

**PLANNING COMMISSION
STAFF REPORT**

Date: October 16, 2024

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00009 (Need 2 Speed) - A request has been made for a conditional use permit to allow 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 Boulevard. 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:** To allow for a bar, lounge, or tavern with recreation or amusement, outside in an existing commercial center located in a General Commercial (GC) zoning district.

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

Proposed Motion: Based upon compliance with the applicable findings, I move to approve 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 Boulevard. The site is part of the larger Northtowne Marketplace commercial development. The proposed conditional use permit (CUP) would allow 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 proposed conditions.

Background: In July 2024, a building permit application (BLD25-00835E) was submitted to the City for tenant improvements to a space previously occupied by Teleperformance USA. Upon staff review of the submitted site plan, it was determined that a CUP is required. Specifically, a CUP is required to establish bar, lounge, or tavern uses, as well as outdoor amusement or recreation uses in the GC zone.

Discussion: Need 2 Speed is an indoor entertainment venue that offers a range of activities. It features an indoor racing experience suitable for both youth and adults, with a twisting road course designed to accommodate various skill levels and multiple laps per race. In addition to karting, the venue provides a variety of entertainment options, including mini-golf, indoor bowling, and various mini-games. A bar is also available for patrons 21 and over. While the primary focus is on indoor karting, the additional activities and services are designed to complement the main attraction.

The existing ±128,167 square foot building was built in 1994. Based on information provided by the applicant, the proposed bar will consist of ±1,279 square feet, including a main bar adjacent to the duckpin bowling area, a mini-golf bar, and an outdoor games bar. Restrooms are located toward the entrance of the establishment as well as adjacent to the kitchen area. The outdoor entertainment areas encompass approximately ±11,957 square feet and includes a bowling zone adjacent to the parking lot and an outdoor games area with outdoor bar.

The applicant has not expressed an intention to incorporate live entertainment within the proposed venue. Nevertheless, it is pertinent to note that live entertainment is classified as an accessory use, permissible by right within the GC zoning district. Live entertainment is defined in Title 18 as a facility that provides live performances and entertainment, including but not limited to singing, dancing, floor show, and musical entertainment, subordinate to the primary commercial use of the establishment. Live entertainment is allowed in the mixed-use and non-residential zoning districts as an accessory use. Per the live entertainment use-specific standards in RMC 18.03.405(l)(1): (a) outdoor live entertainment activities shall be limited to the hours of 10 a.m. to 10 p.m.; (b) indoor live entertainment activities shall be limited to the hours of 10 a.m. to 11 p.m.; and (c) indoor live entertainment activities shall require doors and windows to be kept closed after 9 p.m. Per RMC 18.03.405(l)(1)(g), exceeding any of the live entertainment use standards may be approved through a separate CUP process to ensure compatibility with surrounding uses and zone districts.

Analysis:

Compatibility with Surrounding Uses: The project is located within a developed commercial center that includes restaurants, general retail stores, and general personal service uses. Multi-

family residential is located directly south of this parcel. The land uses surrounding the site are summarized in the table below:

Adjacent Properties		
	Zoning	Use
North	GC	Commercial (Home Depot)
East	GC	Commercial (Northtown Marketplace shopping center)
South	MF-21	Multi-Family Residential (Apartments)
West	N/A	US Highway 395

The GC zoning district is intended to accommodate a mix of established low-intensity auto-oriented uses, while supporting the gradual transition of the city's suburban corridors to mix of high-density residential, retail, commercial, and other employment and service-oriented uses. Need 2 Speed is poised to occupy a vacant tenant space, introducing Indoor and Outdoor Amusement or Recreation uses to the existing Northtown Marketplace shopping center. The proposed uses will diversify the commercial offerings within the center and complements existing tenants including restaurants, personal service providers, and general retail outlets. The introduction of this new entertainment venue is not anticipated to adversely affect the operations of these neighboring businesses.

The Northtown Summit apartments, built in 1997 (after the Northtown Marketplace shopping center), represents the nearest residential development. The proposed indoor track will be approximately ± 140 feet north of the closest apartment building, while the outdoor games area will be situated roughly ± 312 feet to the north. This spatial configuration provides a substantial buffer between the new recreational facility and the residential zone. Additionally, RMC does not allow for the outdoor activities to operate past 11:00 pm, further ensuring that potential impacts to residential areas to the south are mitigated.

Operational Impacts: Typical operational impacts associated with bars and outdoor entrainment and amusement uses include nuisance and patron behavioral issues, cleanliness/orderliness issues, security, and noise. **Condition 5** limits patron queuing to a single primary entrance. Patrons awaiting entrance, as well as those leaving the establishment, shall be monitored by staff to avoid creating a nuisance by obstructing the sidewalk in the area of the business or adjacent businesses (**Condition 6**). 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 7**).

Prior to the issuance of a business license, a security plan shall be submitted for review and approval (**Condition 8**). At a minimum, the security plan shall address security staffing and procedures, queuing of patrons, hours of operation, exterior lighting, and procedures to prevent

loitering. Prior to the approval of an amended business license operating under this CUP, including change of ownership, this security plan shall be reviewed by the Administrator. At the Administrator's discretion, a new security plan and/or amendments may be required.

Public Safety: The Planning Division conducted outreach to our Crime Prevention Through Environmental Design (CPTED) representatives within the Reno Police Department (RPD) and Code Enforcement Department. Upon review of the proposed project, none of these specialized units expressed any concerns regarding potential safety or environmental design issues.

Master Plan Conformance: The subject property is situated within a strategically significant area as delineated by the Master Plan's Structure Plan Framework. Specifically, it falls within the Central Neighborhood zone and is designated as a Community/Neighborhood Center. Central Neighborhoods are concentrated within the McCarran loop and encompass much of the city's oldest housing stock. These neighborhoods are valued for their unique character, compact and walkable urban form, and proximity to the array of supporting services and amenities found in the city's centers and corridors. Community/Neighborhood Centers provide opportunities for supporting services (e.g. restaurants, cafes, small retail stores, medical offices) intended to meet the needs of the immediate neighborhood. Furthermore, the Master Plan assigns this location a land use classification of Suburban Mixed-Use (SMU). Generally, the Suburban Mixed-Use (SMU) designation is intended to include a diverse mix of commercial and residential uses. The size, density, and mix of uses will vary depending on access, location, and the character of surrounding areas. Medium to high-density residential uses, civic and government uses, as well as public space and other community-oriented uses are also supported by this land designation. As proposed and with the recommended conditions, the project is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- GP 4.4C: Revitalization of Existing Centers
- GP 4.4D: Mix of Uses
- CNC-G.1: Overall Mix

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies and no comments of concern were received. A courtesy notice was sent out to surrounding property owners upon initial submittal of the project. Staff received one inquiry that sought additional information on the project. **(Exhibit C).**

The applicant was scheduled to present their project at the Ward 3 Neighborhood Advisory Board (NAB) meeting on October 1, 2024. During the meeting, most comments focused on the procedural aspects of the CUP, allowances for cannabis, the target audience for the business, the locations of the event spaces, and the power source for the go-carts. Overall, there were no significant comments or additional concerns raised.

Recommended Conditions of Approval: All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The owner or developer shall apply for a business license within 18 months of the date of approval of the conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative that describes how the requested permit or license addresses each of the approved conditions of approval.
4. The applicant, developer, builder, property owner, or business proprietor, as applicable, shall continuously maintain a copy of this approval letter on the project site during the construction and operation of the project/business. The project approval letter shall be posted or made readily available upon demand by City staff.
5. With the exception of emergency situations, all patron queuing in and out of the business shall be through a single primary entrance.
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.
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.
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.

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 - Floor Plan

Exhibit C - Public Comments