

## STAFF REPORT

---

**Date:** January 17, 2024

**To:** Mayor and City Council

**Thru:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Adoption – Bill No. 7253 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

**Department:** Development Services - Planning

---

### **Summary:**

The attached ordinance amends the zoning map from the Public Facilities (PF) zoning district to a Specific Plan District (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 development standards are proposed. Staff recommends adoption of the attached ordinance.

### **Alignment with Strategic Plan:**

Economic and Community Development

### **Previous Council Action:**

December 6, 2023 - Council approved the first ordinance reading:

Ayes: Brekhus, Reese, Taylor, Martinez, Duerr, Ebert

Nays: None

Absent: Schieve

### **Financial Implications:**

None at this time.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Recommendation:**

Staff recommends Council adopt the zoning map amendment by Ordinance.

**Proposed Motion:**

I move to adopt Ordinance No. \_\_\_\_\_

**Attachments:**

Ordinance

Case Maps