

BILL NO. 7253

ORDINANCE NO. ____

ORDINANCE TO AMEND TITLE 18, CHAPTER 18.02 OF THE RENO MUNICIPAL CODE, ENTITLED "ZONING," REZONING A ± 3.0 ACRE SITE LOCATED ON THE SOUTH SIDE OF OROVADA STREET APPROXIMATELY ± 285 FEET EAST OF ITS INTERSECTION WITH SILVERADA BOULEVARD FROM PUBLIC FACILITIES (PF) TO A SPECIFIC PLAN DISTRICT (SPD); TOGETHER WITH MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. Chapter 18.02 of the Reno Municipal Code is hereby amended by adding thereto a new section to be known as Section 18.02.102(b).1442 relating to a ± 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), and more particularly described in the attached "Legal Description," and rezoning said property from Public Facilities (PF) zoning district to a Specific Plan District (SPD), the same to read as follows:

Sec. 18.02.102(b).1442. The zoning of the City of Reno as heretofore established is hereby amended in the manner shown on the map labeled Case No. LDC24-00007, thereby changing the use of land indicated therein, relating to a ± 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), and more particularly described in the attached "Legal Description," and rezoning said property from Public Facilities (PF) zoning district to a Specific Plan District (SPD).

SECTION 2. This Ordinance shall be in effect from and after its passage, adoption and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 3. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno Gazette Journal, a newspaper printed and published in the City of Reno.

CASE NO. LDC24-00007 (Note-able Music Therapy Services Specific Plan District)
APN NO. 026-284-23

PASSED AND ADOPTED this ____ day of _____, ____, by the following vote of the Council:

AYES: _____

NAYS: _____

ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, ____.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

LEGAL DESCRIPTION

All that certain real property situate in the City of Reno, County of Washoe, State of Nevada, described as follows:

PARCEL 1:

All that portion of the Northeast 1/4 of Section 6, Township 19 North, Range 20 East, M.D.B.&M., being more particularly described as follows:

BEGINNING at the Southeast corner of Orovada Street as shown on the Amended Plat of Lots "A" and "B", Lots 1 through 15 and Lots 56 through 70, Inclusive, Silverada North Subdivision Unit No.1, Tract Map No. 1010, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 15, 1966, as File No. 65778, Official Records;

Thence South 00°10' East, 318.00 feet;
Thence South 89°50' West, 274.00 feet;
Thence North 00°10' West, 318.00 feet to the south line of Orvada Street;
Thence along same North 89°50' East, 274.00 feet to the **POINT OF BEGINNING**.

PARCEL 2:

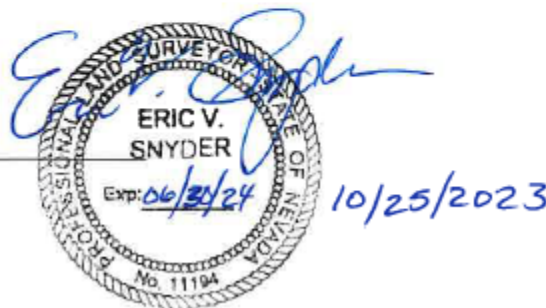
All that portion of the Northeast 1/4 of Section 6, Township 19 North, Range 20 East, M.D.B.&M., being more particularly described as follows:

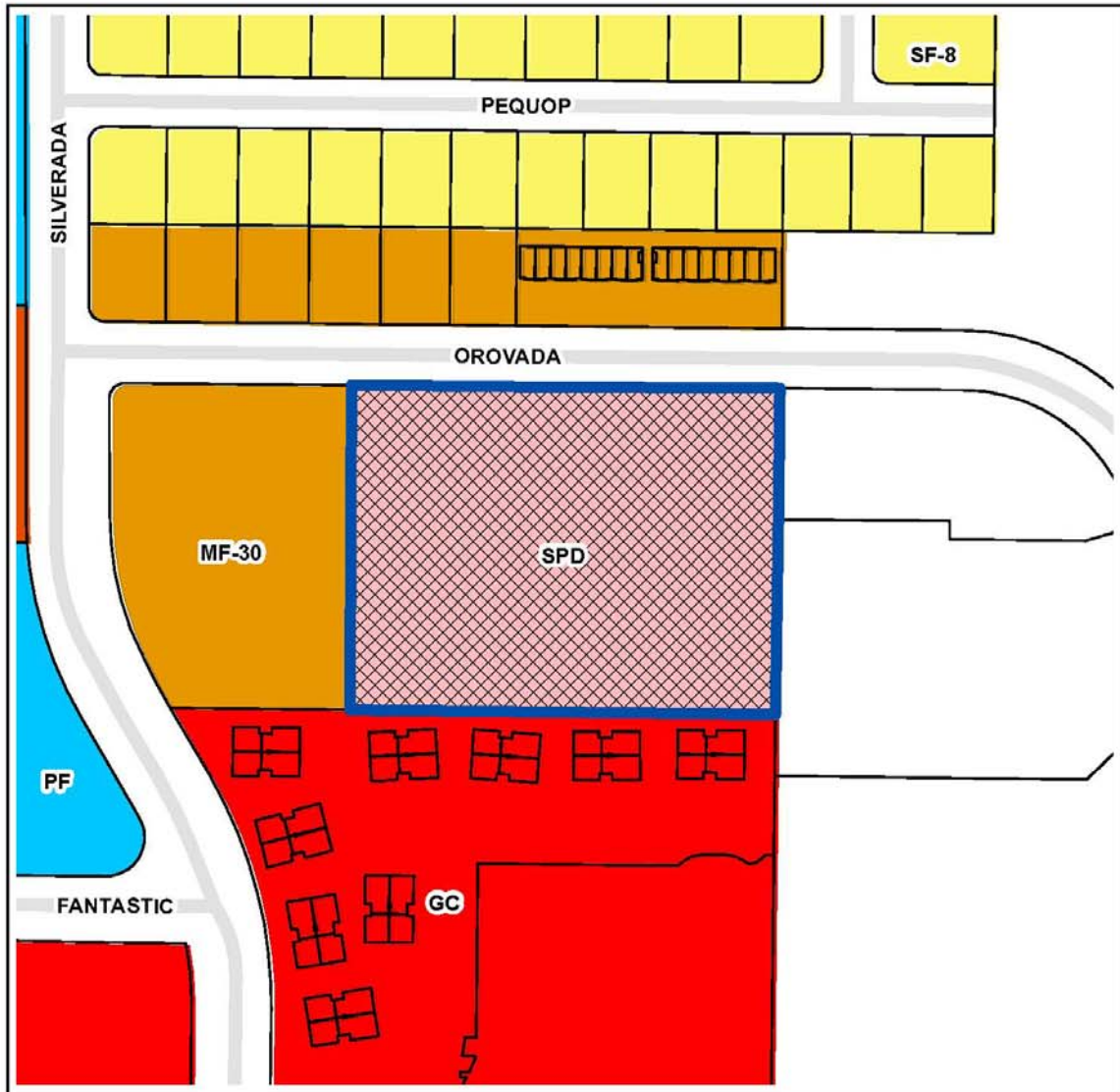
COMMENCING at the Southeast corner of Orovada Street as shown on the Amended Plat of Lots "A" and "B", Lots 1 through 15 and Lots 56 through 70, Inclusive, Silverada North Subdivision Unit No.1, Tract Map No. 1010, according to the map thereof, filed in the Office of the County Recorder of Washoe County, State of Nevada, on July 15, 1966, as File No. 65778, Official Records;

Thence along the South line of said Orovada Street South 89°50'00" West, 274.00 feet, to the **POINT OF BEGINNING**;
Thence continuing South 89°50'00" West, 137.02 feet;
Thence South 00°10'00" East, 318.00 feet;
Thence North 89°50'00" East, 137.02 feet;
Thence along same North 00°10'00" West, 318.00 feet to the **POINT OF BEGINNING**.


Said Parcels contain a combined area of approximately 3.00 acres.

Eric V. Snyder, PLS 11194
CFA Inc.
1150 Corporate Blvd.
Reno, NV 89502





LDC24-00007 (Note-Able Music Therapy Services)

 ZONING MAP AMENDMENT
FROM | ±3 Acres of PF
TO | ±3 Acres of SPD



0 0.01 0.02 0.04
Miles

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department.



Development Services
Department

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: August 2023



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.

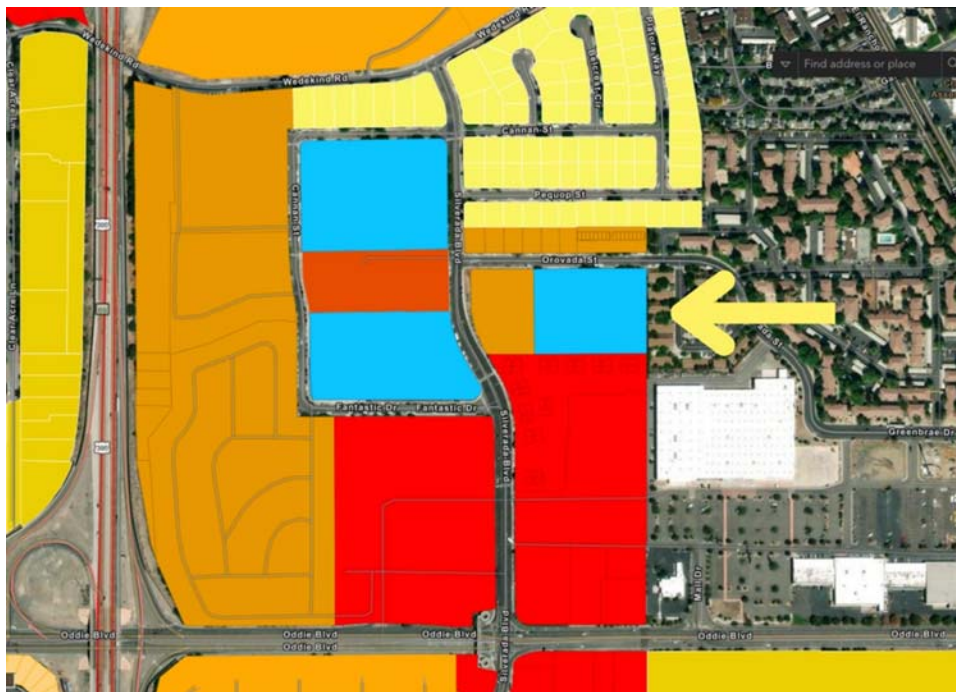


Figure 2: Current Zoning – the blue color designates Public Facilities zoning. The other two parcels with PF zoning are Rita Cannan Elementary School and High Desert Montessori.

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.