

**PLANNING COMMISSION
STAFF REPORT**

Date: June 5, 2025

To: Reno City Planning Commission

Subject: **Staff Report (For Possible Action): Case No. LDC25-00054 (Dave & Buster’s CUP) - A request has been made for 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. The ±0.65-acre site is located ±200 feet west of South Virginia Street, ±450 east of Summit Sierra Boulevard, and ±700 feet north of State Route 431 (Mt. Rose Highway). The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU). [Ward 6]**

From: **Treston Rodriguez, Assistant Planner**

Ward #: 6

Case No.: LDC25-00054 (Dave & Buster’s)

Applicant: Dave & Buster’s of Nevada, LLC

APN: 142-332-08

Request: **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.

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 ±.65 acre site is located within the existing Summit Sierra Shopping Center, located ±200 feet west of South Virginia Street, ±450 east of Summit Sierra Boulevard, and ±700 feet north of State Route 431 (Mt. Rose Highway) in the Mixed-Use Suburban (MS) zone. The proposed conditional use permit (CUP) would allow business operations between 11:00 p.m. and 1:00 a.m. The key project issues are: 1) code compliance and; 2) compatibility with surrounding

uses. These have been mitigated through project design and/or conditions of approval. Staff recommends approval of the CUP subject to all proposed conditions.

Background: The subject site is located within the existing Summit Sierra Shopping Center. The applicant is requesting a CUP to allow a restaurant with alcohol service and indoor amusement or recreation uses to operate between 11:00 p.m. and 1:00 a.m. In the MS zoning district, such uses are permitted by right during standard hours. However, per RMC 18.08.605(b)(3), any use operating between 11:00 p.m. and 6:00 a.m. requires a CUP. Therefore, approval of the CUP is necessary for the applicant to extend business operations beyond the standard hours identified in RMC.

Analysis:

Compatibility with Surrounding Uses: Development patterns along Summit Sierra Boulevard in the project vicinity include commercial, personal service, and undeveloped land. The land uses immediately surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MS	Restaurant (Skipolini’s Italian) Summit Sierra Shopping Center
East	MS	Parking lot (Summit Sierra Shopping Center)
South	MS	Restaurant and personal service (Summit Sierra Shopping Center)
West	MS	General retail (Summit Sierra Shopping Center)

The MS district is intended to promote the gradual transition of the City’s suburban corridors to a mix of higher-density residential, retail, commercial, and other employment and service-oriented uses. The site is strategically located at the intersection of two major roadways: South Virginia Street, classified as a suburban corridor and serving as a principal arterial, and Mt. Rose Highway, a minor arterial designated as a neighborhood corridor per the City of Reno’s Structure Plan.

Within this context, the Summit Sierra shopping center is identified as a community/neighborhood center under the Structure Plan. These centers are intended to offer a variety of supporting services such as restaurants, cafes, small retail shops, and medical offices to meet the everyday needs of nearby residents. Walkable, small-scale neighborhood centers are already established in several of Reno’s central neighborhoods, while larger community centers, often anchored by a grocery store or other major retailer, may feature a mix of residential and office uses either vertically or horizontally alongside retail and commercial spaces.

A restaurant with alcohol service and indoor amusement or recreation are permitted uses by right within the MS zoning district. These uses, including their proposed extended hours of operation, are generally compatible with the existing mix of restaurants, general retail, and personal service establishments within the Summit Sierra shopping center. The applicant is requesting to extend operating hours to midnight, Sunday through Tuesday, and to 1:00 a.m., Wednesday through Saturday. As proposed, and with the recommended conditions of approval, staff finds that the request for extended hours is generally compatible with the current uses in the area and aligns with the intent of the MS district to support a vibrant, mixed-use environment. To further ensure compatibility, hours of operation shall be limited from 6:00 a.m. to 1:00 a.m. (**Condition 5**).

The nearest residential development, the Inova Apartments, is located approximately ±1,360 feet from the proposed project. Additionally, these apartments are situated across Hertz Boulevard and behind existing commercial uses within the Summit Sierra shopping center. Given this significant separation and the presence of intervening commercial buildings, staff concludes that the proposed use, and its extended hours, are unlikely to create any negative impacts for existing residences or operational impacts to businesses in the vicinity.

Site Design and Operations: The project includes the development of a single-story building encompassing approximately ±20,073 square feet and is associated with an active building permit (BLD24-0559E). Within the MS zoning district, a restaurant offering alcohol service and indoor amusement or recreational activities are permitted by right. The building will be equipped with a standard commercial kitchen to support a full menu, along with a typical bar setup. Entertainment amenities will include televisions and arcade games. Altogether, the business is expected to employ around 160 people.

Traffic, Access and Circulation: The project site is situated approximately ±200 feet west of South Virginia Street, ±450 feet east of Summit Sierra Boulevard, and ±700 feet north of State Route 431 (Mt. Rose Highway). Access to the site will be provided via Summit Sierra Boulevard and the existing drive aisles within the Summit Sierra shopping center. The proposed site layout will not significantly alter the current configuration of the area (**Exhibit B**).

Public Utilities: Since the surrounding area is built out, required utilities (water, stormwater, sewer and power) and public services are already in place and can be readily extended to the site.

Master Plan Conformance: The subject site is designated as Suburban Mixed-Use (SMU) under the Master Plan and is situated along both a Suburban Corridor and a Neighborhood Corridor. It is also identified as part of a Community/Neighborhood Center and included within the Mixed Use Areas, per the Structure Plan Framework of the Reno Master Plan. The SMU land use designation is intended to support a diverse mix of commercial and residential uses. As proposed, and with the

recommended conditions, the project is in substantial conformance with the Master Plan land use designations and the following applicable Master Plan goals and policies:

- GP 1.2C: Existing Businesses
- CNC-G.1: Overall Mix
- C-SC.17: Infill and Redevelopment

Public and Stakeholder Engagement: The project underwent review by various City divisions and partner agencies, with none raising any significant concerns. A courtesy notice was also distributed to neighboring property owners following the initial project submission, and no comments were received in response.

The applicant was originally scheduled to present at the May 5, 2025, Ward 6 NAB meeting which was cancelled. All NAB members have been notified about the project, and any future comments received will be forwarded to the Planning Commission as they are received.

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 applicant shall apply for a building permit for the entire project within 18 months of the date of approval of the conditional use permit 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 or business license associated with this project, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit 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. Hours of operation shall be limited to 6:00 a.m. to 1:00 a.m.

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. Site Plan