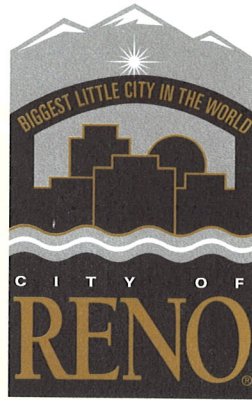


Nathan Gilbert, AICP, MCRP  
Principal Planner  
Development Services  
P. O. Box 1900  
Reno, NV 89505  
(775) 334-2698



September 20, 2023

Natalie Landsinger  
940 W. Moana Lane #102  
Reno, NV 89509

Re: Minor Condition Use Permit Case No. MUP24-00005 (Bouchee Confections Beer & Wine MUP)  
APN: 024-281-02  
Ward: 2

Dear Applicant:

The Development Services Department has completed the review of your request for a minor conditional use permit to allow for the establishment of a restaurant with alcohol service. The site is located on a portion of a  $\pm 0.46$  acre parcel on the south side of West Moana Lane approximately 225 feet west of its intersection with Warren Way (940 W. Moana Lane, Suite 102). The site is located in the Neighborhood Commercial (NC) zoning district and has a Master Plan land use designation of Suburban Mixed-Use (SMU) (**Exhibit A**). 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. MUP24-00005, subject to the following conditions:

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 obtain a business license within 18 months of the date of approval of the site plan review 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. Alcoholic beverages shall be prepared for service at tables for consumption only in connection with a meal served on the premises.

**Summary:** The subject site is in an existing commercial center, Lakeside Crossing, surrounded by a mix of low impact commercial and residential uses. Approval of this request will allow for the establishment of a restaurant with alcohol in the NC zoning district. Key issues analyzed for this request are: 1) compatibility with surrounding uses; and 2) conformance with the Master Plan. Staff can make all of the findings and with the included conditions of approval the key issues will be properly mitigated.

#### **Analysis:**

**Compatibility with Surrounding Uses:** A restaurant with alcohol service is compatible and consistent with other uses in the area. Uses surrounding the commercial center consist of offices, retail shops, and restaurants. There are three existing restaurants with alcohol service located within the subject commercial center. To the east is another developed commercial center with similar existing uses. To the west of the center is a restaurant with alcohol service located in the General Commercial (GC) zoning district. To the south are medical offices located within the Professional Office (PO) zoning district. Across Moana Lane, to the north, is a commercial center with four restaurants with alcohol service located in the GC zoning district.

The proposed restaurant with alcohol service is anticipated to operate between the standard hours of hours of 10:00 a.m. and 6:00 p.m. Tuesday through Saturday. The applicant is proposing to sell beer and wine to accompany a meal. With the allowed hours of operation and limited alcohol service (**Condition No. 5**), this use is not anticipated to cause additional impacts to the surrounding area. Since the subject site is existing, and adjacent to a variety of commercial uses, the proposed use is compatible with existing surrounding land uses and development.

**General Code Compliance:** A restaurant with alcohol is allowed in the NC zone with the approval of a MUP. Restaurants, by definition are required to have a kitchen on the premises for food preparation with a minimum floor area of 200 square feet. The applicant has submitted a floor plan (**Exhibit B**) and the proposed kitchen is approximately 500 square feet. The proposed hours of operation are within the allowable hours of operation between 6:00 a.m. and 11:00 p.m.

**Traffic, Access, and Circulation:** There are no anticipated issues with traffic and circulation with this request. The proposed addition of alcohol service to an existing restaurant 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 Suburban Mixed-Use (SMU) and is within the Outer Neighborhood 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.

- Guiding Principle 1.2C: Existing Businesses
- Guiding Principle 4.4A: Walkable Centers
- Guiding Principle 4.4C: Revitalization of Existing Centers
- Guiding Principle 4.40: 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 decision being issued. A public notice was sent out to all property owners within 750 feet of the project and one comment was received in support of the request.

**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 2<sup>nd</sup> floor of Reno City Hall located at One East First Street, Reno, NV.

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, Principal Planner  
Development Services Department



Re: MUP24-00005 (Bouchee Confections Beer & Wine MUP)  
Page 5

xc: Akashi Property LLC  
5476 Reno Corporate Drive  
Reno, NV 89511

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



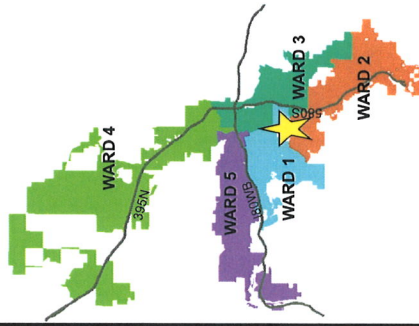
# Exhibit A - Case Maps

## AREA MAP

MUP24-00005

(Bouchee Confections  
Beer & Wine)

Subject Site ▶



WARD 2



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Services  
Department



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

Date: September 2023

Scale: 1 inch = 250 feet



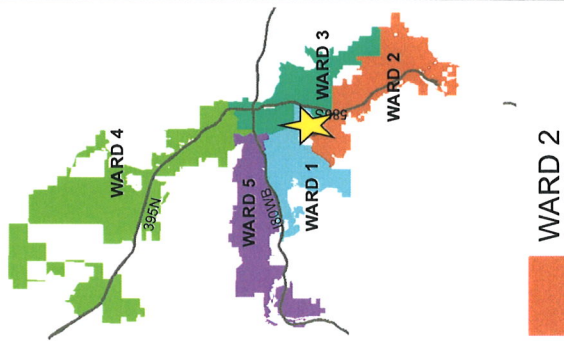


# VICINITY MAP

MUP24-00005

(Bouchee Confections  
Beer & Wine)

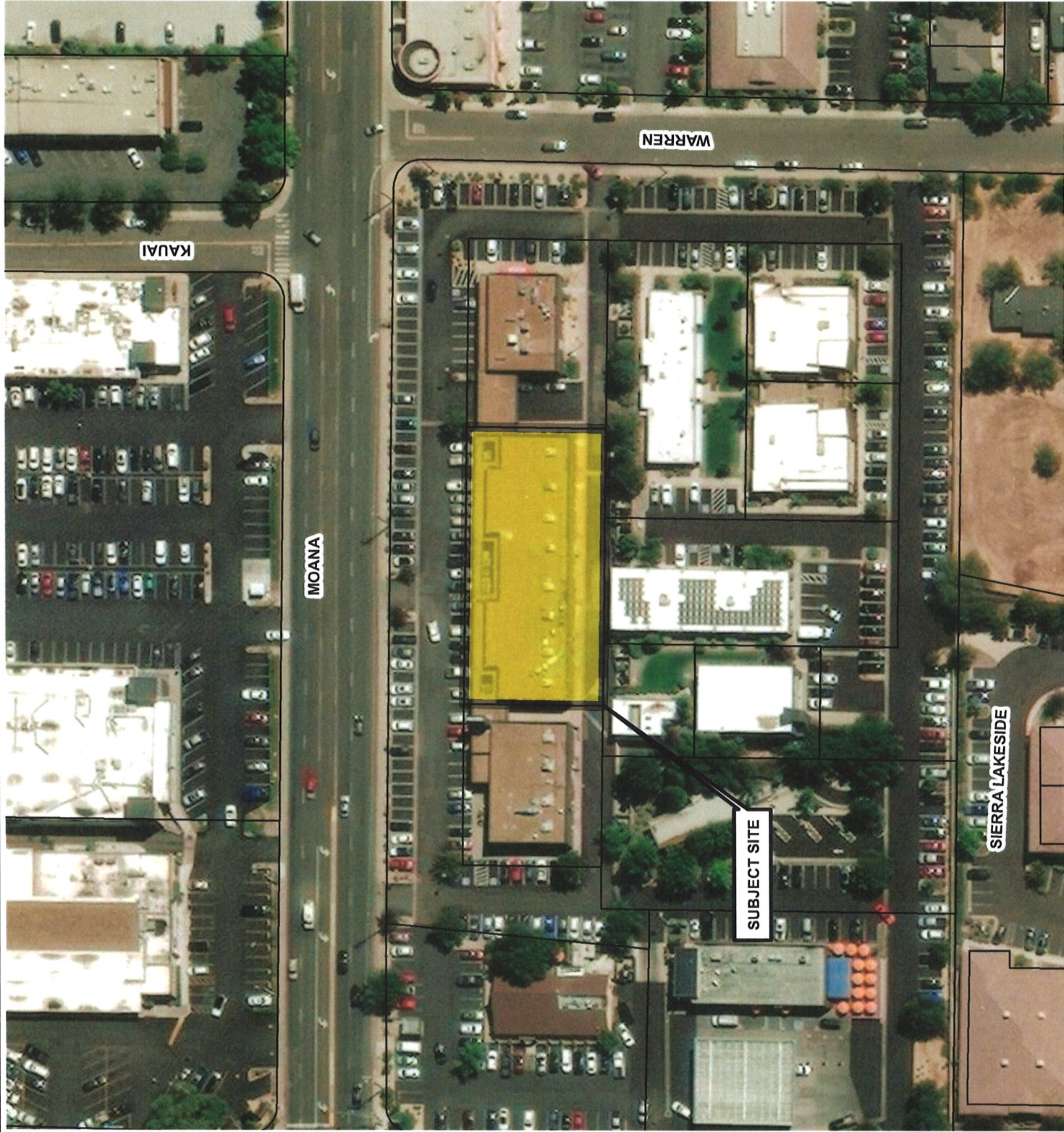
Subject Site ► 



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Services  
Department



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purposes only.  
Date: September 2023  
Scale: 1 inch = 100 feet





# ZONING MAP

MUP24-000005

(Bouchee Confections  
Beer & Wine)

ZONING = NC

Subject Site ► 

## Zoning Designations

	MF-14
	NC
	GC
	PO

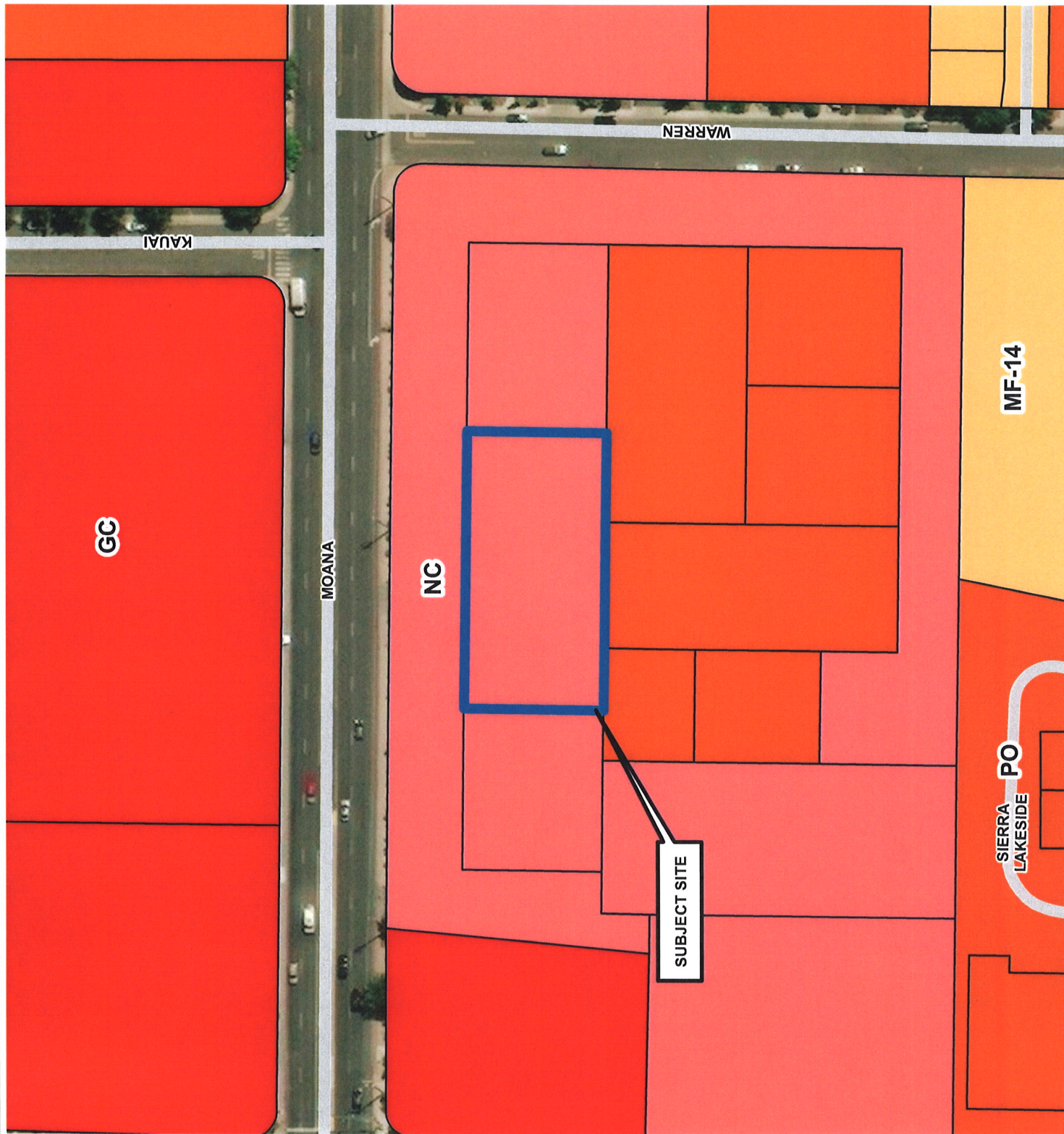


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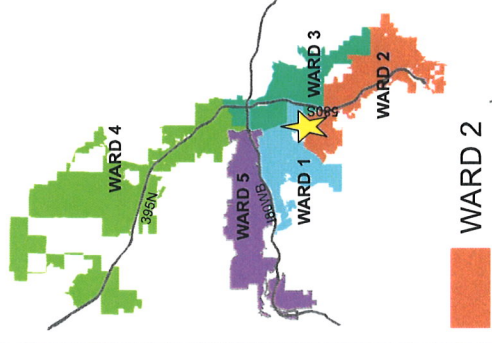


# MASTER PLAN MAP

MUP24-00005

(Bouchee Confections  
Beer & Wine)

Subject Site ► 

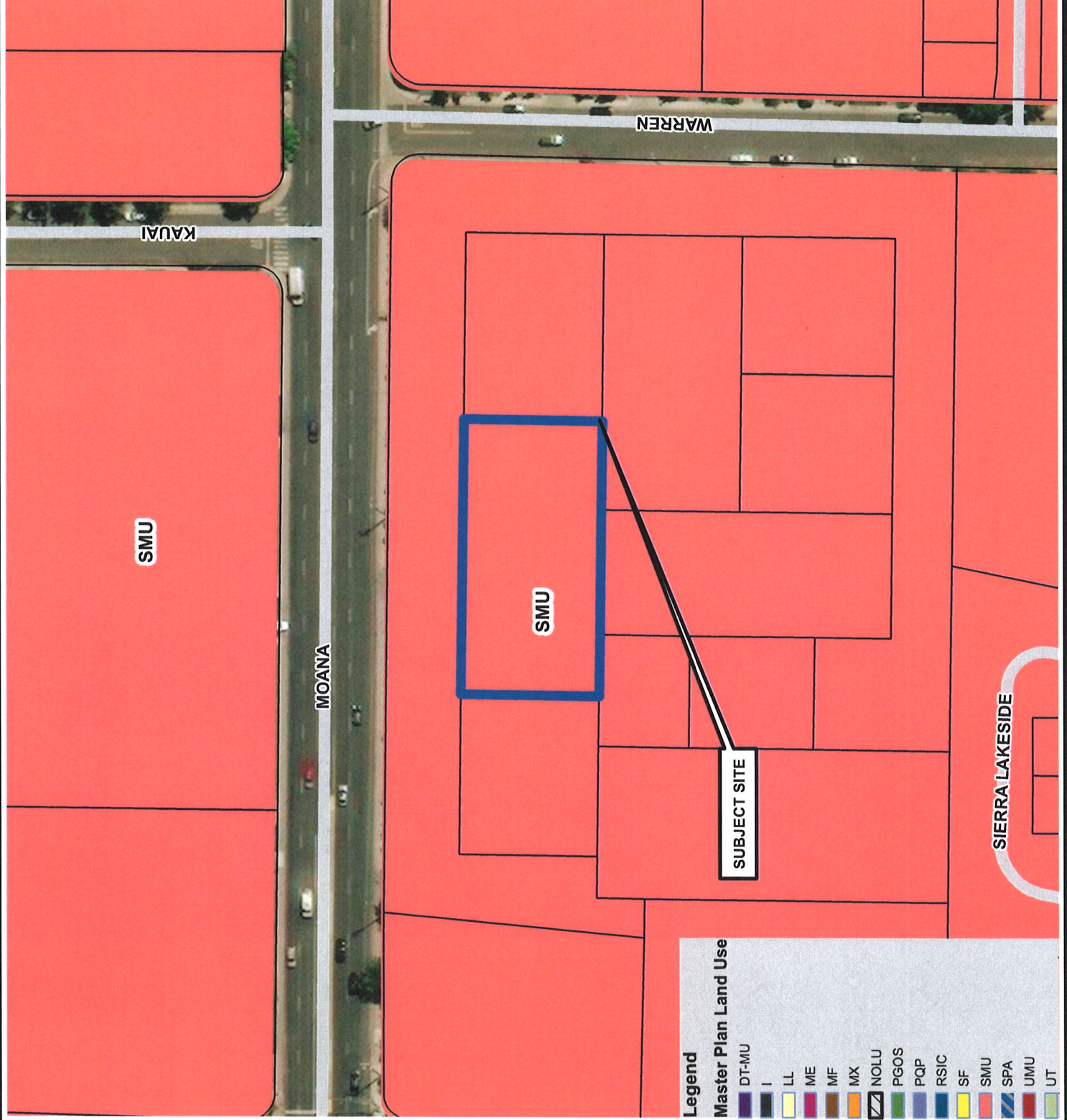


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Department



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Date: September 2023  
Scale: 1 inch = 100 feet



## Legend Master Plan Land Use

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

~1400 sq ft.

