

**PLANNING COMMISSION  
STAFF REPORT**

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**Date:** January 3, 2024

**To:** Reno City Planning Commission

**Subject:** Staff Report (For Possible Action): Case No. LDC24-00026 (7-Eleven at Golden Valley) - A request has been made for a conditional use permit to: a) establish a gas station use and b) allow operation between the hours of 11:00 p.m. and 6:00 a.m. The ±2.37 acre site is located on the south corner of West Golden Valley Road and North Virginia Street. The site is within the Mixed-Use Suburban (MS) zoning district and has a Master Plan land use designation of Industrial (I).

**From:** Carter Williams, Assistant Planner

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**Ward #:** 4

**Case No.:** LDC24-00026 (7-Eleven at Golden Valley)

**Applicant:** DG Golden Valley 711, LLC

**APN:** 082-293-12

**Request:** **Conditional Use Permit:**

- a) To establish a gas station use; and
- b) To allow operation between the hours of 11:00 p.m. and 6:00 a.m.

**Location:** See Case Maps (**Exhibit A**)

**Proposed Motion:** Based upon compliance with the applicable findings, I move to approve the conditional use permit, subject to conditions listed in the staff report.

**Summary:** The project site is a ±2.37-acre site located on the south corner of West Golden Valley Road and North Virginia Street. The proposed conditional use permit would allow for the construction of a gas station and convenience store and to allow 24-hour operations. Key issues analyzed with this report include: 1) compatibility with surrounding uses; 2) site and building design; 3) traffic and public improvements; and 4) site drainage.

## Analysis:

**Compatibility with Surrounding Uses:** The property is currently undeveloped and is located in an area generally characterized by industrial development. All properties adjacent to the property are zoned Mixed-Use Suburban (MS) except for one property located to the southwest that is zoned Industrial Commercial (IC). Generally, the MS zoning designation is nonconforming with the underlying Master Plan designation and is expected to change to an industrial designation in the future. To the northwest of the subject site there is a mini-warehouse development. To the north is a maintenance, repair, and renovation use with outdoor storage. To the northeast is an existing gas station and convenience store. To the southeast, there is an existing outdoor storage facility. Lastly, to the southwest, there is a proposed industrial flex building development currently in for permit review.

The nearest residential development and zoning is located  $\pm 470$  feet south of the subject site and is separated by existing industrial development and a Union Pacific Railroad line. Based on these characteristics, it is not anticipated there will be any impact to nearby residential properties. Per **Condition No. 5**, hours of construction are limited to between 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.

The project is proposed to operate for 24 hours and likely will include the sale of packaged alcohol. As the existing gas station to the northeast already operates for 24-hours, sells packaged alcohol, and has a restricted gaming operation, the proposed operations would be consistent with the area. The proposed gas station use is compatible with surrounding uses and is appropriate with its proximity to the I-80 freeway off-ramp on Golden Valley Road.

**Site and Building Design:** A single building associated with the convenience store and two gas and diesel fuel canopies comprise the  $\pm 2.37$ -acre project site (**Exhibit B**). The building is located centrally within the site but is generally oriented towards North Virginia Street with pedestrian connections to both North Virginia Street and Golden Valley Road. Per **Condition No. 6**, all sidewalk and pedestrian pathways constructed in association with this project are required to be a minimum of five feet in width. Minimum parking requirements are being met, including minimum accessible parking and bicycle parking. There are also four electric vehicle charging stations proposed. The minimum landscape requirements for properties within the MS zoning district is 20 percent. The proposed plan meets the minimum requirement and prioritizes the placement of trees and shrubs along the North Virginia Street frontage (**Exhibit C**).

The building design includes a mix of materials and transparent windows on the façade facing North Virginia Street (**Exhibit D**). At the time of permit review, the building will be required to meet minimum transparency and articulation requirements on all street facing facades. A sign

package was provided that appears to be generally consistent with the sign requirements for the MS zone. Three freestanding signs are proposed: one freestanding sign is positioned at each project entrance and a principal project sign is proposed at the corner of North Virginia Street and Golden Valley Road (**Exhibit E**). Freestanding signs in this zone are limited to 35 feet in height and up to three freestanding signs are allowed, including an additional sign granted to gas station uses not to exceed 16 square feet. A sign permit will be required prior to installation of any wall or freestanding signs to verify full compliance with the Reno Municipal Code (RMC).

**Public Improvements:** The Regional Transportation Commission of Washoe County (RTC) is currently within the preliminary design phase for the North Valleys North Virginia Street Capacity Project. This includes the widening of North Virginia Street from two lanes to four lanes and a 10-foot multi-use path separated by a five-foot landscape strip. Per **Condition No. 7**, a minimum 10-foot multi-use path is required to be constructed with this project within the North Virginia Street right-of-way abutting the project site, with appropriate pedestrian connections to the existing bus stop. Prior to issuance of a permit, sufficient evidence shall be provided demonstrating that coordination has occurred between the applicant and RTC to ensure that, during construction, the bus stop is maintained or relocated consistent with the needs of RTC Transit Operations (**Condition No. 8**).

**Traffic and Access:** The project site is served by two accesses; one access is proposed per each abutting roadway. Project driveways shall conform to standards for heavy commercial and industrial type driveways according to standard details of the Public Works Design Manual.

A traffic impact study was submitted with this application and estimates 2,201 new trips with the development of the site. An intersection level of service (LOS) analysis was performed on the North Virginia Street and Golden Valley Road intersection for the opening year of the project. The intersection is expected to operate within acceptable LOS policy thresholds, even without capacity enhancement improvements proposed by RTC. Future year conditions, however, forecast the LOS for this intersection to fail in 20 years without the planned improvements by RTC. Construction of the North Valleys North Virginia Capacity Project is due to be completed by the end of 2027, which will resolve the projected capacity issues with the intersection well before those issues are expected to be realized. Therefore, the development of this project is not anticipated to have significant impact on the roadway network with the planned improvements by RTC.

**Drainage and Hydrology:** The property is located within the Swan Lake watershed. Reno Municipal Code requires that the onsite stormwater detention storage capacity be sized 30 percent greater than the standard due to the conditions of the closed-basin watershed. There is an existing drainage channel onsite that does not qualify as a major drainageway, as it drains a land area less than 100 acres. The drainageway is proposed to be piped under the development and the stormwater will be conveyed through a system of curbs, catch basins, and a detention basin to this existing stormwater channel. Based on the preliminary drainage study provided with the

application, the peak flows exiting the site will be reduced or remain at the existing flow rates present on the undeveloped site today.

**Public Safety and Services:** No noted concerns were raised by either the Reno Fire Department or the Reno Police Department regarding this request. The closest fire station is Station 10 located at 5250 North Virginia Street with the current response time at six minutes.

**Master Plan Conformance:** The subject site has a Master Plan land use designation of Industrial (I) and is located along a Suburban Corridor within an Industrial/Employment Logistics Area per the Structure Plan Framework of the Reno Master Plan. As proposed, and with the recommended conditions, the project is in conformance with the I Master Plan land use designation and the following applicable Master Plan goals and policies:

1.1B: Community Development

2.3B: Cost of Growth

DPEA-G.5: On-Site Pedestrian and Bicycle Circulation

**Public and Stakeholder Engagement:** Agency comments received were integrated into this staff report (**Exhibit F**). The applicant was unable to present the project at the December Ward 4 Neighborhood Advisory Board (NAB) meeting as it was cancelled. A courtesy notice was sent out to surrounding property owners upon initial submission of the project and one comment in opposition was received (**Exhibit G**). Any future comments will be forwarded to the Planning Commission as they are received.

**Recommended Conditions of Approval:** All conditions shall be met to the satisfaction of Development Services Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
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 conditional use permit review application and maintain the validity of that permit, or the conditional use permit approval shall be null and void.
3. Prior to the issuance of any building permit or business license, the applicant shall attach a copy of the final approval letter. The approval letter shall accompany a narrative 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 and operation of the project/business. The project 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. 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. A sign with the approved construction hours shall be posted on site for the full duration of construction activity. If the construction hours need to be varied for the pouring of concrete slabs, interior construction hours or other modifications, a plan detailing the construction operations and provisions to minimize impacts on nearby residential areas shall be submitted and approved to the satisfaction of Administrator.
6. Prior to issuance of a permit, excluding grading, plans shall demonstrate all required pedestrian pathways are a minimum of five feet in width on-site and for the required pedestrian improvements along North Virginia Street.
7. Prior to issuance of a permit for site improvements, the applicant shall have plans approved for a 10-foot multi-use sidewalk and shall coordinate with the Regional Transportation Commission of Washoe County (RTC) Engineering Department to ensure proposed designs for sidewalk improvements are consistent with the North Valleys North Virginia Capacity Project. A waiver or amendment to the sidewalk design and width may be approved by the Administrator based on a recommendation from RTC.
8. Prior to issuance of a permit, sufficient evidence shall be provided demonstrating that coordination has occurred between the applicant and RTC to ensure that during construction the bus stop is maintained or relocated consistent with the needs of RTC Transit Operations.

## **Findings:**

***General Review Criteria and Considerations:*** 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.

**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 conditional use permit:

- (1) The proposed location of the use is in accordance with the objectives of this Title and the purpose of the zoning district in which the site is located;
- (2) The proposed land use and project design is compatible with surrounding development;
- (3) The proposed land use and project design is consistent with applicable development standards;
- (4) Public services and facilities are available to serve the project, or will be provided with development;
- (5) The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area; and

- (6) The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:
- a. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination; and
  - b. Any hazard to persons and property.

**Attachments:**

**Exhibit A – Case Maps**

**Exhibit B – Site Plan**

**Exhibit C – Landscape Plan**

**Exhibit D – Building Elevations**

**Exhibit E – Freestanding Sign Drawings**

**Exhibit F – External Agency Comment**

**Exhibit G – Public Comment**