

**LDC25-00054**  
(Dave & Buster's CUP)  
Reno Planning Commission  
*June 5, 2025*



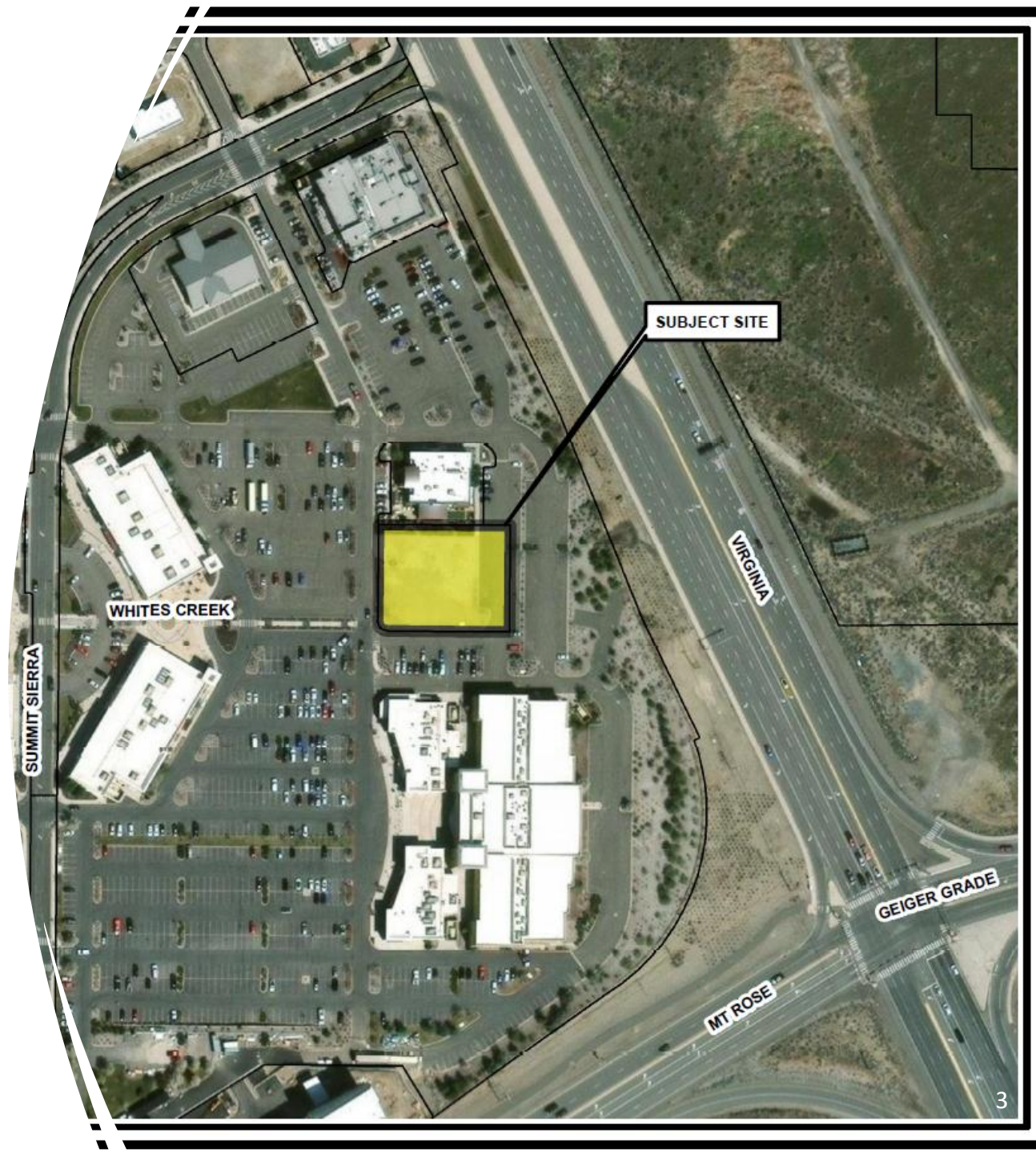
# Project Information

- **Site Size:**  $\pm 0.65$  acres
- **Active Building Permit:** (BLD24-05559E)
- **Request:** a conditional use permit to allow extended business hours (between 11:00 p.m. and 1:00 a.m.) in association with a restaurant with alcohol service and indoor amusement or recreation use.



# Key Areas of Evaluation

- Compatibility with surrounding uses
- Compliance with RMC



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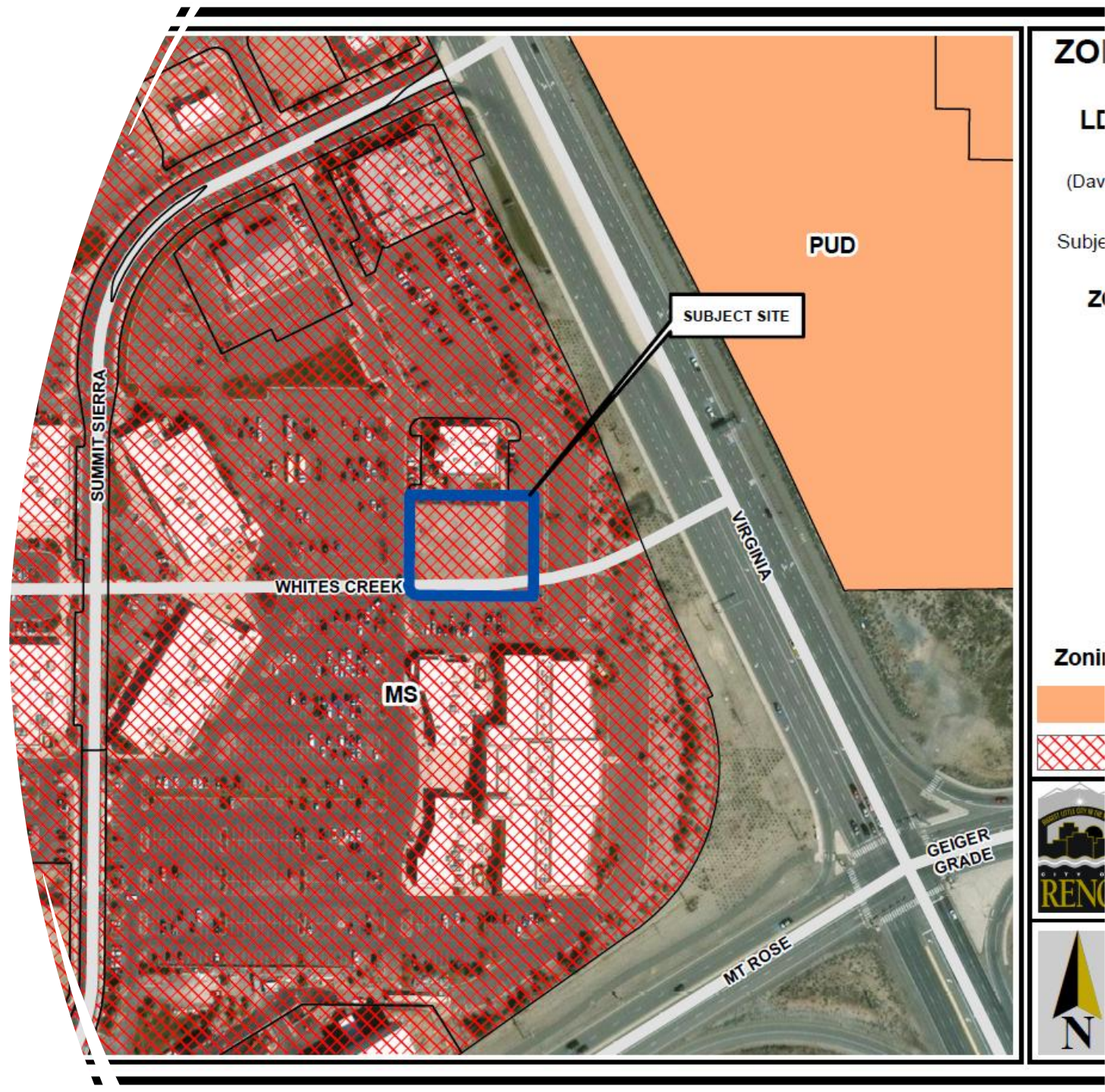


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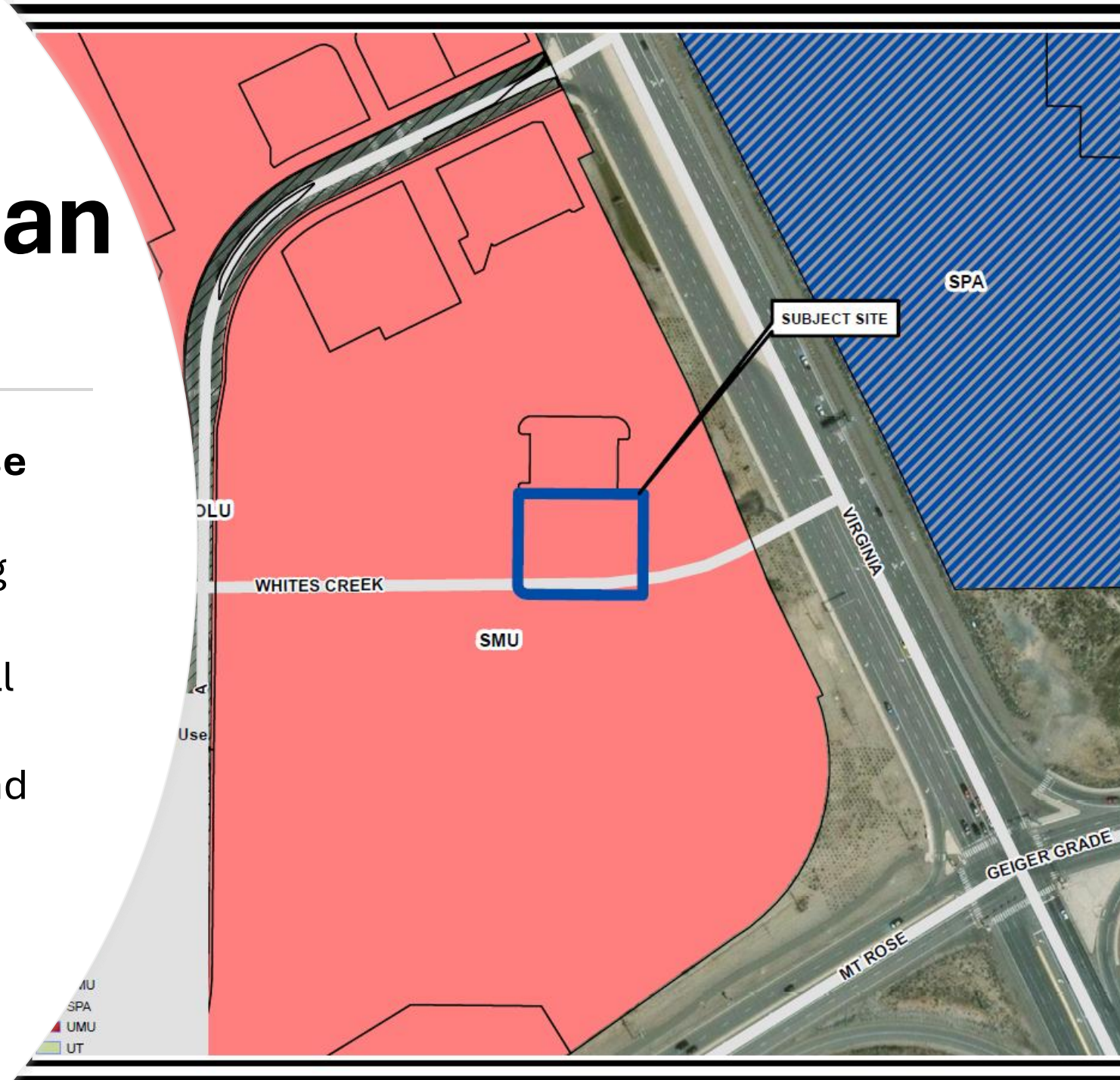
# Zoning District

- The subject and adjacent parcels are zoned **Mixed Use Suburban (MS)**, and directly across South Virginia Street lies the **Pioneer Parkway Holding Company (PUD)**.



# Master Plan Land Use

- Suburban Mixed-Use (SMU)
  - GP 1.2C: Existing Businesses
  - CNC-G.1: Overall Mix
  - C-SC.17: Infill and Redevelopment

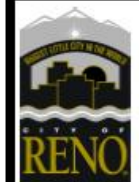
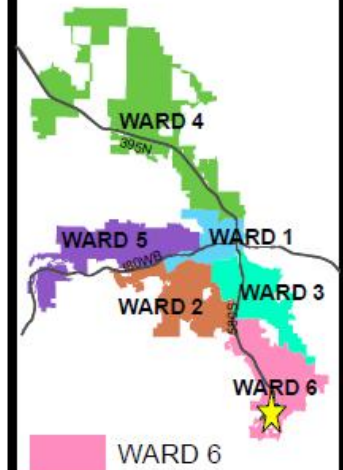


## MASTER PLAN MAP

LDC25-00054

(Dave & Buster's CUP)

Subject Site ► 



Development  
Services  
Department



The information heron  
is approximate and  
is intended for display  
purposes only.

Date: May 2025  
Scale: 1 inch = 200 feet

# Compatibility with Surrounding Uses

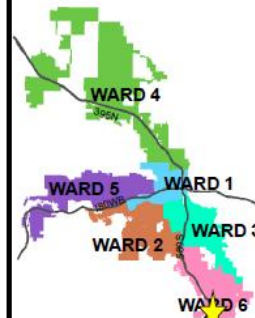


## AREA MAP

LDC25-00054

(Dave & Buster's CUP)

Subject Site ►



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The information hereon is approximate and is intended for display purposes only.  
Date: May 2025  
Scale: 1 inch = 400 feet

- The surrounding area is primarily characterized by general retail, personal service, restaurants, and undeveloped land.
- The nearest residential development, the Inova Apartments, is located approximately  $\pm 1,360$  feet from the proposed project.
- Separated by wall of established businesses and Herz Blvd.

**INOVA**  
LUXURY APARTMENTS AT THE SUMMIT

$\pm 1,360$  feet  
 $\pm 0.257$  miles



# Compliance with RMC

Per RMC 18.08.605(b)(3), All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a conditional use permit.

## 18.08.605 Conditional Use Permit

- (a) **Purpose** The conditional use permit procedure provides a mechanism for the City to evaluate proposed land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas and that adequate mitigation is provided for anticipated impacts.
- (b) **Applicability** Approval of a conditional use permit according to the procedures and criteria in this section is required for the following uses and activities, unless exempted under subsection (c), below:
  - (1) **Use Table and Use Regulations** All principal, accessory, and temporary uses listed or referenced in [Section 18.03.206, Table of Allowed Uses](#), as requiring a conditional use permit or additional standards that require a conditional use permit in Articles 3-5 of [Chapter 18.03 Use Regulations](#).
  - (2) **Specified Development Applications** All land uses and development activities expressly made subject to a conditional use permit under this Title.
  - (3) **Operation Hours** All uses operating between the hours of 11:00 p.m. and 6:00 a.m. shall require a conditional use permit unless they meet one of the following exemptions:

# Conditional Use Permit Recommend Findings



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 surrounding development and over ±1,360 away from nearest residential building	✓ Yes
Consistent with development standards	Meets requirements	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Physical land characteristics are compatible	Location compatible with physical land characteristics	✓ 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.

