

**PLANNING COMMISSION
STAFF REPORT**

Date: February 5, 2020

To: Reno City Planning Commission

Subject: **6.2. Staff Report (For Possible Action): Case No. LDC20-00033 (Coffee N' Comics) - A request has been made for a special use permit to allow alcohol service with an existing restaurant use located within the Neighborhood Commercial (NC) zoning district. The ±0.46 acre site is located south of Moana Lane, east of Lakeside Drive, and west of Warren Way. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).**

From: AnnMarie Lain, Assistant Planner

Ward #: Ward 2

Case No.: LDC20-00033 (Coffee N' Comics)

Applicant: Alexander Farside

APN: 024-281-02

Request: A request has been made for a special use permit to allow alcohol service with an existing restaurant use located within the Neighborhood Commercial (NC) zoning district.

Location: The ±0.46 acre site is located south of Moana Lane, east of Lakeside Drive, and west of Warren Way. The site has a Master Plan land use designation of Suburban Mixed-Use (SMU).

Proposed Motion: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

Recommended Conditions of Approval:

All conditions shall be met to the satisfaction of Community Development 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 applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to the issuance of any building permit, 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 business shall offer full menu food service during all hours of operation.

Background: This request seeks to allow alcohol service in association with an existing restaurant located in a ±2,400 square foot portion of an existing building located within the Neighborhood Commercial (NC) zoning district. Coffee N’ Comics is an existing coffee shop within the Lakeside Shopping Center located at 940 W. Moana Lane, Suite 104 and 105. Reno Municipal Code defines a restaurant with alcohol services as “a restaurant where alcoholic beverage drinks are prepared for services at tables for consumption only in connection with a meal served on the premises. May include a lounge area where customers wait to be seated for a meal. Alcoholic beverages are not purchased directly from the bar or for off-premise consumption.” A restaurant with alcohol use requires a Special Use Permit (SUP) within the NC zoning district. The proposed hours of operation are within the allowed business operating hours per Reno Municipal Code (RMC). The applicant anticipates five employees and seating to accommodate 20-25 customers.

Analysis: Per Reno Municipal Code (RMC), all special use permit (SUP) findings a through h must be made in order to approve this request. The following is an analysis of each of the required SUP findings as they relate to the request.

Finding a. The proposed use is compatible with existing surrounding land uses and development.

Uses surrounding the site consist of commercial uses to the north, east, and west and professional offices to the south. The site is located within the Lakeside Shopping Center which contains two other establishments with SUP’s for alcohol related sales. Un Café Italian Bistro was granted a SUP in 2018 to establish a restaurant with alcohol use, and Dollar + Merchandise Smoke and Liquor was granted a SUP in 2011 to establish a convenience store, which allows for the sale of alcohol for off-premise consumption. The closest residential properties are located ±300 feet to the southwest. As the proposed use is surrounded by a variety of commercial uses, the proposed use is compatible with existing surrounding land uses and development.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Commercial	Suburban Mixed-Use (SMU)	Community Commercial (CC)
SOUTH	Professional Offices	Suburban Mixed-Use (SMU)	Professional Office (PO)
EAST	Commercial	Suburban Mixed-Use (SMU)	Neighborhood Commercial (NC)
WEST	Commercial	Suburban Mixed-Use (SMU)	Neighborhood Commercial (NC)

Finding b. The project is in substantial conformance with the master plan.

The project site is located in a Community/Neighborhood Center per the Structure Plan Framework of the Master Plan and has a Suburban-Mixed Use Master Plan land use designation. As proposed and with recommended conditions, the project appears to be in conformance with the following citywide and area-specific policies.

Policy 1.2C: Existing Business – Support and encourage the expansion of existing businesses.

CNC-G.1: Overall Mix – Incorporate a mix of uses as part of community/neighborhood centers that reflect the size, type, and location of the center and the needs of adjoining neighborhood(s).

Finding c. There are or will be adequate services and infrastructure to support the proposed development.

Public Safety: The Reno Police Department has provided a Crime Prevention Through Environmental Design (CPTED) report that noted no concerns with the proposed request. The Reno Fire Department review noted no concerns with the proposed request.

Infrastructure Improvements:

There are adequate services and infrastructure to support the project. There is no anticipated increase in potable water usage or sanitary sewer generation for staff needs as a result of the project. The project is not required to construct any offsite improvements.

Finding d. The proposal adequately mitigates the project’s traffic impacts and provides a safe pedestrian environment.

Access to the site is provided from Moana Lane and Warren Way. Adequate parking exists within the existing shopping area. A total of 14 parking spaces are dedicated to the use. Any increase in traffic is outside the hours of operation of the neighboring uses. There are existing sidewalks located along all adjacent streets and pedestrian crosswalks at the intersection of Lakeside Drive and Moana Lane which provide for sufficient pedestrian access to the site. An existing covered walkway provides sufficient pedestrian access throughout the center.

Finding e. The proposed site location and scale, intensity, density, height, layout, setbacks, architectural and overall design of the development and the uses proposed, contribute to and enhance the character of the area in which it is located.

The existing building architecture consists almost entirely of a brick veneer with a covered walkway extending out from the building face. The building is oriented to the north, with all windows and customer entrances facing away from the residences located ±300 feet to the southwest. The overall design of the development and the proposed use, contributes to and enhances the character of the area in which it is located.

Finding f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

The project is not anticipated to generate any adverse environmental impacts which would be detrimental, or cause a nuisance to area properties. An acoustical analysis was not required with the application as the project site is not adjacent to any residential uses and it is not anticipated that proposed use will generate noise levels that exceed the ambient noise levels of the surrounding area. The proposed hours of operation are from 7:00 A.M. to 11:00 P.M., and within allowed business operating hours per RMC. The application states that no music or special event entertainment is planned as part of business operations, and no cabaret license will be required. The applicant is aware that the extension of operating hours past 11:00 P.M. would require a special use permit.

The project was reviewed by City of Reno environmental control staff who noted no concerns with the proposed request.

Finding g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

No signs are proposed with this request. Coffee N' Comics has an existing permitted exterior sign that meets RMC requirements.

Finding h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

As identified in the land use compatibility analysis section of this report, there are no residential uses adjacent to the project site.

General Code Compliance: As proposed and with recommended conditions of approval, the project is consistent with the standards contained in RMC.

Other Agency Comments (Exhibit A): Additional agency comments related to this request include the Washoe County Health District, Air Quality Management Division.

Public Input: Per RMC 18.06.203, a public hearing notice was mailed to the applicant, property owners, and mobile home tenants within 750 feet of the subject boundary parcel. The subject site was posted on January 20, 2020. At the time of this staff report, no comments had been received from the public in regard to this request.

Neighborhood Advisory Board (NAB): This project was reviewed by the Ward 2 NAB on January 21, 2020. At the time this staff report was prepared, no comments had been received.

Legal Requirements:

RMC 18.06.405(e)(1) Special Use Permit

Findings:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.

- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Attachments:

- Display Maps (PDF)
- Exhibit A - Agency Comments (PDF)