



LDC25-00027

214 West Commercial Row Live Entertainment Conditional Use Permit Appeal

*Reno City Council
April 9, 2025*



C I T Y O F
RENO

Project Information



- **Site Size:**
± 0.11 acre site
- **Conditional Use Permit approved** to hold live entertainment events between 11:00 p.m. and 3:00 a.m. on specific days

Planning Commission Action

Hearing on February 19, 2025

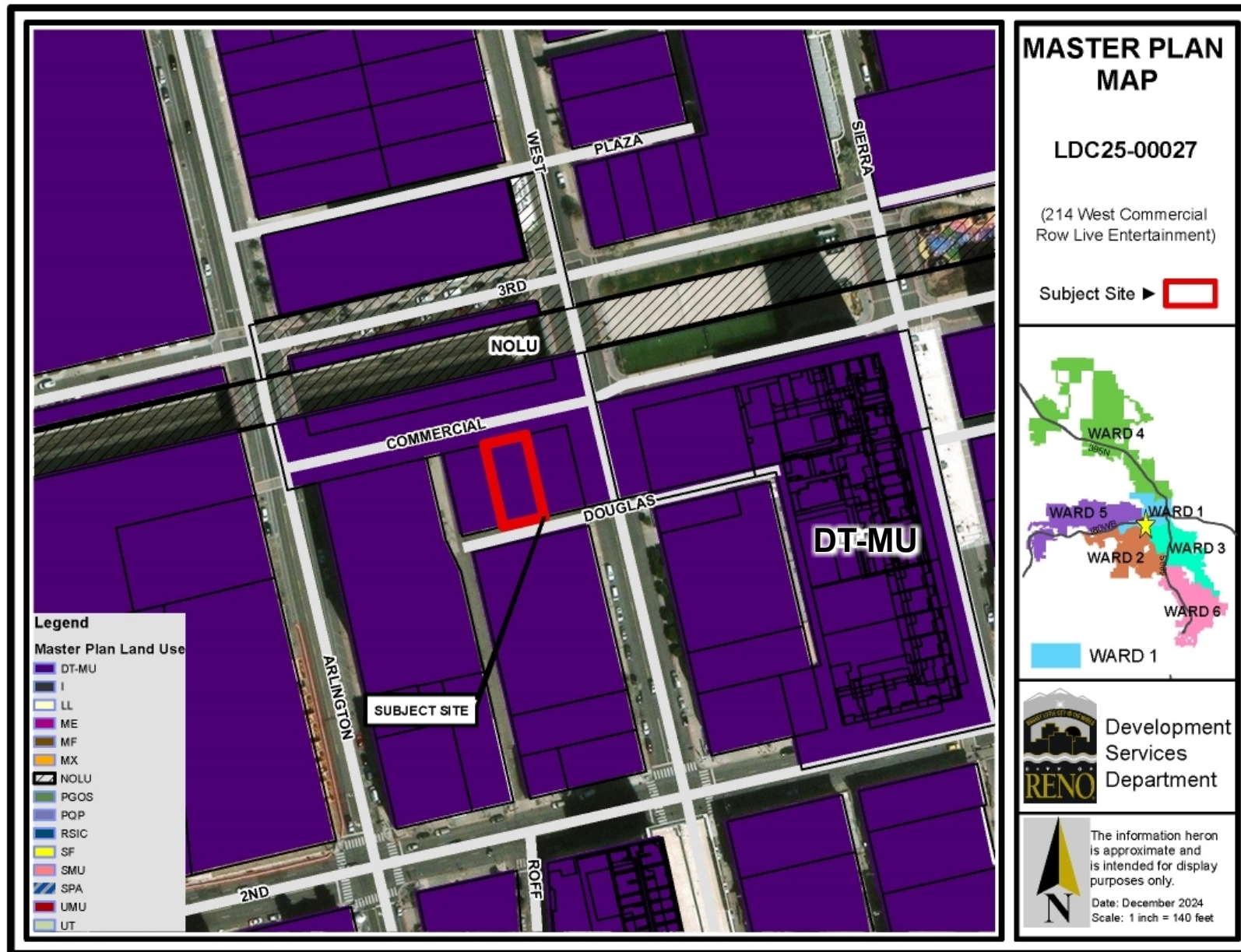
Planning Commission approved the request with operations till 3:00 a.m.

- General support from the commission on the appropriateness of the use
- There was disagreement on the allowed hours: **3:00 a.m. or 5:00 a.m.**

Master Plan

Downtown Mixed-Use (DT-MU)

- 1.2C: Existing Businesses
- 3.1C: Tourism and Entertainment
- 3.2A: Public Safety
- C-UC.5: Activity Generating Uses



Zoning District

Mixed-Use Downtown – Entertainment District (MD-ED)

- Bar is allowed for 24-hours by-right
- Live entertainment is allowed by-right
- Live entertainment after 11:00 p.m. requires a CUP

ZONING MAP

LDC25-00027

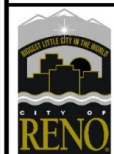
ZONING = MD-ED

(214 West Commercial
Row Live Entertainment)

Subject Site ► 

Zoning Designations

	MD-ED
	MD-RD
	MD-PD

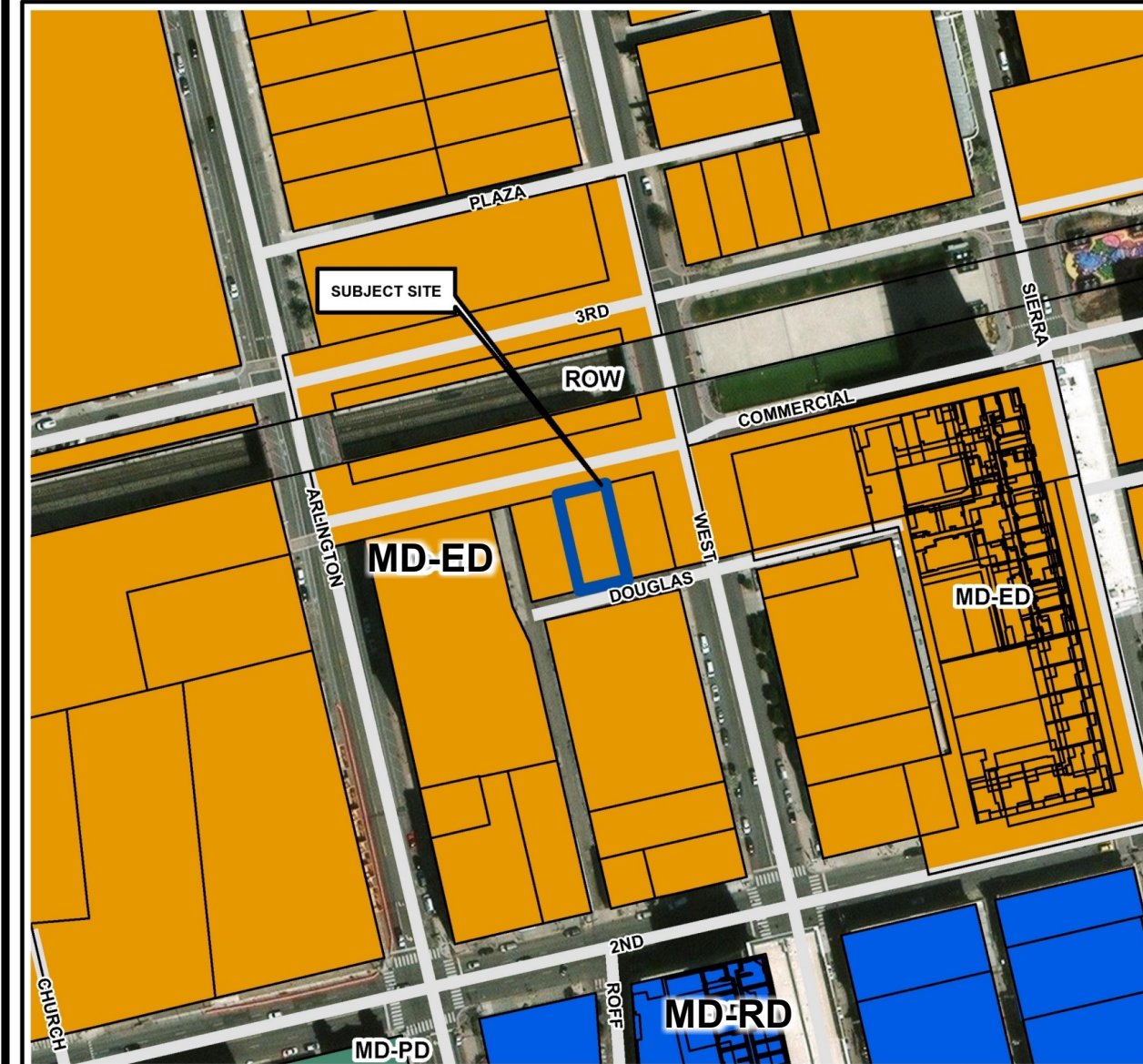


Development
SMEas
Department



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

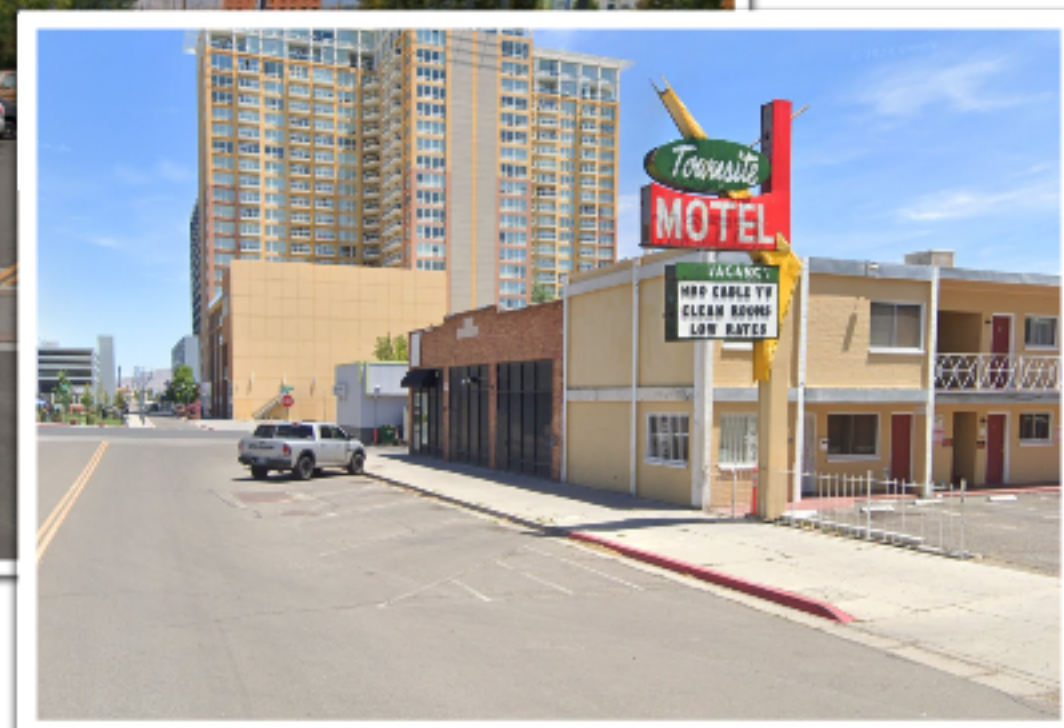
DATE: December 2024
SCALE: 1 inch = 140 feet



Hours of Operation

SUNDAY		MONDAY		TUESDAY		WEDNESDAY	
				10:00 am			
				11:00 pm			
		THURSDAY		FRIDAY		SATURDAY	
Applicant's Request:				10:00 am			
				5:00 am the following day			
Commission Approved:				10:00 am			
				3:00 am the following day			

Vicinity Photos



Surrounding Uses



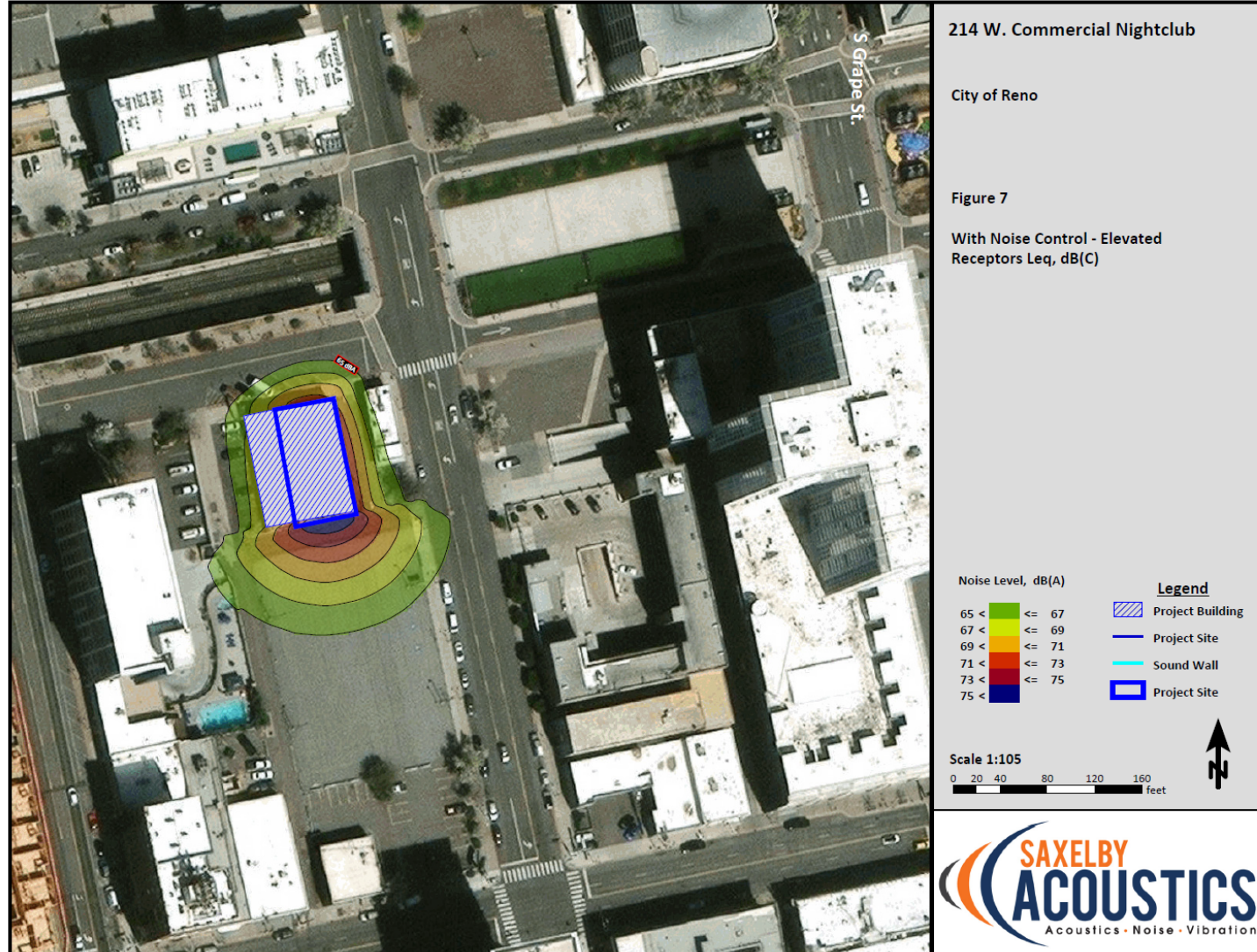
- Mix of residential and lodging uses
- At least 7 live entertainment uses within proximity to the proposed business

 Existing Live Entertainment

 Residential Uses

 Lodging Uses

Sound Study Results



A sound study was performed

- **Condition No. 6:** Interior door relocated to west wall
- **Condition No. 7:** Line entry vestibule with sound dampening material
- **Condition No. 8:** Installation of acoustically rated doors
- **Condition No. 9:** seal doors and ventilation
- **Condition No. 11:** Sound levels restricted to 80 decibels

Public Safety



Security plan approved by Code Enforcement and the Police Department.

- Personnel deployment and training
- Video surveillance requirements
- Risk mitigation and emergency response

Public Safety



- Queues shall be orderly and maintain pedestrian access on the sidewalk
- Security lighting placed on all sides to increase natural surveillance
- Adjacent sidewalks, curbs, and gutters are cleaned at the end of each night

Conditional Use Permit Findings Recommendation

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	Live entertainment activities interior to the building	✓ Yes

Staff Recommendation

Staff recommends Council review the letters of appeal and Planning Commission action and affirm the Planning Commission's decision.