

SAFE EMBRACE SPECIAL USE PERMIT



Prepared by:



August 8, 2022

SAFE EMBRACE

Special Use Permit

Prepared for:

Safe Embrace
220 S. Rock Boulevard, Ste 7
Reno, NV 89502

Prepared by:

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1000 Kiley Parkway
Sparks, Nevada 89436
(775) 502-8552

August 8, 2022

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Introduction

This application includes the following request:

- A **Special Use Permit** to allow for the establishment of a 25-bed Group Care Facility use within the Low Density Suburban (LDS) zone.

Project Location

The project site (APN # 026-442-14) includes 1.0± acres located at 1995 Ponderosa Drive in Washoe County. Specifically, the subject property is located on the south side of Ponderosa Drive, west of the intersection with Sullivan Lane. Figure 1 (below) depicts the project location.

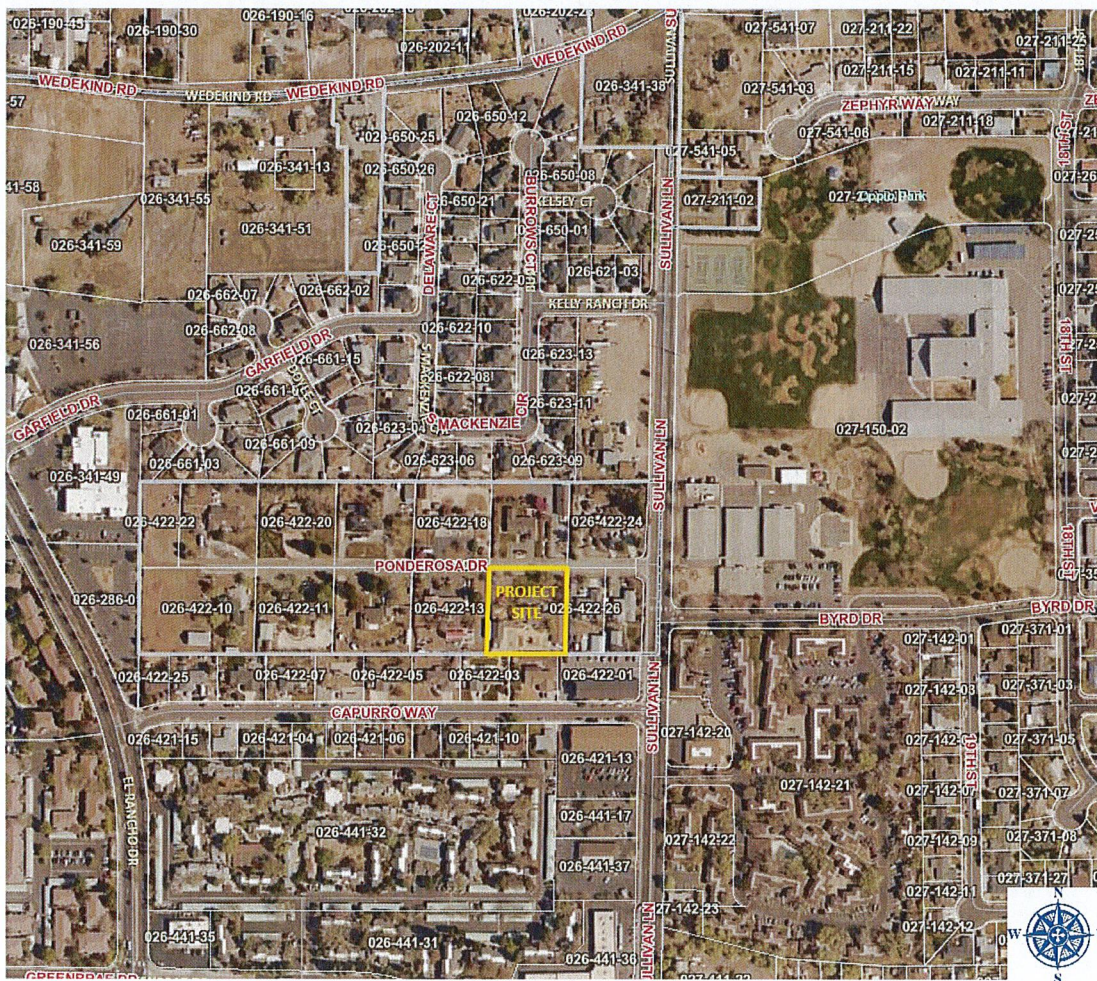


Figure 1 – Vicinity Map

Existing Conditions

The site was originally developed as a single family residence and includes an existing garage, outbuilding/office space and a 4 bedroom and bath dwelling addition.

Figure 2 (below) provides an aerial view of the property and existing structures while Figure 3 (page 3) includes a detailed aerial view of the site/site plan with existing site features labeled. Figure 4 (page 4) includes photographs of the existing onsite conditions.



Figure 2 – Aerial View of Property

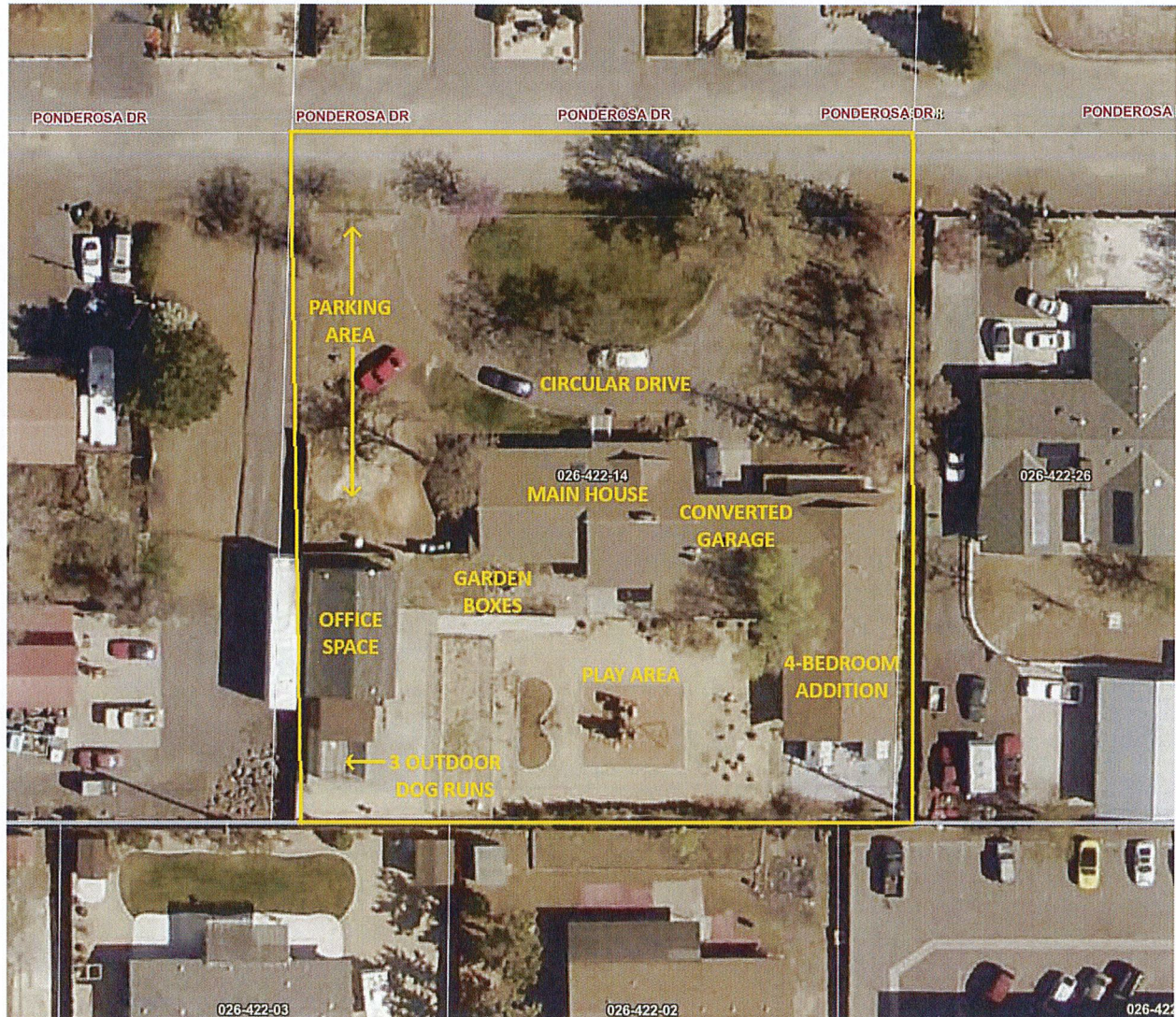


Figure 3 – Existing Site Features/Site Plan

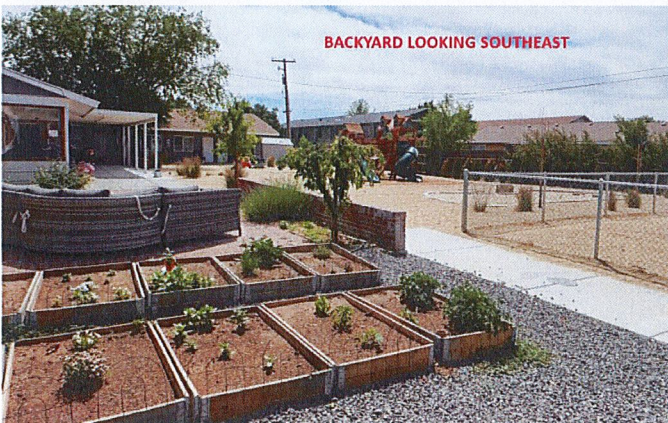
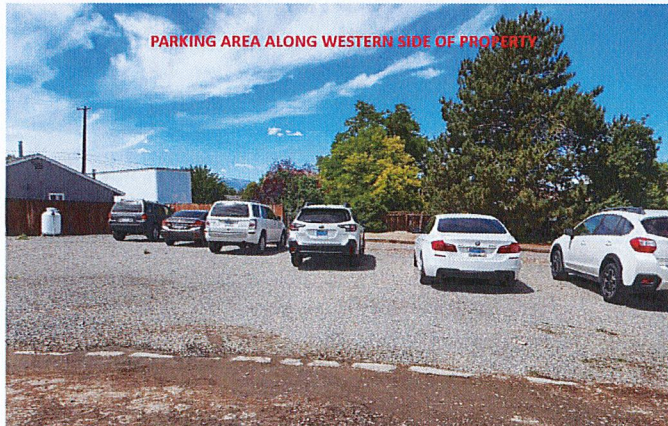
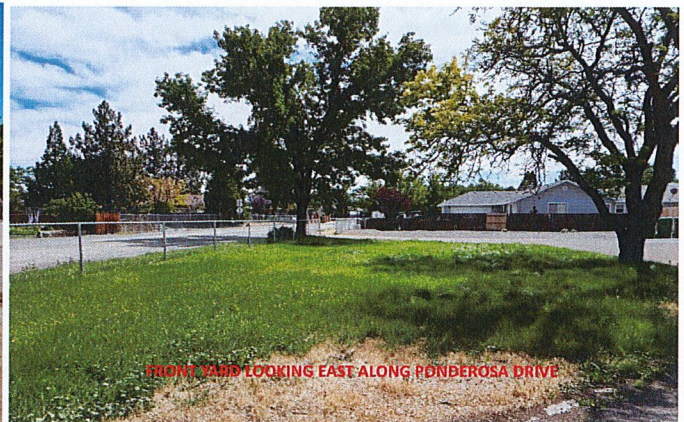
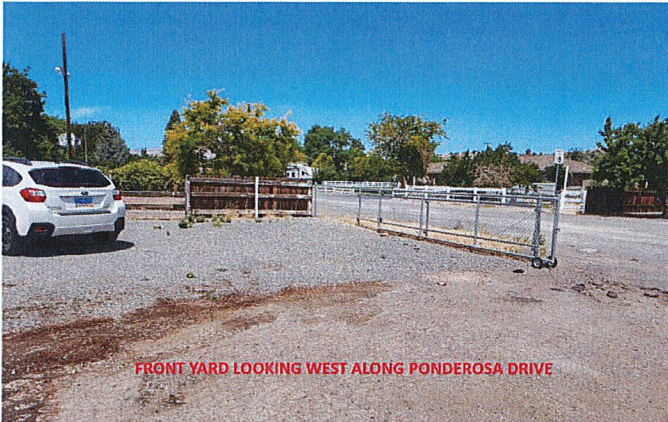


Figure 4 – Existing Conditions

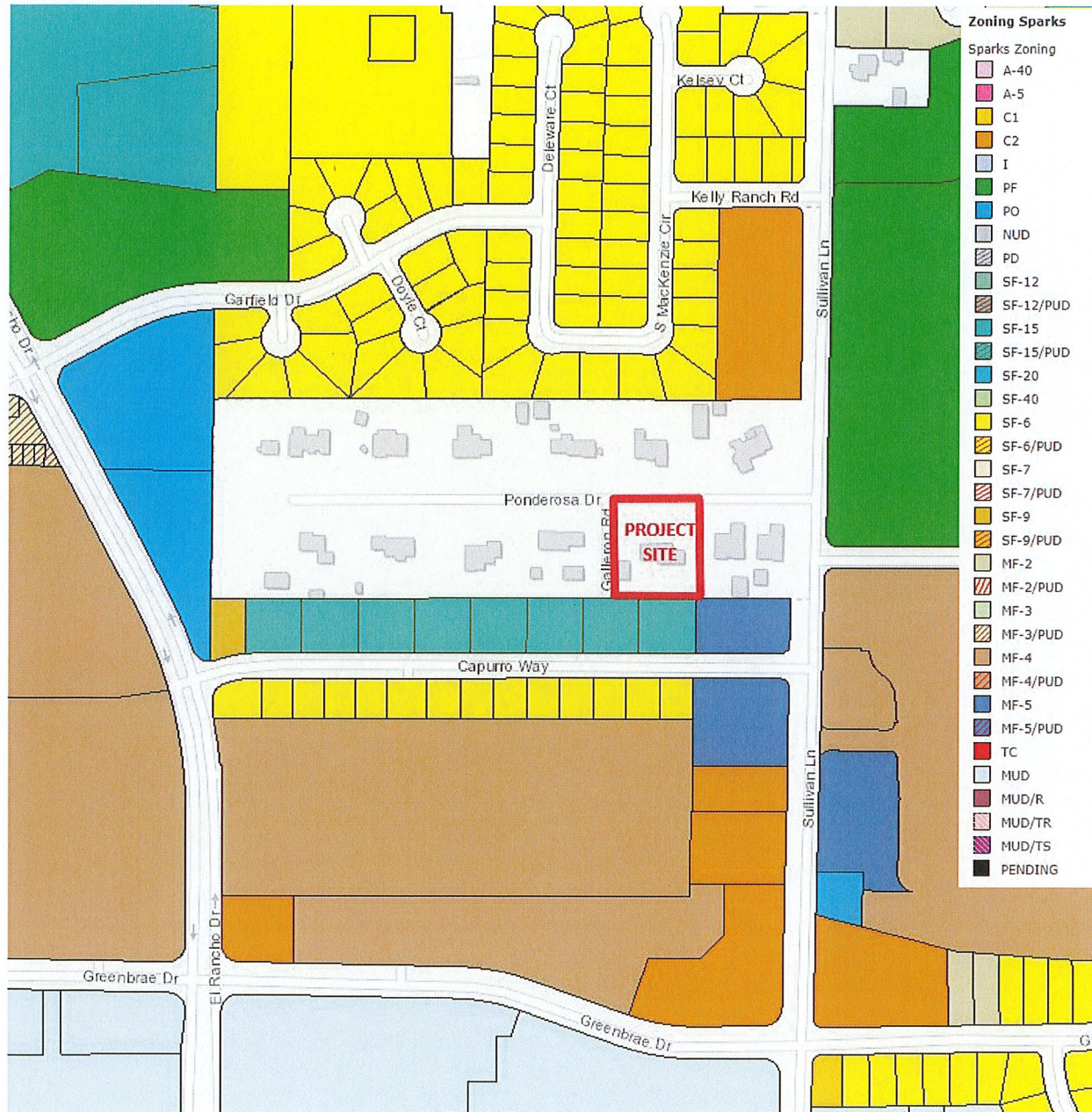


Figure 6 – City of Sparks Zoning Map

Project Description/Request

This application includes a Special Use Permit (SUP) request to establish a 25-bed Group Care Facility use within the Low Density Suburban (LDS) zone. As defined by the Washoe County Development Code, the SUP will allow for the operation of a 25-bed group care facility. This use is specifically allowed in the Low Density Suburban (LDS) zone with the approval of a SUP per section 110.304.20 of the Development Code. Group care facilities must also comply with the review standards and guidelines in section 110.322.10 of the Development Code.

The Group Care Facility will provide 25 beds for temporary residents of the Care Facility. Residents include women, men and children and is inclusive to all. The length of stay of any individual is capped at 90 days. There are generally 4 staff members on site daily. In order to address the community concerns regarding safety and security, Safe Embrace is willing to hire an additional advocate to reside at the site during the overnight hours.

Safe Embrace is also upgrading the cameras and security system to allow for monitoring of the exterior of the residence. Additionally, as required in the development code guidelines, Safe Embrace is preparing a Neighborhood Response Program. This will provide a procedure for immediate response to incidents and complaints arising out of activities on site. This will include contact numbers and emails for the Executive Director and Shelter Manager in addition to a scheduled weekly in-person check in with neighborhood residents to discuss neighborhood problems, suggestions and improvements to the group care facility.

The site has 4,100 square feet of living space. 25 beds/users require interior space of 4,050 square feet (1,200 sf for first 6 users plus 19 users x 150 sf/user = 4,050 square feet). Outdoor recreation space of 2,025 square feet is required for 25 users (600 sf for first 6 users plus 75 sf x 19 users = 2,025 sf). The site provides a 3,300 square foot outdoor recreation space at the rear of the property.

There is a pet shelter that can house 3 dogs and 6 cats/small animals. The dog pens include 3 dog runs with an indoor and outdoor run area. There have been nuisance complaints in the past regarding dogs barking at night. Since May of 2022, no pets have been allowed at the facility and a new pet policy is being prepared that will layout all rules and regulations and allow for removal of residents with pets for allowing dogs to bark and any neglect or nuisance complaints. Additionally, the outdoor portion of the dog run will not operate at night.

The property is a single-story building. The garage located on the subject property was converted to a living space in 2007. The setbacks are met for the property with the exception of the converted existing detached garage on the west property boundary. This building was converted in 2006 into work and office space. Additionally, the facility is required to meet all HUD requirements, is ADA compliant and has fire sprinklers throughout.

Parking is provided in a graveled parking area along the north end of the western property boundary and along the paved circular drive. This parking provides for the 10 required parking spaces (4 for employees and 6 for users). At this time, it is requested that the paving standard be waived for the site.

The existing landscaping on site will be supplemented to meet standards. Existing trees will be retained and additional landscaping along the road frontage will include one (1) tree for every fifty (50) linear feet of street frontage with additional bushes added between the trees. The adjacent residential property boundaries to the front of the buildings, including the parking area will include one (1) tree for every twenty (20) linear feet of the parking area, planted in off-set rows or groupings. It is requested that the existing 6-foot wood fences be allowed to remain.

No additional lighting is proposed for the site beyond what is already present. The property is not open to the public and the lighting is comparable to other properties on the street. At this time, it is requested that lighting the parking lot standard be waived to keep in character with the neighborhood.

Special Use Permit Findings

In order to approve a Special Use Permit, the following findings must be made. Responses are provided in **bold face type**.

1. Consistency. The granting of the special use permit is consistent with the policies and maps of the Comprehensive Plan Elements and the Area Plan in which the property is located.

The requested SUP is consistent with Washoe County Development Code and does not conflict with policies contained within the North Valleys Area Plan. The project is an existing operation and is appropriate for the area.

2. Adequate Public Facilities. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities must exist or will be provided.

The site is an existing facility with adequate utilities located on a private road.

3. Site Suitability. The site must be physically suitable for the proposed use and for the intensity of development.

The care facility has been in existence for over 20 years. The site was previously approved and operated under the City of Sparks before it was determined that the permitting should have been completed under Washoe County. This permit is to correct that inadvertent oversight for an operating site.

4. Issuance Not Detrimental. Issuance of the permit may not be significantly detrimental to the public health, safety or welfare; have a detrimental impact on adjacent properties; or be detrimental to the character of the surrounding area.

Safe Embrace provides a vital community service to those escaping domestic violence. The site location provides a discreet, safe, and appropriate location for Safe Embrace's services. The operational parameters described herein can be conditioned with the SUP ensuring that any and all potential impacts are properly mitigated. Concerns raised by surrounding neighbors at the previously held community meeting have been addressed with this SUP request and will be ongoing to ensure that negative impacts do not occur.

APPENDICES

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Safe Embrace SUP			
Project Description: A Special Use Permit to allow for the establishment of a 25-bed Group Care Facility use within the Low Density Suburban (LDS) zone.			
Project Address: 1995 Ponderosa Drive, Sparks, NV 89431			
Project Area (acres or square feet): 1 acre			
Project Location (with point of reference to major cross streets AND area locator): 4 lots to the west from intersection of Ponderosa Drive and Sullivan Lane, on the south side of Ponderosa Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
026-422-14	1.000		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Safe Embrace		Name: Christy Corporation, LTD	
Address: 220 S Rock Blvd Ste 7		Address: 1000 Kiley Parkway	
Reno, NV	Zip: 89502	Sparks, NV	Zip: 89436
Phone: (775) 342-3766	Fax:	Phone: (775) 502-8552	Fax:
Email: afshan@safeembrace.org		Email: Lisa@christynv.com	
Cell: (775) 376-3457	Other:	Cell: (908) 763-6576	Other:
Contact Person: Afshan West		Contact Person: Lisa Nash	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

A Special Use Permit to allow for the establishment of a 25-bed Group Care Facility use within the Low Density Suburban (LDS) zone.

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See attached report.

3. What is the intended phasing schedule for the construction and completion of the project?

No phasing.

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

This use has been in existence for over 20 years and the site is appropriate to the use.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

The project is a very necessary and vital service to the community.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

The installation of additional landscaping and appropriate screening materials for the property will occur to ensure applicable codes are met. The is detailed in the attached report.

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

Refer to the attached report for this information.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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9. Utilities:

a. Sewer Service	Septic
b. Electrical Service	NV Energy
c. Telephone Service	Various Providers
d. LPG or Natural Gas Service	NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	Various Providers
g. Water Service	TMWA

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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10. Community Services (provided and nearest facility):

a. Fire Station	TMFPD
b. Health Care Facility	Renown
c. Elementary School	Risley
d. Middle School	Sparks Middle School
e. High School	Hug High School
f. Parks	Washoe County Parks
g. Library	Sparks Library
h. Citifare Bus Stop	Greenbrae and Sullivan

Property Owner Affidavit

Applicant Name: Safe Embrace

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
COUNTY OF WASHOE)

I, AFSHAN WEST
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 026-422-14

Printed Name AFSHAN WEST.

Signed [Signature]

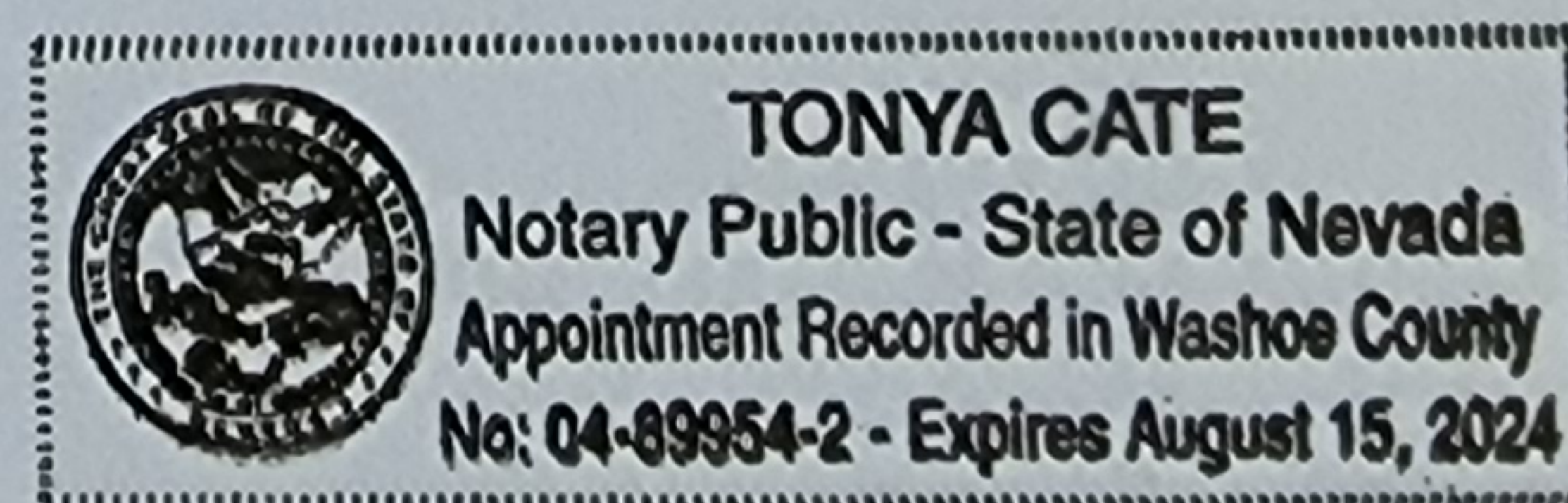
Address 220 S. ROCK BLVD. SUITE 7
RENO, NV 89502.

Subscribed and sworn to before me this
8th day of Aug. 15, 22.

(Notary Stamp)

[Signature]
Notary Public in and for said county and state

My commission expires Aug. 15, 2024



*Owner refers to the following: (Please mark appropriate box.)

- ☐ Owner
- ☐ Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☒ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

PONDEROSA DR

PONDEROSA DR

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PONDEROSA DR

PONDEROSA DR

PARKING
AREA

CIRCULAR DRIVE

026-422-14
MAIN HOUSE

CONVERTED
GARAGE

GARDEN
BOXES

OFFICE
SPACE

PLAY AREA

4-BEDROOM
ADDITION

← 3 OUTDOOR
DOG RUNS

026-422-26

026-422-03

026-422-02

026-422-01