

LAKE SIDE CROSSING CHEVRON

CONDITIONAL USE PERMIT LDC24-00048

RENO PLANNING COMMISSION
MAY 1, 2024



BARRETT RESOURCES
ISSUE MANAGEMENT * GOVERNMENT RELATIONS

PURPOSE

To allow for 24-hour use of the gas station, convenience store, and deli

PROJECT DESCRIPTION

Existing gas station/convenience store will extend business hours past the current 11pm cutoff

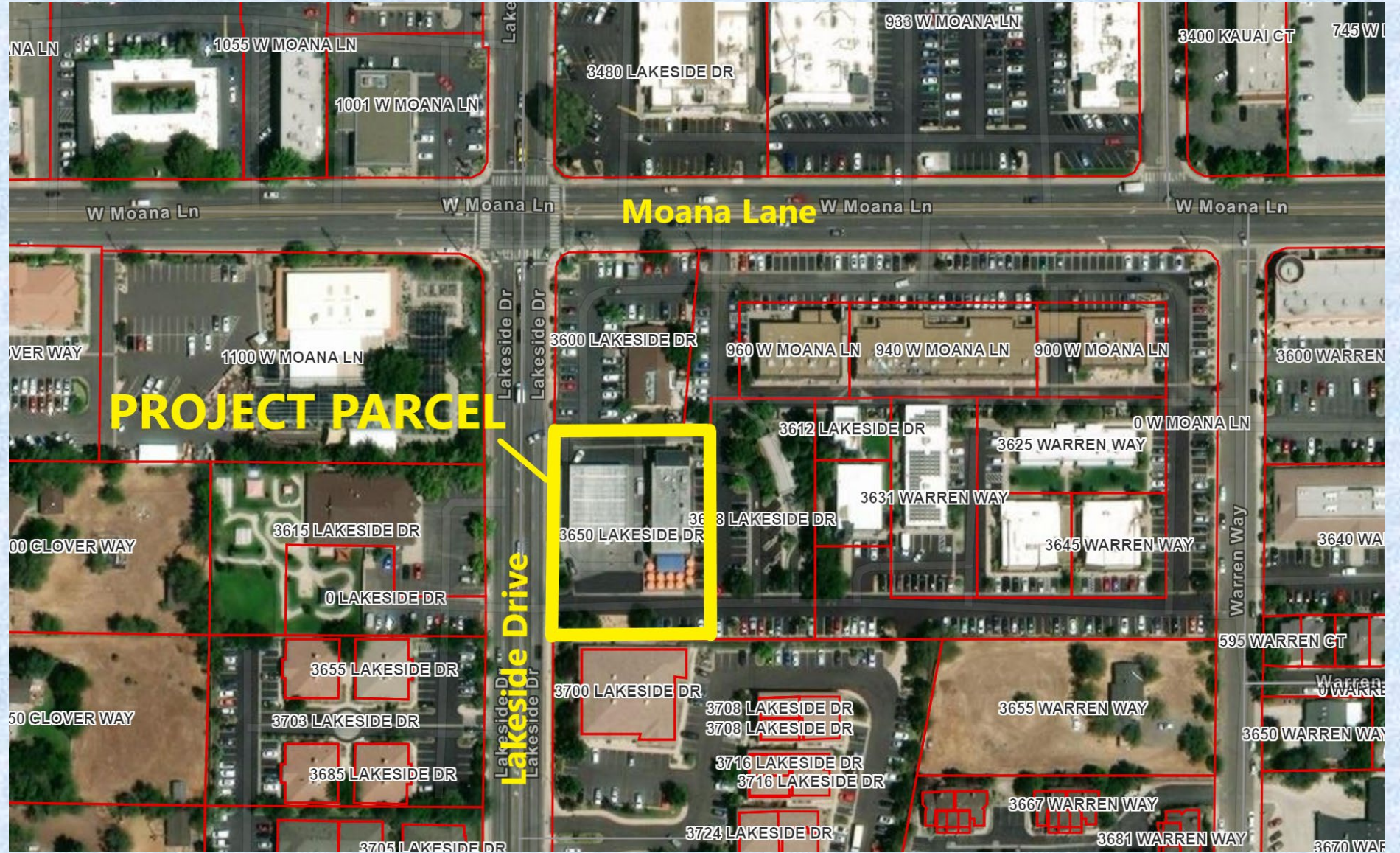
No new construction

No changes to site layout

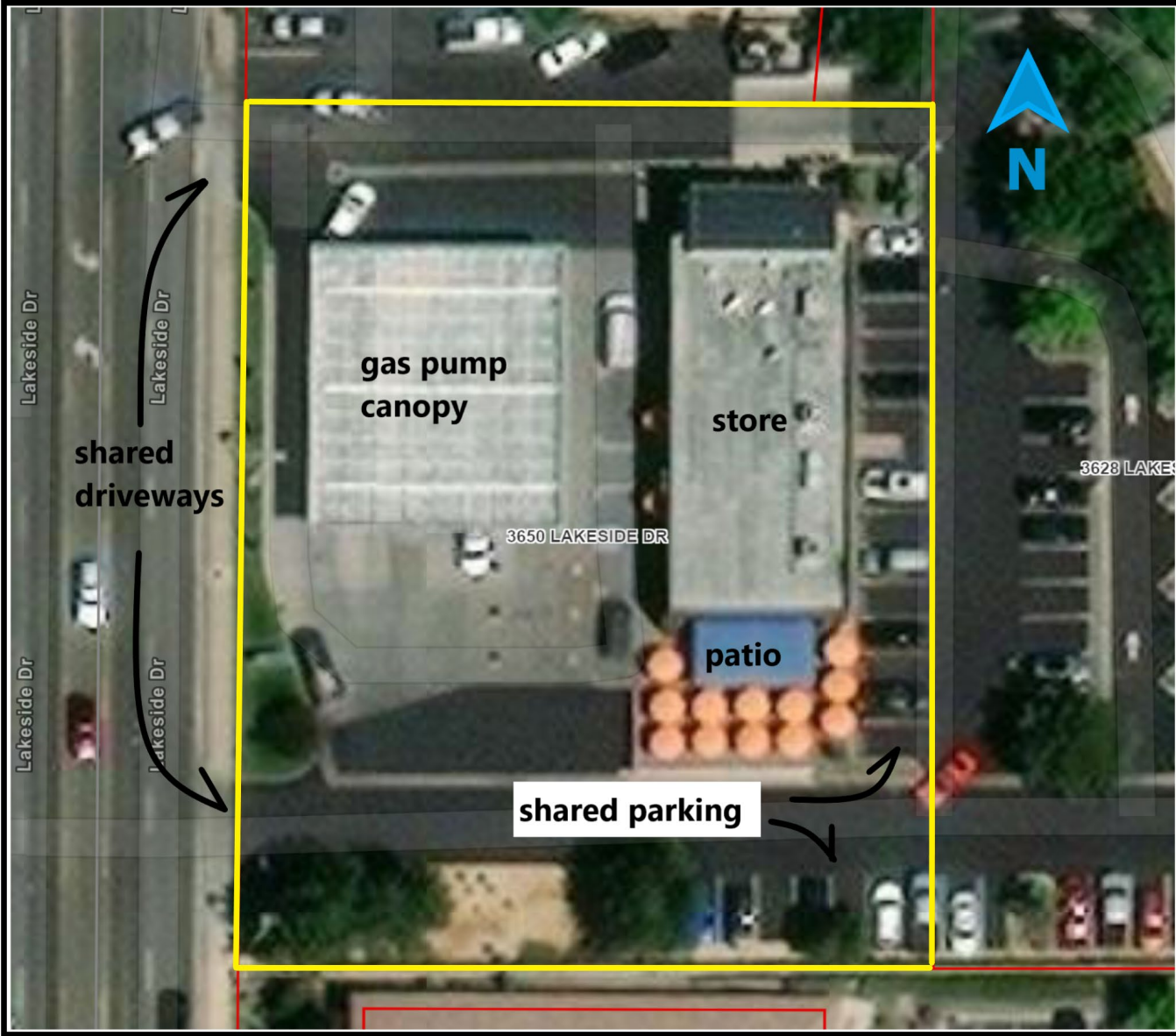
LOCATION

Lakeside, south of Moana

No houses
adjacent to site



SITE PLAN



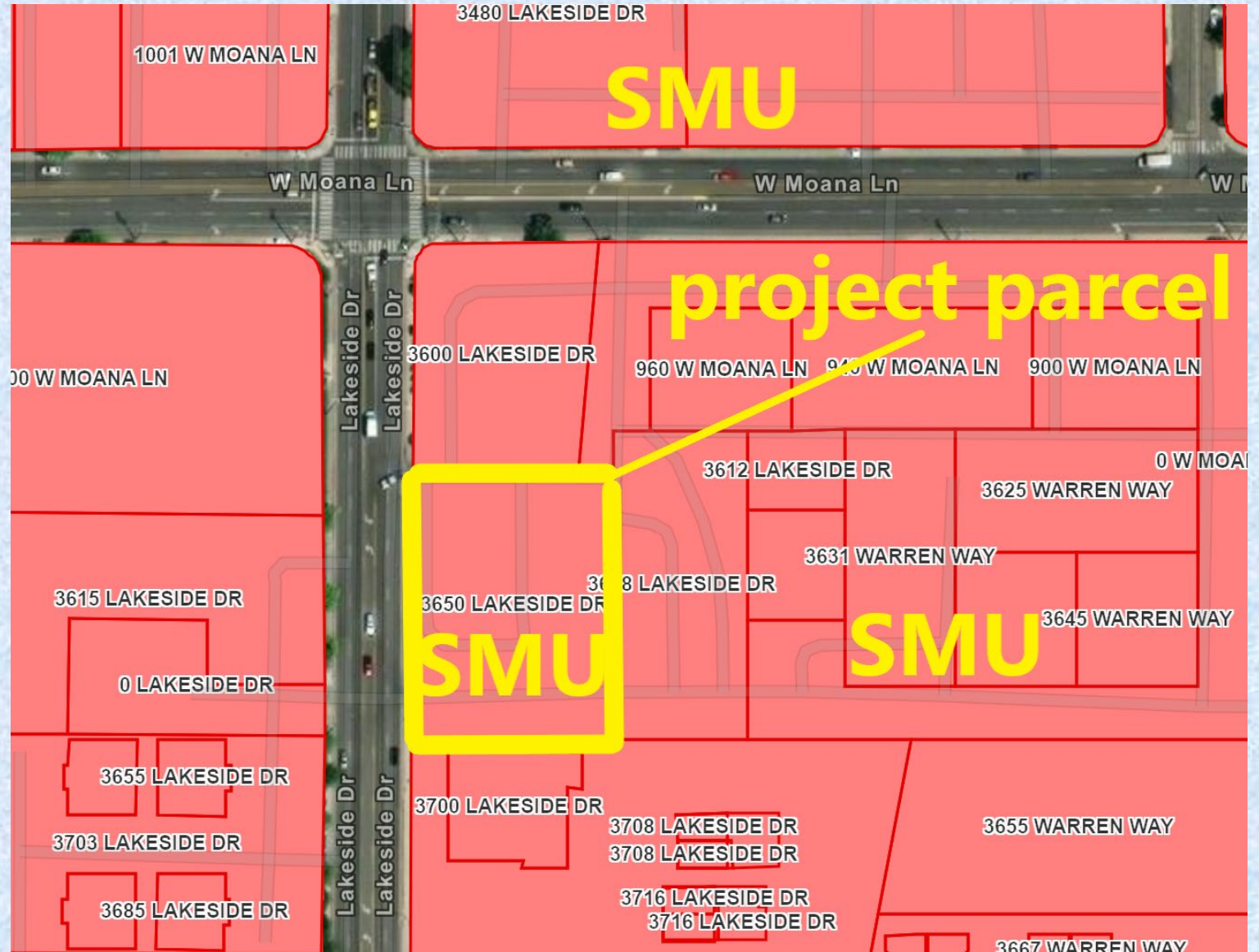
**LAKESIDE CROSSING CHEVRON
CONDITIONAL USE PERMIT APPLICATION
AS-BUILT SITE PLAN**



MASTER PLAN DESIGNATION

Site is Master Planned Suburban Mixed Use (SMU)

No change to the Master Plan is required for this project.



ZONING

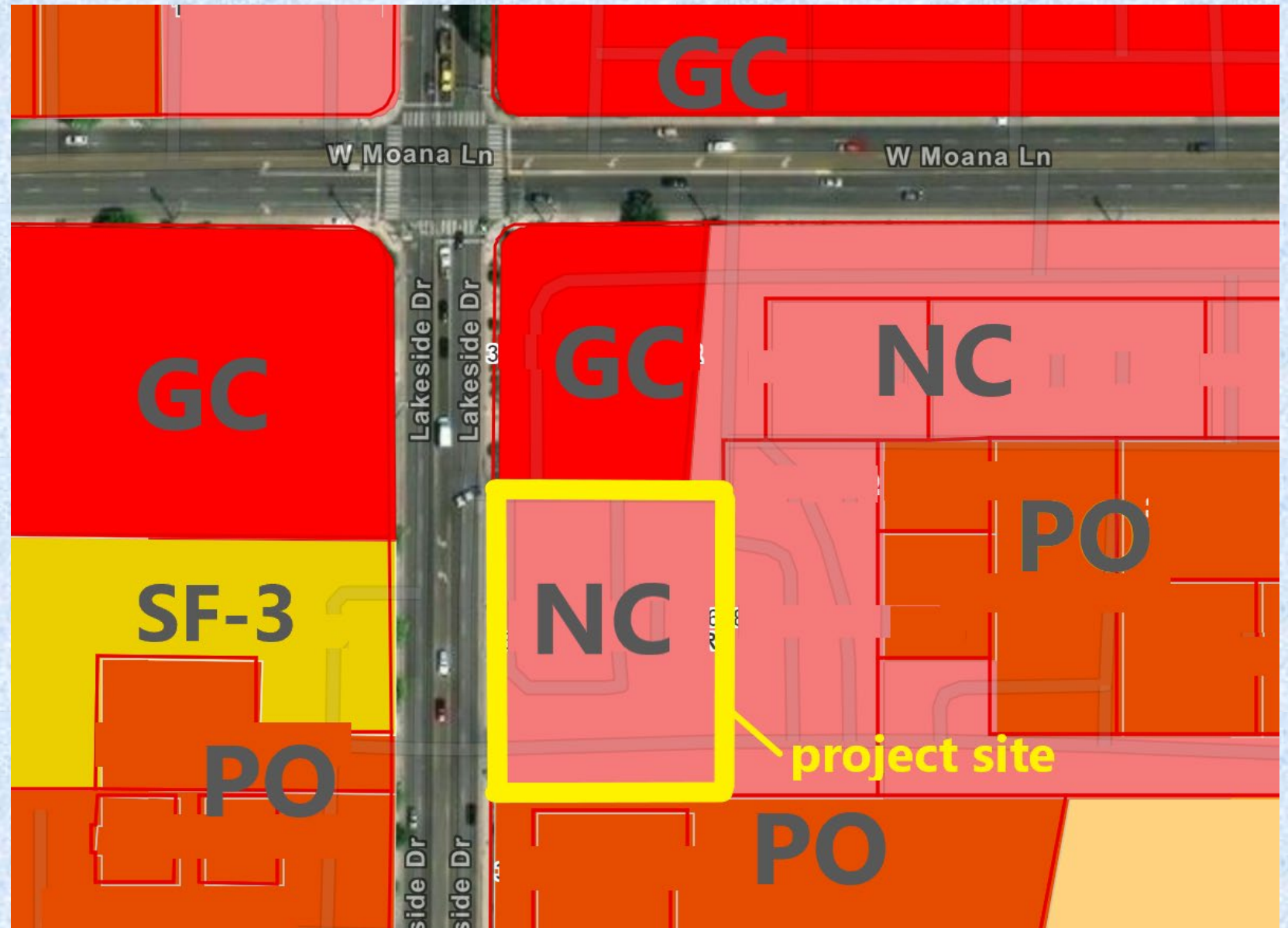
Site is zoned Neighborhood Commercial (NC)

Other properties in area have comparable zoning.

No change to the zoning is required for this project.

SF-3 Zone across street. But site contains a commercial operation.

Closest residence is on Warren Way, 270' east.



24-HOUR USE IN THE AREA

There is an existing convenience store with 24-hour use in the area (north of Moana). Area has therefore been found suitable for extended hours.

Allowing 24-hour use at this site will allow for increased services to neighborhood.