

LDC24-00029

214 West Commercial Row Conditional Use Permit

Reno City Planning Commission

February 19, 2025



C I T Y O F
RENO

Project Information

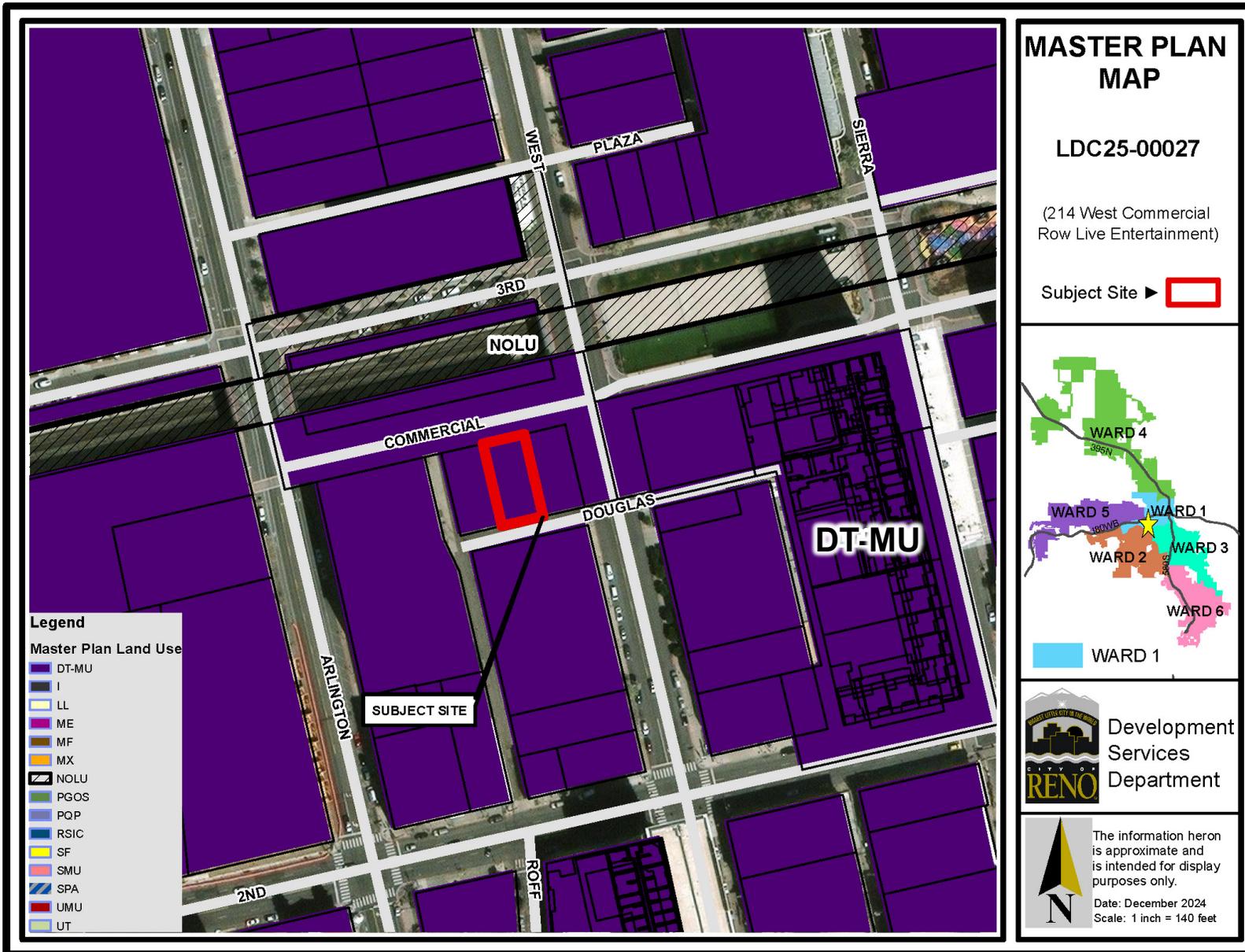


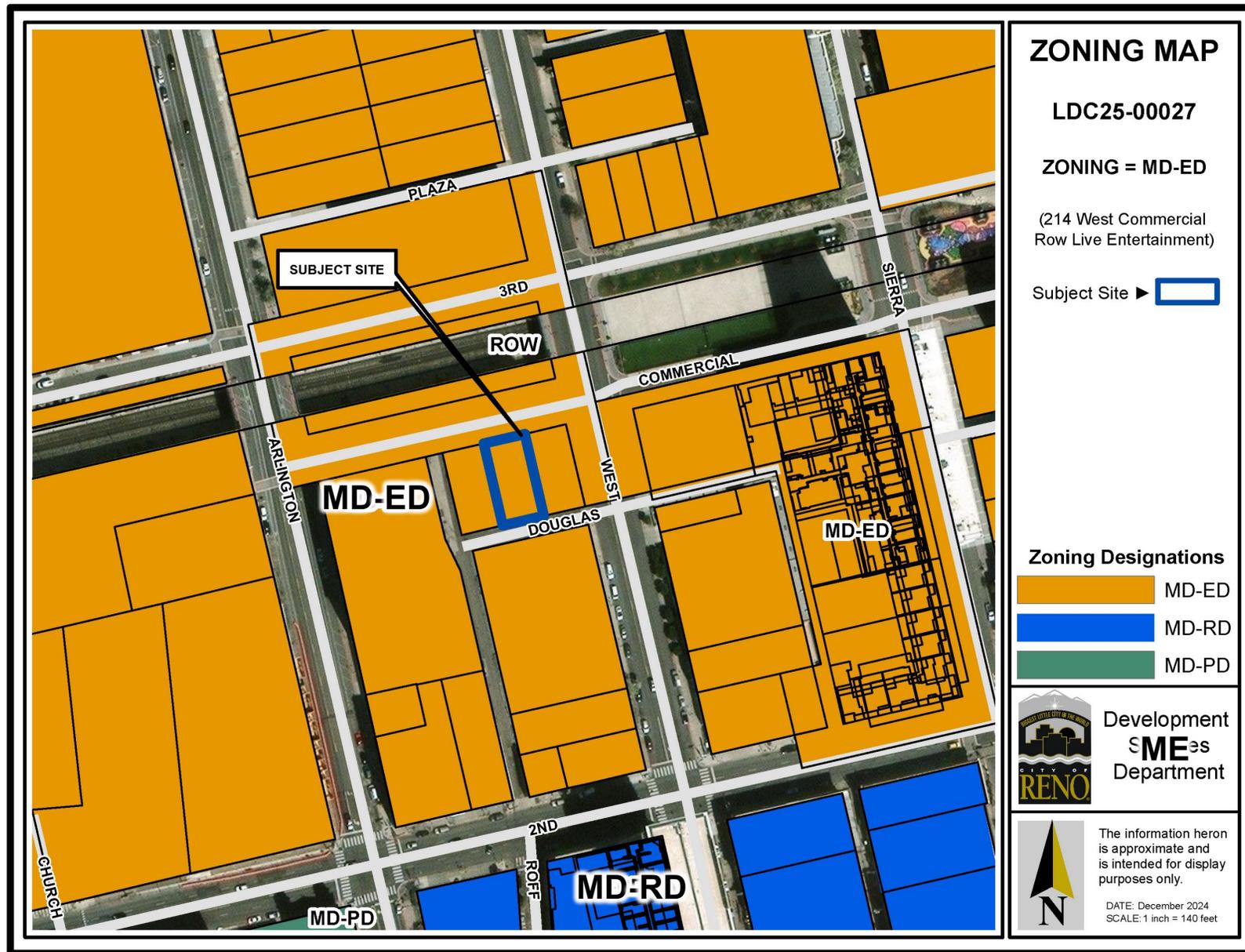
- **Site Size:**
± 0.11 acre site
- **Conditional Use Permit request** to hold live entertainment events between 11:00 p.m. and 5:00 a.m. on specific days

Master Plan

Downtown Mixed-Use (DT-MU)

- 1.2C: Existing Businesses
- 3.1C: Tourism and Entertainment
- 3.2A: Public Safety
- C-UC.5: Activity Generating Uses



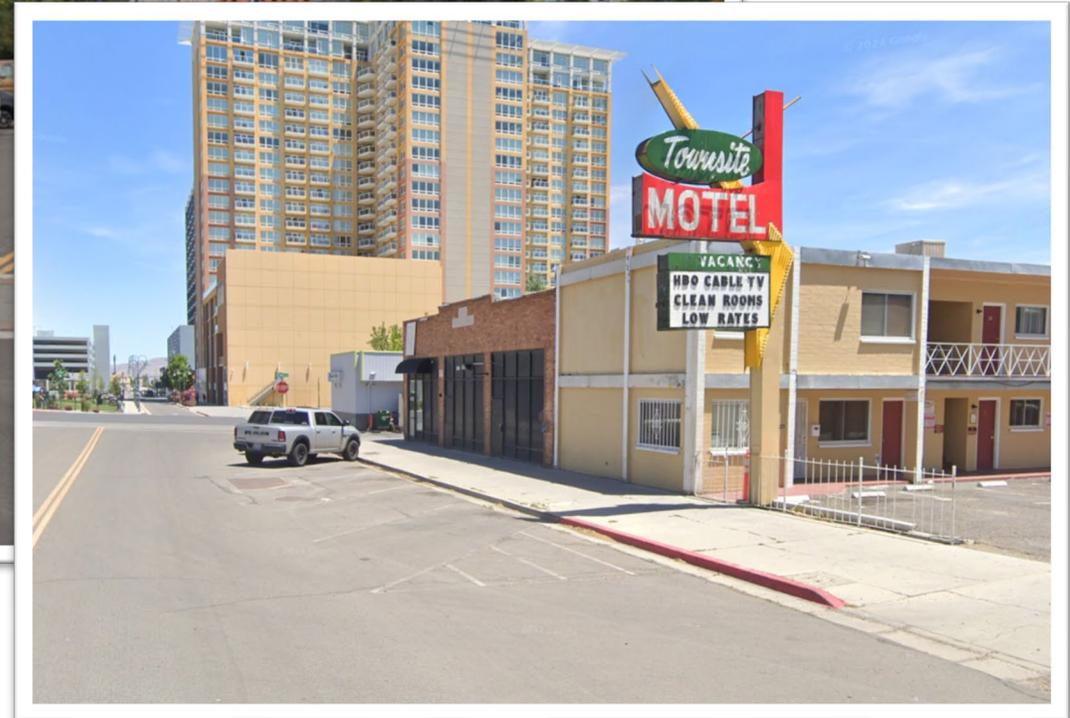


Zoning District

Mixed-Use Downtown – Entertainment District (MD-ED)

- Bar is allowed for 24-hours by-right
- Live entertainment is allowed by-right
- Live entertainment after 11:00 p.m. requires a CUP

Vicinity Photos



Surrounding Uses



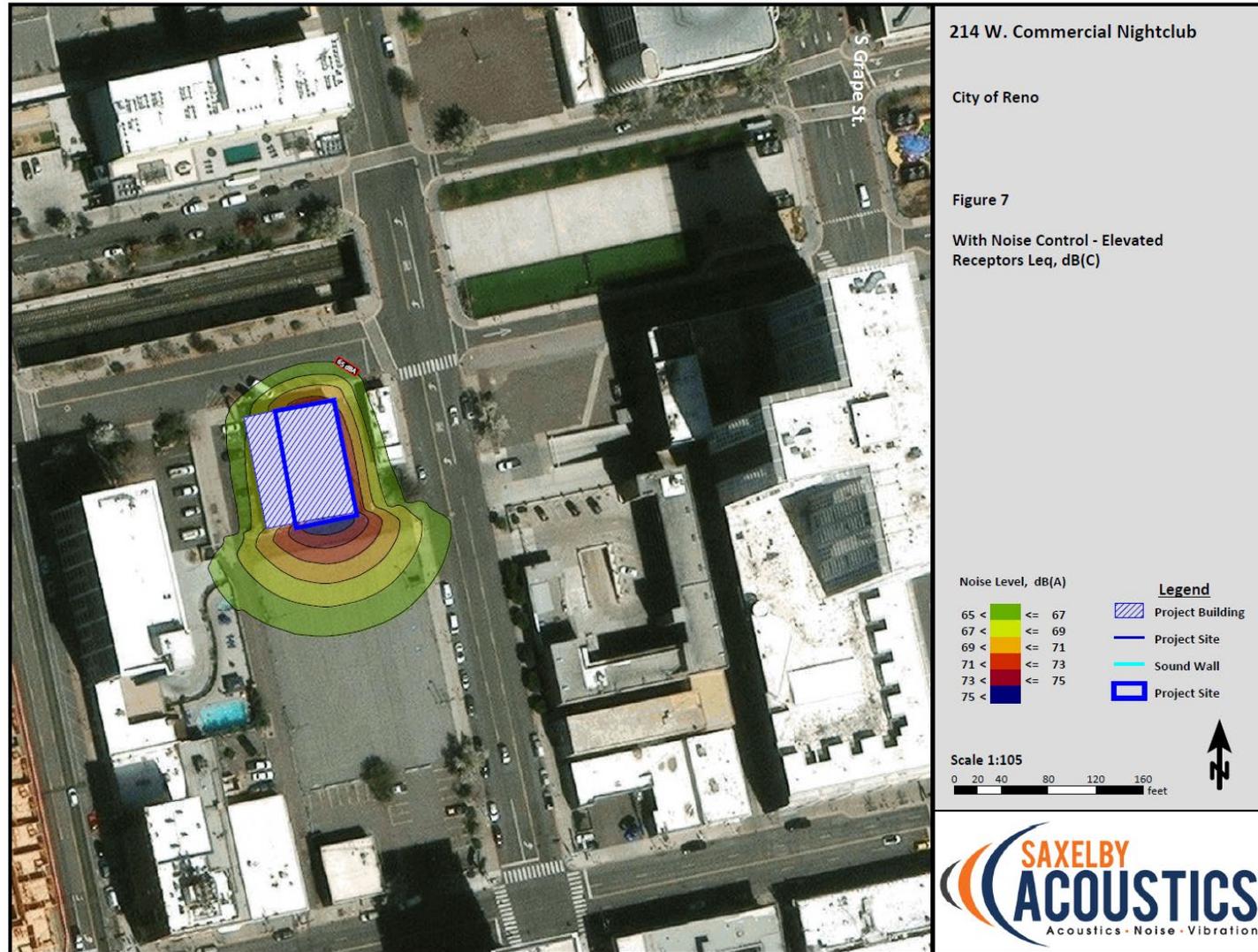
- Mix of residential and lodging uses
- At least 7 live entertainment uses within proximity to the proposed business

● Existing Live Entertainment

■ Residential Uses

■ Lodging Uses

Sound Study Results



A sound study was performed

- **Condition No. 6:** Interior door relocated to west wall
- **Condition No. 7:** Line entry vestibule with sound dampening material
- **Condition No. 8:** Installation of acoustically rated doors
- **Condition No. 9:** seal doors and ventilation
- **Condition No. 11:** Sound levels restricted to 80 decibels

Public Safety



Security plan approved by Code Enforcement and the Police Department.

- Personnel deployment and training
- Video surveillance requirements
- Risk mitigation and emergency response

Public Safety



- Queues shall be orderly and maintain pedestrian access on the sidewalk
- Security lighting placed on all sides to increase natural surveillance
- Adjacent sidewalks, curbs, and gutters are cleaned at the end of each night

Conditional Use Permit Findings Recommendation

Findings	Analysis	Staff Review
Consistent with RMC	Proposal is consistent with RMC	✓ Yes
Land use is compatible with surrounding development	Land use is compatible with the recommended conditions	✓ Yes
Consistent with development standards	Meets requirements	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Physical land characteristics are compatible	Live entertainment activities interior to the building	✓ Yes

Recommended Motion

Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.