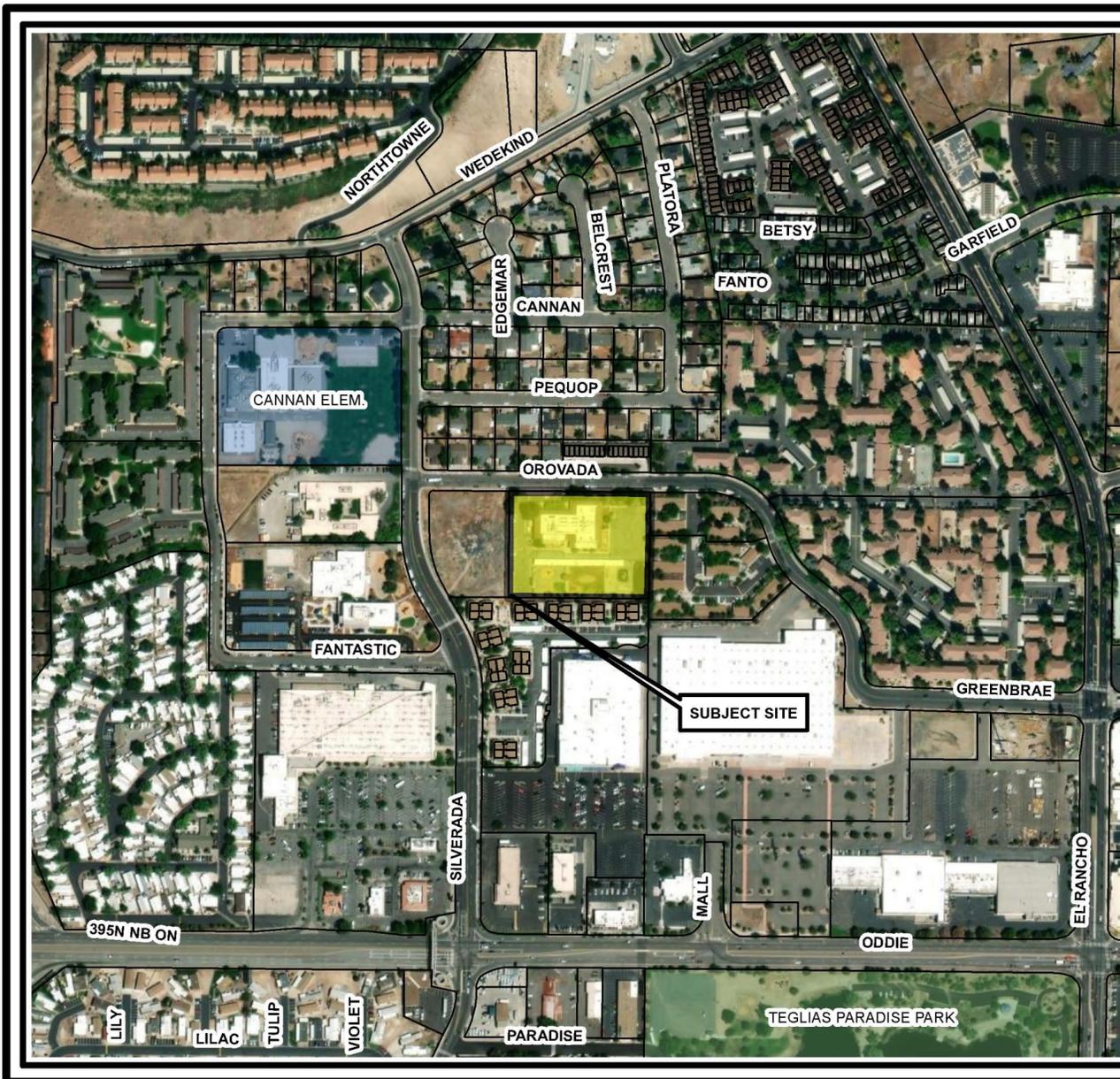


LDC24-00007

(Note-able Music Therapy Services Specific Plan District)

*Reno City Council
December 6, 2023*





AREA MAP

LDC24-00007

(Note-Able Music Therapy Services)

Subject Site ► 



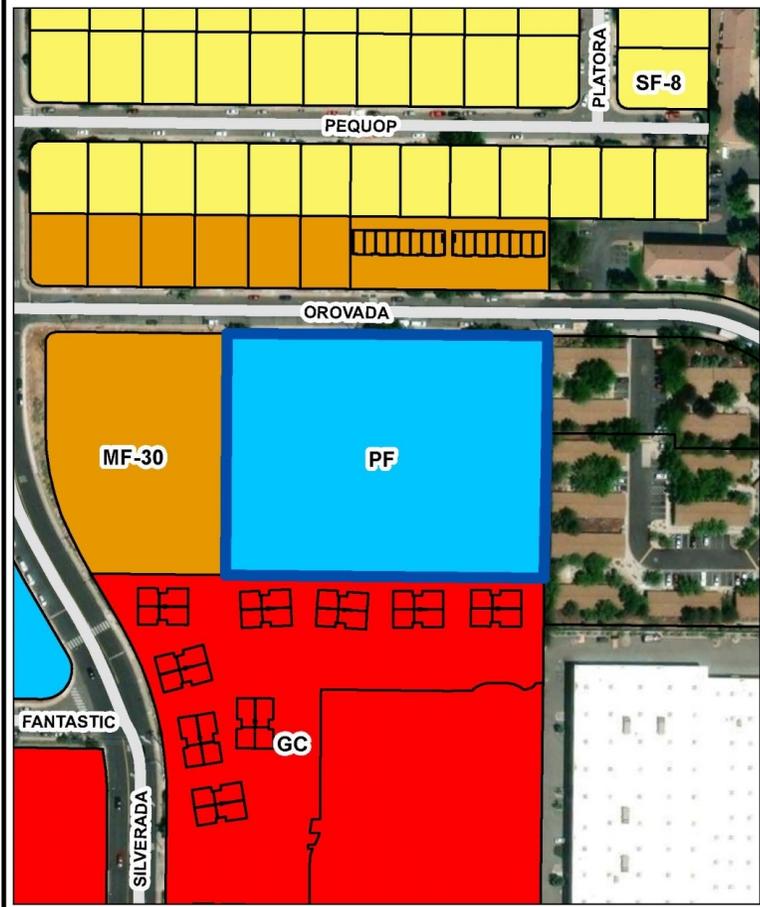
The information hereon is approximate and is intended for display purposes only.
 Date: September 2023
 Scale: 1 inch = 400 feet

Site:

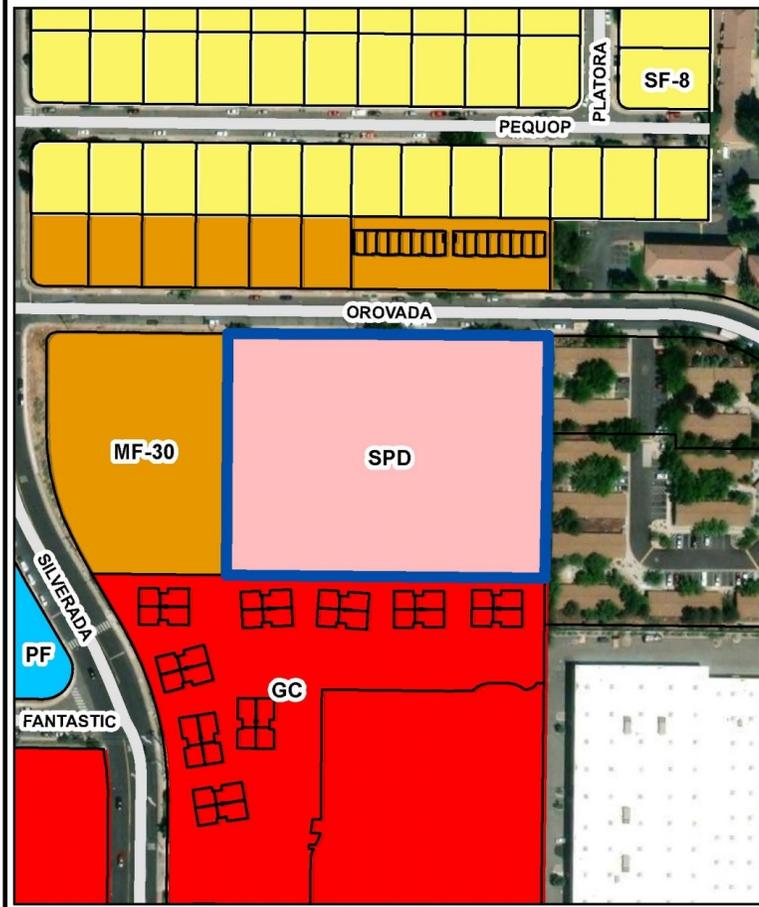
- ±3.0 acre site

ZONING MAP

Existing Zoning: PF Subject Site ▶



Proposed Zoning: SPD Subject Site ▶



Zoning Designations

	SF-8		MF-30		GC		PF		SPD
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Date: August 2023 Scale: 1 inch = 200 feet The information heron is approximate and is intended for display purposes only.

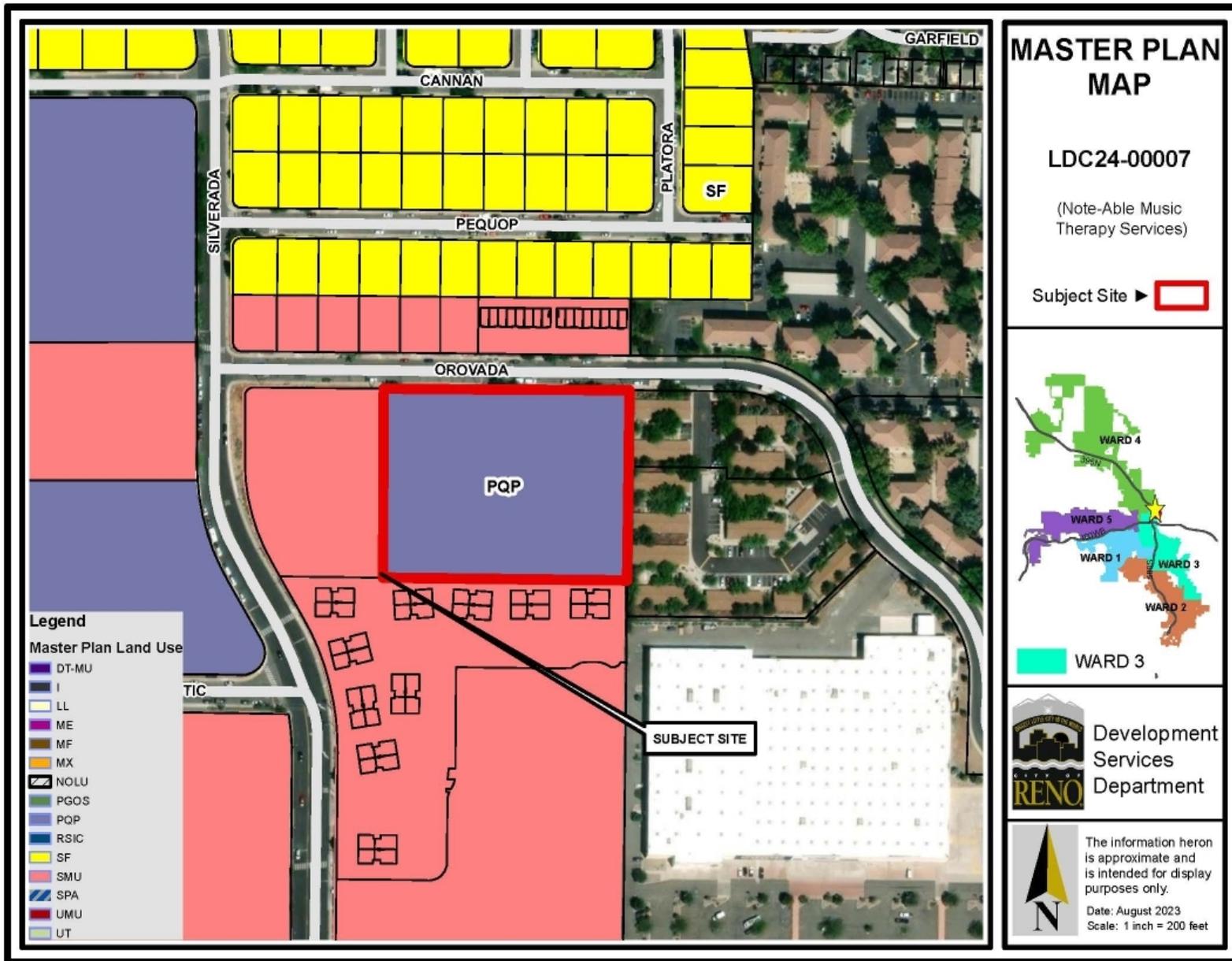
Request:

Zoning Map Amendment

- Public Facilities (PF) zoning district to a Specific Plan District (SPD)

Key Issues:

- Compatibility of the proposed zoning and development standards with surrounding land uses; and
- Conformance with the Master Plan.



Conformance with the Master Plan Land Use Designation:

- Suburban Mixed-Use (PQP)

Conforming Base Zoning Districts:

- MA: Mixed-Use Airport
- PF: Public Facilities
- PGOS: Parks, Greenways, and Open Space
- PUD: Planned Unit Development
- SPD: Specific Plan District

Development Standards are NOT CHANGING

Zoning	PF & Note-able Music Therapy Services SPD
Minimum Setbacks - Front/Side/Rear	10'/5'/10'
Maximum Height	45'
Maximum Stories	3

Allowed Uses

Uses	PF (Proposed Base Zone for SPD)	Note-able Music Therapy Services SPD	Definition
Commercial Kitchen	Not allowed	Allowed	An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. No business consumption of food or beverages is permitted on the premises.
Food Processing or Wholesale Bakery	Not allowed	Allowed	A facility in which food for human consumption is provided in its final form, such as candy, baked goods, tortillas, and ice cream, and the food is distributed to customers on-site or to retailers or wholesalers for resale on or off the premises.
Retail	Not allowed		Uses involving the sale, lease, or rent of new or used products directly to the final consumer for whatever purpose but not specifically or exclusively for the purpose of resale.

Specific Plan District Findings

SPD Findings	Staff Review and Analysis
Conforms with state law NRS Section 278.250(2)	✓ Yes
Conforms with Master Plan	✓ Yes
Meets the intent of the SPD District	✓ Yes
Addresses a unique situation, provides benefit, innovative design, layout, or configuration	✓ Yes

Recommended Motion

I move to uphold the recommendation of the Planning Commission and refer Bill No. _____ for a second reading and adoption.