

A scenic photograph of a river flowing over a stone weir, creating white water rapids. The river is bordered by a stone retaining wall on the left and a grassy area with trees in autumn foliage. In the background, a bridge and more trees are visible under a blue sky with scattered clouds.

LDC25-00042

Starbucks Booth Street Conditional Use Permit

Reno City Planning Commission

April 2, 2025



C I T Y O F
RENO

Project Information

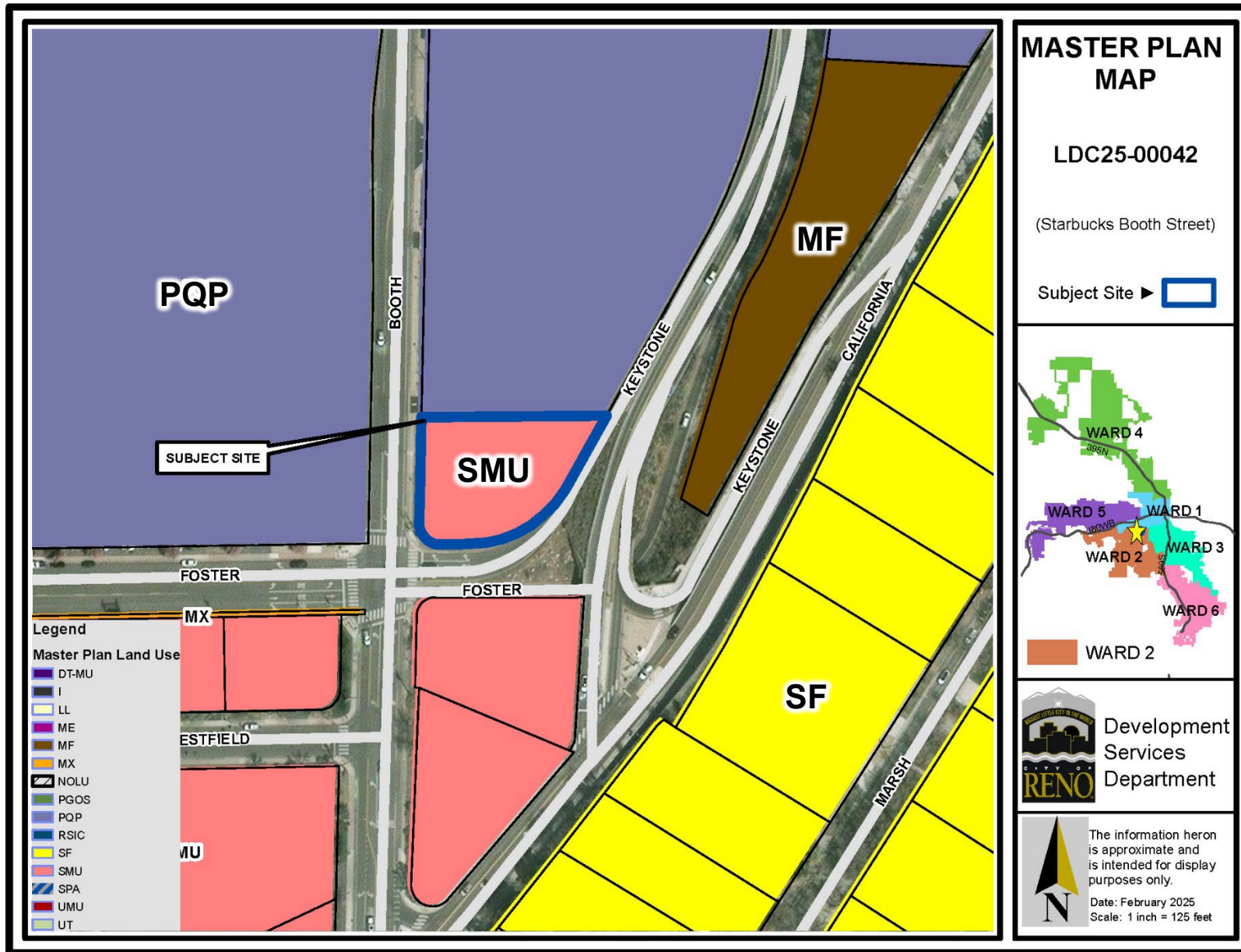


Site Size:

± 0.47 acre site

Conditional Use Permit

for an accessory drive-through facility for a coffee shop next to residentially zoned property and within 300 feet of a public school.

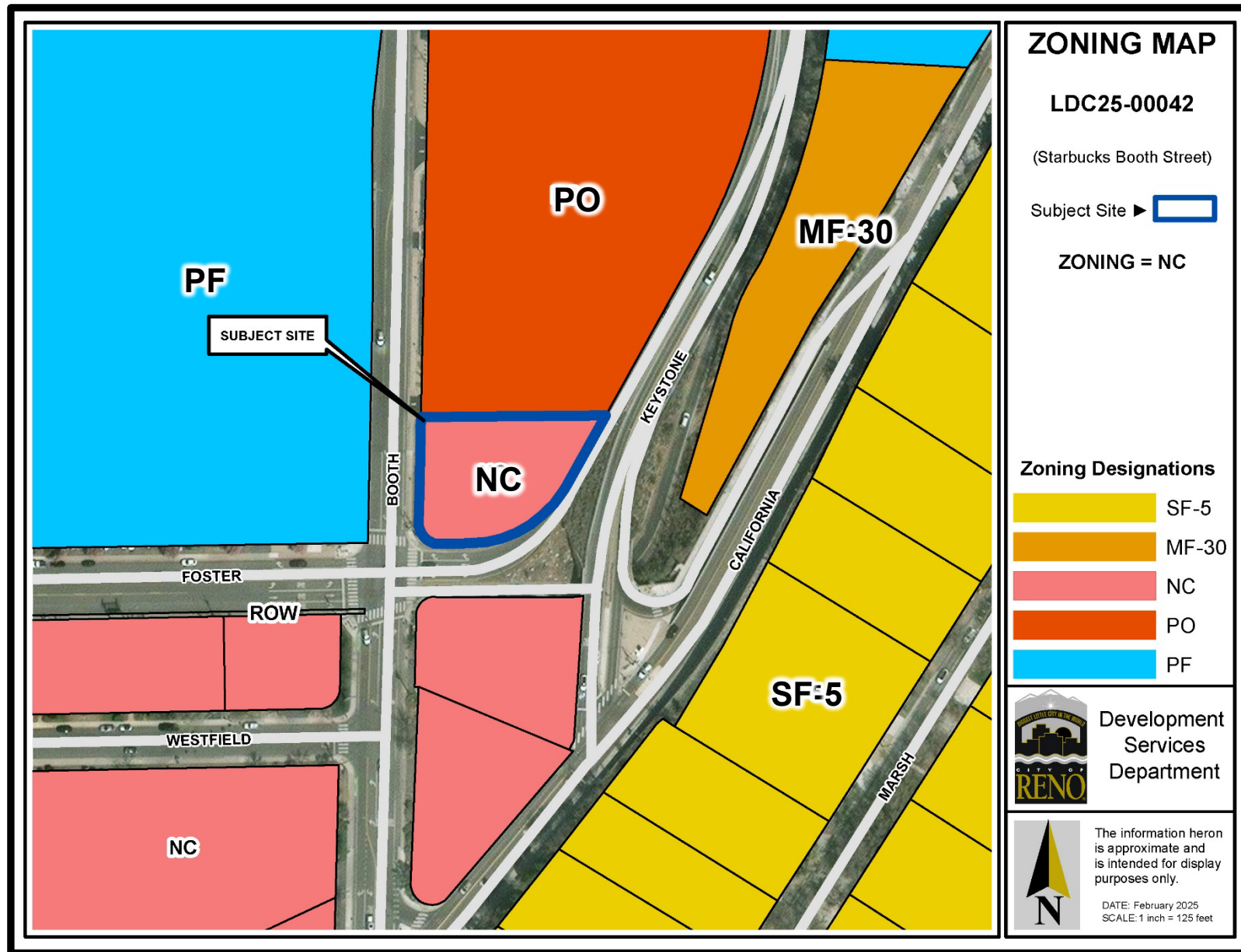


Master Plan

Suburban Mixed-Use (SMU)

Policies and Goals:

- 5.1A: Balanced Modes
- 5.4E: Bikeways and Supporting Facilities
- CNC-G.1: Overall Mix



Zoning District

Neighborhood Commercial (NC)

- Coffee shop (restaurant without alcohol service) is an allowed use
- Drive-through facility requires a CUP

Compatibility with Surrounding Uses



- Existing mix of uses with the neighborhood center
- Residential is adequately buffered by existing roadways

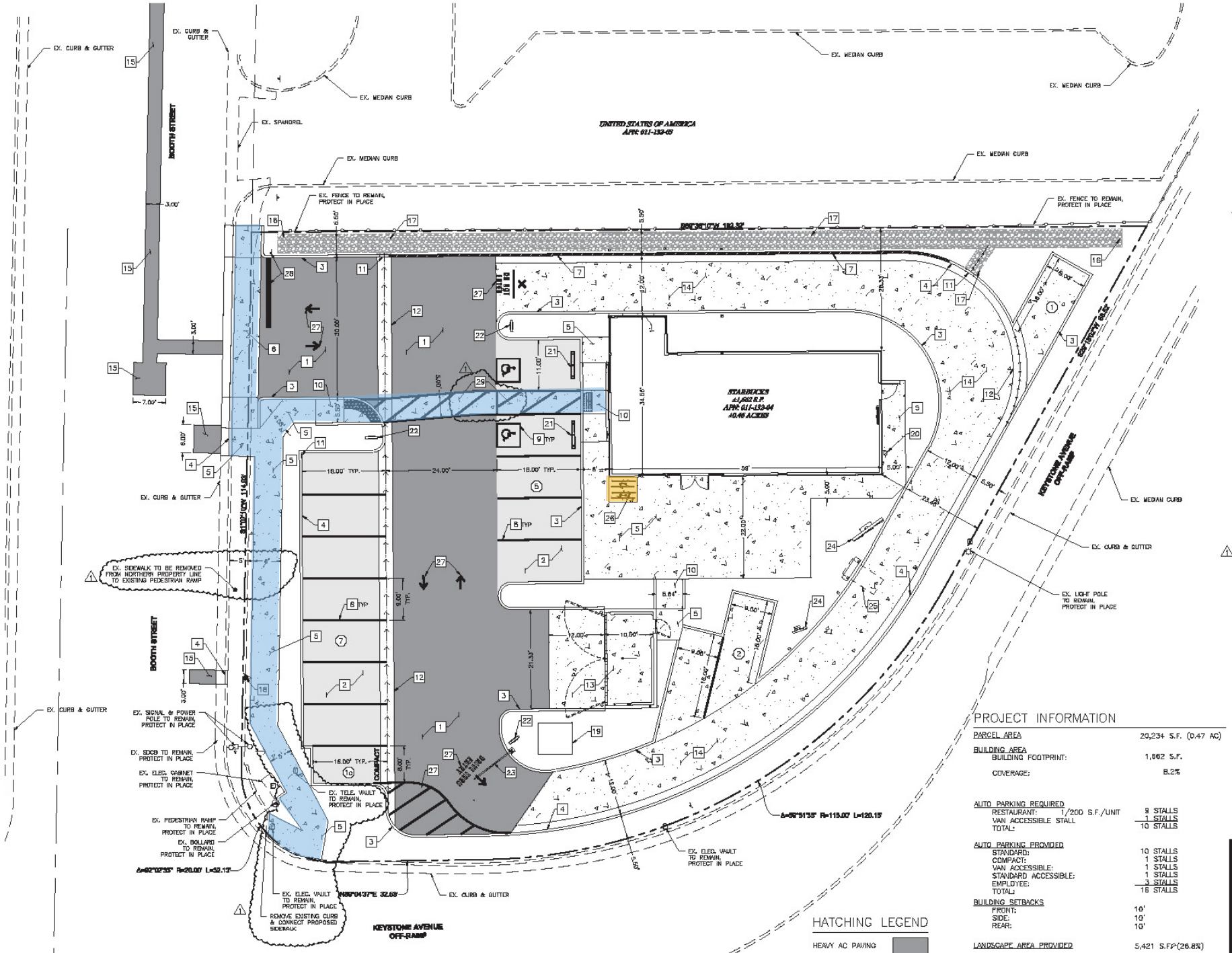
Residential

Commercial

Federal Offices

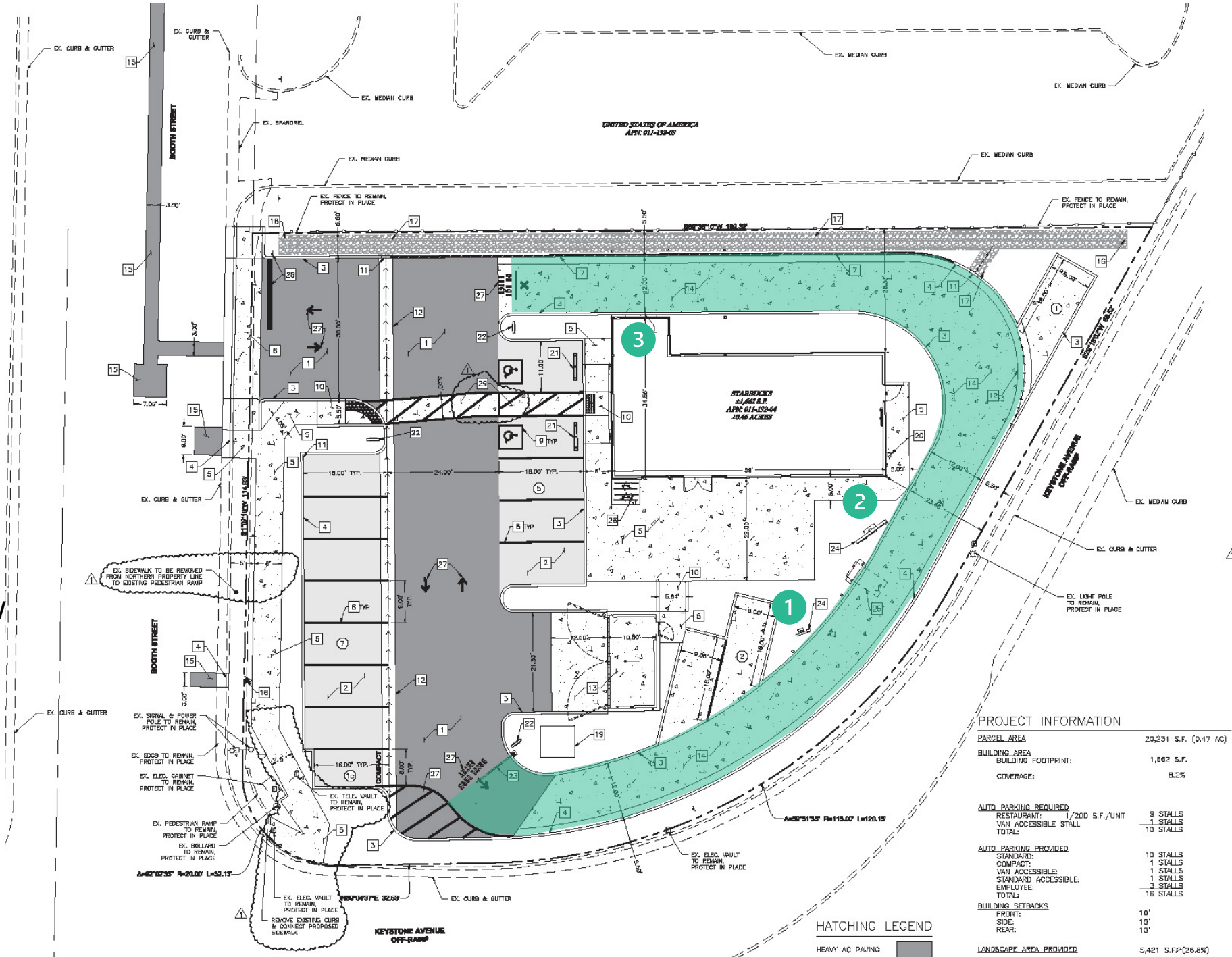
Upgraded Sidewalk

Upgraded Bicycle Storage



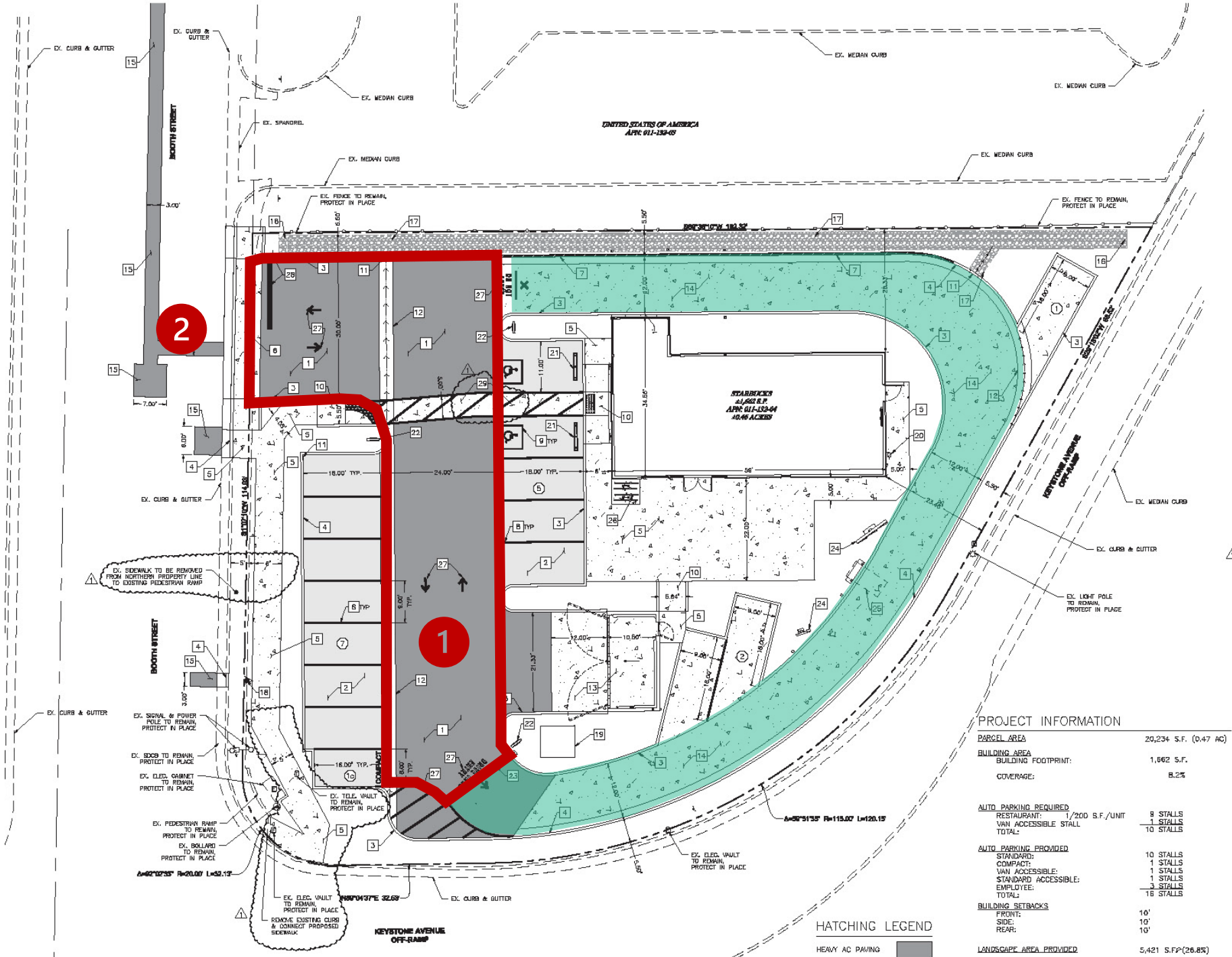
Drive-through Lane

- 1 Pre-Order Sign
- 2 Order Sign
- 3 Pick-up Window



Prohibited
Stacking Area

- 1 Condition No. 8
- 2 Condition No. 9



Traffic and Access

- 90% of traffic generated are pass-by trips
- Access driveway is positioned as far as possible away from intersection
- Highest traffic period coincides with school release times when 15-mph speed limit is in effect



Conditional Use Permit Findings Recommendation

Findings	Analysis	Staff Review
Consistent with RMC	Generally consistent with RMC	✓ Yes
Land use is compatible with surrounding development	Land use is compatible and not anticipated to impact nearby residential	✓ Yes
Consistent with development standards	Meets or exceeds requirements	✓ Yes
Public services and utilities are available	Sewer service is required to be extended	✓ Yes
Physical land characteristics are compatible	Reasonable adjustments proposed based on limited space	✓ Yes
Not materially detrimental to the public health, safety, or welfare.	Not materially detrimental	✓ Yes

Recommended Motion

On the matter of case number LDC25-00042, based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.