

# LDC24-00048

## Lakeside Crossing Chevron

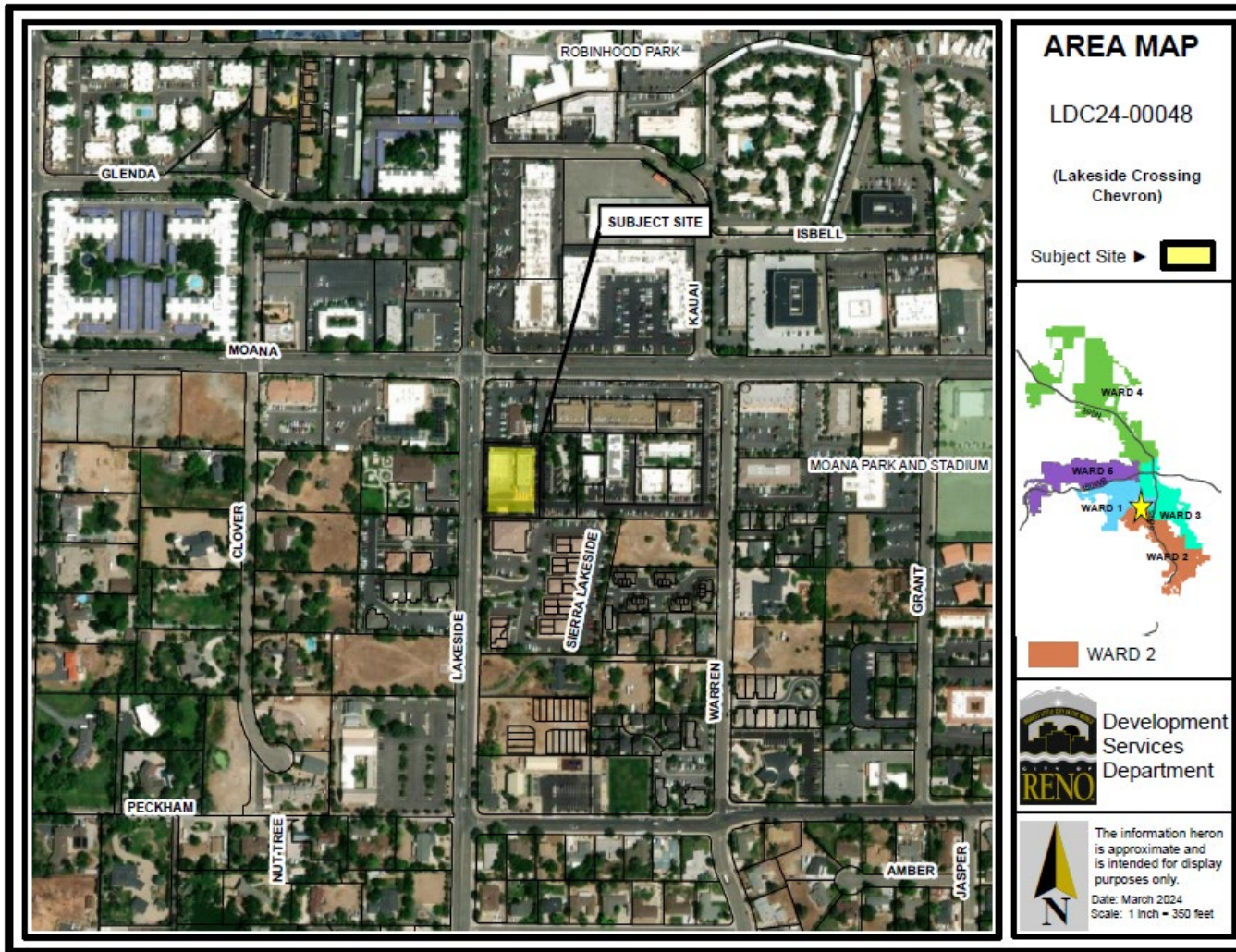
*Reno City Planning Commission*

*May 1, 2024*





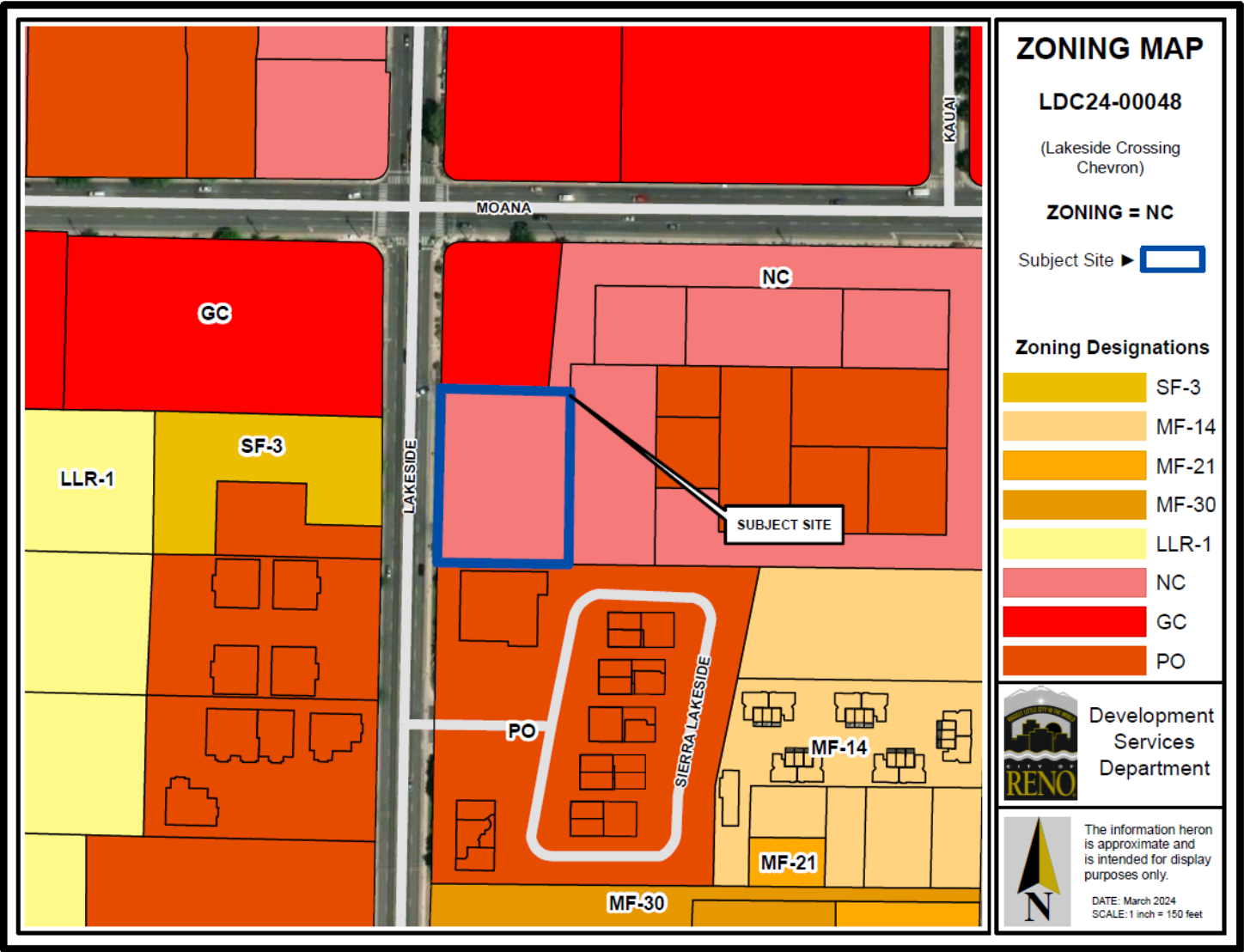
# Project Information

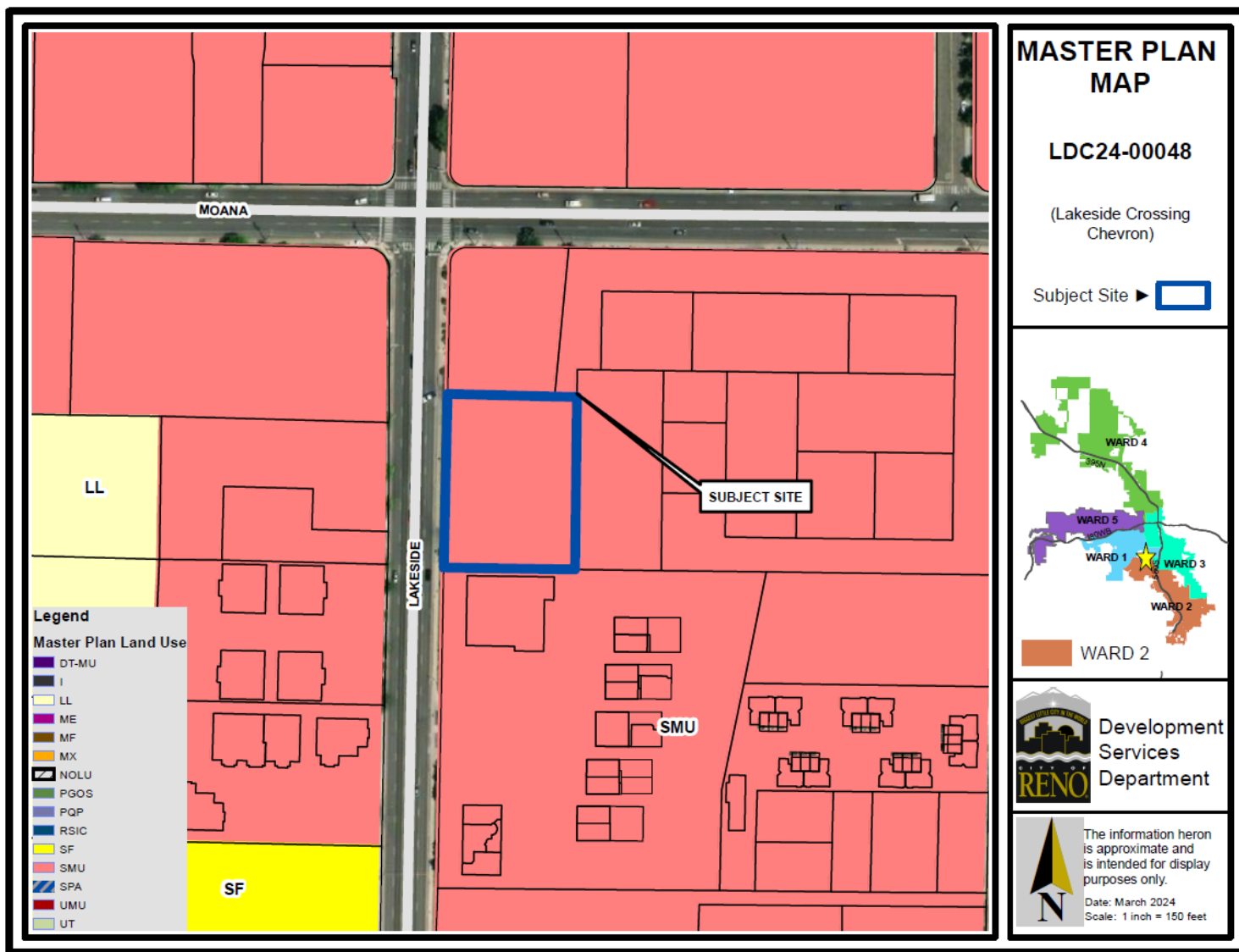


- **Site Size:**
  - $\pm 0.84$  acre site
- **Conditional Use Permit Request** to allow 24-hour operations at an existing convenience store and gas station
- **Key Issues:**
  - Compatibility with Surrounding Uses
  - Safety and Security

# Zoning District

Neighborhood Commercial  
(NC)





# Master Plan

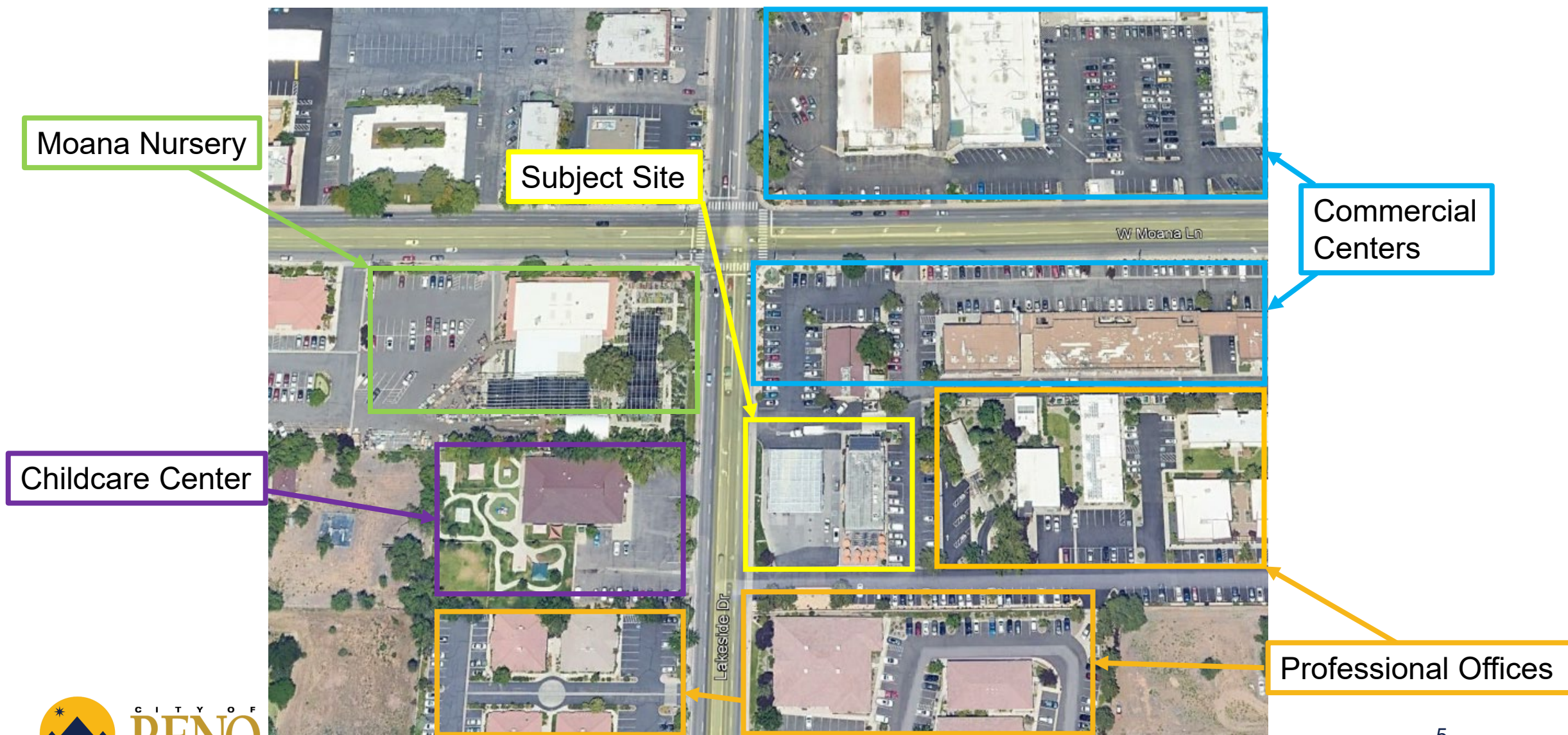
## Suburban Mixed-Use (SMU)

### Master Plan Policies:

- C-SC.1: Overall Mix
- C-SC.3: Activity-Generating Uses
- C-SC.15: Development Identity
- N-ON.2: Neighborhood Centers



# Compatibility with Surrounding Uses



# Safety & Security

- Condition No. 6 requires the rear door to be locked during overnight hours
- Condition No. 7 requires that security cameras are in good working order and are continuously running/maintained
- Conditions No. 8-11 requires additional security measures based on CPTED standards

# Conditional Use Permit Findings Recommendation

CUP Findings	Analysis	Staff Review
Consistent with RMC	Proposal is consistent with RMC	✓ Yes
Land use and project design are compatible with surrounding development	Compatible with surrounding retail, office and commercial centers	✓ Yes
Consistent with development standards	Meets requirements	✓ Yes
Public services and utilities are available	Adequate services available	✓ Yes
Characteristics are compatible	Similar commercial uses, no adjacent or nearby sensitive land uses	✓ Yes
Will not be detrimental to public health, safety, or welfare	Included CPTED standards	✓ 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.