

City of Sparks
Planning Commission Item

Meeting Date: April 5, 2018

Subject: PCN18-0010 / CU18-0004 – Consideration of and possible action on a Conditional Use Permit request to allow for the establishment of a craft beer tap room/bar on a site 9,647 square feet in size in the PD (Planned Development—Kiley Ranch South) zoning district located at 5318 Sparks Boulevard, Sparks, Nevada.

Petitioner: Marshall Blaisdell, Simcoe Holdings, Inc.

Recommendation: The Community Services Department recommends approval of PCN18-0010 as submitted and conditioned; see suggested motion below.

Financial Impact: NA

Business Impact (per NRS Chapter 237):


- A Business Impact Statement is attached.
- A Business Impact Statement is not required because
- this is not a rule;
(term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A or 278B)

SUGGESTED MOTION

I move to approve the Conditional Use Permit (CU18-0004) associated with PCN18-0010, adopting Findings C1 through C5, and the facts supporting these findings as set forth in the staff report, subject to the three (3) conditions of approval as listed in the staff report.

Respectfully submitted,


Karen Melby, AICP
Development Services Manager


Jonathan Cummins
Assistant Planner

CASE NUMBER:

PCN18-0010

REQUESTED ACTION(S):

Approval of a Conditional Use Permit request to allow a craft beer tap room/bar in the Kiley Ranch South planned development.

PROPERTY OWNER:

BH Los Altos, LLC

APPLICANT:

Simcoe Holdings, Inc. (Marshall Blaisdell)

LOCATION:

5318 Sparks Blvd (Suites 104 and 106)

PARCEL SIZE:

Approximately 1.22 acres

EXISTING ZONING:

PD (Planned Development—Kiley Ranch South)

EXISTING LAND USE:

C (Commercial)

WARD INFORMATION:

Ward 5 – Kristopher Dahir

APPLICABLE REGULATIONS:

SMC 20.05.08; Kiley Ranch South Handbook

BACKGROUND

The Kiley Ranch South planned development Handbook was originally adopted in 1993 and incorporated a mix of residential, commercial, and recreational land uses. The site of the proposed craft beer tap room/bar is a shopping center, built in 2008, located at the northeastern intersection of Sparks Boulevard and Los Altos Parkway in the southern portion of the Kiley Ranch South development (Exhibit 1). The site is zoned PD (Planned Development) with land use designation of C (Commercial).

ANALYSIS

The present Conditional Use Permit application is a request from Simcoe Holdings to establish a craft beer tap room and bar. The Handbook states that "Sports Bars with Food Service...require a Special Use Permit" (Handbook, page 54). The proposed tap room will occupy two suites in the existing commercial building on the northern portion of the shopping center. There are currently retail uses on either side of the proposed use in the existing building. Staff believes that the "sports bar" use is the closest equivalent in the list of uses in the Handbook, given that "craft beer tap room" was not a common use at the time the Handbook was written, whereas "sports bar" was a common use. Ultimately, the two uses (with the inclusion of food service) are significantly similar, and staff views the use of the site as a craft beer tap room as meeting the Handbook's intent of allowing a variety of commercial uses that would offer amenities to Sparks residents in the Kiley South area.

CONDITIONAL USE PERMIT:

FINDING C1:

The proposal, as submitted and conditioned, is in compliance with the Comprehensive Plan.

The land use designation for this site is C (Commercial). Staff believes that the use of the site as a tap room complies with the Comprehensive Plan, as bars and other similar uses are permitted in commercial districts.

The Sparks Comprehensive Plan Goals relevant to this proposal include:

Goal MG1: Support economic vitality by providing a non-residential land use base.

This request is to establish a new use in an existing shopping center. Staff believes that the

use of this site as a tap room supports economic vitality and fosters vibrancy by allowing for a business to be established in an area of Sparks where no similar business exists.

Goal MG2: Foster diversity in the land use mix including residential, commercial, industrial, employment and recreational areas citywide.

Staff believes the use of the proposed site as a tap room will create a mix of commercial uses (being surrounded by other commercial and residential properties) as well as offering new employment and recreational opportunities in the City.

FINDING C2:

The application, as submitted and conditioned, is compatible with the existing or permitted uses of adjacent properties.

The application, as submitted and conditioned, is compatible with the existing uses of the adjacent properties, which are as follows:

Direction	SURROUNDING LAND USES	ZONING
North:	LDR (Low-Density Residential)	PD—Kiley Ranch South
East:	C (Commercial)	PD—Kiley Ranch South
South:	C (Commercial)	PD—Kiley Ranch South
West:	LDR (Low-Density Residential)	PD—Kiley Ranch South

Staff believes that the proposed development of this site as a tap room is compatible with the commercial character of the existing shopping center where there are currently various other established restaurant and retail uses. Further, the proposed use is buffered from the low-density residential to the north by a landscaping strip and separation walls, which are a distance of 65 feet from the rear of the existing building with the entrance of the proposed tap room facing away from the residential properties.

FINDING C3:

The potential impairment of natural resources and the total population which available natural resources will support without unreasonable impairment has been considered.

The Handbook addresses landscape and environmental impacts for each phase of its overall development. However, the present site is previously established for retail and commercial use, therefore this Conditional Use Permit will not impact the surrounding landscape of the already-developed site. The tap room will occupy two suites in an existing building.

FINDING C4:

The application, as submitted and conditioned, will address identified impacts.

It is presently undecided whether the applicant's business will prepare any food on site. If so, they have been made aware by the City's Environmental Control division that their requirements, and those of the Washoe County Health District, will have to be met per the conditions of this approval.

Staff received no comments from other outside agencies.

Finding C5:

Public notice was given and a public hearing held per the requirements of the Sparks Municipal Code and the Nevada Revised Statutes.

Public notice was published in the Reno Gazette-Journal on March 22, 2018. Notices were mailed to the 65 owners of property within 500 feet of the subject property. The Planning Commission meeting functions as the public hearing per the requirements of Nevada Revised Statutes (NRS) and Sparks Municipal Code.

**CONDITIONS OF APPROVAL
FINAL DRAFT CRAFT BEER TAP ROOM
PCN18-0010 / CU18-0001**

1. APPROVAL

THIS CONDITIONAL USE PERMIT IS APPROVED AS CONDITIONED; ANY SUBSTANTIAL CHANGES TO THE PROJECT WILL REQUIRE AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

2. EXPIRATION

THE CONDITIONAL USE PERMIT APPROVAL SHALL EXPIRE WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL BY THE PLANNING COMMISSION, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED OR CONSTRUCTION TO ACCOMMODATE THE APPROVED USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED.

3. FOOD PREPERATION

SHOULD THE APPLICANT OFFER FOOD THAT IS PREPARED ON SITE OR ENGAGE IN THE CLEANING OF DISHES FOR THE PURPOSES OF FOOD SERVICE, THE APPROPRIATE APPROVALS AND/OR PERMITS WILL NEED TO BE OBTAINED FROM THE CITY OF SPARKS ENVIRONMENTAL CONTROL OFFICE IN ADDITION TO ANY SATISFYING ANY REQUIREMENTS OF THE WASHOE COUNTY HEALTH DEPARTMENT.



Exhibit 1

PCN18-0010 Vicinity Map





DEVELOPMENT APPLICATION

ACTION REQUESTED:

- Administrative Review
- Administrative Review MME
- Annexation
- Conditional Use Permit
- Comprehensive Plan Amendment
- Major Deviation
- Minor Deviation
- Planned Development
- Rezoning

- Tentative Subdivision Map
- Variance

CU18-0004

CASE NUMBER:	FEE:
PCN18-0010	\$ 2500.00
Noticing Fee	\$ 500.00
District Health Fee	\$ 555.00
TOTAL FEES	\$ 3555.00
Rec'd by: <i>mev</i>	Date: 2.22.18
(For Planning Department Use Only)	

DATE: 2.20.18

PROJECT NAME: FINAL DRAFT

* District Health Fees -

PROJECT DESCRIPTION: CRAFT BEER TAP ROOM AND BOTTLE SHOP WITH FOOD.

Not Rec'd

(Mark one box to indicate responsible party and mailing address)

PROPERTY OWNER*

Name: B.H. LOS ALTOS, LLC
 Address: 1111 SANTA MONICA BLVD STE 600
 City: LOS ANGELES State: CA Zip Code: 90025
 Phone: 310.820.8888 Fax: 310.882.1160
 Contact Person: SHEILA CRISOSTOMO
 E-mail Address: Sheila.Crisostomo@bhproperties.com

PROJECT ADDRESS:

5318 SPARKS BLVD STE 104, 106
 PARCEL NO. (APN): 51638039

APPLICANT*

Name: SIMCOE HOLDINGS, INC.
 Address: 5245 VISTA BLVD STE F3.199
 City: SPARKS State: NV Zip Code: 89436
 Phone: 530.515.2493 Fax: N/A
 Contact Person: MARSHALL BLAISDELL
 E-mail Address: blaisdells@reno.gov

PROPERTY SIZE: 2480 f²

EXISTING ZONING: PD

PROPOSED ZONING: N/A

MASTER PLANNED LAND USE: COMMERCIAL

EXISTING USE: MULTI-BUSINESS RETAIL.

PERSON/FIRM PREPARING PLANS

Name: MARSHALL BLAISDELL
 Address: 5245 VISTA BLVD STE F3.199
 City: SPARKS State: NV Zip Code: 89436
 Phone: 530.515.2493 Fax: N/A
 Contact Person: _____
 E-mail Address: blaisdells@reno.gov

SURROUNDING USES:

North COMMERCIAL

East RESIDENTIAL

South COMMERCIAL

West STREET

* If a corporation please attach a list of corporate officers.
 * If a partnership please list all general partners.
 NOTE: Affidavits must be signed by both the property owner and the developer/lessee and notarized before the application is submitted.

RECEIVED-CITY OF SPARKS

FEB 21 2018

COMMUNITY SERVICES ADMINISTRATION

Revised 11/2017

**CONDITIONAL USE PERMIT
NON-RESIDENTIAL PROJECT DATA SHEET
City of Sparks, Nevada**

1. Site Area Breakdown

Building Coverage	_____	Ac.	_____	%
Landscaped Area	_____	Ac.	_____	%
Paved Area	_____	Ac.	_____	%
Undeveloped Area	_____	Ac.	_____	%
Public Right-of-Way	_____	Ac.	_____	%
TOTAL	<u>12.82</u>	Ac.	_____	%

2. Existing Building Information

#1 Description MULTI-UNIT RETAIL
 Floor Area 2480 Sq.Ft Height _____ Feet
 Type of Construction STEEL

#2 Description _____
 Floor Area _____ Sq.Ft Height _____ Feet
 Type of Construction _____

3. Floor Area Ratio

2,480 / 558,439.2 = .004
 Total Floor Area (Sq. Ft.) Net Site Area (Sq. Ft.) Floor Area Ratio

4. Description of Proposed Use

CRAFT BEER TAPROOM AND BOTTLE SHOP WITH FOOD.

5. Building Area Breakdown & Parking Calculations

Auto Repair / Service	_____	1 per 500 Sq.Ft.	=	_____	Spaces
Child Care	_____	1 per 350 Sq. Ft.	=	_____	Spaces
Church	_____	1 per 150 Sq. Ft.	=	_____	Spaces
Financial	_____	1 per 400 Sq. Ft.	=	_____	Spaces
Gaming Establishment	_____	1 per 100 Sq. Ft. + 1 per 300 Sq. Ft. for Accessory uses	=	_____	Spaces
Health Club	_____	1 per 150 Sq. Ft.	=	_____	Spaces
Hospitals	_____	1 per 400 Sq. Ft.	=	_____	Spaces
Hotel/Motel	_____	1 per guest room	=	_____	Spaces
Life Care	_____	1 per 400 Sq. Ft.	=	_____	Spaces
Manufacturing	_____	1 per 2000 Sq. Ft.	=	_____	Spaces
Medical/Clinic	_____	1 per 500 Sq. Ft.	=	_____	Spaces
Office	_____	1 per 800 Sq. Ft.	=	_____	Spaces
Personal Service	_____	1 per 300 Sq. Ft.	=	_____	Spaces
Recreational Facility	_____	1 per 200 Sq. Ft.	=	_____	Spaces
Restaurant/Bar	<u>x</u>	1 per 300 Sq. Ft.	=	<u>8.33</u>	Spaces
Retail	_____	1 per 300 Sq. Ft.	=	_____	Spaces
Sale of Bulky Goods	_____	1 per 400 Sq. Ft.	=	_____	Spaces
School, Elementary	_____	1 per classrm + 1 per 100 students	=	_____	Spaces
School, Middle	_____	2 per classrm + 1 per 100 students	=	_____	Spaces
School, High	_____	1 per 1.5 Students + Staff	=	_____	Spaces
Theatre/Auditorium	_____	1 per 300 Sq. Ft.	=	_____	Spaces
Warehousing	_____	1 per 2000 Sq. Ft.	=	_____	Spaces

6. Outdoor Uses

Outdoor Storage _____ Yes X No
 Outdoor Processing _____ Yes X No
 Staging/Loading of Trucks _____ Yes X No

7. Estimated Water Demand (Attach Calculations)

Domestic .224 AFY
 Irrigation 0 AFY
 TOTAL .224 AFY
 Source of water supply: TMWA

8. Traffic (Attach Calculations)

Average Daily Trips 25 Trips
 Peak Hour Trips 15 Trips

9. Estimated Sewage to be Generated

56 GPD
 (Attach Calculations)

10. Hazardous Materials

Will the use on this site involve the use of hazardous materials? _____ Yes X No

11. Flood Hazard

Portion of site subject to inundation by 100 year flood: 0 Ac. 0 %

12. Portion of Site within the Following Slope Categories:

0% - 10% 12.82 Ac. 100 %
 10% + _____ Ac. _____ %

DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA)
COUNTY OF WASHOE) SS.

I, _____ being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize _____ to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: _____
Title: _____
Signed _____

Subscribed and sworn to before me this _____ Day of _____, 20_____.

Notary Public in and for said County and State
My commission expires: _____

APPLICANT AFFIDAVIT

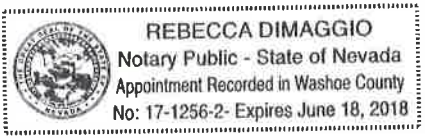
STATE OF NEVADA)
COUNTY OF WASHOE) SS.

I, MARSHALL S. BLAISDELL being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: MARSHALL S. BLAISDELL
Title: PRESIDENT
Signed: M. Blaisdell

Subscribed and sworn to before me this 17 Day of January, 2018.

Rebecca DiMaggio
Notary Public in and for said County and State
My commission expires: 6/18/18



DEAR APPLICANT:

THE CITY OF SPARKS APPLICATION PROCESS REQUIRES THAT THE PROPERTY OWNER AUTHORIZE THE APPLICANT TO REQUEST DEVELOPMENT RELATED APPLICATIONS. DEVELOPMENT APPROVALS REMAIN WITH THE LAND; THEREFORE, THE PROPERTY OWNER IS ALWAYS RESPONSIBLE FOR ANY ACTIVITY ON THE PROPERTY.

OWNER AFFIDAVIT

STATE OF NEVADA }
COUNTY OF WASHOE) } SS.

I, Arsalan Gozini being duly sworn, depose and say that I am an owner of property/authorized agent involved in this petition and that I authorize Marshall Blaisdell to request development related applications on my property. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: [Signature]
Title: MANAGER
Signed: 1-15-2018

Subscribed and sworn to before me this _____ Day of _____, 20____.

Notary Public in and for said County and State

My commission expires: _____

(see attached)

APPLICANT AFFIDAVIT

STATE OF NEVADA)
COUNTY OF WASHOE) } SS.

I, _____ being duly sworn, depose and say that I am the applicant involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I also give permission for site visitation by the Planning Commission, City Council and City Staff.

Name: _____
Title: _____
Signed: _____

Subscribed and sworn to before me this _____ Day of _____, 20____.

Notary Public in and for said County and State

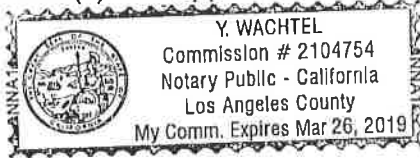
My commission expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 15th
day of January, 2018, by Arsalan Ghozini

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature

A handwritten signature in black ink, appearing to read "Y. Wachtel", written over a horizontal line.

Description of Business

Final Draft will be a craft beer taproom and bottle shop. We will feature 20 taps of local, fresh and unique craft beer that will be rotated on a regular basis for onsite consumption . We will also feature refrigerators with unique and hard to find bottles and cans of craft beer from all over the world. These bottles and cans will be available for purchase for consumption on site or to go if still sealed.

We will also feature small appetizer type food for sale as well as allow outside food to be consumed on site. The seating will consist of picnic style tables that will allow for a patrons to gather in larger groups or share with friends they have met there and foster the sense of community in the Spanish Springs Valley. We will have several televisions with sporting events and games on and will hold periodic nostalgia video game tournaments.

Location

Final Draft will be located in the Los Altos Crossing shopping center located at 5318 Sparks Blvd and occupy suites 104 and 106. This will give us approximately 2480 square feet.

Hours of Operation

Final Draft will be open 7 days a week. We are projecting to be open Monday through Thursday from 1:00 pm until 8:00 pm. Friday and Saturday we will be open from 12:00 until 11:00 pm demand permitting. Sunday's the hours of operation will be 1:00 pm through 7:00 pm.

Simcoe Holdings, INC.

Marshall Blaisdell- President

Rebecca Blaisdell-Secretary/ Treasurer

Craig Blaisdell-Director