

**PLANNING COMMISSION
STAFF REPORT**

Date: March 4, 2020

To: Reno City Planning Commission

Subject: 4.7. Staff Report (For Possible Action): Case No. LDC20-00041 (Canyon Center Condition Amendment) - A request has been made to amend a special use permit condition B (24)(B) associated with case no. 164-87/ File 5 which limits hours of operation within the retail development. The ±02.59 acre site is located on the east side of McCarran Boulevard, ±700 feet southwest of its intersection with Mae Anne Avenue. The site is zoned Arterial Commercial and has a Master Plan land use designation of Suburban Mixed-Use (SMU).

From: Brook Oswald, Associate Planner

Ward #: 5

Case No.: LDC20-00041 (Canyon Center Condition Amendment)

Applicant: CANYONFIT LLC

APN: 005-340-13

Request: A request has been made to amend a special use permit condition B (24)(B) associated with case no. 164-87/ File 5 which limits hours of operation within the retail development.

Location: The ±02.59 acre site is located on the east side of McCarran Boulevard, ±700 feet southwest of its intersection with Mae Anne Avenue. The site is zoned Arterial Commercial and 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 amendment to the special use permit.

Recommended Amendment to Conditions:

B. 24 (B): This approval authorizes extended hours of operation from 11:00 p.m. to 6:00 a.m. for a grocery store use on Assessor Parcel Number (APN) 001-272-38, a drug store use on APN 001-272-34 and a fitness center use on parcel 005-340-13.

Background: The proposed request will allow for a fitness center, located in an existing shopping center, to operate 24 hours a day (**Exhibit A**). A building permit (BLD18-08925) has

been approved and the building construction is nearing completion. Development in the shopping center is regulated by a special use permit (SUP) approved on July 14, 1993 (**Exhibit B**). Section B. 24(B) of the SUP specifically limits operation hours to 17 hours per day with the exception of an Albertson’s Grocery Store and an Osco Drug store. The applicant has requested that this condition be modified to allow a Planet Fitness to operate 24 hours per day. Staff recommends updating the proposed amendment to reflect uses, rather than specific business entities.

Analysis: Per Reno Municipal Code (RMC), all general 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.

(a) The proposed use is compatible with existing surrounding land uses and development;

Land Use Compatibility: The Canyon Center was originally designed and reviewed as a large scale retail development on approximately 32 acres. Surrounding uses in the center include: a medical facility, restaurants, grocery and drug stores, fast food and drive-throughs, and other small retail businesses. Single family residences exist to the east, and are physically separated from the shopping center by a grade change of approximately 25 feet. The residence is approximately 200 feet from the existing commercial building.

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Commercial/retail	Suburban Mixed-Use (SMU)	AC
SOUTH	Commercial/retail	Suburban Mixed-Use (SMU)	AC
EAST	Single family residences	Single Family Neighborhood (SF)	LLR-1
WEST	Commercial/retail	Suburban Mixed-Use (SMU)	AC

Conditions exist within the SUP approval that mitigate impacts to existing residences to the east. These were reviewed at the building permit stage and found to be in compliance with the conditions. The extended operating hours are consistent with similar surrounding uses including the medical center, grocery store, drug store and restaurant/bar.

(b) The project is in substantial conformance with the master plan;

Master Plan: The subject site is located within an area that has a Suburban Mixed Use Master Plan land use designation. As proposed and with the recommended conditions, the project is in substantial conformance with the following applicable Reimagine Reno Master Plan policies:

Citywide Policies:

- Policy 2.1A: Growth Tiers – Support the efficient use of existing public facilities and services by prioritizing development, infrastructure improvements, and public investments in areas that are located within the City limits and have existing infrastructure and services in place;
- Policy 6.3 A: Recreational Opportunities- Strive to create recreational opportunities within walking distance of neighborhoods.

Area-Specific Policies: The subject site is located within the Community Neighborhood Center per the Structure Plan Framework and promotes the following area-specific policies:

- Policy CNC-G.1: Overall Mix- Incorporate a mix of uses reflective of the size of the center
- Policy CNC-G.7: Building Height and Massing- Provide gradual decreases in height and mass to be reflective of adjacent neighborhoods.
- Policy CNC.G9: Lighting –provide adequate lighting to meet public safety and aesthetic needs without compromising the environmental quality of adjacent neighborhoods.
- CNC-G13 Building Orientation- Adapt building orientation to individual sites with an emphasis on safety of pedestrians

(c) There are or will be adequate services and infrastructure to support the proposed development;

Public Safety: The Reno Fire Department (RFD) noted that the closest fire station to the site is Station 8, located at 3600 Kings Row, with an estimated response time of four minutes. Station 4 is the next nearest fire station located at 1096 Ralston Street and has an estimated response time of nine minutes.

The Reno Police Department (RPD) provided a Crime Prevention Through Environmental Design (CPTED) report (**Exhibit C**), noting extended hours of operation provide natural surveillance by legitimate users to surrounding properties. The comments

noted that there were no concerns for access control, territorial reinforcement, and maintenance/management practices.

Infrastructure: The proposed project is in an infill location and adequate infrastructure is available in the surrounding area to support the project. No offsite improvements are necessary to support the development.

(d) The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment;

Access to the site is provided by three existing shared driveways off of North McCarran. The shared access limits overall traffic movements in the area and is supportive of preventing traffic and pedestrian conflicts. The project will generate minimal traffic and there are no noted traffic concerns to the surrounding road network. Public sidewalk is installed along the project frontage of the retail center and approved plans demonstrate a safe pedestrian connection to the building entrance from the existing box uses along the retail strip.

(e) The proposed site location and scale, intensity, height, layout, setbacks and architecture and overall design of the development and the uses proposed, is appropriate to the area in which it is located;

The approved building plans have been reviewed per the applicable standards and requirement of Reno Municipal Code. The building form and scale is consistent and compatible in height and scale with existing surrounding uses. The development of a vacant commercial site is appropriate in a predominately commercially developed area.

(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;

All business activities are proposed to be conducted indoors and once the site is developed, minimal adverse impacts are anticipated. The proposed exterior lighting meets RMC standards and no adverse impacts are anticipated on surrounding properties. The applicant has estimated the approximately 50-60 customers will use the facility during the extended hours, with the peak period between 5:00 a.m. and 6:00 a.m. All deliveries will occur during normal business hours.

(g) Project signage is in character with the project architecture and is compatible with or complementary to surrounding uses;

All proposed signs will meet the standards and requirements of the approved SUP and, as currently proposed, are compatible with the building architecture and are comparable to the signs of surrounding commercial uses.

(h) The structure has been designed such that the window placement and height do not adversely affect the privacy of exiting residential uses;

Proposed windows and entrances are oriented toward the west and face parking lots and existing commercial uses. No windows are proposed along the east and north walls of the building that face the single family residences. Due to the building orientation, grade changes and window placement, no adverse impacts to privacy are anticipated.

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

Agency Comments (Exhibit C): Comments were received from the RFD, RPD, and the Washoe County Health District.

Public Input: At the time this report was prepared, no comments from the public had been received regarding this request. Upon receipt, comments will be forwarded to the Planning Commission for review.

Neighborhood Advisory Board (NAB): This project was scheduled for a presentation to the Ward 5 NAB on February 11, 2020; The NAB was cancelled and no written comments were received by staff at the time this report was completed. Any future comments will be forwarded to the Planning Commission upon receipt.

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.

Attachments:

- Display Maps (PDF)
- Exhibit A- Site Plan (PDF)
- Exhibit B- Special Use Permit Approval Letter (PDF)
- Exhibit C- Agency Comments (PDF)