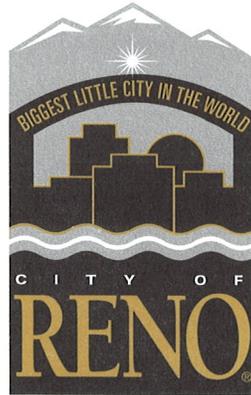


Jason Garcia-LoBue, MPA
Planning Manager
Development Services Department
P. O. Box 1900
Reno, NV 89505
(775) 224-6099



May 13, 2022

Nick Fischella
1041 S. Virginia Street
Reno, NV 89509

Re: Minor Conditional Use Permit Case No. MUP22-00012 (Wonder Aleworks)
APN: 014-064-25
Ward: 1

Dear Mr. Fischella:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow for the establishment of a daytime entertainment venue in the Mixed-Use Midtown Commercial (MU-MC) zoning district. The subject ±0.24 acre site is located approximately 210 feet southeast of the Mary Street and South Virginia Street intersection. The subject site has a Master Plan land use designation of Urban Mixed-Use (UMU). 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. MUP22-00012, 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 business license and/or building permit is reviewed.
2. The owner or developer shall apply for a cabaret business license 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 this approval letter. The approval letter shall accompany a narrative provided by the applicant that describes how the requested permit addresses each of the conditions of approval herein.
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.

Summary: The subject ±0.24 acre site is located approximately 210 feet south of the Mary Street and South Virginia Street intersection (**Exhibit A**). The subject site is an existing 9,669 square foot building built in 1964 with four existing commercial businesses onsite. The site where the subject business, Wonder Aleworks, is located has been permitted as a bar, brewery, and restaurant since 2017. Wonder Aleworks assumed that location and opened in September of 2021. Approval of this request will allow for the establishment of a daytime entertainment venue and the issuance of a cabaret license within the MU-MC zone. The key issue identified is compatibility with surrounding uses. With the included Conditions of Approval the key issue will be properly mitigated.

Analysis:

Compatibility with Surrounding Uses: The proposed use of the parcel as a daytime entertainment venue is compatible with surrounding uses including bars, restaurants, offices, a motel, and a retail store. There are four existing commercial businesses onsite including an existing bar with a cabaret license, which currently allows daytime entertainment. That cabaret license was issued in 2018 under the previous version of RMC, which was updated in January 2021, and is now considered a preexisting use allowed under that business license only. Other uses on the parcel include a digital media office and a restaurant. To the west, behind the subject parcel, on the other side of the alleyway, is a commercial real estate office and existing residential uses. Since the subject parcel received the cabaret license allowing daytime entertainment in 2018 there have been no complaints related to that use. As proposed and with the recommended conditions of approval, the use of this parcel as a daytime entertainment venue will continue to be compatible and consistent with the surrounding uses.

General Code Compliance: A daytime entertainment venue is permitted within the MU-MC zoning district with the approval of a MUP. Wonder Aleworks is an existing restaurant and bar with beer manufacturing on premises. Hours of operation are from 11:00 a.m. to 11:00 p.m. Sunday through Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday. Daytime entertainment venues are limited to the hours of 9:00 a.m. to 9:00 p.m. for amplified entertainment. Although the restaurant and bar operations may continue past 9:00 p.m. the amplified entertainment must cease at or before 9:00 p.m. The limited hours of operation for

amplified entertainment distinguish between a daytime entertainment venue and a live entertainment venue. A conditional use permit (CUP) will be required if the hours of amplified entertainment extend beyond 9:00 a.m. to 9:00 p.m.

Traffic, Access and Circulation: There are no anticipated issues with traffic and circulation with this request. Given that this is an existing site, the proposed addition of daytime entertainment will have negligible traffic impacts on the adjacent street network and the existing level of service (LOS).

Master Plan Conformance: The subject site has a Master Plan land use designation of Urban Mixed Use (UMU) and is within the Mixed-Use Area per the Structure Plan Framework of the Reno Master Plan. As proposed with the recommended conditions, the project is in conformance with the following applicable Master Plan goals and policies.

- City Wide Policy 1.2C: Existing Businesses
- City Wide Policy 1.2G: Business Retention and Attraction
- City Wide Policy 3.2B: Public Spaces
- City Wide Policy 3.2C: Pedestrian Realm
- City Wide Policy 4.4A: Walkable Centers
- City Wide Policy 4.4C: Revitalization of Existing Centers
- City Wide Policy 4.4D: Mix of Uses

Public and Stakeholder Engagement: The proposed project was reviewed by various City divisions and partner agencies and no noted concerns were identified prior to this approval being issued. A public notice was sent out to all property owners within 750 feet of the project and no noted concerns were identified.

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:

- (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 minor 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.

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 2nd floor of Reno City Hall located at One East First Street, Reno, NV.

Re: MUP22-00012 (Wonder Aleworks)
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,



Jason Garcia-LoBue, MPA, Planning Manager
Development Services Department

MUP22-00012 (Wonder Aleworks) – LNB

xc: Dark Horse Investments, LLC
P.O. Box 1145
Reno, NV 89504

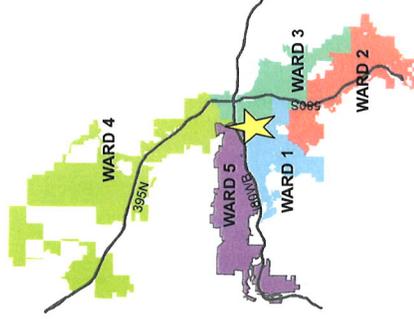
Mikki Huntsman, City Clerk
Bob Flores, Building and Safety Manager
Michael Mischel, P.E., Engineering Manager

AREA MAP

MUP22-00012

(Wonder Aleworks)

Subject Site 

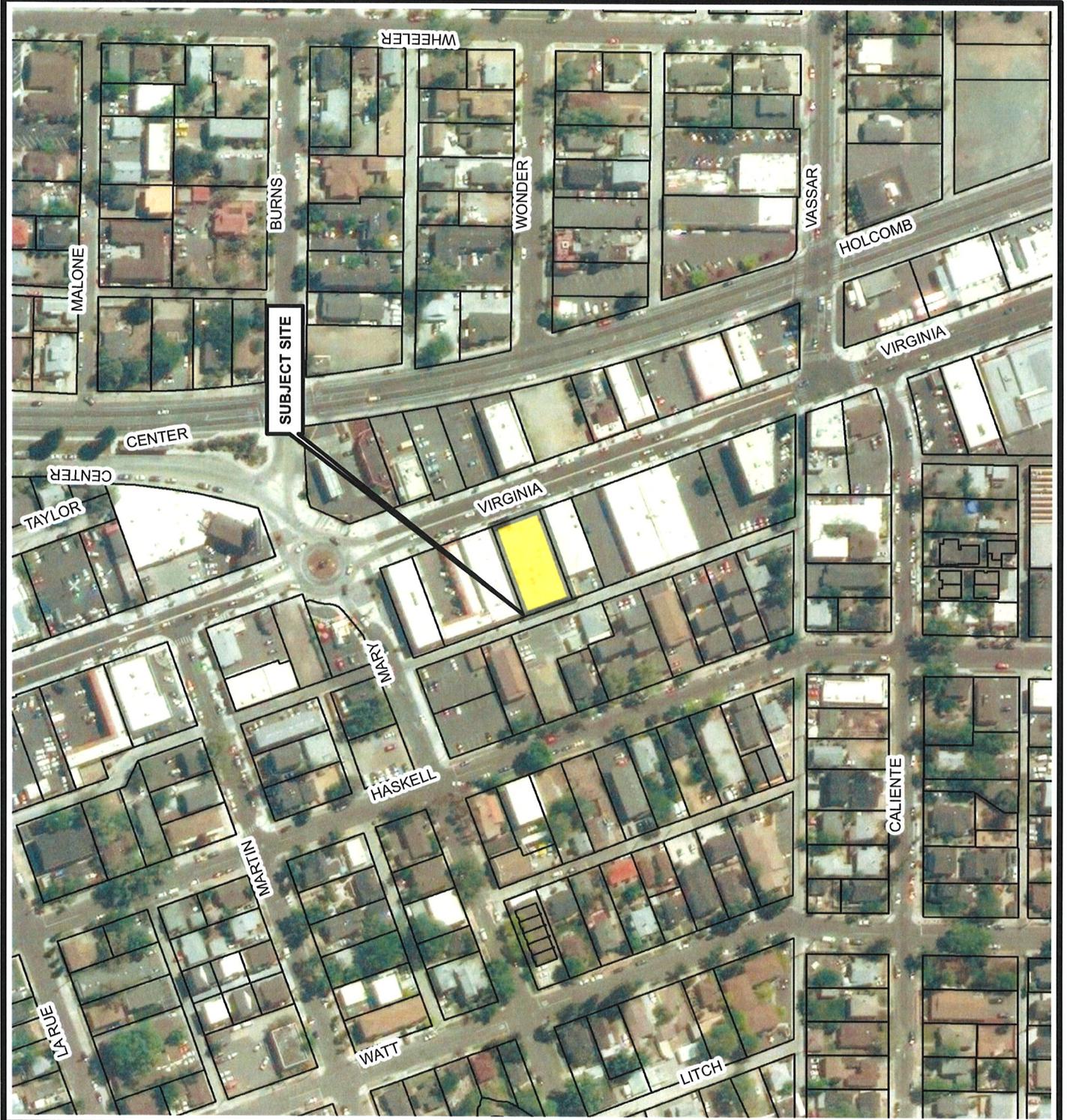


WARD 1

Development
Services
Department



The information hereon
is approximate and
is intended for display
purposes only.
Date: April 2022
Scale: 1 inch = 200 feet

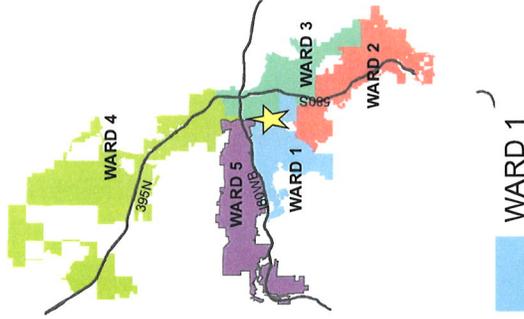


VICINITY MAP

MUP22-00012

(Wonder Aleworks)

Subject Site 



Development
Services
Department



The information hereon
is approximate and
is intended for display
purposes only.
Date: April 2022
Scale: 1 inch = 100 feet



ZONING MAP

MUP22-00012

(Wonder Aleworks)

ZONING = MU-MC

Subject Site ► 

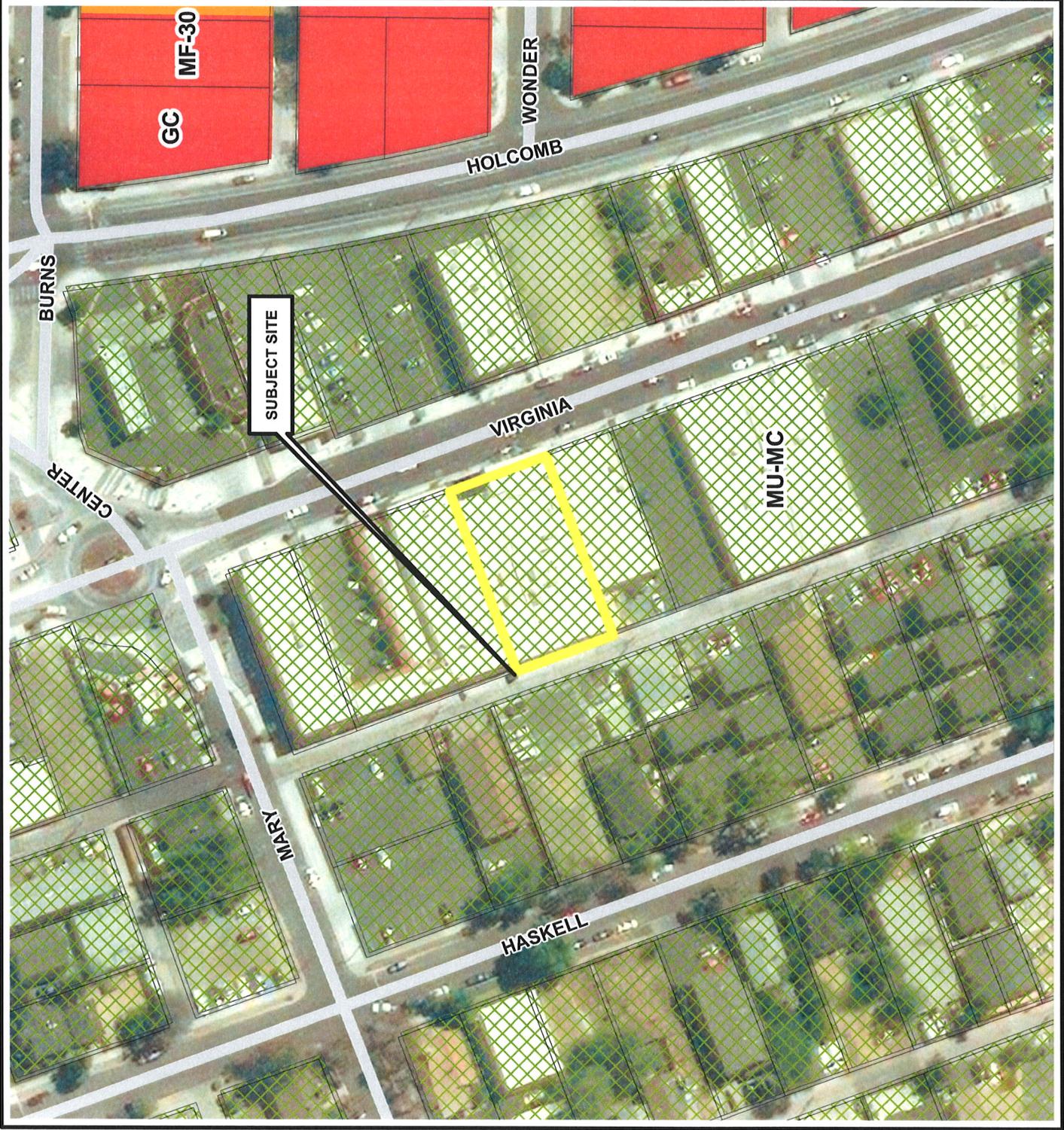
Zoning Designations

-  MF-30
-  GC
-  MU-MC



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

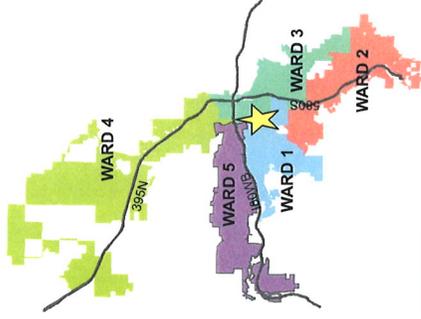
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MASTER PLAN MAP

MUP22-00012
(Wonder Aleworks)

Subject Site 

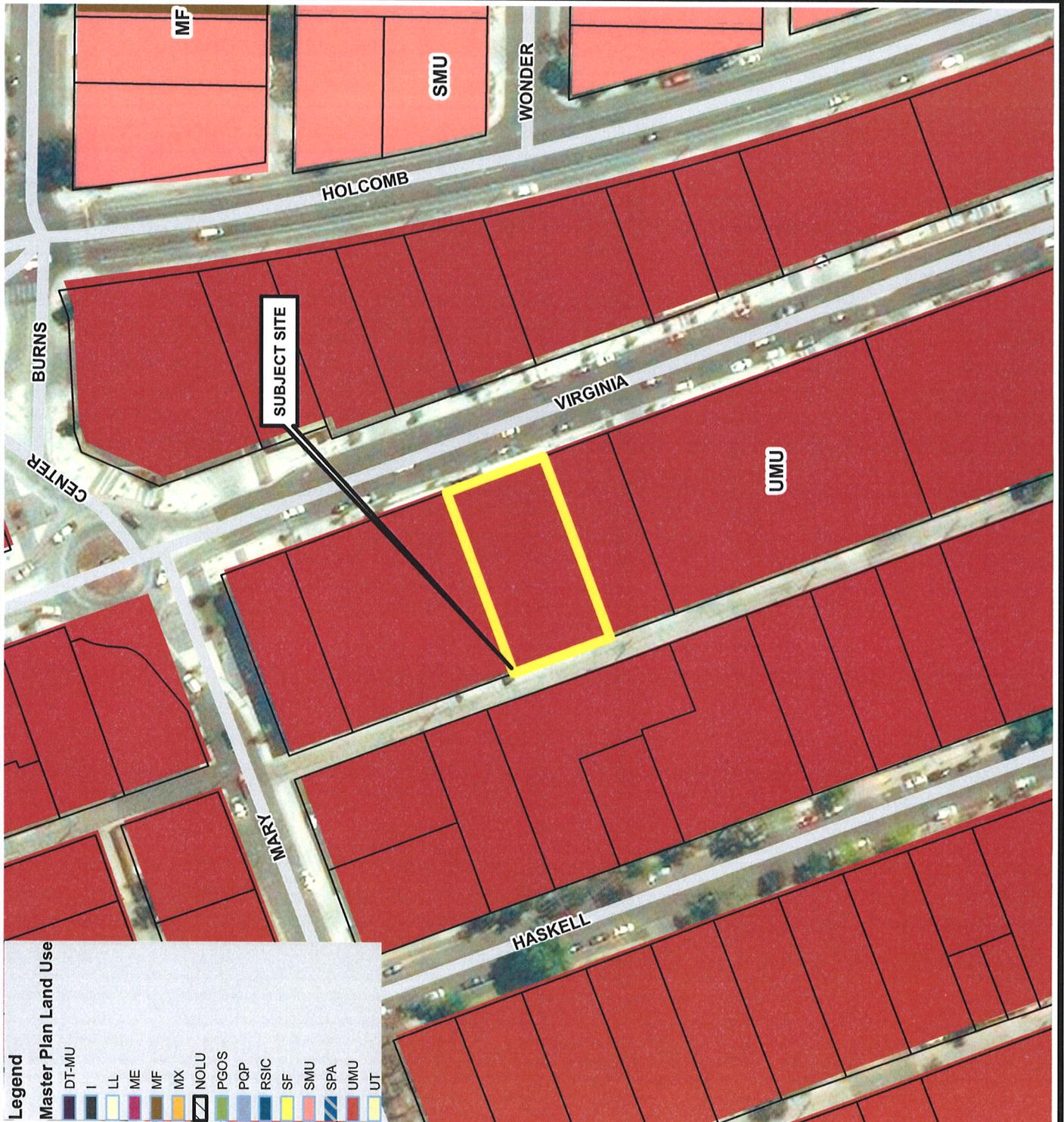


WARD 1



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

Date: April 2022
Scale: 1 inch = 100 feet



Legend

Master Plan Land Use	
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