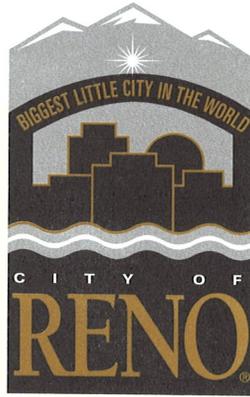


Mike Railey, AICP
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 393-1047



March 15, 2024

Juan Ruvalcaba
1555 Victorian Avenue
Sparks, NV 89431

Re: Minor Conditional Use Permit Case No. MUP24-00015 (Icecycle Creamery & Pedalers Deli)
APN: 042-222-26
Ward: 2

Dear Mr. Ruvalcaba:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow for the establishment of a restaurant with alcohol service in the Neighborhood Commercial (NC) zone. The site is located on a portion of a ±3.82 acre commercial center on the southwest corner of Lakeside Drive and Ridgeview Drive (6147 Lakeside Drive). The site is zoned NC and has a Master Plan land use designation of Suburban Mixed-Use (SMU). Based on the materials you have submitted, as modified in the conditions of approval, the project conforms to the findings as required by the Reno Municipal Code (RMC) 18.08.604(e), and is not expected to have an adverse impact on the area. The Administrator hereby approves the requested minor conditional use permit (MUP), Case No. MUP24-00015, subject to the following conditions:

All conditions shall be met to the satisfaction of Development Services staff, unless otherwise noted.

1. All work involved in constructing and operating a project approved pursuant to Title 18 of Reno Municipal Code shall comply with all plans, reports, renderings, and materials that were submitted or presented as a part of this application. City Codes shall prevail in the event of a conflict between the approved plans and the City Codes in effect when the building permit is reviewed.
2. The owner or developer shall apply for a building permit or business license within 18 months of the date of approval of the minor conditional use permit application and maintain the validity of that permit, or the minor 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 or business license application 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. Alcoholic beverages shall be prepared for service at tables for consumption only in connection with a meal served on the premises.
6. Prior to the issuance of any business license associated with this project, the applicant shall install exterior signage in view of any outside tables and chairs indicating that alcoholic beverages are not allowed to leave the immediate area. Staff shall regularly monitor the area to enforce this. Photographs of the exterior signage shall be submitted as part of the business license review.

Summary: The subject site is in an existing commercial center, Shops at Bartley Ranch, surrounded by a mix of low impact commercial and residential uses (**Exhibit A**). Approval of this request will allow for alcohol service to be added to an existing restaurant in the NC zone. The key issues identified with the request are: 1) compatibility with surrounding uses and 2) public safety. These issues should be properly mitigated with the conditions of approval.

Analysis:

Compatibility with Surrounding Uses: Uses surrounding the site consist of offices, retail shops, restaurants, and single-family residences. There are approximately five existing restaurants with alcohol service in the shopping center. To the east are single-family residences backing to Lakeside Drive, approximately 190 feet from the restaurant. The shopping center was designed with landscaping and buffers to mitigate impacts on the adjacent residential area. The proposed restaurant with alcohol service is anticipated to operate between the hours of 11:00 a.m. and 8:00 p.m., seven days a week. The applicant is proposing to sell beer and wine to accompany a meal. With the allowed hours of operation and limited alcohol service (**Condition 5**), this use is not anticipated to cause additional impacts to the surrounding area. Since the subject site is existing and adjacent to a variety of commercial uses, the proposed use is compatible with existing surrounding land uses and development.

General Code Compliance: A restaurant with alcohol service is allowed in the NC zone with the approval of a MUP. Title 18 requires restaurants to have a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. The site was previously a permitted restaurant. The applicant has submitted a floor plan, and the kitchen exceeds the required 200 square feet (**Exhibit B**). The proposed hours of operation are between 11:00 a.m. to 8:00 p.m., which are within the allowable hours of operation between 6:00 a.m. and 11:00 p.m.

Traffic, Access, and Circulation: There are no anticipated issues with traffic and circulation. Given that this is an existing site, the proposed addition of alcohol service to an existing restaurant will have negligible impacts on the adjacent street network and level of service.

Public Safety: Both the City of Reno Police Department and Code Enforcement reviewed the application. **Condition 6** is included to remind patrons using any outside seating that alcoholic beverages may not leave the immediate area.

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies. Agency comments were received and incorporated into the analysis as applicable (**Exhibit C**). A public notice was sent out to all property owners within 750 feet of the project and a public notice sign was posted on the property. No comments have been received.

Master Plan Conformance: The subject site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is in a Neighborhood Center within an Outer Neighborhood per the Structure Plan Framework of the Reno Master Plan. The SMU land use designation is intended to have 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. As proposed and with the recommended conditions, the project is in conformance with the following applicable Master Plan goals and policies.

- GP 1.2C: Existing Businesses
- GP 4.4C: Revitalization of Existing Centers
- GP 4.4D: Mix of Uses
- N-ON.2: Neighborhood Centers

Legal Requirements:

RMC 18.08.304(e) Approval Criteria Applicable to all Applications
RMC 18.08.604(e) Minor Conditional Use Permit - Findings

General Review Criteria and Considerations:

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.

Minor 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 minor 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 minor 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.

Appeal of Administrative Decision: This administrative decision may be appealed to the City Council by the applicant, the Mayor or a City Council Member, or any person who is “aggrieved” by the action or inaction. An appeal (together with fees) must be filed with the City Clerk within 10 business days starting on the day after written notice of the action is filed with the City Clerk. The City Clerk’s Office is located on the 2nd floor of Reno City Hall located at One East First Street, Reno, Nevada.

Re: MUP24-00015 (Icecycle Creamery & Pedalers Deli)
Page 5

This approval letter has not been issued in lieu of a permit. You are responsible for obtaining the appropriate permit(s) associated with this project and a copy of this letter must be attached to any such application.

Sincerely,



Mike Railey, AICP, Planning Manager
Development Services Department

MUP24-00015 (Icecycle Creamery & Pedalers Deli) – JAF

xc: James & Catherine McAllister Trust
1051 Manzanita Drive
Pacifica, CA 94044

ARE Management LLC
316 California Avenue #836
Reno, NV 89509

Mikki Huntsman, City Clerk
Bob Flores, Building and Safety Manager
Michael Mischel, P.E., Engineering Manager

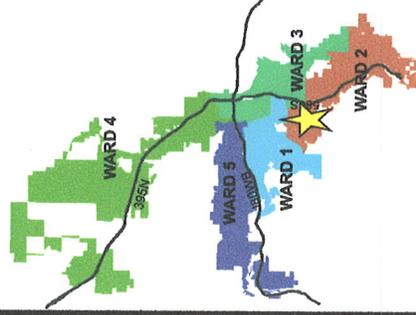
Exhibit A. Case Maps

AREA MAP

MUP24-00015

(Icecycle Creamery and Pedalers Deli)

Subject Site 



 WARD 2



Development Services Department



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

Date: February 2024

Scale: 1 inch = 600 feet

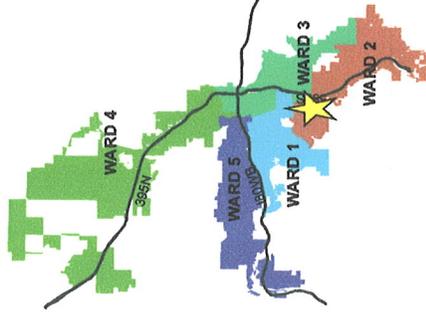


VICINITY MAP

MUP24-00015

(Icecycle Creamery and Pedalers Deli)

Subject Site 



Development
Services
Department



The information hereon is approximate and is intended for display purposes only.
Date: February 2024
Scale: 1 inch = 300 feet



ZONING MAP

MUP24-00015

(Icecycle Creamery and Pedalers Deli)

ZONING = NC

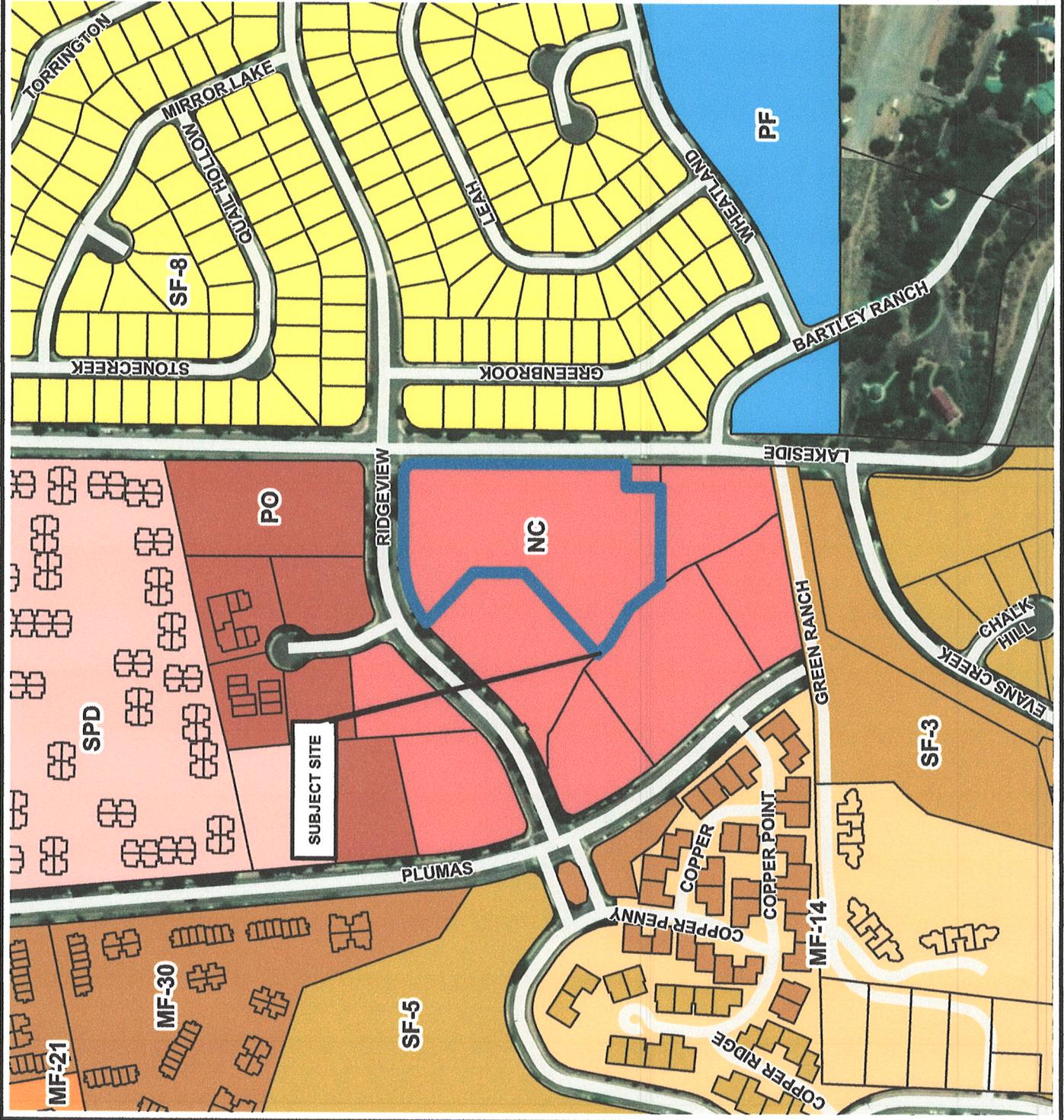
Subject Site 

Zoning Designations

- SF-3
- SF-5
- SF-8
- MF-14
- MF-21
- MF-30
- NC
- PO
- PGOS
- PF
- SPD



The information hereon is approximate and is intended for display purposes only.
DATE: February 2024
SCALE: 1 inch = 300 feet

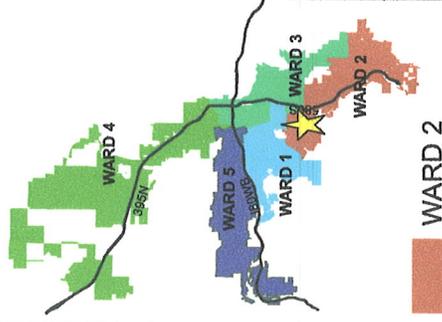


MASTER PLAN MAP

MUP24-00015

(Icecycle Creamery and Pedalers Deli)

Subject Site 



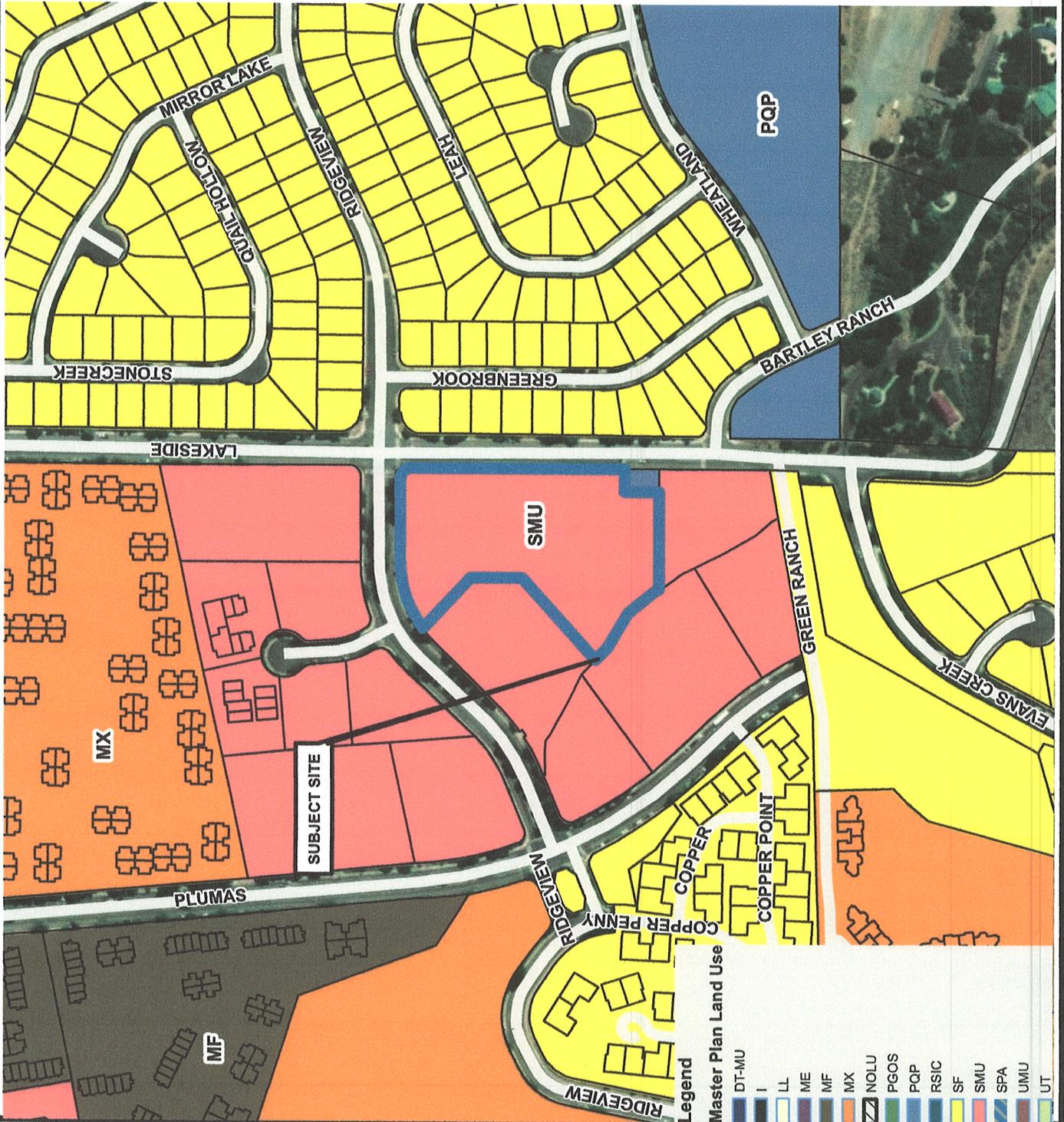
Development Services Department



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

Date: February 2024

Scale: 1 inch = 300 feet



Legend

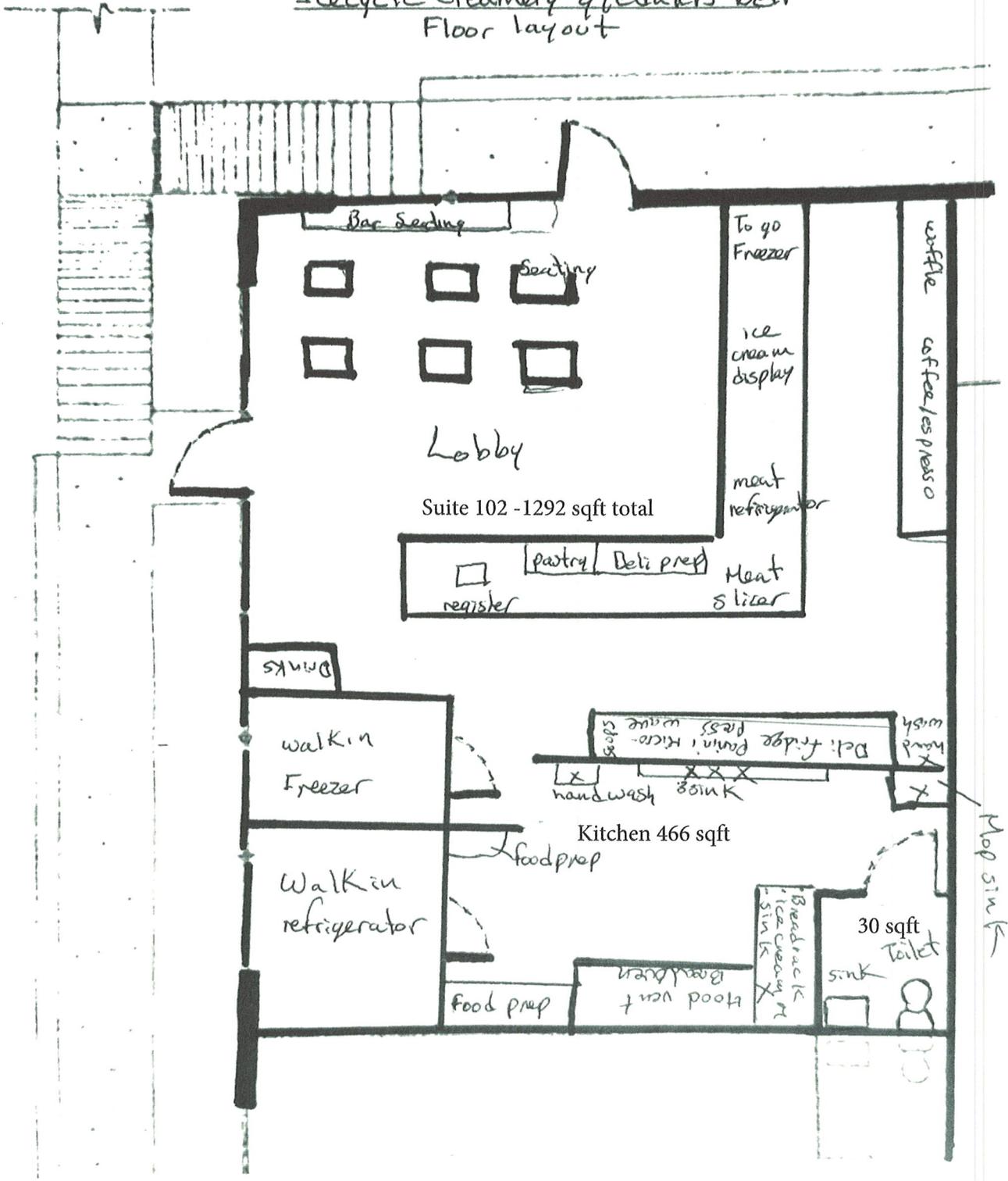
Master Plan Land Use

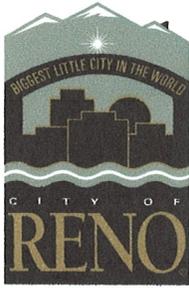
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	UMU
	UT

Exhibit B. Floor Plan

1647 Lakeside Drive Suite 102 Reno NV 89511

Icecycle Creamery & Pedalers Deli
Floor layout





NEIGHBORHOOD SERVICES

MEMORANDUM

Date: February 29, 2024
To: Jeff Foster, Associate Planner
From: Cindi Gil-Blanco, Senior Code Enforcement Officer
Subject: Code Enforcement Application Review for MUP24-00015 Icecycle Creamery and Pedalers Deli, 6147 Lakeside Drive, (APN#: 042-222-26)

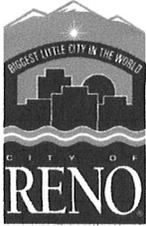
Code Enforcement Staff has reviewed this application and offers the following comments.

The Code Enforcement Division has reviewed their case files and have no active or past complaints for this location.

The application does not mention if alcoholic beverages will be allowed outside the business structure. Usually these types of food service establishments place tables and chairs for customers to enjoy their purchases outside during summer months. If this is to be the business model, it is suggested that signage be placed in view of these tables and chairs that No Alcoholic Beverages leave the immediate area and staff regularly monitor the area.

Recommendation: Approval

Code Enforcement staff appreciates the opportunity to review this application and respectfully submits these recommendations to maintain public safety.



Environmental Control

MEMORANDUM

Date: February 23, 2024
To: Mike Railey – Planning Manager
Planning Desk
From: Eric Farrar, Environmental Control Officer
Subject: **February 16, 2024 Current Development Projects Review/Comments**

The Environmental Control Section (EC) under the Utility Services Department has reviewed the Development Projects memorandum dated February 16, 2024. We offer the following comments or conditions:

Ice Age Meals - SPR24-00010

The facility will be required to obtain an Environmental Control Permit and retain all records of waste disposal, including the servicing of the grease interceptor associated with the kitchen drains. In addition, the yellow grease storage container should be placed on a hard surface and as close as feasible to the outdoor smokers to avoid potential spills when servicing the smokers.

Kietzke Plaza Telecom Modification - SPR24-00011

EC has no comments on the proposed Site Plan Review.

Icecycle Creamery and Pedalers Deli - MUP24-00015

This facility is equipped with a grease trap which does not meet RMC requirements, but has been previously approved Environmental Control Variance to allow its use. Changes to the menu must be approved by EC and require an updated variance request letter as required by RMC 12.16.555.b.5. The applicant may contact EC for details on variance request letter requirements.

North Valleys High School Telecom - MUP24-00016

EC has no comments on the proposed Site Plan Review.

Dermody Trust Annexation - ANX24-00002

EC has no comments on the proposed Annexation.

Casa del Rey Historic Resource Designation - LDC24-00039

EC has no comments on the proposed Zoning Map Amendment.

Garat/Humphrey House Historic Resource Designation - LDC24-00040

EC has no comments on the proposed Zoning Map Amendment.

9590 North Virginia Street Zoning Map Amendment - LDC24-00041

The proposed use of the property is heavy equipment storage and servicing. An Environmental Control Permit will be required for this use. The permit conditions will include tracking of all waste disposal records as well as site inspections to review waste and stormwater management practices. Depending on the future use of the property following designation as an Industrial Commercial Zone, pretreatment devices such as a sand/oil interceptor(s) may be required.

September 15, 2023

City of Reno
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Icecycle Creamery and Pedalers Deli; 042-222-26
Site Plan Review; SPR24-00015

Dear City of Reno Staff:

Northern Nevada Public Health (NNPH), Environmental Health Services Division (EHS) has reviewed the above referenced project.

1. EHS has reviewed the above referenced application and has no concerns for its approval as submitted.
2. The business and subsequent parcel are served by community water and sewerage systems.
3. The current business has a Health Permit to Operate at this time and alcohol sales would be permitted with that use. Prior to the installation of any new equipment to support alcohol sales, EHS must be contacted to approve the equipment and installation.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@nnph.org regarding all Environmental Health comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Jeff Foster

From: COOPER, CLIFFORD E <cc2132@att.com>
Sent: Tuesday, February 20, 2024 8:15 AM
To: Jeff Foster
Subject: MUP24-00015 Icecycle Creamery and Pedalers Deli*

Jeff,
AT&T does not have any adverse comment for this project.

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait