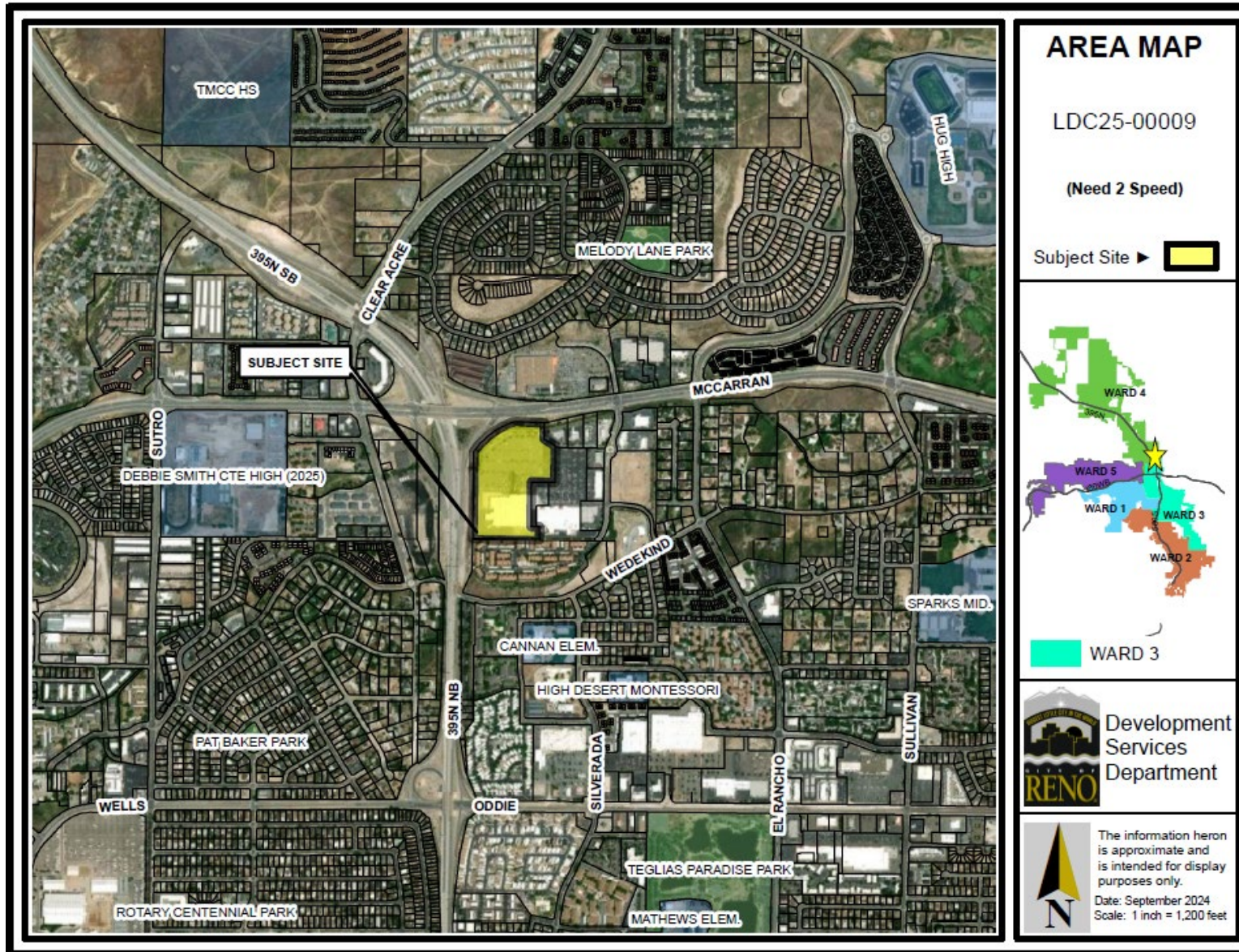


LDC25-00009
(Need 2 Speed CUP)
Reno Planning Commission
April 2, 2025



Project Information

- **Site Size ±18.1 acre**
- **Developed** (Northtowne Marketplace shopping center)
- **Request:** 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.

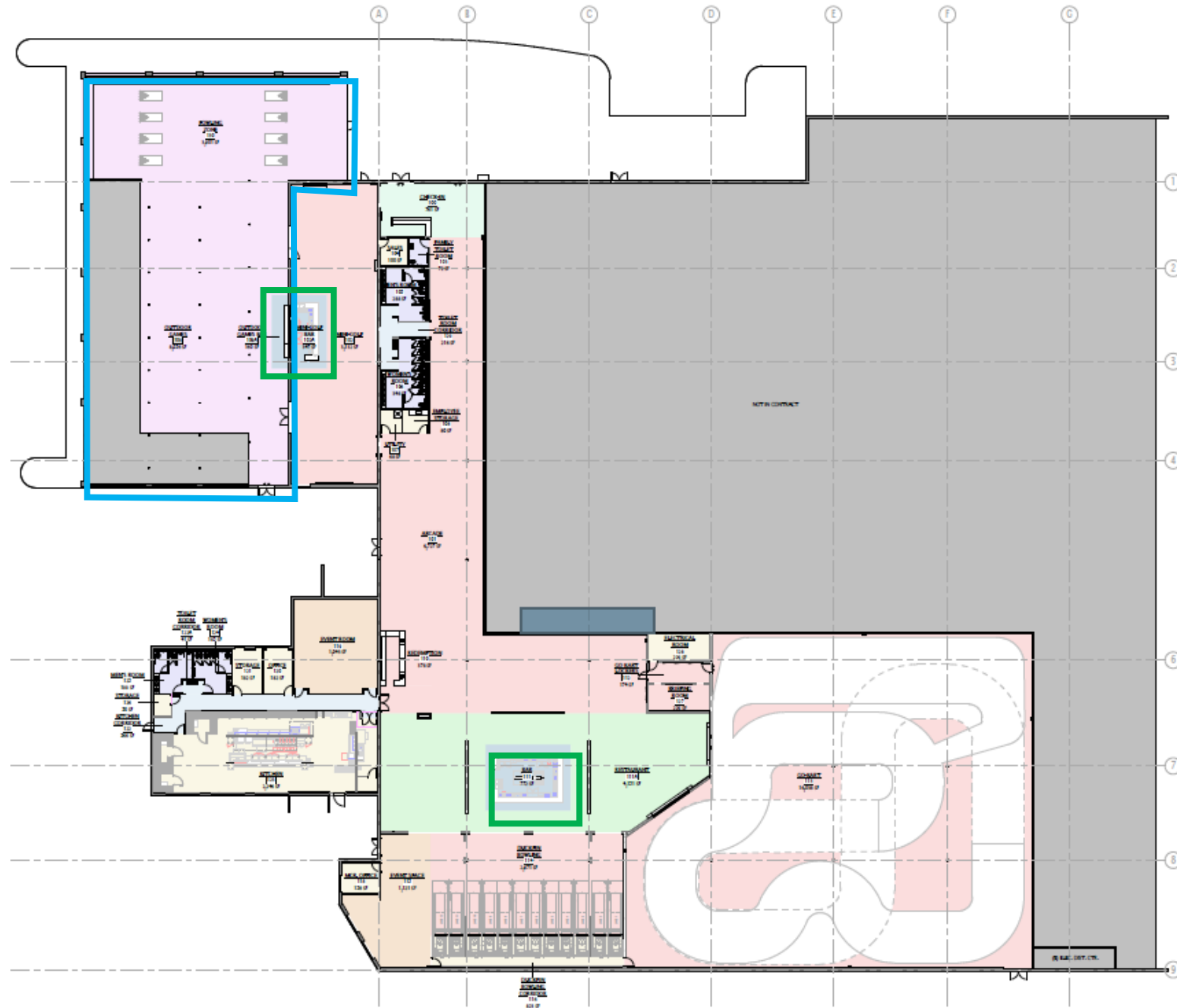


Background

- **Approval:** Received unanimous approval on October 16, 2024
- **Requirement:** Per Reno Municipal Code (RMC) 18.08.605(b)(3), businesses operating between 11:00 PM–6:00 AM require a Conditional Use Permit (CUP).
- **Proposed Hours:** Applicant requests extended hours until midnight (12:00 AM) on Fridays and Saturdays, exceeding standard business hours (6:00 AM–11:00 PM) by one hour.
- **Impact:** One-hour extension deemed minor with no adverse effects due to existing conditions which remain in effect.



CUP Triggers in the GC Zone



1. Outdoor Amusement and Recreation

2. Bar, Lounge, or Tavern

3. Extended Hours of Operation

Conditional Use Permit Recommend Findings

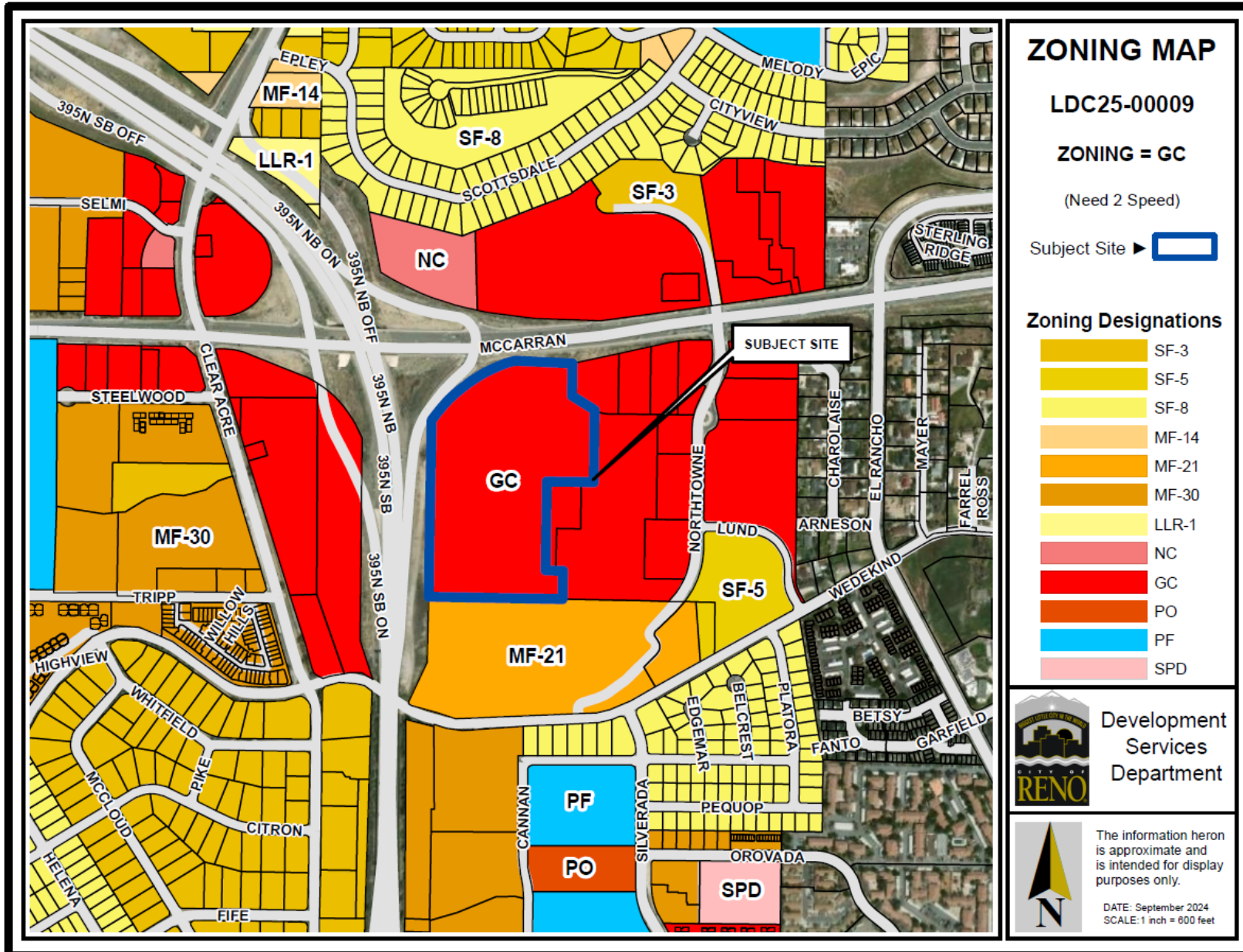
Findings	Analysis	Staff Review
Consistent with RMC	Proposal is consistent with RMC	✓ Yes
Land use is compatible with surrounding development	Land use is compatible with the recommended conditions	✓ Yes
Consistent with development standards	Meets requirements	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Physical land characteristics are compatible	Located in existing tenant space, location compatible with physical land characteristics.	✓ Yes

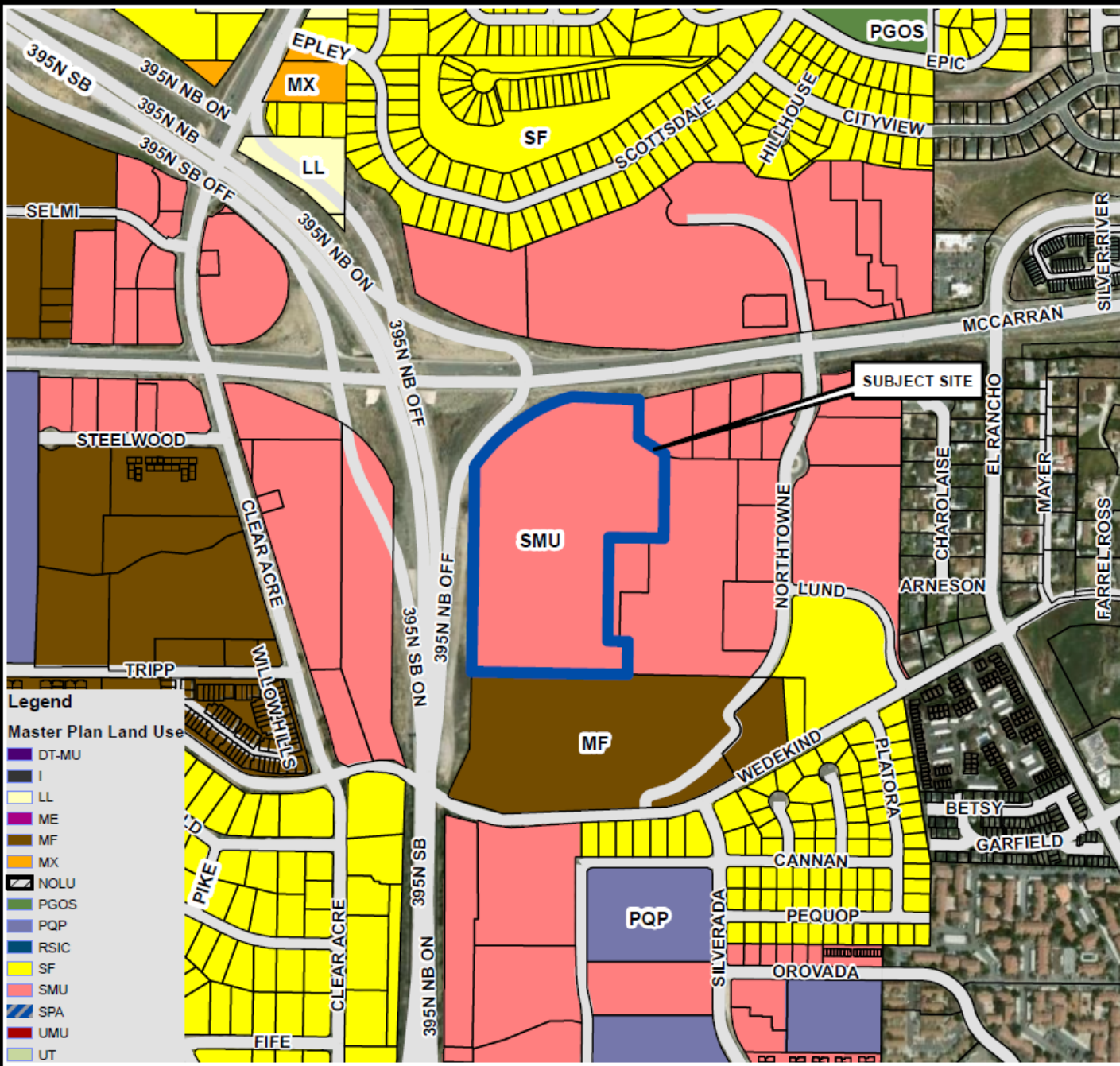
Recommended Motion

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

Zoning District

- Adjacent parcels zoned General Commercial (GC), Multi-Family Residential (MF-21)



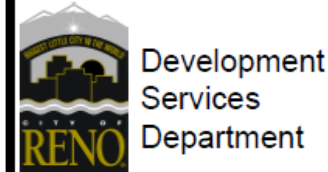
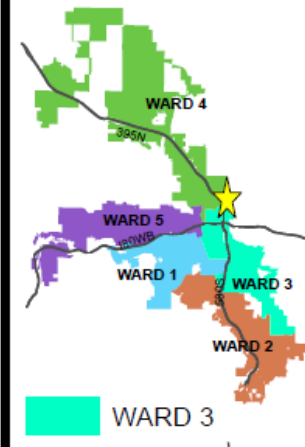


MASTER PLAN MAP

LDC25-00009

(Need 2 Speed)

Subject Site ►



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

Date: September 2024
Scale: 1 inch = 600 feet

Master Plan Land Use

Suburban Mixed- Use (SMU)

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

Compatibility with Surrounding Uses and Operational Impacts

- Surrounding land uses are mostly developed with commercial uses.
 - Residential Adjacency with Northtowne Summit Apartment
- Proposed improvements to the existing building do not expand current footprint.
- Outdoor Amusement area \pm 312 feet to the north of the closest apartment building.
- Single Entrance (Condition 5)
- Monitoring of Patrons (Condition 6)
- Cleaning (Condition 7)
- Security Plan (Condition 8)

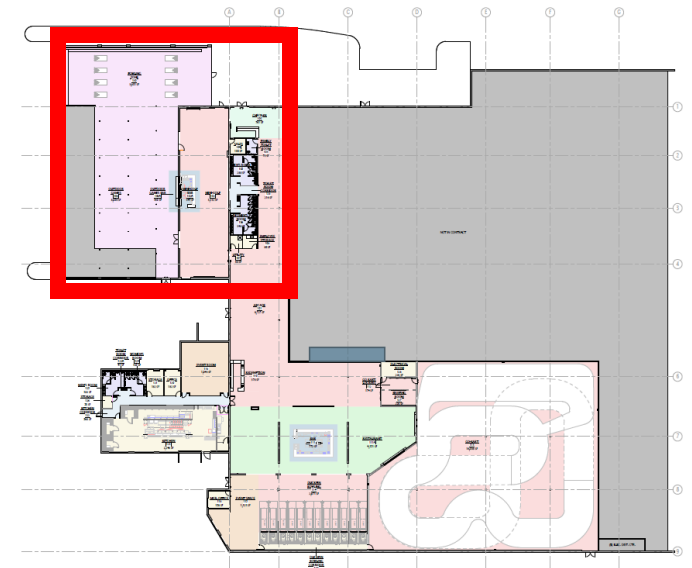
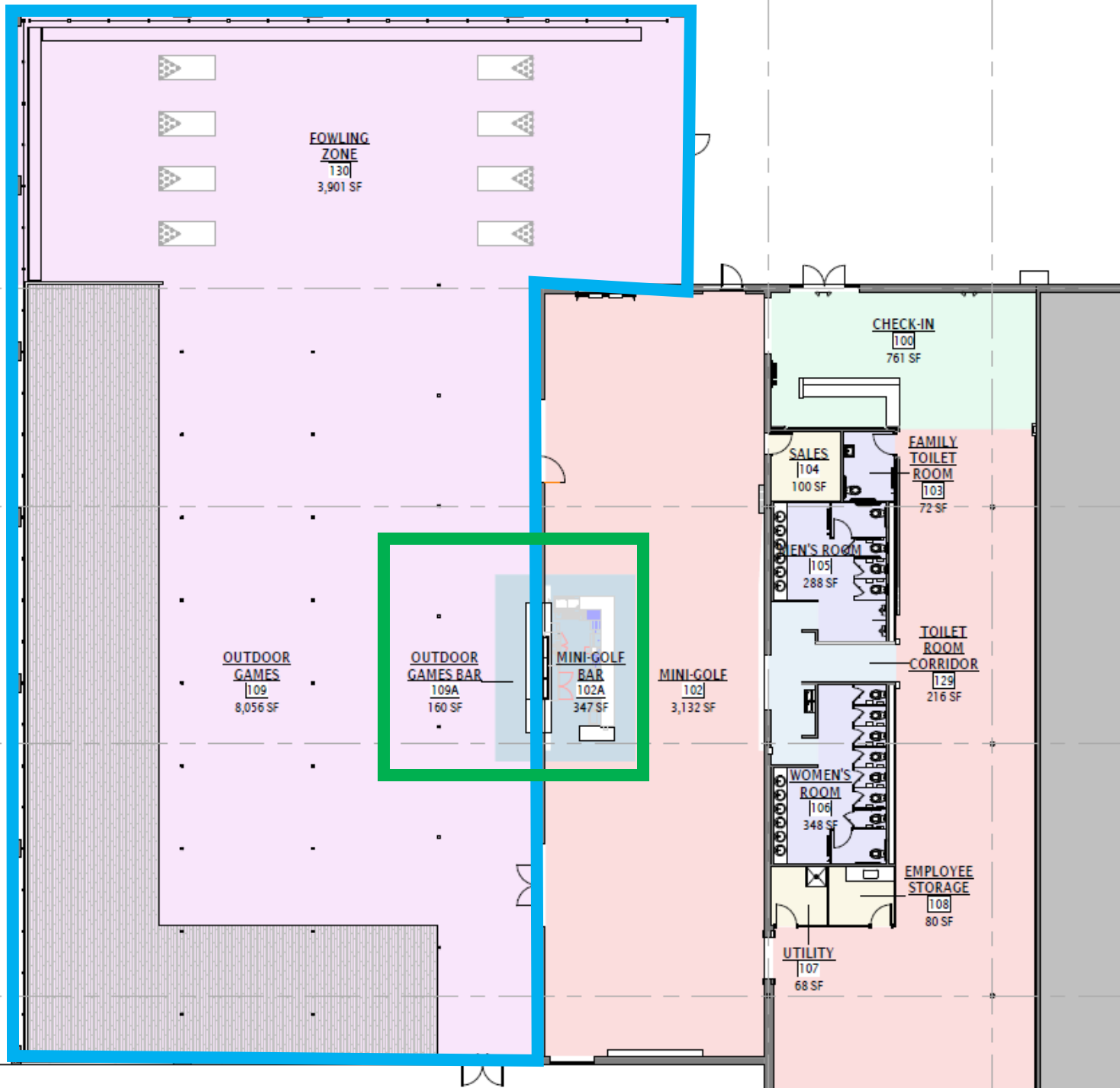
★ = Outdoor Amusement and Recreation



CUP Triggers in the GC Zone

Outdoor Amusement and Recreation

Bar, Lounge, or Tavern



CUP Triggers in the GC Zone

Bar, Lounge, or Tavern

