



City Manager's Office

MEMORANDUM

DATE: 3/24/2023

TO: Mayor and City Council

THROUGH: Doug Thornley, City Manager Approved Electronically

FROM: Angela Fuss, Assistant Development Services Director

SUBJECT: **Metro Market – Privileged Business License**

This memo is to provide City Council with a status update on the Metro Market property located at 595 Booth Street. The Metro Market privileged business license was pulled from the consent agenda at the November 9th, 2022 City Council hearing, and Council voted to continue the item, pending additional information from staff. Councilmembers asked for clarification as to how the project conforms to the existing special use permit, which was previously approved in 2012.

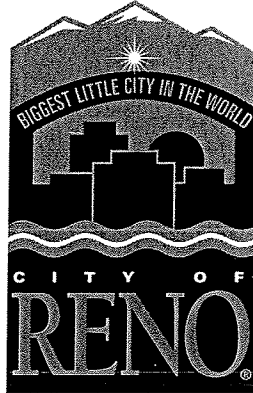
For background information, on April 5, 2012, the Planning Commission approved the request for a special use permit (LDC12-00034) to allow for 1) a convenience store within an existing building located in the Neighborhood Commercial (NC) zoning district and; 2) a commercial development within 300 feet of a secondary school. Seven conditions of approval were specified in the decision letter, which is attached.

Over the past four months, Code Enforcement and Development Services staff have worked with the property owner and tenant to address outstanding enforcement items. A list of those items is provided below:

- Per Condition of Approval #5 – A “right turn only” sign at the driveway onto Foster Drive has been added.
- Per Condition of Approval #6 – Dark Sky lighting was installed with the previous business from 2012 and is still being maintained.
- Per Condition of Approval #7 – No adult materials or simulated drug paraphernalia is allowed to be sold at the store.
- Landscaping requirements: The dead turf has been replaced with new turf. No new landscaping is required for a business license other than to maintain the legally established landscaping. A new landscape plan would only be required at the time of a building expansion or modification.

- Sign requirements: A sign permit (SGN23-06305E) for a new 30 square foot wall sign has been submitted and approved.
- Trash enclosure: The trash enclosure has been relocated from the parking lot to the rear of the building.

*Claudia C. Hanson, AICP
Planning and Engineering Manager
Community Development Department
P. O. Box 1900
Reno, NV 89505
(775) 334-2381*



April 6, 2012

Adam Khan
2861 Sunline Drive
Reno, NV. 89523

Subject: LDC12-00034 (Idlewild Market)
Owner: Idlewild SW Inc
APN No. 010-201-01

Dear Applicant:

At the regular meeting of the Planning Commission on April 5, 2012, the Planning Commission approved your request for a special use permit to allow for: 1) a convenience store within an existing building located in the NC (Neighborhood Commercial) zone and; 2) a commercial development within 300 feet of a secondary school. The project is proposed in an existing building on a ±.28 acre parcel located on the southwest corner of the intersection of Foster Drive and Booth Street (595 Booth Street).

Your approved request is subject to the following conditions:

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 a business license for the project within 18 months from the date of final approval, and continuously maintain the validity of that permit, or this approval shall be null and void.
3. Prior to issuance of any business license, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.
4. The applicant, developer, builder, property or business owner, 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 readily available upon demand by City staff.
5. Prior to issuance of a business license the applicant shall install a "right turn only" sign at the driveway onto Foster Drive.

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6. Prior to issuance of a business license, the applicant shall modify onsite lighting to conform with "dark sky" standards.
7. No sales of "adult material" that would otherwise be allowed under the provisions of RMC 18.08.202(b)(1)b, as amended, or simulated drug paraphernalia as defined in the draft ordinance attached as Exhibit C of the April 5, 2012 staff report shall be sold in any convenience store entitled through this approval.

The decision of the Planning Commission may be appealed by completing an appeal form and filing it with the City Clerk and paying any fee within ten (10) days of the date of the meeting at which the decision was made. The City Clerk shall set the appeal for public hearing before the City Council and mail a notice of the hearing to the appellant and all others who were mailed a notice of the hearing of the Planning Commission. Appeals may be filed by any person who is aggrieved by the decision. The City Council may affirm, reverse, or modify the decision.

In the absence of an appeal, no building permit may be issued until this letter has been on file with the City Clerk for ten (10) days.

You must attach a copy of this letter to your application for a building/sign permit.

Sincerely,



Claudia C. Hanson, AICP, Planning and Engineering Manager
Community Development Department

LDC12-00034 (Idlewild Market) - NJG.doc

xc: Idlewild SW Inc
2861 Sunline Drive
Reno, NV 89523

Sadiq Patankar
237 S. Sierra Street
Reno, NV. 89501

Lynnette Jones, City Clerk
William J. Gall, P.E., Senior Civil Engineer
Gary Warren, Washoe County Tax Assessor