

**PLANNING COMMISSION
STAFF REPORT**

Date: April 2, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00009 (Need 2 Speed) - A request has been made to amend Condition No. 1 of a previously approved conditional use permit (LDC25-00009) to allow for extended business hours (12:00 am) on Friday and Saturday nights for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center. The ±18.1 acre subject site is located east of US Highway 395 North, approximately ±130 feet south of its intersection with North McCarran Blvd. The subject site has a zoning designation of General Commercial (GC) and a Master Plan land use designation of Suburban Mixed-Use (SMU).**

From: Treston Rodriguez, Assistant Planner

Ward #: 3

Case No.: LDC25-00009 (Need 2 Speed)

Applicant: Tim Milton Construction LLC

APN: 026-182-38

Request: **Conditional Use Permit:** A request has been made to amend Condition No. 1 of a previously approved conditional use permit (LDC25-00009) to allow for extended business hours (12:00 am) on Friday and Saturday nights for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center. The ±18.1 acre subject site is located east of US Highway 395 North, approximately ±130 feet south of its intersection with North McCarran Blvd. The subject site has a zoning designation of General Commercial (GC) and a Master Plan land use designation of Suburban Mixed-Use (SMU).

Location: See Case Maps (**Exhibit A**)

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

Summary: The ±18.1 acre site is located east of US Highway 395 North, approximately ±130 feet south of its intersection with North McCarran Blvd and is part of the larger Northtowne Marketplace commercial development. The proposed amendment to the conditional use permit (CUP) would allow for extended business hours (12:00 am) on Friday and Saturday nights for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center located in a General Commercial (GC) zoning district. Key project issues include: 1) compatibility with surrounding uses, and 2) operational impacts. These issues are mitigated through project design, code compliance, and/or conditions of approval. Staff recommends approval subject to all previous conditions (**Exhibit B**).

Background: Planning Commission approved a CUP for Need 2 Speed on October 16, 2024, subject to 8 conditions of approval (**Exhibit B**). Per Reno Municipal Code (RMC) 18.08.605(b)(3), any business operating between the hours of 11:00 PM and 6:00 AM requires a Conditional Use Permit (CUP). During the business licensing process, it was determined that a CUP is necessary for the proposed extended hours of operation. While standard business hours in Reno are from 6:00 AM to 11:00 PM, the applicant has requested to remain open until midnight (12:00 AM) on Fridays and Saturdays, exceeding standard hours by one hour on each of those days. This minor extension requires amending the prior CUP approval to ensure compliance with RMC regulations and to address potential impacts on the surrounding area. It has been determined that this one-hour extension on Fridays and Saturdays is minor and will not adversely affect the surrounding area due to the implementation of conditions 5-10 which remain in effect and are listed below:

- **Condition 5:** With the exception of emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
- **Condition 6:** Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored so as to not create a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses. Security personnel shall be stationed outside of the building to enforce order.
- **Condition 7:** The operator shall ensure that all adjacent sidewalks, curbs, and gutters are cleaned prior to closing and all litter and debris removed at closing.
- **Condition 8:** Prior to the issuance of the amended business license, a security plan shall be submitted and approved by the Zoning Administrator, Code Enforcement Department, and Reno Police Department. At a minimum, the security plan shall address; 1) security staffing and procedures; 2) queuing of patrons; 3) hours of operation; 4) exterior lighting; and 5) procedures to prevent loitering outside of the business. The business proprietor shall continuously maintain and enforce the security plan for the life of the license. At the Administrator's discretion, a new security plan and/or amendments may be required.
- **Condition 9:** Prior to the issuance of an amended business license, solid materials designed for noise mitigation shall be added to the inside of the building at the front wall and the

interior face of the south wall adjacent to the multifamily development, to the satisfaction of the Administrator.

- **Condition 10:** Future noise compliance issues after implementation of these conditions shall constitute grounds for the Administrator to require additional noise mitigation. If any such additional noise mitigation is not successful in addressing noise compliance issues, this shall be considered cause for revocation of this permit.

These measures ensure that the extended hours will not negatively impact the community.

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies and no comments were received. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. Staff received no inquiries that sought additional information on the project. Any future comments will be forwarded to the Planning Commission as they are received.

Findings:

General Review Criteria: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) **Consistency with the Reno Master Plan:** The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) **Compliance with Title 18:** The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) **Mitigates Traffic Impacts:** The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) **Provides Safe Environment:** The project provides a safe environment for pedestrians and people on bicycles.
- 5) **Rational Phasing Plan.** If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Conditional Use Permit: In addition to meeting the criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, the following findings shall be made prior to granting a conditional use permit:

- 1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- 2) The proposed land use and project design is compatible with surrounding development;
- 3) The proposed land use and project design is consistent with applicable development standards;
- 4) Public services and facilities are available to serve the project, or will be provided with development;
- 5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and
- 6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
 - a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
 - b. Any hazard to persons and property.

Attachments:

Exhibit A – Case Maps

Exhibit B – Planning Commission Decision Letter (LDC25-00009)