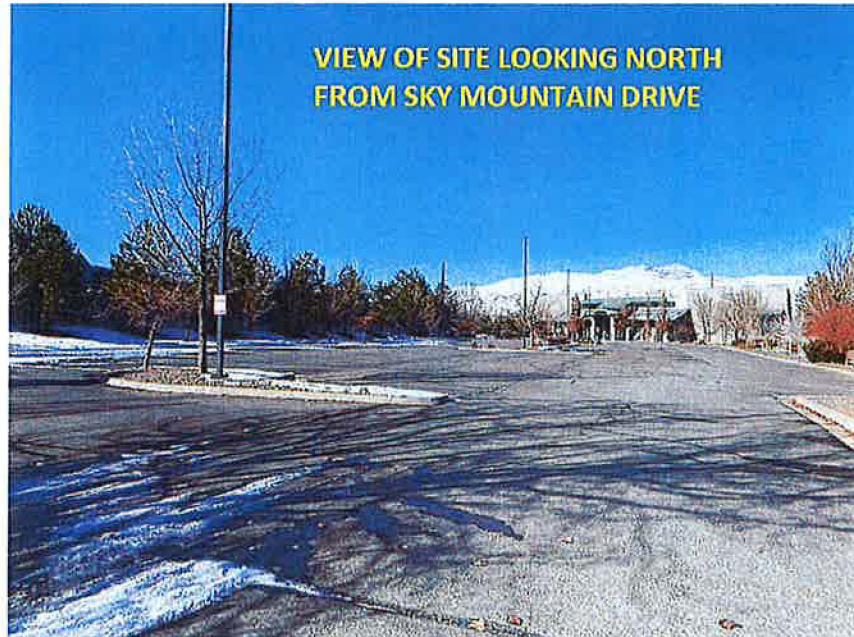


Figure 3 – SPD Site Photos

C. Statement of Purpose and Plan

The purpose of the Coral Academy Specific Plan District (SPD) is to establish allowed uses and development standards within the plan area and to ensure that all onsite operations are compatible with adjoining properties. The standards and provisions contained herein will ensure the orderly development of the SPD area and provide for appropriate land use, mitigation of potential impacts, and compliance with Reno Municipal Code standards.

D. Zoning

Figure 3 (below) depicts the Coral Academy SPD in context with surrounding zoning patterns.

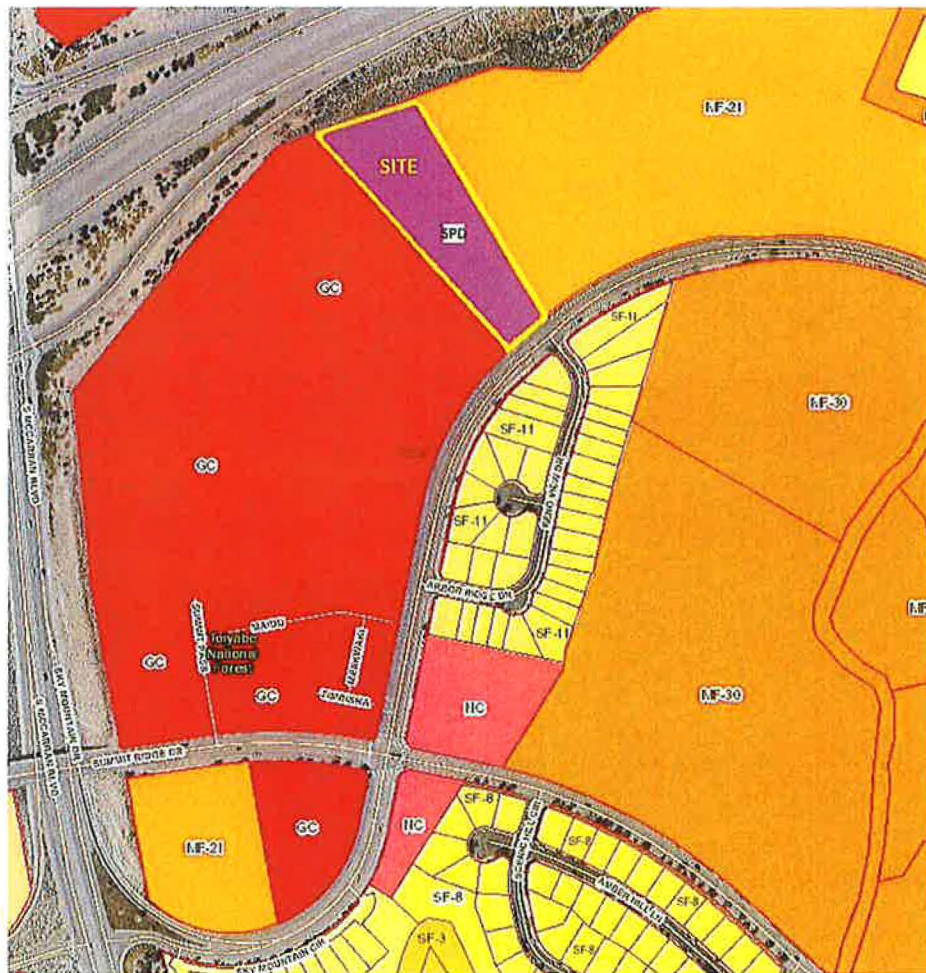


Figure 4 –Zoning

II. DEVELOPMENT STANDARDS

The Coral Academy SPD allows for a mix of commercial, civic, and residential uses. Uses permitted are generally less intense than those permitted in the General Commercial zone and are appropriately located adjacent to residential use types. The plan recognizes the need to properly manage uses and development standards to ensure land use compatibility and incorporates controls to achieve this.

The standards included in this handbook are meaningful and specific, providing assurances that the current and future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

The Development Standards promote compatibility with adjacent uses and properly relate to the surrounding environment, provide limitations on density/intensity, ensure adequate parking and vehicle/pedestrian circulation, and ensure proper setbacks, buffering, landscaping, etc.

A. Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in the City of Reno Municipal Code in effect at the current time. The Neighborhood Commercial (NC) or equivalent zoning standards shall be applied.

B. Individual Project Approvals

Individual projects within the SPD shall be subject to review and approval as outlined in this handbook and/or the Reno Municipal Code. This includes tentative subdivision maps, site plan reviews, conditional use permits (minor and major), variances, etc. Although new development shall be reviewed in context with the standards and requirements of this Handbook, all statutory public review requirements set forth in NRS and the Reno Municipal Code shall remain in full effect and shall be applied to new development requests within the Coral Academy SPD.

C. Existing Conditions

Any legally permitted structures and/or improvements constructed prior to the adoption of this SPD shall be considered conforming and permitted. Any existing deviations from the standards contained herein shall be considered "grandfathered" and shall be permitted to continue/remain. This includes standards related to setbacks, building heights, parking, landscaping, etc. All new development shall fully comply with Reno Municipal Code standards, as amended.

D. Allowed Uses

The SPD establishes specific uses that shall be permitted at the site.

The uses listed below constitute the allowed uses within the Coral Academy SPD. Specific definitions for these uses shall be as contained in the City of Reno Municipal Code, as amended.

Allowed Uses:

Uses permitted in the Neighborhood Commercial (NC) zone (including those requiring supplemental review) - See Appendix A.

Primary Schools – Permitted by Right (no Site Plan Review required).

Secondary Schools – Permitted by Right (no Site Plan Review required).

Uses Requiring a Minor Conditional Use Permit:

Adult Education

College, University, or Seminary

Vocational or Trade School

Uses Requiring a Conditional Use Permit:

Laboratory

E. Supplemental Use Standards

The following supplemental use standards shall be applied to primary and secondary school uses occurring within the SPD:

Enrollment:

- Enrollment within combined primary and secondary school facilities shall be limited to no more than 800 students.

Operations:

The following shall be provided/approved prior to occupancy for any primary or secondary school use:

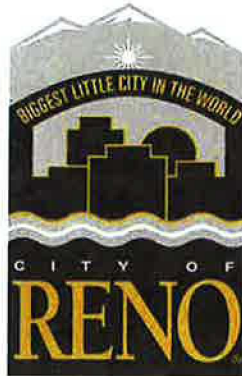
- A Safe Route to School Plan (per policy 5.2J of the Reno Master Plan) shall be submitted to the Department of Development Services for review and approval and shall address pedestrian routes to the site (including crosswalks at Sky Mountain Drive), internal pedestrian circulation, and vehicle circulation in and out of the site.
- A crosswalk(s) shall be installed across Sky Mountain Drive as identified in the Safe Route to School Plan, providing a pedestrian route for students. The crosswalk shall include pedestrian flashers. As an alternative to pedestrian flashers, crossing guards may be provided before and after school as part of an approved Safe Route to School plan (see previous bullet point).
- A trip generation analysis, prepared by a qualified professional, shall be submitted to the Department of Development Services for review. If anticipated peak hour trips exceed 80, a traffic impact analysis shall be prepared by a licensed engineer to determine if supplemental mitigation measures are needed/required. Any mitigation deemed necessary shall be constructed by the applicant.
- All school uses shall provide the Department of Development Services with a student pick-up/drop-off plan that identifies vehicle queuing and vehicle circulation within the site. The plan shall demonstrate that no queuing within the public right-of-way shall occur and that safe pedestrian routes are maintained, subject to Administrator approval.
- A parking plan shall be submitted demonstrating compliance with Reno Municipal Code parking standards. Alternative parking standards may be considered by the Administrator and shall require the preparation of a comprehensive parking study, prepared by a qualified professional, utilizing data from accepted sources such as the Institute of Transportation Engineers, American Planning Association, Urban Land Institute, etc.

- Expansion of existing building area by more than 18,000 square feet (second internal floor) for primary or secondary school use shall require the approval of a Site Plan Review.
- Outdoor playgrounds/children's play areas shall be located on the west or north side of the building only. Play areas shall be enclosed with a minimum 6-foot solid or open (i.e. wrought iron) fence. Outdoor playgrounds shall be located a minimum of 50 feet from the nearest residential unit(s). Outdoor play time shall be limited between 8:00 am and 4:00 pm.
- If phasing of school uses is proposed, a comprehensive phasing plan shall be provided prior to the first certificate of occupancy for the first phase. At a minimum, the phasing plan shall identify maximum enrollment and provide for phased improvements to address the supplemental standards identified herein (i.e. Safe Route to School, pedestrian/vehicle circulation, parking, etc.).

F. Lighting

- Lighting that results in spill-over or glare to adjoining properties shall be prohibited.
- All lighting (both parking lot and building) in existence prior to the adoption of this SPD shall be considered grandfathered and conforming.
- New parking lot lighting shall be limited to no more than 15-feet and shall include shielded fixtures.
- New building lighting shall include shielded and/or directed fixtures to ensure that spill-over does not occur to adjoining properties.

Mikki Huntsman
City Clerk
(775) 334-2030
HuntsmanM@reno.gov



Office of the City Clerk
City Clerk's Office (775) 334-2030
Central Cashiering (775) 334-2032
Records (775) 348-3932

FILED THIS DATE
8 11 2022
BY: mq
CITY CLERK

August 10, 2022

Coral Education Corporation
1350 E 9th St
Reno, NV 89512

RE: **Case No. LDC22-00044 (Coral Academy Rezoning)**
 APN 400-040-06
 Adopted Ordinance No.6632

Dear Applicant:

At a regular meeting of the Reno City Council on August 10, 2022 and following a public hearing thereon, the Reno City Council passed and adopted Ordinance No. 6632, approving an amendment to the Coral Academy Specific Plan District (SPD) to allow for public schools in addition to private schools. The ±2.95 acre 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).

Sincerely,


Mikki Huntsman
City Clerk

xc: **Development Services Department**
 Grace Whited, Development Services Department
 Matt Brezina, Parks, Recreation & Community Services
 Mike Railey, Christy Corporation, 1000 Kiley Parkway Sparks, NV 89436
 Hagers LP, 2880 E. Lakeridge Shores Reno, NV 89519

One East First Street, Second Floor*P.O. Box 7, Reno, NV 89504
www.reno.gov



WASHOE COUNTY RECORDER

OFFICE OF THE RECORDER
KALIE M. WORK, RECORDER

1001 E. NINTH STREET
RENO, NV 89512
PHONE (775) 328-3661
FAX (775) 325-8010

LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

A handwritten signature in cursive script that reads "Lisa H. Nash".

Signature

A handwritten date in cursive script that reads "8-16-22".

Date

A handwritten name in cursive script that reads "Lisa H. Nash".

Printed Name