

**City of Sparks  
Planning Commission Item**

Meeting Date: July 6, 2017

**Subject:** PCN17-0030 – Consideration of and possible action on a Conditional Use Permit request to allow for a minor recreational facility on a site 1.68 acres in size in the I (Industrial) zoning district, located at 1455 Deming Way, Sparks, NV.

**Petitioner:** Kristian Meyer

**Recommendation:** The Community Services Department recommends approval of PCN17-0030 as submitted and conditioned; see suggested motion below.

**Financial Impact:** NA

**Business Impact** (per NRS Chapter 237):

A Business Impact Statement is attached.

X A Business Impact Statement is not required because

X 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 Conditional Use Permit (CU17-0004) associated with PCN17-0030, adopting Findings C1 through C6, and the facts supporting these findings as set forth in the staff report, subject to the 3 conditions of approval as listed in the staff report.

Respectfully submitted,



Karen Melby, AICP  
Development Services Manager



Ian Crittenden  
Senior Planner

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|                         |   |
|-------------------------|---|
| CASE NUMBER:            | PCN17-0030  |
| REQUESTED ACTION(S):    | Approval of a Conditional Use Permit request to allow for a minor recreational facility |
| PROPERTY OWNER:         | AAM Kleppe-Greg, LLC  |
| APPLICANT:              | Kristian Meyer  |
| LOCATION:               | 1455 Deming Way   |
| PARCEL SIZE:            | Approximately 1.68 acres  |
| EXISTING ZONING:        | I (Industrial)  |
| EXISTING LAND USE:      | I (Industrial)  |
| WARD INFORMATION:       | Ward 3 – Ron Smith  |
| APPLICABLE REGULATIONS: | SMC 20.05.08  |

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## **BACKGROUND**

This site is located at the northwest corner of Deming Way and E Greg Street. (Exhibit 2). The site is in an established industrial strip center that was built, according to Washoe County Assessor's records, in 1981.

This site has I (Industrial) zoning and an I (Industrial) Comprehensive Plan Land Use designation (SMC 20.02.013 - Land Use Table).

## **ANALYSIS**

This is a Conditional Use Permit application for a minor recreational use in the I (Industrial) zoning district.

Minor recreational facilities in the I (Industrial) Zoning District are permitted subject to a Conditional Use Permit.

The applicant intends to operate a party room, play area, and retail store for NERF related toys and accessories. This use would incorporate a 3,375 square foot play room, a 495 square foot party room, and 950 square foot retail area (Exhibit 4).

Because buildings in the industrial district often have large open interiors, minor recreational uses find this area desirable for their operations. Minor recreational uses are listed under "Other Uses" in the Comprehensive Plan land use designation of I (Industrial); they are also listed as requiring a Conditional Use Permit (CUP) in the I zoning district.

The primary reason that a CUP is required for recreational uses in the I zoning district is to require noticing of adjacent nearby property owners and for the City to be able to review, on a case by case basis, the appropriateness of and the need for any conditions that a recreational use may require, the most common issues are traffic, parking, and compatibility with adjacent uses.

The applicant submitted a traffic letter (Exhibit 3) that indicates that the number of peak hour trips is calculated to be 17. This does not exceed the 80 peak hour trips which is the trigger for requiring a full traffic impact analysis as stated in the application for a Conditional Use Permit.

The space that the applicant is proposing to occupy is approximately 5,267 square feet in size. The applicant estimated their parking need using the parking requirement for minor recreational uses is 1 space per 200 square feet for the entire 5,267 square foot space which resulted in the need for 26 parking spaces. Staff's analysis of the parking demand for this use is in the table below.

| Use     | Square Footage | Parking Ratio     | Parking Required |
|---------|----------------|-------------------|------------------|
| Min Rec | 3,375          | 1/200 sf          | 17               |
| Retail  | 950            | 1/300 sf          | 3                |
| Party   | 405            | 1/200 sf          | <b>2</b>         |
| Office  | 240            | 1/800 sf          | <b>1</b>         |
|         |                | <b>Total Req.</b> | <b>23</b>        |

The site has 48 parking spaces. The applicant's stated hours of operation are Wednesday through Saturday from 12 pm to 8 pm and Sunday from 11am to 6pm. They will be closed Monday and Tuesday. This business's peak hours differ from those of the other businesses in the strip center, which are typically 8 am to 5 pm. Staff believes that these hours of operation should mitigate the potential parking impacts of this use to the balance of the site and recommends a condition of approval that will limit the hours of operation to those stated by the applicant (Condition 3). The proposed hours of operation will limit the overlap of this proposed use and the existing uses to six hours. Staff believes that this will be additionally mitigated by the drop-off/pickup nature of many of the customers which are typically children that re too young to drive.

For these reasons and as further addressed below, staff believes that the use of this property as a minor recreational facility is in conformance with the goals and policies of the Comprehensive Plan and is compatible with the adjacent industrial uses. Staff believes that Findings C1- C6 can be made. Staff recommends approval of CU17-0004 subject to the **3** recommended Conditions of Approval (Exhibit 1).

**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 I (Industrial). Staff believes that the use of the site as a minor recreational facility is in compliance with the Comprehensive Plan.

*The Land Use Plan Goals and Policies in the Comprehensive Plan that are relevant to this proposal include:*

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

*Policy MG2: Maintain the area south of Interstate 80 for industrial, office, and commercial uses.*

Staff believes that the use of this site as a minor recreational facility supports economic vitality and fosters vitality of this area by providing a commercial use with off peak hours in this area. This benefits vitality by increasing diversity of uses as well as extending the hours that this area will be economically active.

**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:    | I (Industrial)        | I (Industrial) |
| East:     | I (Industrial)        | I (Industrial) |
| South:    | I (Industrial)        | I (Industrial) |
| West:     | I (Industrial)        | I (Industrial) |

Staff believes that the proposed development of this site as a minor recreational facility is compatible with the industrial character of the adjacent uses and would provide an off peak use that adds to the industrial area's economic vitality, which furthers Goal MG1 of the Comprehensive Plan.

**FINDING C3:**

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

This site has been developed since 1981. At that time, it was decided that this development would not impair natural resources. This use will utilize an existing industrial building and therefore does not affect the impact of the site on natural resources. It was also determined that the available natural resources which support the total population would do so without unreasonable impairment.

**FINDING C4:**

**The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities, has been considered.**

The availability of affordable housing is not reduced because this site is a developed property that is zoned I (Industrial), which does not allow residential development. The minor recreational facility use proposed to be located in this building will not employ enough people to have a measurable impact on the need for affordable housing. For these reasons staff believes that this finding can be made.

**FINDING C5:**

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

A traffic letter was submitted that indicates that the number of trips this use will generate would not trigger the need for a full traffic study. The applicant also performed a parking analysis which indicates that the parking needs for this use can be met with the current parking available. Staff believes that this finding can be made.

**Finding C6:**

**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 June 22, 2017 and 33 notices were mailed to all property owners within 500 feet of the subject property on June 21, 2017 (Exhibit 5). The Planning Commission meeting functions as the public hearing per the requirements of Nevada Revised Statutes (NRS) and Sparks Municipal Code.

**Conditions of Approval**  
**PCN17-0030/CU17-0004 – Conditional Use Permit**  
**1455 Deming Way**

1. APPROVAL:

THIS CONDITIONAL USE PERMIT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIAL CHANGES SHALL REQUIRE REVIEW AND AMENDMENT OF THIS CONDITIONAL USE PERMIT.

2. EXPIRATION DATE:

DURATION AND EXPIRATION OF THE CONDITIONAL USE PERMIT WILL COMPLY WITH THE APPLICABLE PROVISIONS OF THE SECTION ON CONDITIONAL USE PERMIT OF TITLE 20 OF THE SPARKS MUNICIPAL CODE.

3. HOURS OF OPERATION:

THE HOURS OF OPERATION FOR THE PLAY AREA AND PARTY ROOM SHALL BE LIMITED TO THE HOURS OF 11AM TO 9PM SUNDAY THROUGH SATURDAY.

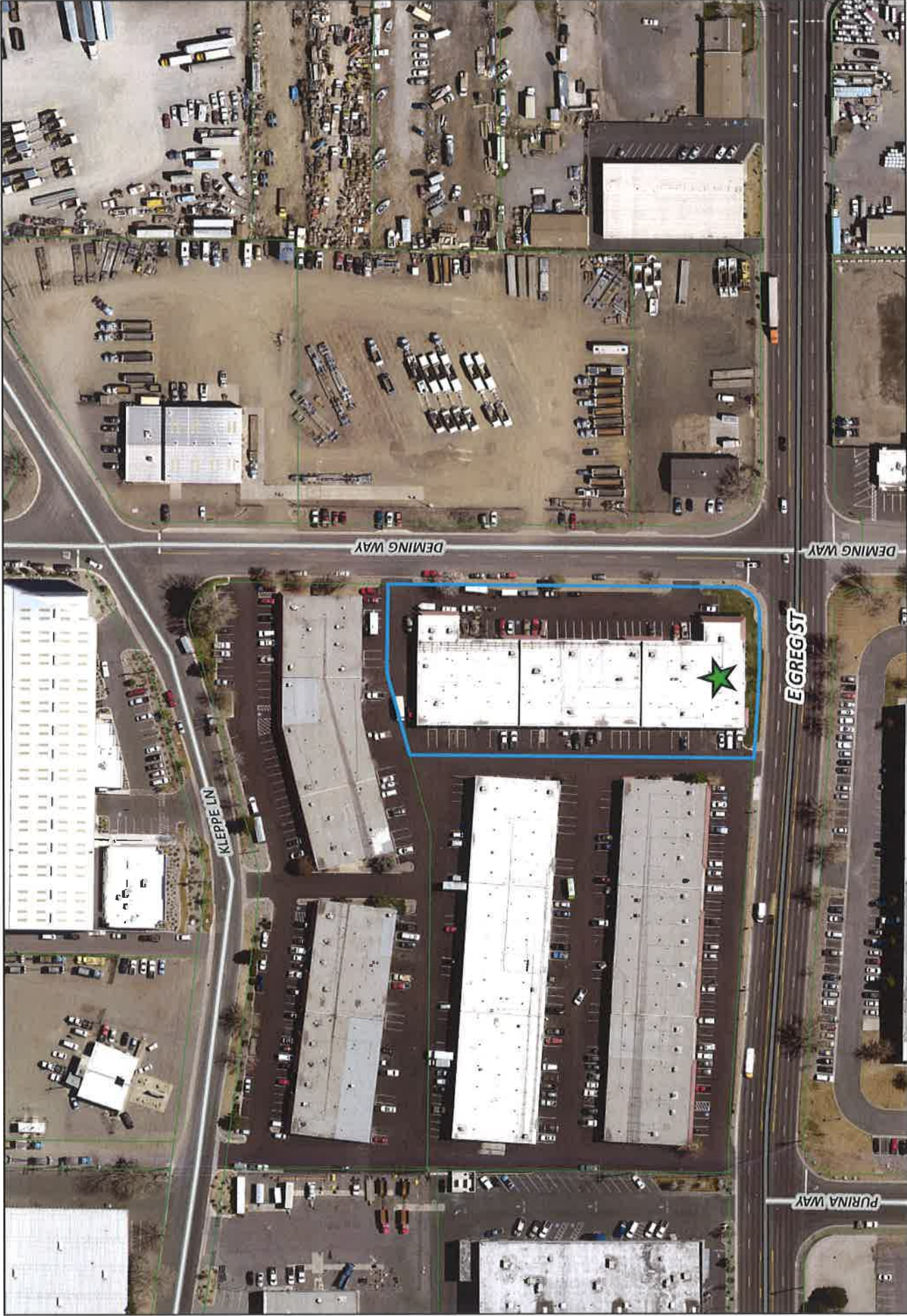


Exhibit 2

# PCN17-0030 Vicinity Map







Traffic Engineering, Transportation Planning, & Forensic Services

June 16, 2017

Mr. Kristian Meyer  
Rival Battle Arena  
1455 Deming Way, Unit 15  
Sparks, NV 89341

### **Trip Generation for Rival Battle Arena in Sparks, NV**

Dear Mr. Meyer,

This letter provides trip generation estimates for the Rival Battle Arena project in Sparks, Nevada. The proposed project would include:

- 950 square feet of retail
- 3,375 square feet of recreation space
- 405 square foot party room
- 240 square feet of back of house space (i.e. bathroom, storage room, etc.)

### ***Trip Generation***

Trip generation for this somewhat unique project was estimated using two methods.

#### **Method 1**

Trip generation rates for the proposed project were obtained from the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 9<sup>th</sup> Edition. The *Trip Generation Manual* includes rates for Specialty Retail and Multipurpose Recreational Facility. The Multipurpose Recreational Facility land use includes two sets of trip generation rates for two different types of uses. While one of the uses only includes trip rates for the PM peak hour, the rates for the other use are based on only 1 sample study. Therefore, we developed rates from a combination of the two uses and estimated trip generation for the project using the highest calculated rates. Additionally, the square footage for the party room and back of house space was included in the Multipurpose Recreational Facility square footage, as the Daily and PM peak hour trip generation rates for this use were higher than Specialty Retail.

**Table 1** provides Daily, AM peak hour, and PM peak hour trip generation estimates for the proposed project based on ITE trip generation rates.



**Table 1: Trip Generation Calculations Based on ITE Rates**

| Land Use (ITE Code)                | Size     | Trips      |           |              |           |              |
|------------------------------------|----------|------------|-----------|--------------|-----------|--------------|
|                                    |          | Daily      | AM        | AM In/Out    | PM        | PM In/Out    |
| Specialty Retail                   | 0.95 ksf | 42         | 6         | 3 / 3        | 3         | 1 / 2        |
| Multipurpose Recreational Facility | 4.02 ksf | 225        | 5         | 3 / 2        | 14        | 8 / 6        |
| <b>Total</b>                       |          | <b>267</b> | <b>11</b> | <b>6 / 5</b> | <b>17</b> | <b>9 / 8</b> |

Source: Traffic Works, 2017

Method 2

We also considered the maximum projected occupancy of the facility in order to develop trip generation estimates. Based on information provided by the project applicant, the maximum occupancy for the Rival Battle Arena project would be 100 people. The *2009 National Household Travel Survey* (the most recent report available) includes average vehicle occupancy rates for various trip purposes. The vehicle occupancy rate for "social and recreational" trips is 2.2 persons per vehicle. This is a nation-wide average for all types of social and recreational trips. Given that the proposed project would be catered to children, youth (under driving age), families, and groups of people engaging in competition, it is reasonable to assume that the project site would generate a vehicle occupancy rate of at least 2.5 persons per vehicle, and likely higher occupancy than that in many cases.

Assuming maximum building occupancy, and 100 percent turnover of maximum occupancy during the peak hour (i.e. 100 people enter during the peak hour and 100 people leave during the peak hour), the site would generate up to 80 PM peak hour trips (40 trips in and 40 trips out) at an average vehicle occupancy of 2.5 guests per vehicle. Again, we believe this is a conservative estimate, not the typical condition.

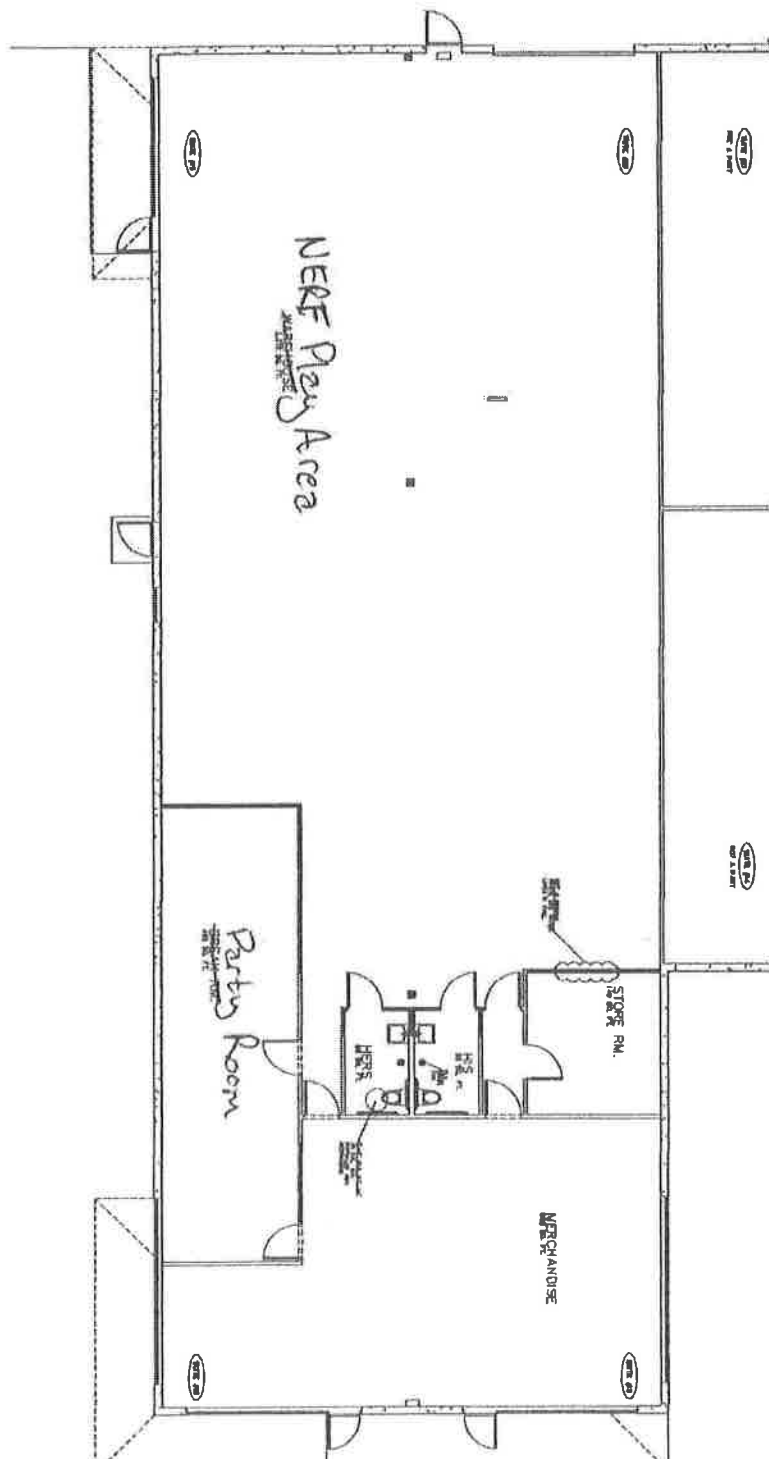
**Conclusion**

Based on the trip generation estimates outlined above, the proposed project is anticipated to generate at least 17, but not more than 80, PM peak hour trips on a typical day.

Sincerely,  
TRAFFIC WORKS, LLC



Loren E. Chilson, PE  
Principal



**PLUMBING PLAN**

PLUMBING PLAN NOTES:  
 1. REFER TO ALL OTHER PLANS FOR ALL DIMENSIONS.  
 2. ALL DIMENSIONS IN FEET AND INCHES.

| FIXTURE COUNT |   |
|---------------|---|
| TOILET        | 1 |
| SINK          | 1 |
| SHOWER        | 1 |
| STOVE         | 1 |
| REF.          | 1 |
| DISP.         | 1 |
| W.C.          | 1 |
| W.A.S.        | 1 |
| W.S.          | 1 |
| W.D.          | 1 |
| W.F.          | 1 |
| W.L.          | 1 |
| W.S.          | 1 |
| W.D.          | 1 |
| W.F.          | 1 |
| W.L.          | 1 |
| W.S.          | 1 |
| W.D.          | 1 |
| W.F.          | 1 |
| W.L.          | 1 |

PLUMBING CONTRACTOR:  
 GREAT BASIN MECHANICAL INC.  
 MICHAEL GREENE  
 PO BOX 50103  
 SPARKS, NV 89435  
 PHONE (775) 977-8745  
 FAX (775) 977-8745  
 NEV. CONTRACTORS LIC. NO. 0080821  
 MEV. CONTRACTORS LIC. NO. 0080822

P-1

TENANT IMPROVEMENT FOR:  
 RIVAL FPS  
 1435 CEDAR HAVEN DR. S. 15-30  
 BUSINESS CENTER, ARDENWOOD MEVEX  
 A.P.S. 031-380-16  
 SPARKS, NEVADA 89431

**C E T O BUILDERS INC.**  
 695 MANZANITA LANE, REMO, NV, 89509  
 PHONE (775) 748-5756  
 NEV. CONTRACTORS LIC. NO. 0060899

Mailed 6.21.17

\*\*\*\* OFFICIAL NOTICE OF PUBLIC HEARING \*\*\*\*

Exhibit 5  
Page 1

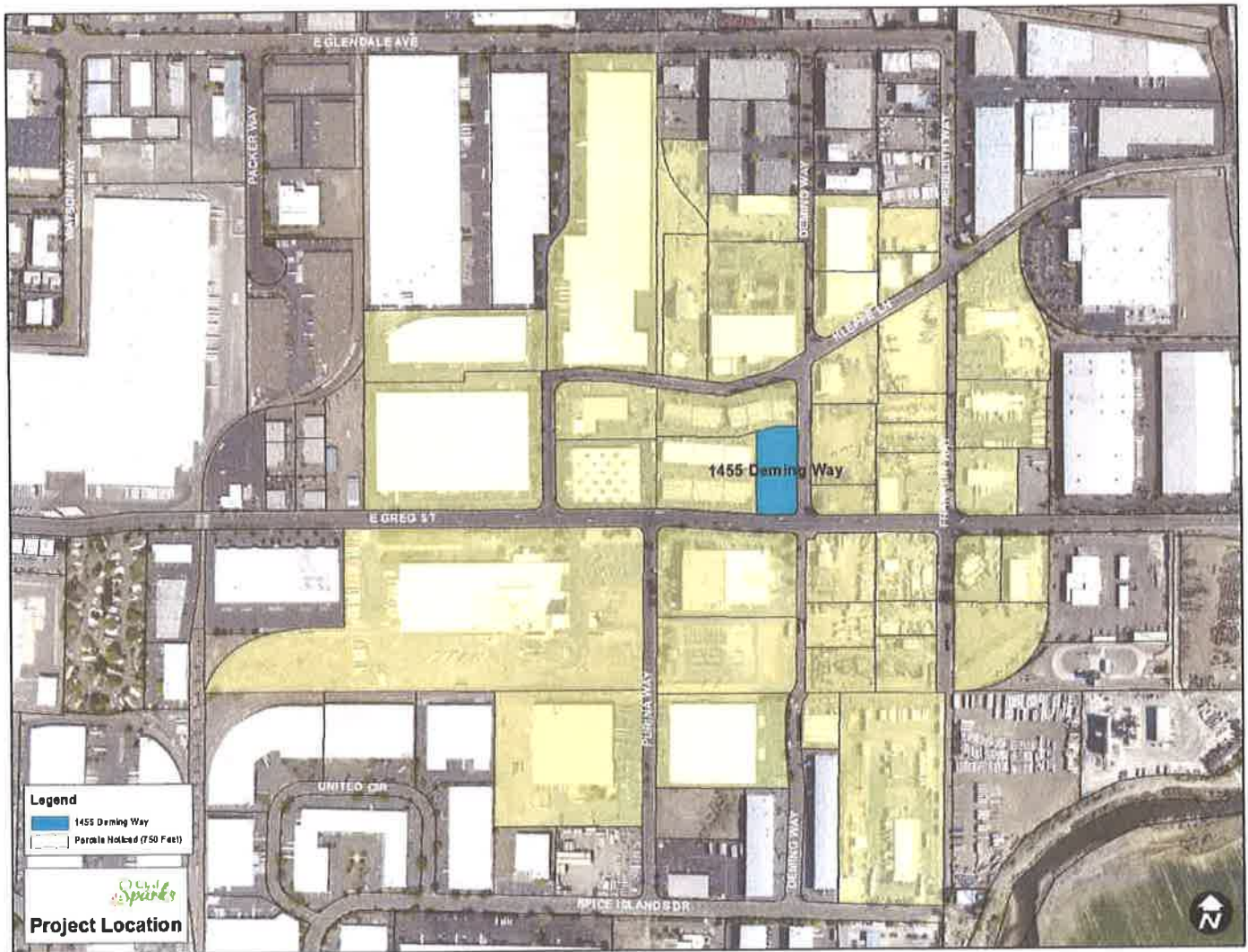
**From:** SPARKS PLANNING COMMISSION

**Case:** PCN17-0030  
**Location:** City Hall, City Council Chambers  
745 4th St., Sparks, Nevada  
**Date:** Thursday, July 6, 2017  
**Time:** 6:00 PM

**PCN17-0030** – Consideration of and possible action on a Conditional Use Permit application to allow for a minor recreational facility on a site 1.68 acres in size in the I (Industrial) zoning district located at 1455 Deming Way, Sparks, NV. (For Possible Action)

You are invited to present written or verbal testimony at the Planning Commission meeting relative to this application. Written comments must be received by July 5, 2017. For further information, please call Ian Crittenden at 775-353-2338 or via email at [icrittenden@cityofsparks.us](mailto:icrittenden@cityofsparks.us)

**Project Site Map:**



mailed 6.21.17

**NOTICE**

**YOU ARE HEREBY NOTIFIED** that a request has been submitted to the Community Services Department, City of Sparks, NV, for the following:

**PCN17-0030** – Consideration of and possible action on a Conditional Use Permit application to allow for a minor recreational facility on a site 1.68 acres in size in the I (Industrial) zoning district located at 1455 Deming Way, Sparks, NV. (For Possible Action)

A **PUBLIC HEARING** for this request will be held in the Council Chambers of the Legislative Building, 745 4th St., Sparks, Nevada, at 6:00 p.m. on **Thursday, July 6, 2017**, at which time the Sparks Planning Commission will hear testimony and may take action on the above request.

You are invited to present written or verbal testimony concerning the above request.

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**SPARKS PLANNING COMMISSION**  
431 Prater Way  
Sparks, NV 89431  
Telephone: 775-353-2340

Pub: 6/22/17

## Crittenden, Ian

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**From:** Rich Casci <rich@srtvn.com>  
**Sent:** Thursday, June 22, 2017 2:22 PM  
**To:** Crittenden, Ian  
**Cc:** Steve Casci; Alvin Casci  
**Subject:** 1455 Deming way

Ian

Following up with our phone conversation I do not think it would be a good idea to issue a conditional use permit for the property located at the south end of 1455 Deming way. In my opinion there is limited parking in this location for the number of vehicles that this business would have at any given time. Our property is located on the east side of Deming way from Greg street to Kleppe Lane. Our employees currently park in the dirt areas on the east side of Deming from Greg street to Kleppe lane. The only places they do not park is next to our driveways where our large trucks up to 115' long need to enter the driveways. We specialize in hauling heavy equipment and have loads that are oversize and sometimes up to 19' wide. Our employees currently park their personal vehicles between the curb and our fence line to keep the street more open to traffic. This makes it so there is no curbside parking on the east side of Deming way.

Greg Street is one of the busiest streets in sparks. This corner is very blind when turning north from Greg street on to Deming way. When our long trucks are making the turn from Greg Street to Deming way children outside getting in and out of cars trying to park along Deming way only poses hazards and slowdowns with traffic on greg street.

Currently our hours of operation are from 4:30am to 11:00 pm with construction in our community being at max capacity. We have trucks working day and night shifts.

I do not think this is a safe place to grant a permit for this type of business in the city of sparks. Please look at this conditional use permit more seriously as the number one goal should be the safety of our children.

Rich Casci  
Sierra Rental and Transport  
1305 Kleppe Ln.  
Sparks, NV 89431-6425  
PH: 775-358-7344  
Fax: 775-358-7341  
Web: www.srtvn.com

## Melby, Karen

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**From:** Rich Casci <rich@srtnv.com>  
**Sent:** Monday, June 26, 2017 4:01 PM  
**To:** Melby, Karen  
**Subject:** FW: 1455 Deming way

**Categories:** Important

Hello Karen

I was following up to make sure Ian received my email as I did not get a response from him. Also I would like to schedule a meeting here on deming way with someone from the city of Sparks prior to the planning commission meeting. Can you let me know if that is a possibility?

Thanks

Rich Casci  
Sierra Rental and Transport  
775-358-7344

---

**From:** Rich Casci  
**Sent:** Thursday, June 22, 2017 2:21 PM  
**To:** 'icrittenden@cityofsparks.us' <icrittenden@cityofsparks.us>  
**Cc:** Steve Casci <steve@srtnv.com>; Alvin Casci <alvin@srtnv.com>  
**Subject:** 1455 Deming way

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Rich Casci  
Sierra Rental and Transport

1305 Kleppe Ln.  
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Web: [www.srtnv.com](http://www.srtnv.com)



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FRANKLIN WAY

FRANKLIN WAY

MEREDITH WAY

EGREST ST