

- 5.4 Staff Report (For Possible Action - Recommendation to City Council):
Case No. **LDC24-00007 (Note-able Music Therapy Services Specific Plan District)** – A request has been made for a zoning map amendment from the Public Facilities (PF) zoning district to a Specific Plan District (SPD). The ±3.0 acre site is located on the south side of Orovada Street approximately ±285 feet east of its intersection with Silverada Boulevard (2590 Orovada Street). The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP).
[Ward]

**PLANNING COMMISSION
STAFF REPORT**

Date: October 18, 2023

To: Reno City Planning Commission

Subject: Staff Report (For Possible Action - Recommendation to City Council): Case No. LDC24-00007 (Note-able Music Therapy Services Specific Plan District) – A request has been made for a zoning map amendment from the Public Facilities (PF) zoning district to a Specific Plan District (SPD). The ±3.0 acre site is located on the south side of Orovada Street approximately ±285 feet east of its intersection with Silverada Boulevard (2590 Orovada Street). The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP).

From: Leah Piccotti, Associate Planner

Ward #: 3

Case No.: LDC24-00007 (Note-able Music Therapy Services SPD)

Applicant: Note-able Music Therapy Services

APN: 026-284-23

Request: **Zoning Map Amendment:** From the Public Facilities (PF) zoning district to Note-able Music Therapy Services Specific Plan District (SPD).

Location: See Case Maps (**Exhibit A**)

Proposed Motion: Based upon compliance with the applicable findings, I move to recommend that City Council approve the zoning map amendment by ordinance.

Summary: The applicant is requesting to convert the property from the PF zoning district to a SPD to allow commercial food service companies to house their kitchen operations in the buildings' existing commercial kitchen. The SPD will retain the PF zoning as the base district with only the addition of allowed commercial kitchen uses. No additional uses or buildings are proposed. Key issues related to the request consist of: 1) compatibility of the proposed zoning and development standards with surrounding land uses; and 2) conformance with the Master Plan. Staff can make all of the findings and recommends approval of the zoning map amendment.

Background: The site was developed as an AT&T office building in 1973. In 2005, High Desert Montessori acquired the property and the City Council converted the master plan land use designation from Northeast Neighborhood Plan/Office to Public Facility and the zoning district from Professional Office (PO) to PF to allow for a primary school. High Desert Montessori outgrew the location and Note-able Music Therapy Services (NMTS) moved into the property during 2021 and purchased the property in early 2022.

Discussion: The PF zoning district is intended to provide for public and quasi-public facilities and services. Primary uses include public institutions, cultural centers, religious institutions, government centers, libraries, hospitals, schools, and utility installations. NMTS operations are considered an office use and are allowed by right in the PF zoning district.

In October 2022, an application for a business license for “baking goods like biscotti bread, pies, making of toffees, catering of main, sides and appetizers and desserts & craft sales” at the site was denied because the PF zoning district does not allow for any commercial Food and Beverage uses. In discussions with staff, it was determined that the only way to allow NMTS to rent out their commercial kitchen, without a master plan amendment, would be to rezone the property to an SPD.

Analysis:

Existing and Proposed Buildings and Site Uses: The ±3.0 acre parcel is developed with a 17,736 square foot primary school building, mature landscaping, parking areas on either side of the building, a covered parking solar array, a gazebo, and a playground (**Exhibit B**). Proposed improvements include interior renovations including accessibility enhancements, ten sound-attenuated program spaces, an indoor auditorium, a board room, a breakroom, four offices with kitchenettes, and five bathrooms (**Exhibit C**). Approximately 2,400 square feet of office space and the ±1,000 square foot commercial kitchen will not be utilized by NMTS. It is the intent of the applicant to rent out the unutilized space.

Development Standards: SPD districts are intended to facilitate targeted variations from the uses and standards of a base zoning designation in a manner that is most compatible with surrounding land uses. The proposed Note-able Music Therapy Services SPD utilizes the PF base zoning designation in all respects other than the allowance of a Commercial Kitchen and/or Food Processing or Wholesale Bakery. These uses will only allow for food to be prepared onsite and then transported and served offsite (**Exhibit D**). Potential uses could include a food truck or a catering service. No retail is permitted onsite. The standards included in the handbook are specific and provide assurance that future use and/or renovation/redevelopment of the site will follow near identical forms to what has existed on the property. The handbook provides for little flexibility in design and development standards as the property will function no differently than it has for many

years. The location of existing buildings, sidewalks, and parking areas will remain unchanged. Development standards for the proposed SPD mirror that of the base PF zoning district noted in the table below.

Zoning	PF (Proposed Base Zone for SPD)	Note-able Music Therapy Services SPD
Minimum Setbacks - Front/Side/Rear	10'; 5'; 10'	10'; 5'; 10'
Maximum Height	45'	45'
Maximum Stories	3	3

Land Use Compatibility: Land uses surrounding the site consist of residential uses on all sides. The land uses surrounding the site are summarized in the table below.

Adjacent Properties		
	Zoning	Use
North	MF-30	Townhomes, Single-Family Residences
East	MUD (Sparks)	51 Unit Apartment Complex
South	GC	Condominiums
West	MF-30	40 Unit Apartment Complex (currently being developed)

With the SPD development and operational standards proposed, the zone change from PF to SPD appears consistent and compatible with the existing land uses and zoning of the properties in the immediate vicinity.

Traffic, Access and Circulation: The subject site is accessed from Carville Drive and Arnold Drive. All access and circulation concerns were addressed with the development of the site.

Master Plan Conformance: The subject site has a Master Plan land use designation of Public/Quasi-Public (PQP) and is located within the Central Neighborhoods per the Structure Plan Framework of the Reno Master Plan. The zoning map change to SPD is in substantial conformance with the Master Plan land use designation and the following applicable Master Plan goals and policies:

- Guiding Principle 1.2C: Existing Businesses
- Guiding Principle 1.4A: Barriers
- Guiding Principle 2.2B: Underutilized Properties
- Guiding Principle 4.4D: Mix of Uses

Public and Stakeholder Engagement: The project was reviewed by various City divisions and partner agencies. Courtesy notices were sent out to surrounding property owners. The applicant attended the September Ward 3 Neighborhood Advisory Board (NAB). No comments from the public or NAB members have been received. Future comments will be forwarded to the Planning Commission.

Findings:

General Review Criteria and Considerations: The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
 - a. Shall weigh competing plan goals, policies, and strategies; and
 - b. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.
- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission.
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all of the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project, and shall not depend on subsequent phases for those improvements.

Zoning Map Amendment: All applications for zoning map amendments shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with the provisions of NRS 278.250(2) (outlined below):

The zoning regulations must be adopted in accordance with the master plan for land use and be designed:

- a. To preserve the quality of air and water resources;
- b. To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;

- c. To consider existing views and access to solar resources by studying the height of new buildings which will cast shadows on surrounding residential and commercial developments;
- d. To reduce the consumption of energy by encouraging the use of products and materials which maximize energy efficiency in the construction of buildings;
- e. To provide for recreational needs;
- f. To protect life and property in areas subject to floods, landslides and other natural disasters;
- g. To conform to the adopted population plan, if required by NRS 278.170;
- h. To develop a timely, orderly and efficient arrangement of transportation and public facilities and services, including public access and sidewalks for pedestrians, and facilities and services for bicycles;
- i. To ensure that the development on land is commensurate with the character of the physical limitations of the land;
- j. To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;
- k. To promote health and the general welfare;
- l. To ensure the development of an adequate supply of housing for the community, including the development of affordable housing;
- m. To ensure the protection of existing neighborhoods and communities, including the protection of rural preservation neighborhoods;
- n. To promote systems which use solar or wind energy;
- o. To foster the coordination and compatibility of land uses with any military installation in the city, county or region, taking into account the location, purpose and stated mission of the military installation.

(2) The amendment is in substantial conformance with the Master Plan.

Rezoning to Specific Plan District (SPD): All applications for zoning map amendments to SPD shall meet the approval criteria in Section 18.08.304(e), *Approval Criteria Applicable to all Applications*, and the following findings:

- (1) The amendment, together with changed components of the Title, promotes, or does not conflict with, the provisions of NRS Section 278.250(2);
- (2) The amendment is in substantial conformance with the Master Plan;
- (3) The SPD Handbook is consistent with the purpose of the SPD District (Section 18.02.506); and
- (4) The SPD Handbook addresses a unique situation, provides substantial benefit to the City, or incorporates innovative design, layout, or configuration resulting in quality over what could have been accomplished through strict application of a base zoning district.

Attachments:

Exhibit A. Case Maps

Exhibit B. Existing and Proposed Site Plan

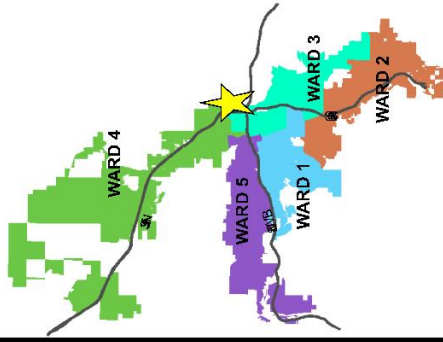
Exhibit C. Existing and Proposed Floor Plan

Exhibit D. Note-able Music Therapy Services SPD

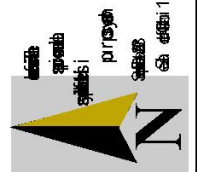
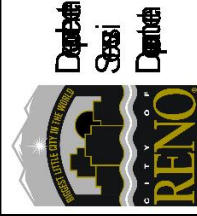
AREA MAP



(Note-Able Music Therapy Services)



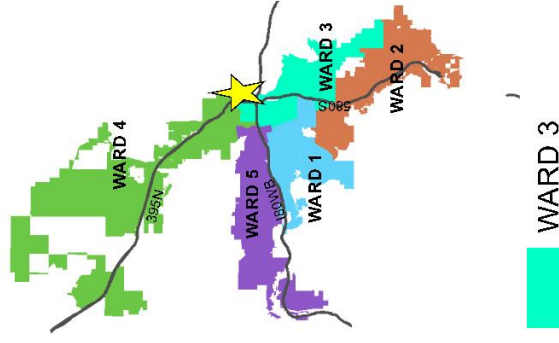
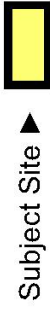
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VICINITY MAP

LDC24-00007

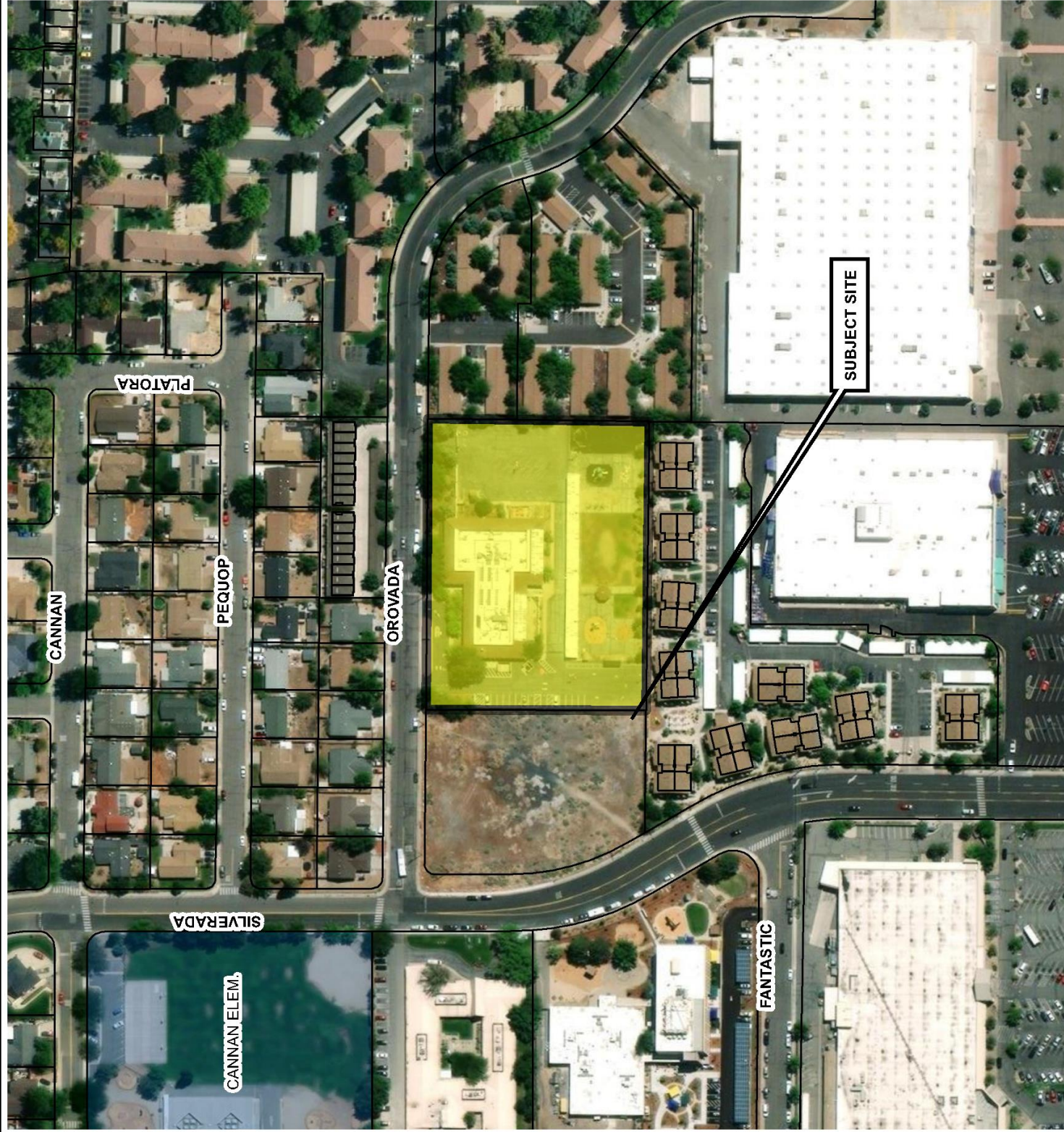
(Note-Able Music
Therapy Services)



Development
Services
Department




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is approximate and
is intended for display
purposes only.
Date: September 2023
Scale: 1 inch = 200 feet

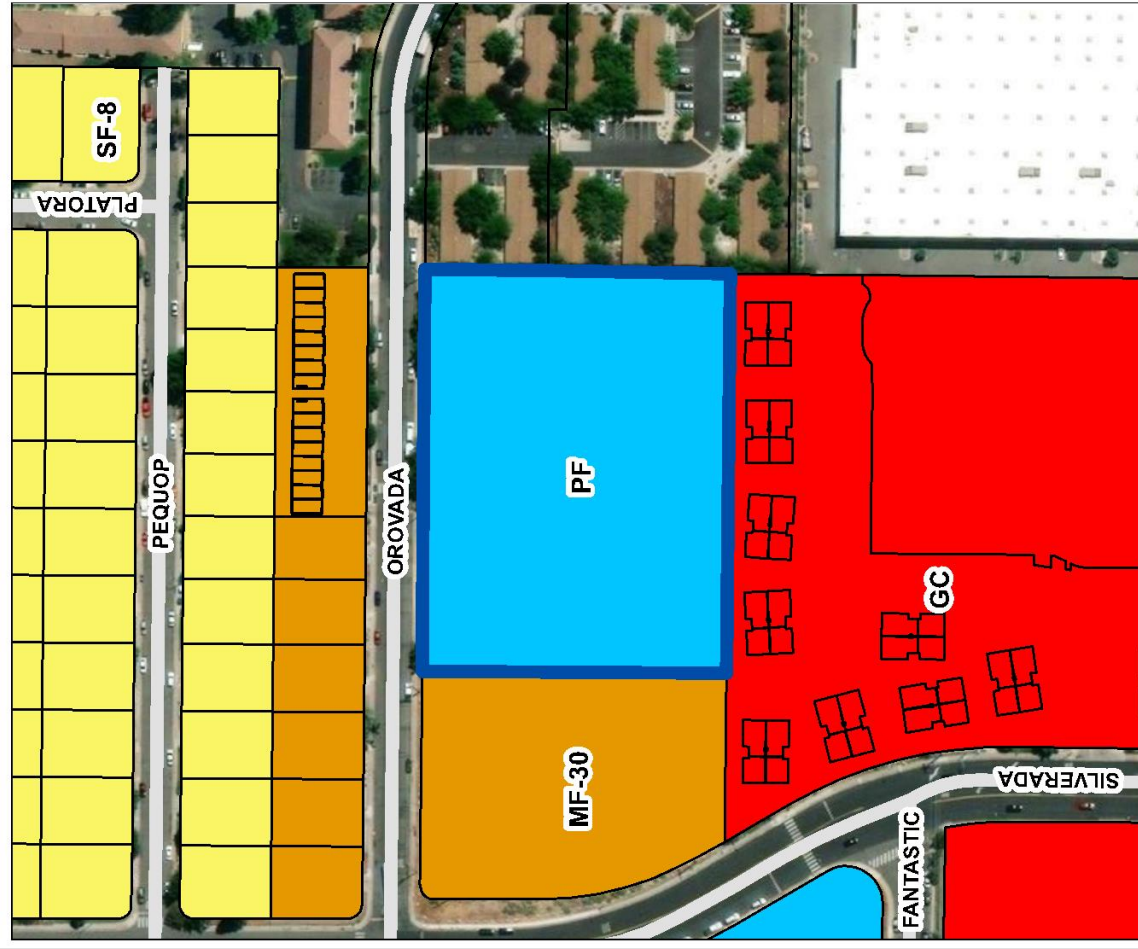


ZONING MAP


LDC24-00007 (Note-Able Music Therapy Services)

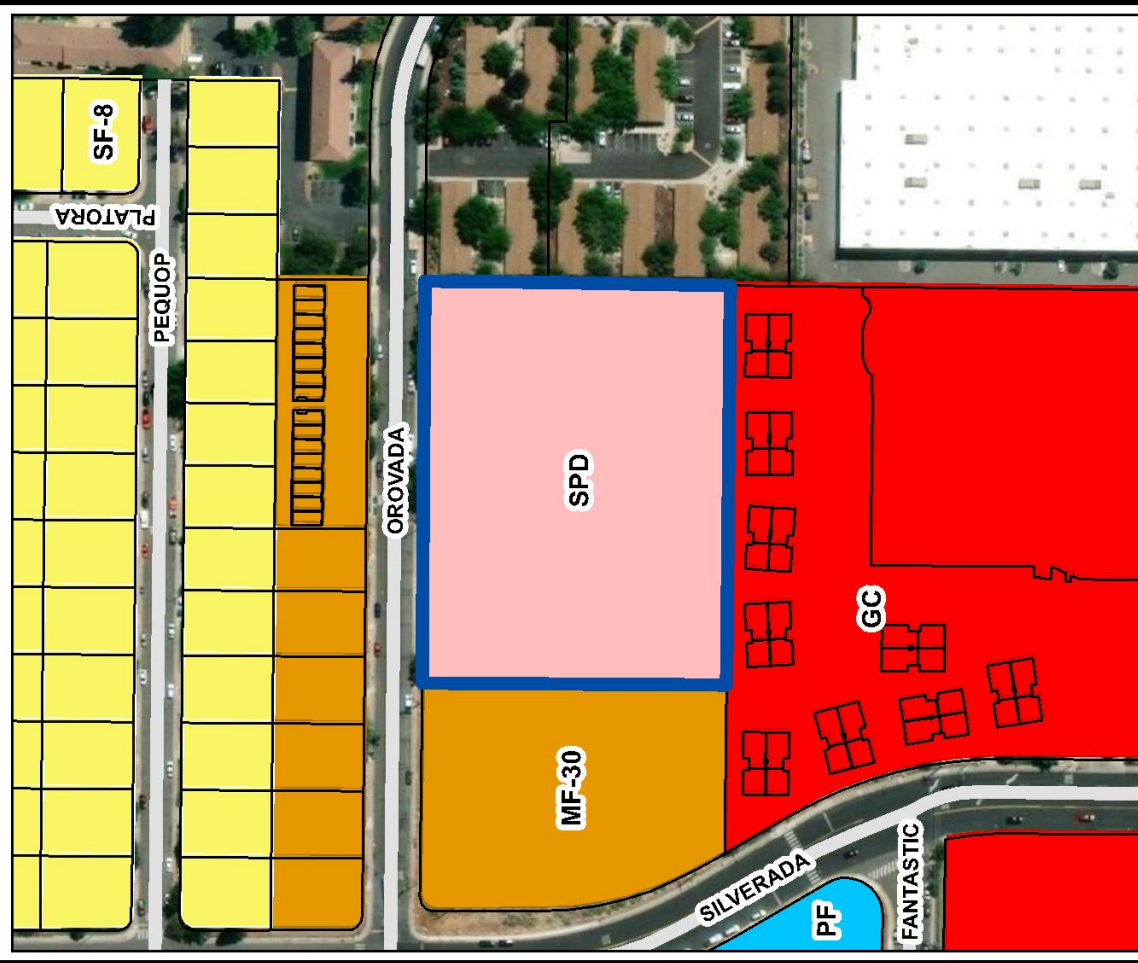
Existing Zoning: PF

Subject Site 



Proposed Zoning: SPD

Subject Site 




Zoning Designations

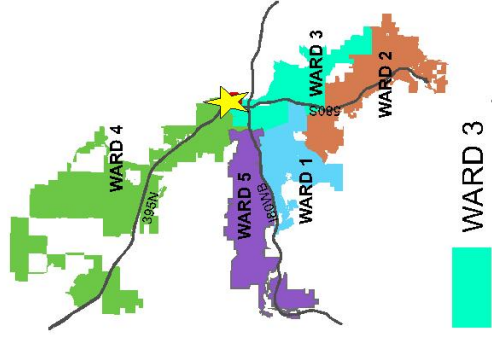


MASTER PLAN MAP

LDC24-00007

(Note-Able Music
Therapy Services)

Subject Site ► 

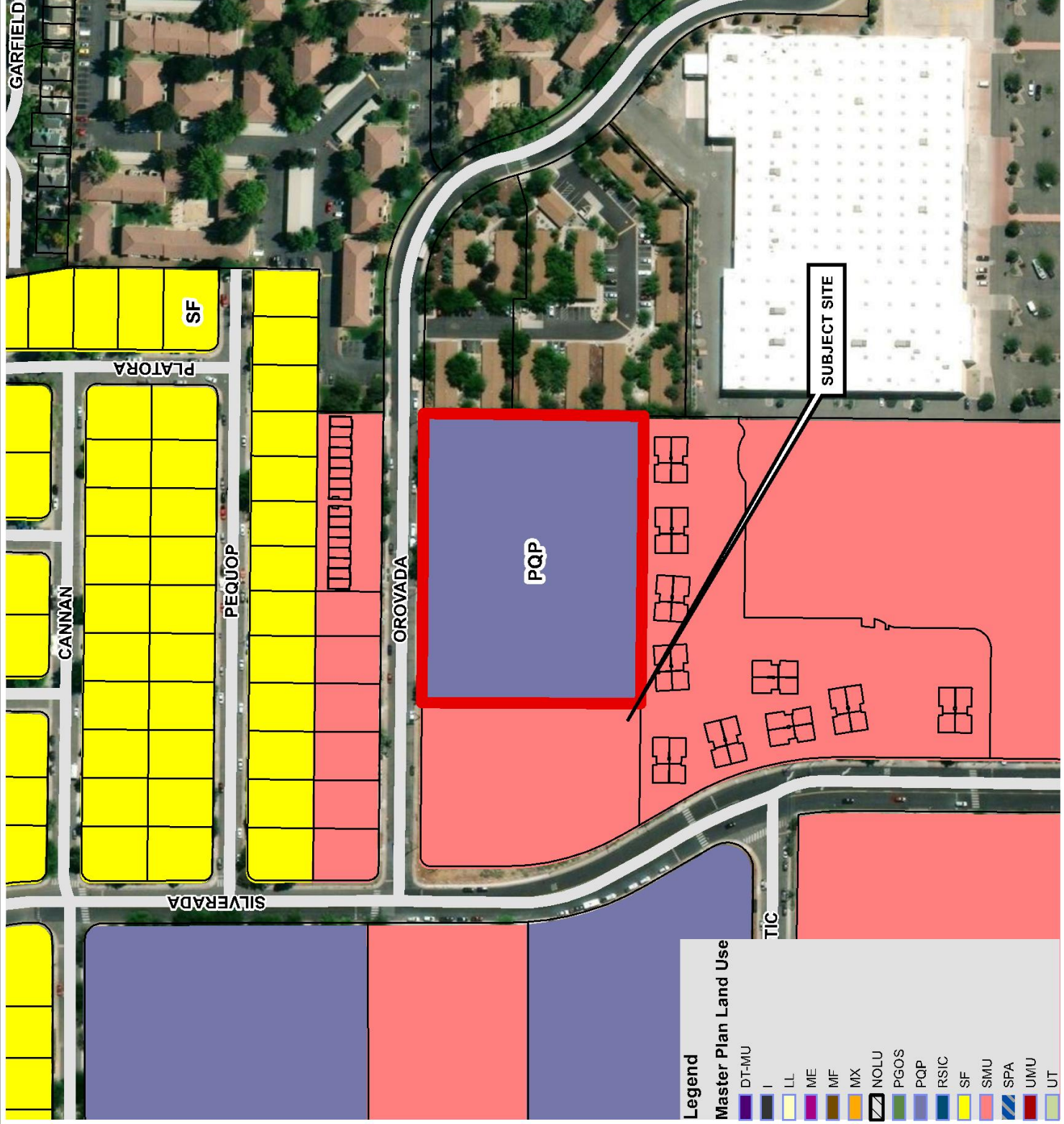


Development
Services
Department



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purposes only.

Date: August 2023
Scale: 1 inch = 200 feet



Legend

Master Plan Land Use

	DT-MU		PQP		RSIC		SF		SMU		SPA		UMU		UT
	I		LL		ME		MF		MX		NOLU		PGOS		PGP

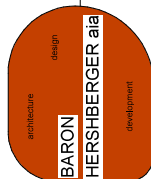
Area Calculation (Proposed)				
Room Number	Room Name	Area	Occupancy Class	Max. Occupants
1	Kids Therapy	511 SF	ED, Other - 50	10
2	Individual Therapy	189 SF	ED, Other - 50	3
3	Individual Therapy	189 SF	ED, Other - 50	3
4	Individual Therapy	189 SF	ED, Other - 50	3
5	Individual Therapy	189 SF	ED, Other - 50	3
6	Administrative Offices	142 SF	Business - 150	2
7	Staff Office	668 SF	Business - 150	5
8	Staff Office	668 SF	Business - 150	5
9	Staff Office	668 SF	Business - 150	5
10	Staff Office	668 SF	Business - 150	5
11	Group	1005 SF	ED, Classroom - 20	47
12	Dance Room	1028 SF	ED, Classroom - 20	47
13	Dance Room	1028 SF	ED, Classroom - 20	47
14	Storage	419 SF	Executive - 50	20
15	Band	697 SF	Assembly - 300	177
16	Storage	419 SF	Assembly - 300	177
17	Break Room	253 SF	ED, Other - 50	1
18	Conference	332 SF	ED, Other - 50	6
19	Conference	332 SF	ED, Other - 50	6
20	Office	485 SF	Business - 150	5
21	Office	485 SF	Business - 150	5
22	Office	485 SF	Business - 150	5
23	Office	485 SF	Business - 150	5
24	Office	485 SF	Business - 150	5
25	Kitchen	352 SF	N/A	
26	Kitchen	352 SF	N/A	
27	Kitchen	352 SF	N/A	
28	Kitchen	352 SF	N/A	
29	Laundry	47 SF	N/A	
30	Laundry	47 SF	N/A	
31	Laundry	47 SF	N/A	
32	Waiting Room	249 SF	Assembly - 300	1
33	Waiting Room	249 SF	Assembly - 300	1
34	Waiting Room	249 SF	Assembly - 300	1
35	Waiting Room	249 SF	Assembly - 300	1
36	Waiting Room	249 SF	Assembly - 300	1
37	Re-2	63 SF	N/A	
38	Re-2	63 SF	N/A	
39	Re-2	63 SF	N/A	
40	Re-2	63 SF	N/A	
41	Re-5	67 SF	N/A	2
42	Re-5	67 SF	N/A	2
43	Re-5	67 SF	N/A	2
44	Re-5	67 SF	N/A	2
45	Re-5	67 SF	N/A	2
46	Re-5	67 SF	N/A	2
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48	Re-5	67 SF	N/A	2
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95	Re-5	67 SF	N/A	2
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98				

Diagram illustrating the layout of a house with various rooms and a legend for symbols used in the plan.

Legend:

- Room Name
- # SF
- Room Area Calc
- North Arrow
- Ceiling Light
- Keynote - See Keynote Legend
- Supply Air Grill
- Return Air Grill
- Ceiling MTD, Smoke & CO Detector
- 274 Surface MTD LED Light
- 264 Recessed Grid LED Fixture
- RECESSED CHUTE
- DOWN DRAFT FAN - SWITCHES SHOWN ON NOTE
- WALL SCIENCE - SEE ELEVATION FOR MOUNTING HEIGHT
- BATHROOM EXHAUST FAN
- Ceiling MTD, RECESSED SPEAKER
- FAN BOX - MTDs/MTDs SUPPORTED
- 272 Recessed 1/4 Solid Ceiling
- Oxygen Board Gas Ceiling
- Dimension Sizing
- 1/4" = 1'-0"

[illegible]



OWNER:
NOTEABLE MUSIC THERAPY SERVICES
2500 Ovada Street
Reno, NV 86502
775-345-5571
notablemusic@gmail.com

ARCHITECT:
BARON HENRY BERGER, AIA
319 CHENEY STREET
Reno, NV 86502
775-345-5571
baronhenryberger@gmail.com

MECHANICAL ENGINEERS:
ELCOTCH ENGINEERING INC.
10507 Double R Blvd
Reno, NV 86521
elcotech@elcotech.com
elcotechengineering.com

ELECTRICAL ENGINEER:
JENSEN ENGINEERING INC.
8652 Gateway Drive Suite A
Reno, NV 86521
jensen@jenseneng.com
people.jenseneng.com

INTERIOR DESIGNER:
WYLLIE SCHOOL FURN.
1777 Willie R Street
Reno, NV 86523
775-345-5571
wyschoolfurn@gmail.com

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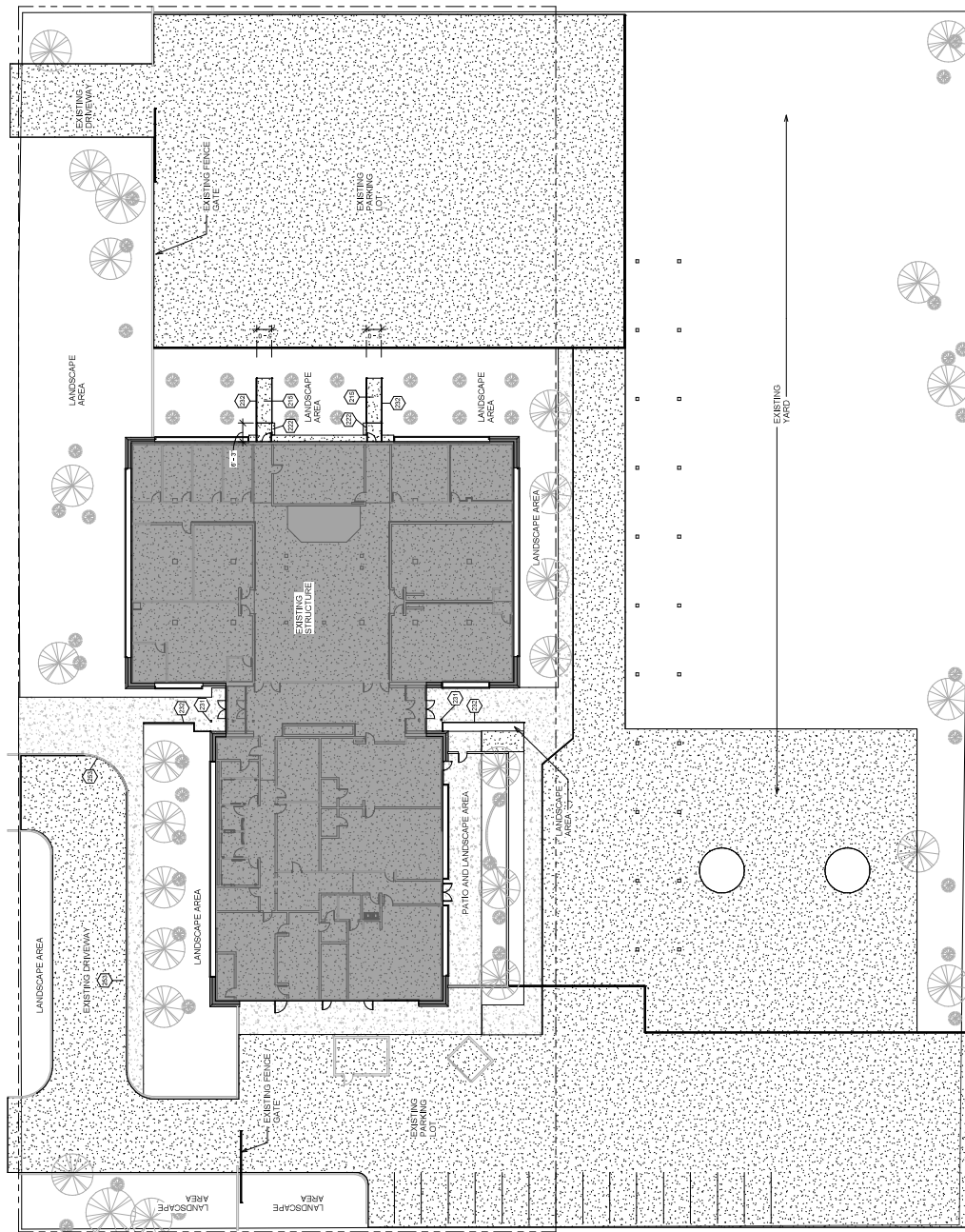
2590 OROVADA
ST. RENO NV
89512
026-284-23

SITE PLAN - PROPOSED

Project Number	Project Number
Date	Issue Date
Drawn By	Author
Checked By	Checker

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cale	$1/16'' = 1'-0''$
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1 Site Plan - Proposed
1/16" = 1'-0"





① Level 1 - Existing
1/8" = 1'-0"

Demolition Notes
1/4" = 1'-0"

Key Value	Keynote Legend
220	Remove wall finish and wall panel in recess, plumb chisel (typical of all walls with new plaster).
234	Remove cobble surface and curb down to grade.
236	Acoustic Wall Panel. Remove all locations including hardware associated. Replace switch plate in girding.
237	Remove "tree sculpture and select groove wood wall panel mounted to wall. Leave smooth prep" or wall prep.
238	Remove flooring and leave in smooth condition.
239	Remove casework upper and lower and counter top.
240	Remove wall finish and wall panel in recess, plumb chisel (typical of all walls with new plaster).
241	Remove wall finish and wall panel in recess, plumb chisel (typical of all walls with new plaster).

Key Value	Keynote Text
201	INTERNAL Wall Hanging. See elevations, provide product cut sheet to owner for approval prior to purchase and install.
202	SPRINKLER COUNTERS AND BOTTLE FILLING. See elevations, provide product cut sheet to owner for approval prior to purchase and install.
215	ACCESSIBILITY. See elevations, provide product cut sheet to owner for approval prior to purchase and install.
216	STAIRS. New Concrete Stairs.
222	STAIRS. New Concrete Stairs.
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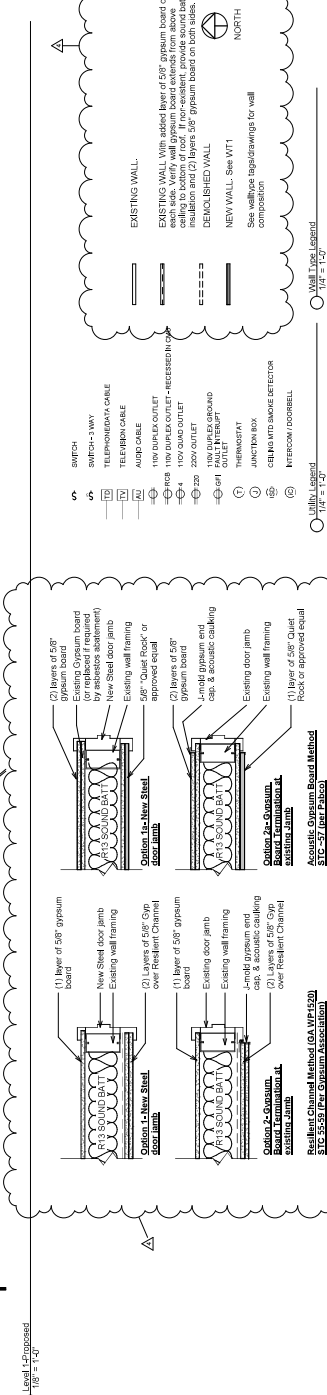
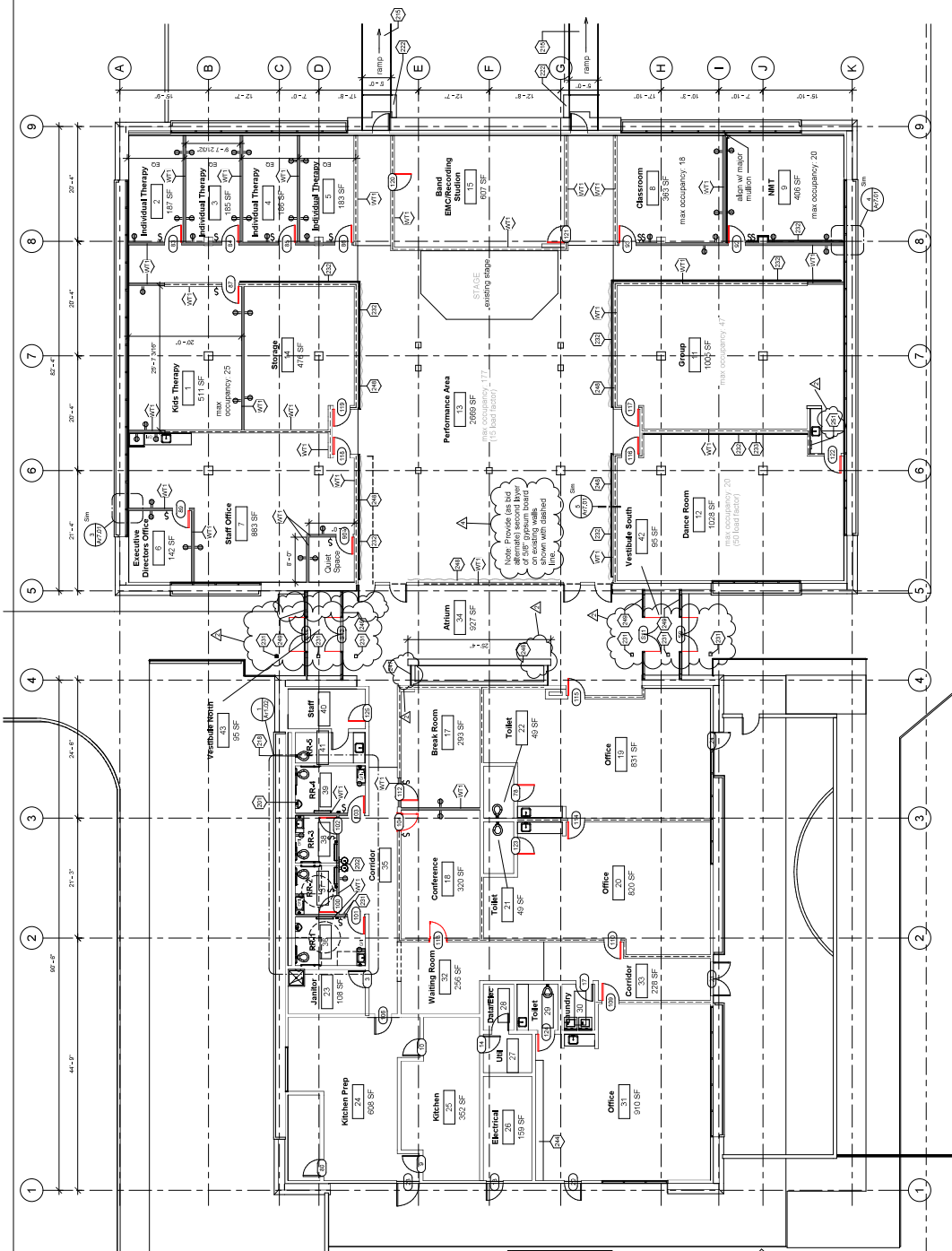
MECHANICAL/ELECTRICAL/PLUMBING NOTES:

- Mechanical/Electrical/Plumbing Plan is for design team. Mechanical/Electrical/Plumbing (MEP) drawings are to be completed by the MEP consultant.
- See (RCP) for ceiling fluorescent approximate locations.
- See Floor Plans for Fire Alarm/Smoke Detector locations.
- All work to be compliant with city of Reno adopted codes and Western county health rules applicable.
- New light fixtures to be LED. Provide submittal for owner approval.
- Contractor to utilize existing system as much as possible to save time and money.
- Provide 1/2" air gap between water supply and drain completion and have light prints.

MECHANICAL/ELECTRICAL/PLUMBING NOTES:

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M.E.P. Notes
1/4" = 1'-0"



M.E.P. Notes
1/4" = 1'-0"

**BARON
HERSBERGER AIA**

architecture
design
development

OWNER:
NOTABLE MUSIC THERAPY SERVICES
RENO, NV 89512
775-324-5221

ARCHITECT:
BARON HERSBERGER AIA
508 CHENEY STREET
RENO, NV 89502
baron@hershbergeraia.com
775-324-5221

MECHANICAL ENGINEER:
ECHANICAL ENGINEERING
775-403-1131
eengineering@hershbergeraia.com
RENO, NV 89521

ELECTRICAL ENGINEER:
ELECTRICAL ENGINEERING
775-403-1131
eengineering@hershbergeraia.com
RENO, NV 89521

LANDSCAPE ARCHITECT:
LANDSCAPE ARCHITECTURE
775-403-1131
larchitect@hershbergeraia.com
RENO, NV 89521

**2590 OROVADA
ST. RENO NV
89512
026-284-23**

**FLOOR PLAN-
PROPOSED**

Project Number: _____
Issue Date: _____
Architect: _____
Architect: _____

Project Number: _____
Issue Date: _____
Architect: _____
Architect: _____

Ar1.00

Scale: As indicated



Specific Plan District Handbook

Prepared by
Note-Able Music Therapy Services
2590 Orovada Street



Note-able Music Therapy Services
Development Standards Handbook

Notice is given that the Development Standards Handbook for the Note-able Music Therapy Services Specific Plan District was approved by the Reno City Council on _____, 2023. A copy of the certified handbook is attached hereto and incorporated herein.

Dated this _____ day of _____, 2023

Name: _____

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On this _____ day of _____, 2023, before me, a Notary Public personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed this instrument.

(seal) Notary



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INTRODUCTION

Project Location

NMTS is located at 2590 Orovada Street, Reno, NV 89512. The parcel number is #026-284-23 and is 3.0 acres in size. The building was previously the home of High Desert Montessori School and is zoned accordingly as Public Facilities (PF).



Figure 1: Aerial view

Site Description

NMTS is located in a mixed-use neighborhood. The building is over 17,000 square feet on a 3.0 acre parcel. The building houses NMTS' nonprofit programs for adaptive music and music therapy. The renovations plans are described in the NMTS building permit #BLD22-12658E and include:

- Ten sound-attenuated program spaces for music therapy and adaptive music programs
- Indoor auditorium
- Board room
- Shared breakroom
- One staff office with kitchenette

- Three additional offices with kitchenettes and private bathrooms
- Five gender-neutral, individual bathrooms
- Commercial kitchen
- NMTS has yet to finalize plans for renovation of outdoor spaces.

Current Zoning and Surrounding Land Use Designations

The current zoning is Public Facilities (PF) plus commercial kitchen operations. NMTS is adjacent to General Commercial zoning areas on Oddie Boulevard, which are home to large commercial businesses such as Goodwill and Sak-n-Save. In addition, NMTS is near to multi-family housing units, two schools (High Desert Montessori and Rita Cannan Elementary School), and Rosewood Rehabilitation Center. NMTS' parcel is on the City of Reno boundary with Sparks, NV.

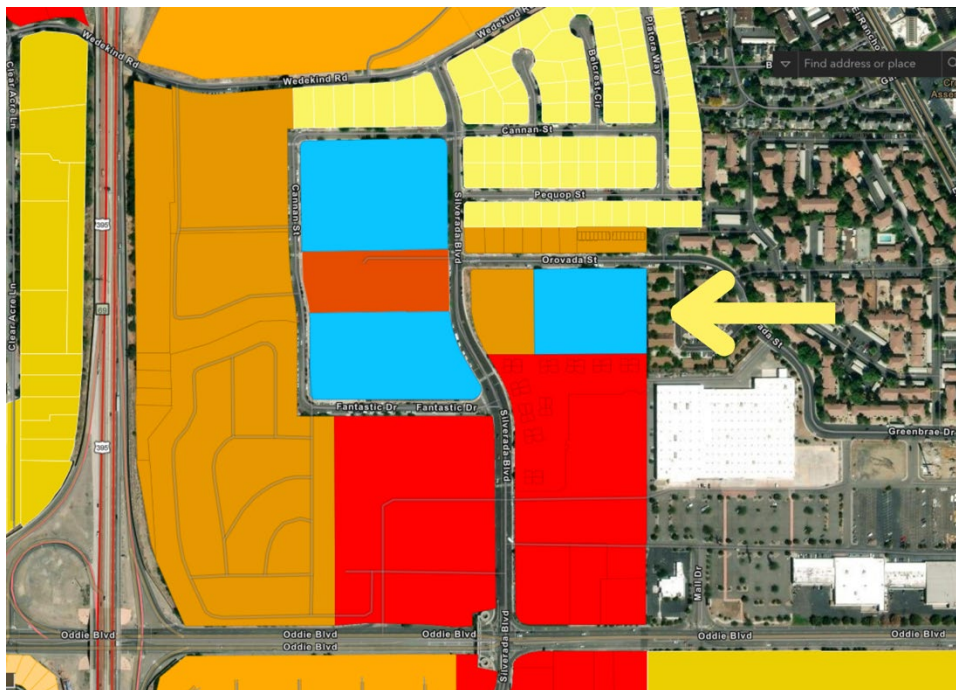


Figure 2: Current Zoning – the blue color designates Public Facilities zoning. The other two parcels with PF zoning are Rita Cannan Elementary School and High Desert Montessori.

DEVELOPMENT STANDARDS

The NMTS SPD allows for both commercial and nonprofit land uses. The plan recognizes the need to properly manage operations and development standards to ensure land use compatibility and incorporates contraol to achieve this.



The standards included in this handbook are meaningful and specific, providing assurances that the current and future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in Reno Municipal Code (RMC), as amended. The Public Facilities (PF) zone standards shall be applied, as modified in this SPD.

Allowed Uses

The SPD establishes specific uses that shall be permitted at the site. These uses have been selected as appropriate for the site and the allowed area.

The uses listed below constitute the allowed uses within the Note-Able Music Therapy Services SPD.

Allowed Uses:

- All the uses allowed within Public Facilities zoning
- Food processing or wholesale bakery
- Commercial kitchen

Design Standards

The NMTS SPD does not require any change to existing PF design standards.

Implementation

Businesses renting space at NMTS will be subject to the licensing procedures required of all related businesses in Reno, under the restrictions and parameters of existing PF zoning.