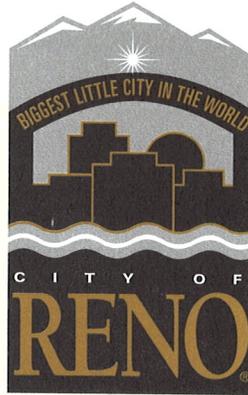


*Nathan Gilbert, AICP  
Principal Planner  
Development Services  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-4267*



June 23, 2023

Jonathon Wall  
2200 Paseo Verde Pkwy, Suite 260  
Henderson, NV 89052

Re: Minor Conditional Use Permit Case No. MUP23-00016 (Starbucks Summit Mall)  
APN: 142-392-01 & 142-390-06  
Ward: 2

Dear Applicant:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow for a drive-through facility (food service) in association with a proposed coffee shop within the Summit Reno Mall. The  $\pm 1.01$  acre site is located west of Summit Sierra Boulevard,  $\pm 607$  feet northeast of its intersection with Herz Boulevard. The site is zoned Mixed-Use Suburban (MS) 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. MUP23-00016, 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 permit is reviewed.
2. The owner or developer shall apply for a building permit for the entire project 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 and/or business license, 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 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/operations of the project/business. This approval letter shall be posted or made readily available upon demand by City staff.
5. Hours of construction, including grading, shall be limited to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and between 8:00 a.m. and 6:00 p.m. on Saturday. There shall be no construction on Sundays or state holidays. This condition shall not apply to dust control or storm water management operations. A note to this effect shall be placed on the title sheet of all building permit plan sets. If the construction hours are varied for the pouring of concrete slabs or wall panels, a plan detailing the construction operations shall be submitted and approved to the satisfaction of the Administrator.

**Summary:** The ±1.01-acre project site is located west of Summit Sierra Boulevard, northeast of its intersection with Herz Boulevard (**Exhibit A**). The project site is located within the Summit Reno Mall. The request includes the development of a food service, drive-through facility in conjunction with a proposed coffee shop. A drive-through facility (food service) requires a minor conditional use permit within the Mixed-Use Suburban (MS) zoning district while a coffee shop (restaurant) is an allowed use by-right. The key issues identified in this request are: 1) site design and 2) compatibility with surrounding uses. These issues are adequately mitigated based on the project design and the included conditions of approval.

**Analysis:**

**Site Design and Compatibility:** A single ±2,463 square foot building is proposed with a converging dual-lane to single-lane drive-through facility (**Exhibit B**). The site is located interior to the Summit Reno Mall which has a mix of restaurant, retail, and entertainment uses. From the entrance to the drive-through facility entrance, an additional ±150 feet of queuing would have to occur to see impacts upon Summit Sierra Boulevard. Based on the operations study provided with the application, other facilities operating in southern Nevada result in a maximum queue not greater than 16 vehicles. The design of the proposed facility has space for 17 to 20 vehicles depending on the distance between queued vehicles. Based on the proposed site design, it is not anticipated that there will be negative impacts on surrounding properties.

**Public Services:** All necessary utilities to serve the development (e.g. sewer, water, power, etc.) are in close proximity and can be readily extended to serve the subject site. The site will be served by Truckee Meadows Water Authority (TMWA) for water service and Washoe County for sewer

services. The applicant will be required to obtain will serve letters from service providers prior to the issuance of permits associated with this request.

**Master Plan Conformance:** The project site has a Master Plan land use designation of Suburban Mixed-Use (SMU) and is located within a Suburban Corridor and Neighborhood Center per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the included conditions, the project is substantially in conformance with the SMU Master Plan land use designation and the following applicable Master Plan goals and policies:

- 2.2B: Underutilized Properties
- C-SC-1: Overall Mix
- C-SC.17: Infill and Redevelopment
- CNC-G.11: Compact Centers
- CNC-G.21: Infill of Surface Parking

**Public and Stakeholder Engagement:** The proposed project was reviewed by various City divisions and partner agencies and no concerns were identified. A public notice was sent out to all property owners within 2,450 feet of the project and one public comment was received in support of the project.

**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:

General:

- a. The proposed design is compatible with surrounding development;
- b. The proposed design is consistent with applicable development standards;
- c. Public services and facilities are available to serve the project, or will be provided with development;
- d. The characteristics of the project as proposed and as may be conditioned are reasonably compatible with the types of development permitted in the surrounding area; and
- e. The approval will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
  1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  2. 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 ten 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 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV.

Re: MUP23-00016 (Starbucks Summit Mall)  
Page 5

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

Sincerely,



Nathan Gilbert, AICP, Principal Planner  
Development Services Department

MUP23-00016 (Starbucks Summit Mall) – CDW

xc: Savannah Hughes  
7900 Rancharra Pkwy, Ste 100  
Reno, NV 89511

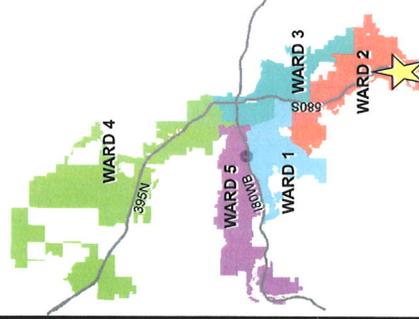
Mikki Huntsman, City Clerk  
Bob Flores, Building and Safety Manager  
Michael Mischel, P.E., Engineering Manager

# AREA MAP

MUP23-00016

(Starbucks  
Summit Mall)

Subject Site  



 WARD 2

Development  
Services  
Department



The information hereon  
is approximate and  
is intended for display  
purposes only.  
Date: June 2023  
Scale: 1 inch = 250 feet



## EXHIBIT A



# ZONING MAP

MUP23-00016

(Starbucks  
Summit Mall)

ZONING = MS

Subject Site 

Zoning Designations



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

DATE: June 2023  
SCALE: 1 inch = 125 feet

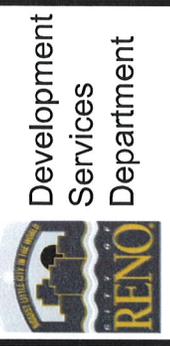
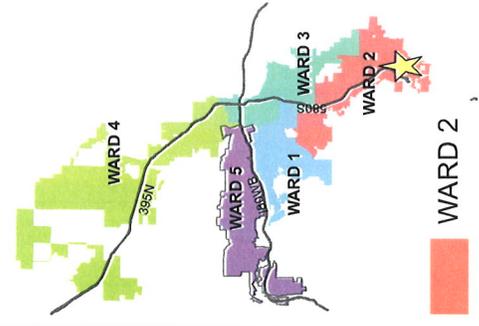


# MASTER PLAN MAP

MUP23-00016

(Starbucks  
Summit Mall)

Subject Site ► 



The information hereon is approximate and is intended for display purposes only.  
Date: June 2023  
Scale: 1 inch = 125 feet



**Legend**

**Master Plan Land Use**

	DT-MU
	I
	LL
	ME
	MF
	MX
	NOLU
	PGOS
	PQP
	RSIC
	SF
	SMU
	SPA
	UMU
	UT

NO.	REVISIONS	DATE
1	03/17/2024	4/7/23

**Kimley-Horn**  
 7203 KIMLEY-HORN BLVD., SUITE 100, RENO, NV 89502  
 WWW.KIMLEY-HORN.COM



**STARBUCKS AT SUMMIT MALL**  
 CITY OF RENO  
 PROJECT: K-1A - PROJECT  
 DATE: 6/14/2023  
 DRAWN BY: SHH  
 CHECKED BY: SHH  
 SCALE: AS SHOWN  
 CITY OF RENO  
 1525 SOUTH STREET, SUITE 100  
 RENO, NV 89502

# SITE PLAN

**EXHIBIT B**

FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION

**Kimley-Horn**

SHEET NUMBER  
**C-200**

**LEGEND**

- PROPERTY LINE
- EXISTING EASEMENT
- BUILDING SETBACK
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED ASPHALT
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING PAVEMENT
- EXISTING CURB
- PROPOSED CURB
- PROPOSED LIMITS OF DISTURBANCE
- PARKING STALL COUNT

**GENERAL NOTES**

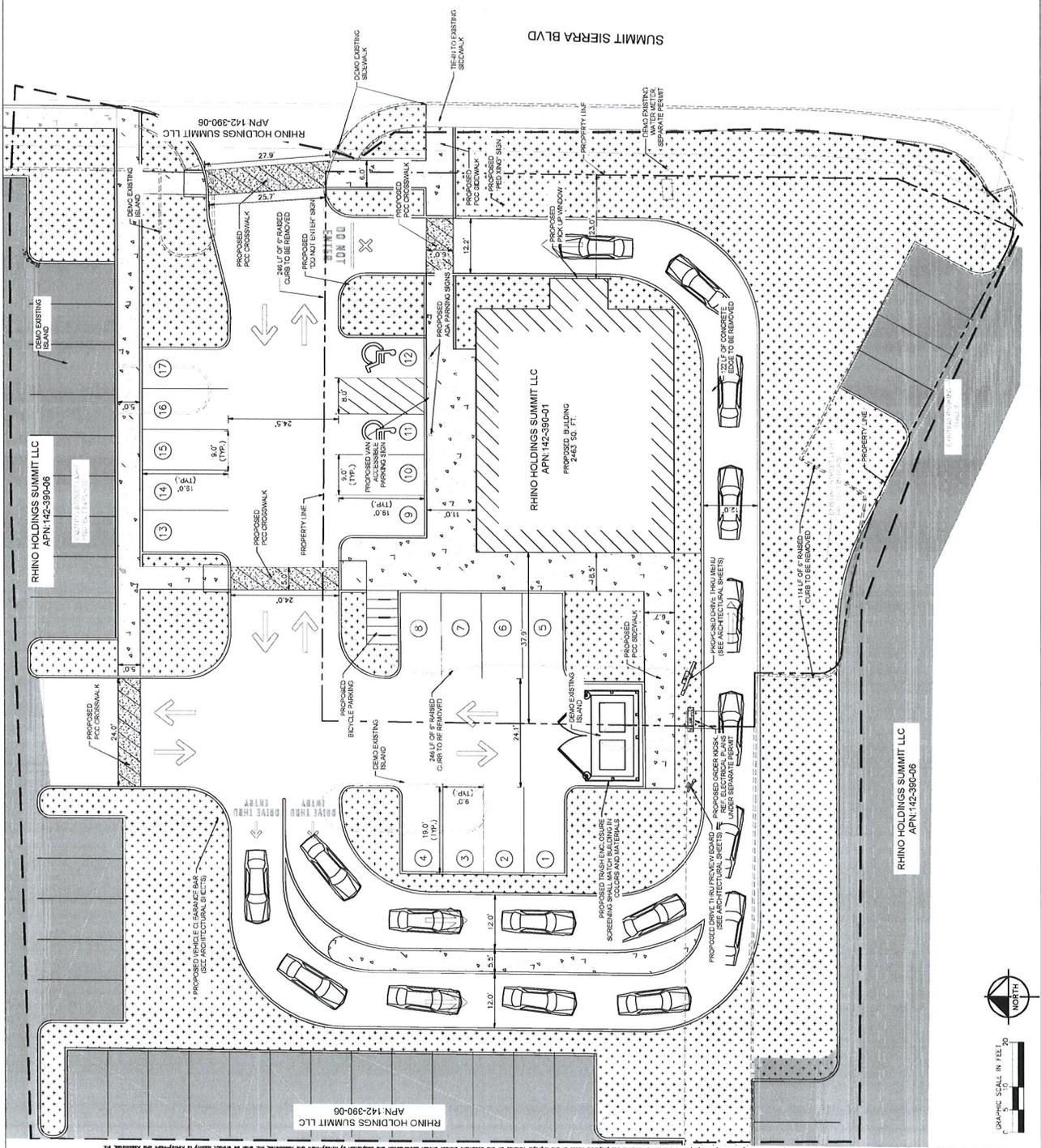
- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION. REPRESENTATION IS MADE THAT ALL UTILITIES SHOWN ON THIS PLAN ARE ACCURATE AND CORRECT. NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THIS PLAN SHALL BE ASSUMED BY THE CONTRACTOR.
- THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE STATE OF NEVADA.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RENO ZONING CODE AND THE STATE OF NEVADA CONSTRUCTION CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF RENO AND THE STATE OF NEVADA.
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**AS-BUILT DATA**

PARCEL NUMBER	142-390-01
PARCEL AREA	15,518 SQ. FT. (0.36 ACRES)
BUILDING AREA	2,460 SQ. FT.
ZONING	MIXED-USE-SUBURBAN
PARKING REQUIRED	13 (1 PER 200 SF BUILDING)
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	17
BUILDING SETBACKS	10 FT. FRONT
LANDSCAPE REQUIREMENTS	10 FT. FRONT
LANDSCAPE PROVIDED	25%

**BASIS OF ELEVATIONS AND BEARINGS**

HORIZONTAL DATUM: NAD83/NAIP/NEVADA WEST U.S. SURVEY FOOT  
 VERTICAL DATUM: NAVD83 U.S. SURVEY FEET  
 ELEVATIONS REFERRED TO CORNER STATION 882 B TAKEN AT 1/24/2017, 1616.55 FEET.  
 USING GRID 18 ELEVATIONS BENCHMARKED OFF OF CITY OF RENO BENCHMARK 4898.



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