

LDC25-00042

Starbucks Booth Street

Planning Commission

April 2, 2025





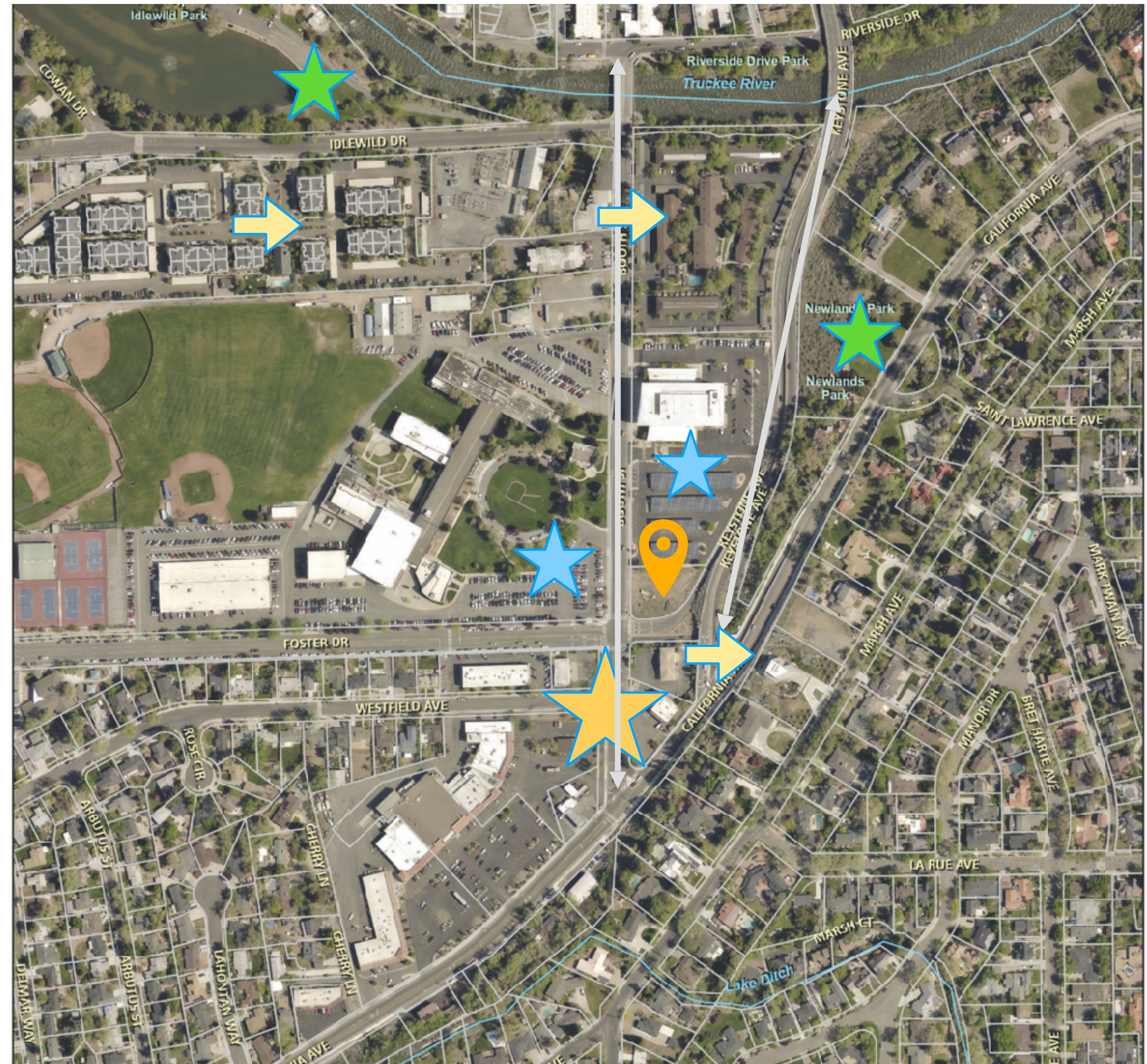
Heartfelt Engineering, LLC



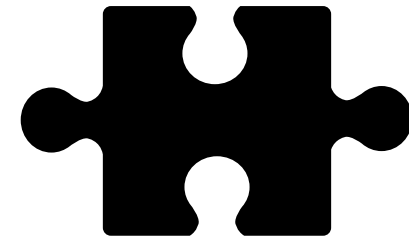
Land Planning and Design



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Request



- **Conditional Use Permit**

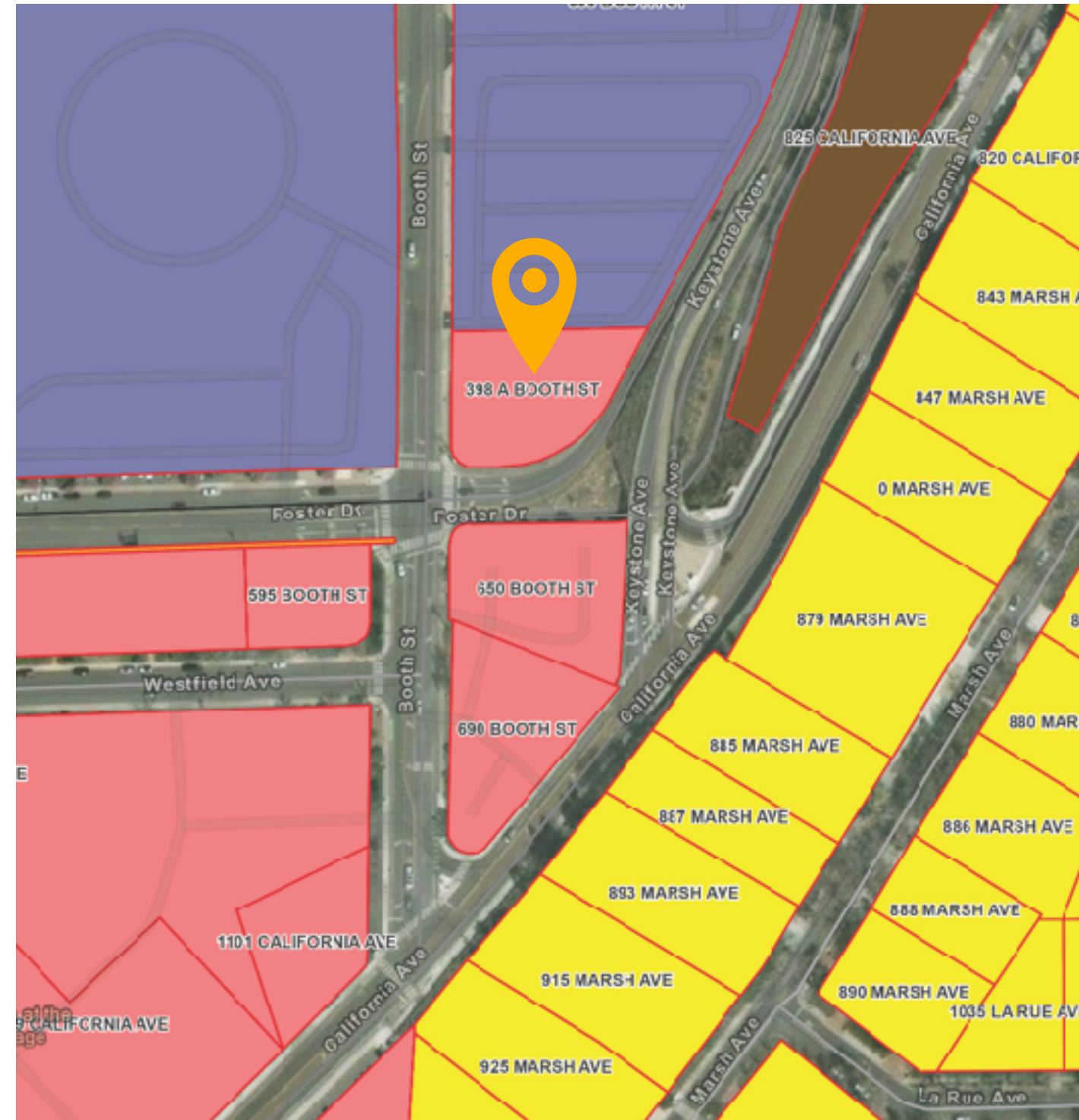
- Construct an accessory drive-through facility associated with a $\pm 1,662$ square foot coffee shop;
- Allow commercial development adjacent to residentially zoned property; and
- Allow commercial development within 300 feet of a public school.

Master Plan

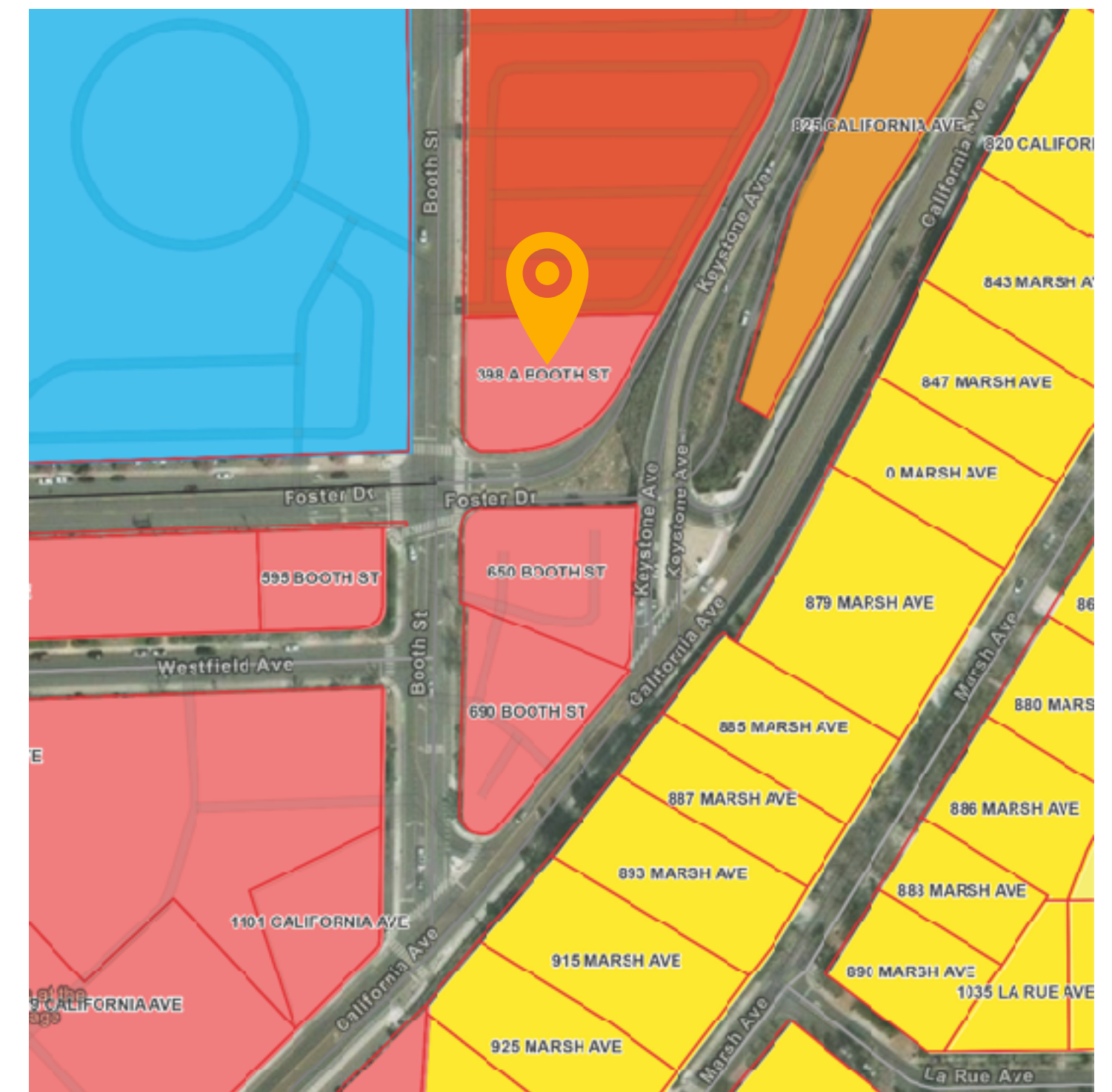
- Suburban Mixed Use
- Resilient Economy
- Well Managed Growth
- Vibrant Neighborhood Centers
- Safe, Healthy and Inclusive

Zoning District

- Neighborhood Commercial
- Mix of Zoning Districts
- Suburban Mixed Use
- RMC Title 18 Update
- Residential Proximity



Master Plan

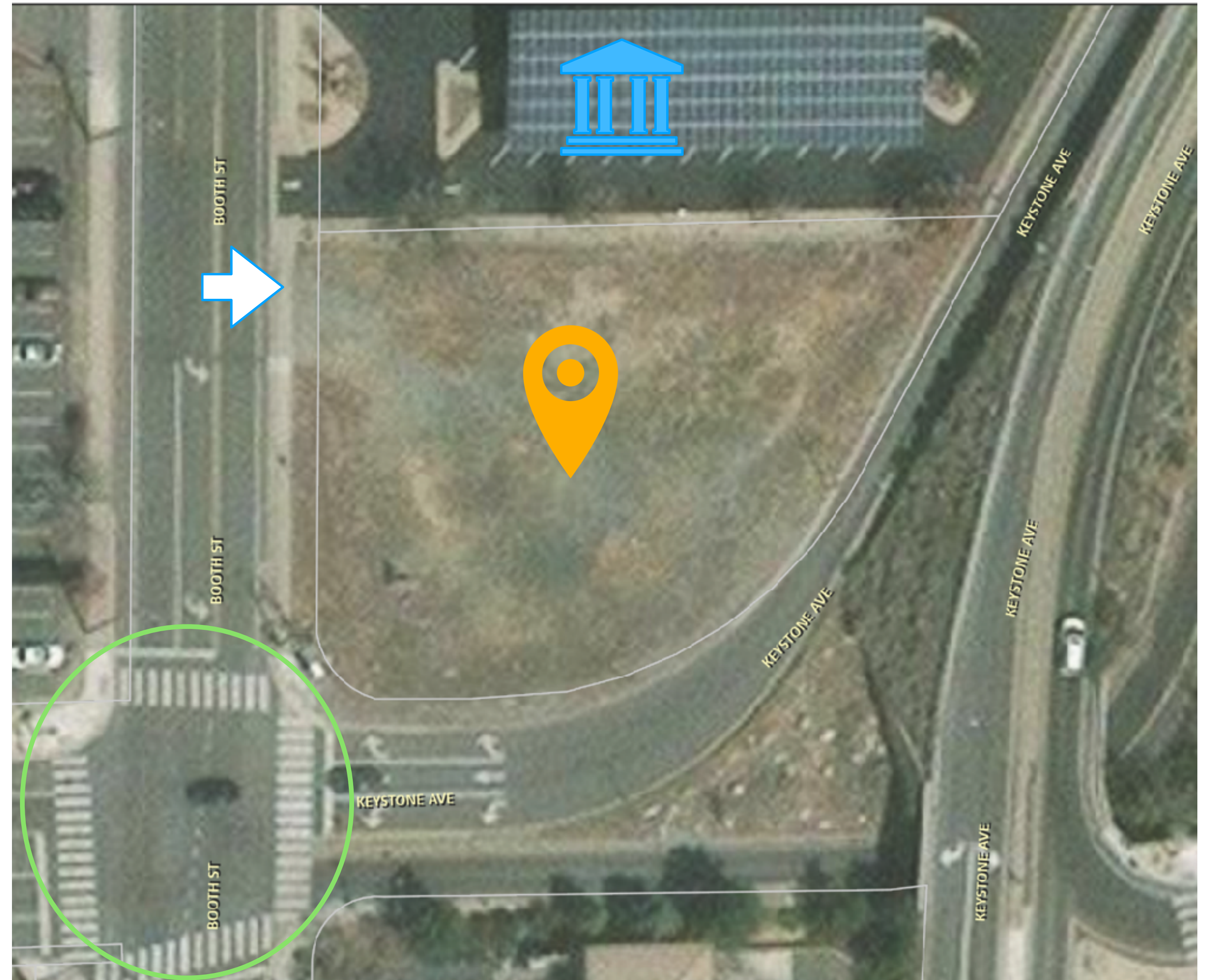


Zoning

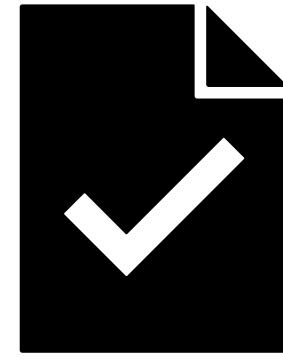


Project Site

- +/- .47 acre vacant parcel
- Constraints
- Unique opportunity for infill
- Infrastructure and services in place
- Signalized intersection and crossing



Site Plan



- Access (vehicle and pedestrian)
- Circulation and parking (bicycle)
- Traffic and queuing study
- Infrastructure
- Architecture and signage



Objections to Conditions

8. Prior to the issuance of a business license, the applicant shall provide an operating plan that would be implemented in the event of queuing overflow of vehicles into the on-site parking area. Business staff shall be immediately mobilized to reduce the queue line so that the parking area remains clear.

- The operator has specific industry Standard Operating Procedures to address queuing and operations. These are implemented per management to anticipate potential impacts and address issues. The condition lacks a skilled knowledge of operations and a holistic approach to queue management and operations.

8. Prior to the issuance of a business license, the applicant shall provide Standard Operating Procedures (SOP) for queue management, drive through operations and circulation control for the peak hours of operations. Management shall insure that staff is trained and proficient in these specific procedures and processes.

9. In the event of repeated drive-through queue overflow that causes vehicles to remain stationary in the public right-of-way, the Administrator may initiate a hearing before the Planning Commission to reconsider the approval of the conditional use permit. The Planning Commission may modify or rescind the conditional use permit.

- The condition potentially removes due process rights, current enforcement options and established procedures. The condition lacks objective standards and could create arbitrary or capricious enforcement risk.





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