

Presentation to the Sparks City Council

July 24, 2017





Why we are here

- On July the 6th the Sparks Planning Commission denied our request for a Conditional Use Permit in a 3 to 2 vote
- The commission went against the Sparks Planning Staff report, which RECOMMENDED for approval
- The reasons for the denial were:
 - Insufficient parking for the location and intended operations
 - Impact on surrounding businesses
 - Customer access to the facility from rear parking area
- We are appealing that decision to the city council and will address each of these concerns



Who we are...

- Rival Battle Arena is the first and only indoor NERF arena in Nevada
 - Think paintball but with NERF Blasters
- Offers an exciting new take on the recreational group and party environment
- Up to 20 customers at a time, ages six and up, will engage in an all out battle against their friends, family, and coworkers in a supervised location that promotes teamwork and safe play
- We have secured a nearly 5,000 square foot warehouse location that boasts a 3,000 square foot arena, 1,000 square feet in party rooms, and a 900 sq. ft. retail space located at 1455 Deming Way, Sparks
- Parents and adventure-seekers alike want a fun and active alternative to the current offerings of recreational group and party environments, such as bounce houses, trampoline parks, and bowling alleys

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BATTLE ARENA





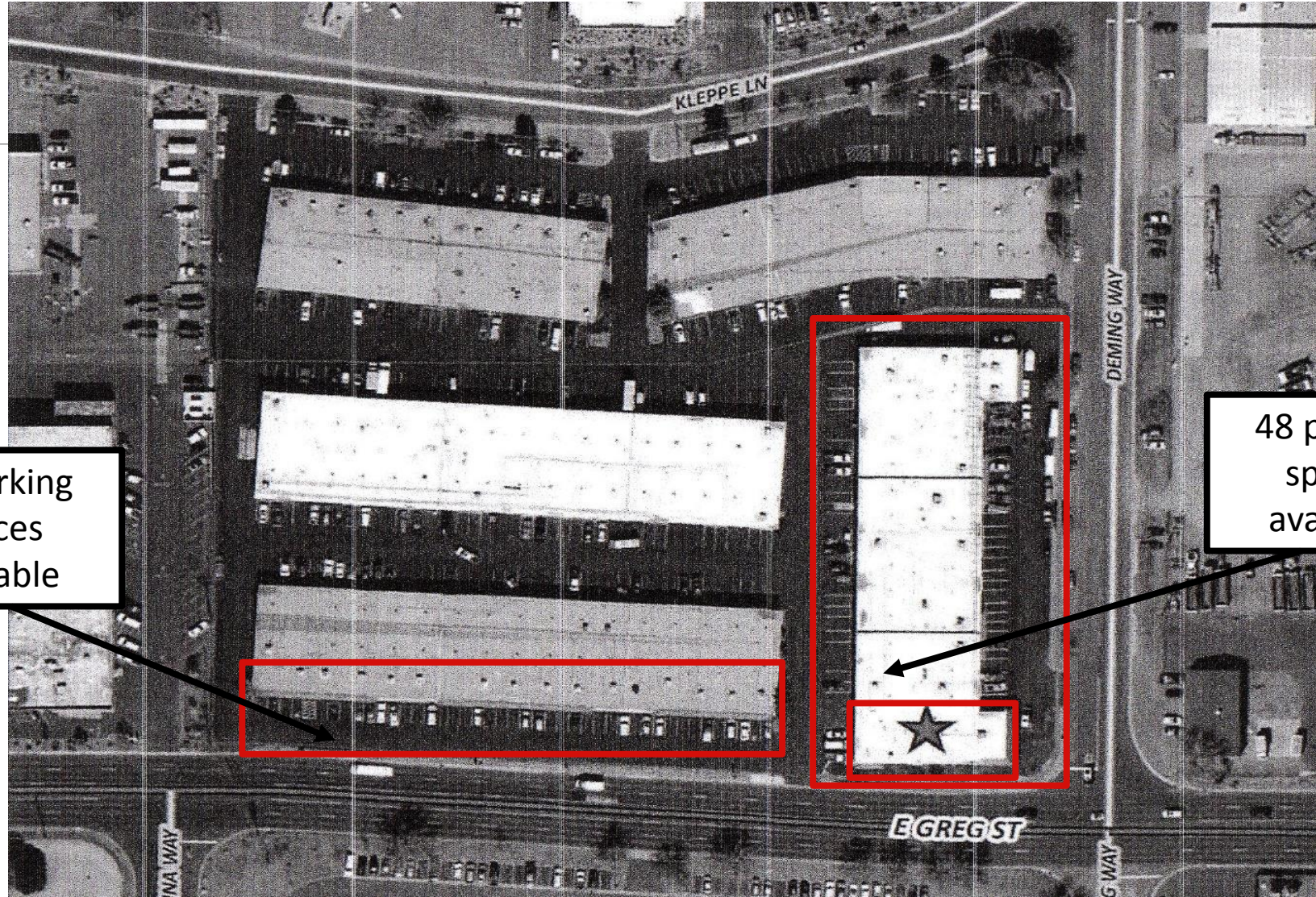
What we know

- The Sparks Planning Staff report requires 23 parking spaces. Solely based on square footage (not capacity)
- An independent traffic report calculates peak hour trips at only 17 (80 trips would have been required for a full traffic impact analysis)
- The site has 48 parking spaces around the immediate building (NOT including legal street and island parking)
- There are another 41 available parking spaces immediately behind the facility which were never officially considered by the board
- Our lease allots us 11 dedicated parking spaces
- There are 11 other small businesses in the immediate 1455 Deming structure
- The Planning Commission felt (without definitive knowledge) that our parking would interfere with the other business in the building

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Site map



41 parking spaces available

48 parking spaces available



Our Position

- Our peak days and hours of operation do not generally overlap with the other tenant's businesses, 95% of which are M-F 9-5
- This frees up parking the other businesses are not using
- We are closed Monday and Tuesday, with no impact on the other businesses
- We are open Saturday and Sunday, none of the businesses in our building post having dedicated business hours those days
- There are only 3 days of overlap (Wednesday, Thursday, Friday)
- On those 3 days we open at noon and close at 8pm, with our peak hours starting at 5pm
- This leaves only 5 to 6 hours of overlap for 3 days a week

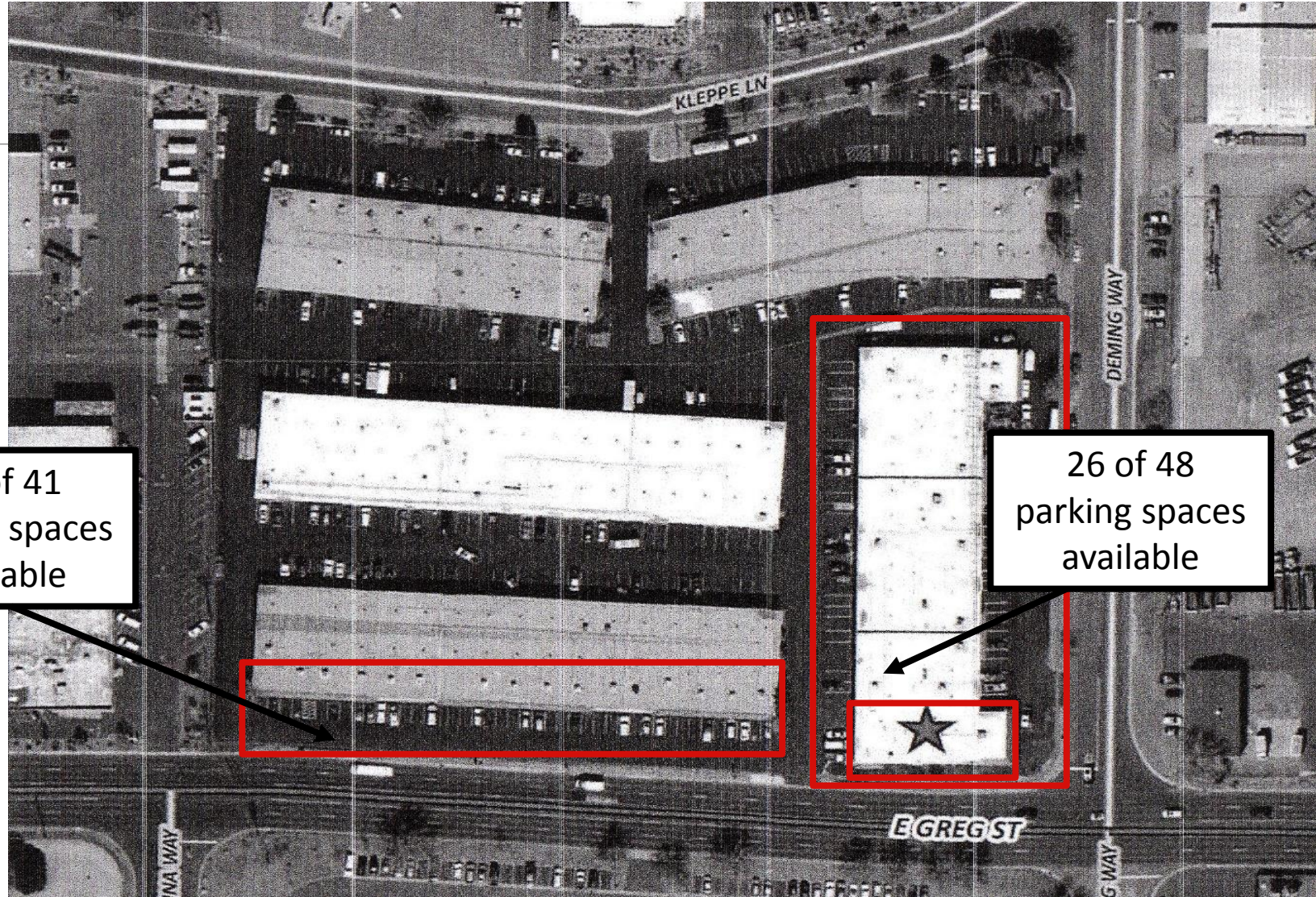
We conducted a parking study for Wednesday thru Sunday, July 12th through 16th

- Available parking spots around the building were counted hourly between 3pm and 6pm (Considered peak overlap time)
- The 5 day average number of available hourly parking spaces was 26
 - Above the Sparks Planning Staff requirement of 23
- The fewest number of available spaces never dropped below 25
- Additionally there were an average of 29 spaces available at the parking area immediately behind our facility
- Making a total of 55 spaces available in the areas our clients are most likely to park during peak overlap business hours

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Parking study



29 of 41
parking spaces
available

26 of 48
parking spaces
available



Surrounding Businesses

The 20 businesses that share 1455 Deming (our building) and 1220 E. Greg St. (building behind ours) have been surveyed to determine their position regarding our operations, times, and parking considerations

- 16 out of the 20 have signed a petition of support for Rival Battle Arena
 - 10 of 11 at 1455 Deming have signed the petition of support.
 - The other 4 business were simply unavailable
 - None refused
- They see no conflict in parking
- They see no conflict in hours of operation



Customer Access

To insure adequate access to our facility for our potential clients through the varying climate of Sparks, NV throughout the year, Rival Battle Arena can add one of the following to our facility plan.

These are intended to enhance access from the back of the facility, particularly during inclement weather.

- Add a rear entrance to the facility

or

- Construct a sidewalk along the south side of the building so that clients can easily walk from rear parking to the front entrance

The concerns of the Planning Commission have been addressed:

- Insufficient parking for the location and intended operations
 - ***The parking study shows availability above the recommendation during peak hours and days***
- Impact on surrounding businesses
 - ***16 of 20 businesses have expressed their written support – none refused***
- Customer access to the facility from rear parking area
 - ***Rear access to the facility can be provided***

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The Council's approval of a conditional use permit for Rival Battle Arena is respectfully requested.

Thank you

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Concerns of Mr. Casci – SRT Transport

- 1. Inadequate parking at 1455 Deming. Casci position.
 - Spillover will impact his employees ability to park on the east side of Deming street and in the dirt area in front of his business.

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Concerns of Mr. Casci – SRT Transport

The concerns of Mr. Casci turn on the premise that parking is inadequate.

- The parking study presented here has addressed the adequacy of parking at 1455 Deming.
- The city requirement is 23 spaces
- 26 are generally available around the immediate building
- Another 29 are generally available immediately behind the building.
- On average 55 spaces are available for customer parking at any time
- We believe Mr. Casci's concern about impacting employee parking is completely unfounded.

Concerns of Mr. Casci – SRT Transport

- 2. Safety concerns for people crossing Deming. Casci position.
 - Assuming the inadequate parking at 1455 Deming, customers will park on East side of Deming street and discharge children there.
 - Mr. Casci feels the corner of Deming and Greg is blind when turning from West bound Greg on to north bound Deming.
 - His large trucks, sometimes up to 115' long, may pose a danger to customers parking on the East side of Deming due to the blind corner.

Concerns of Mr. Casci – SRT Transport

- This premise assumes parking is inadequate. The parking study presented here has already addressed the adequacy of parking at 1455 Deming. The likelihood of our customers parking on the East side of Deming exceptionally low.
- The safety of the public, on public streets, with regard to the trucks of SRT Transport is the responsibility of Mr. Casci, his company and drivers. Not that of our company.
- Mr. Casci stated during the Commission meeting July 6th that he has directed his drivers turning East on Greg not to use Deming and instead use the traffic light one block east on Franklin Way and Greg.
- If Mr. Casci feels the corner is blind and has already ordered is East bound drivers to use the light at Franklin Way, we believe that it is in the best interest and safety of the public that Mr Casci direct all of his trucks to use the traffic light at Franklin Way at all times.
- This is the only way to assure the safety of everyone using the Deming Way and Greg Street intersection.

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Thank you