

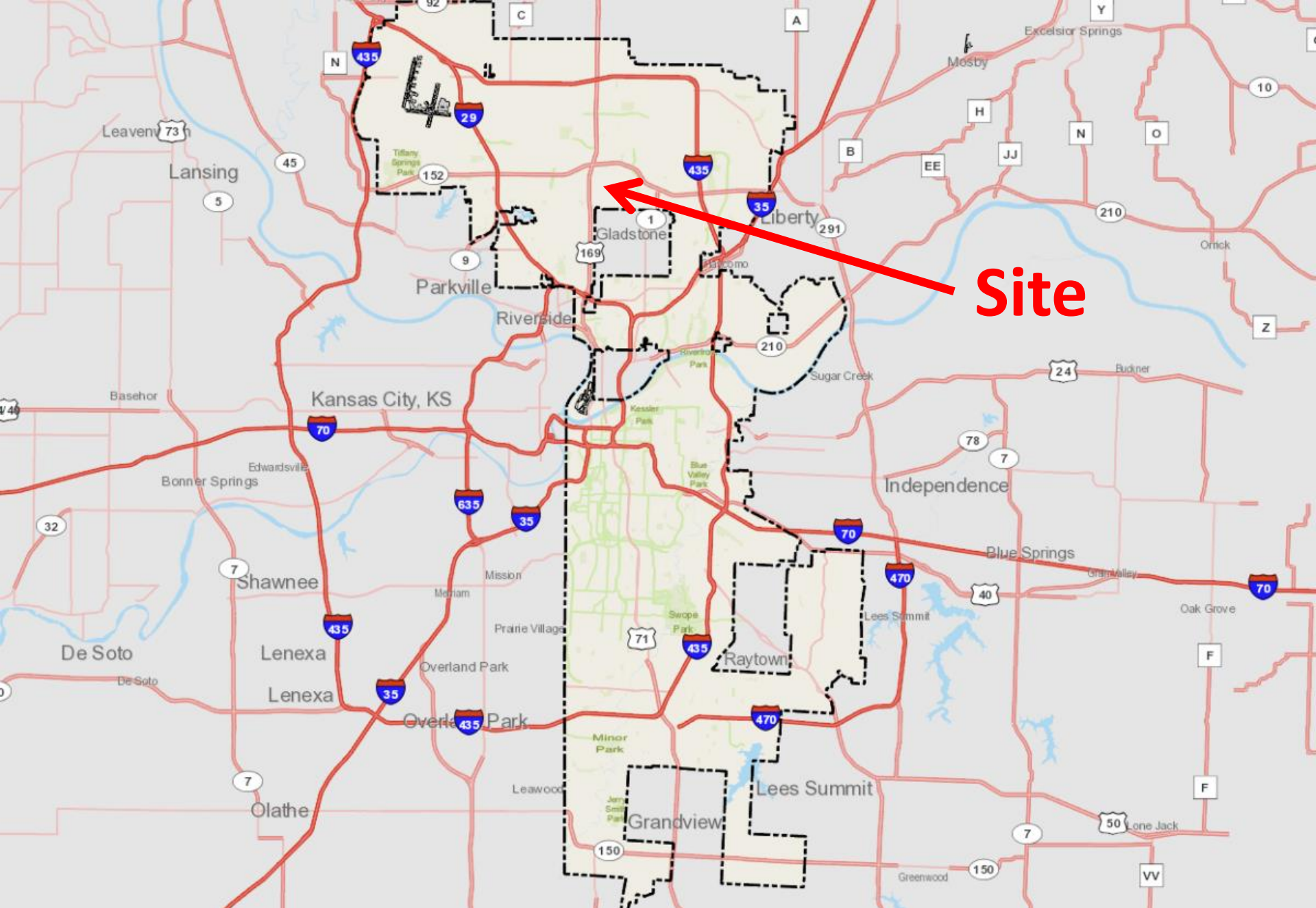
Docket # 3.1, 3.2

Case No. CD-CPC-2021-00187
Rezoning without plan

CD-CPC-2021-00188
Area Plan Amendment

Healing Hands on N Oak



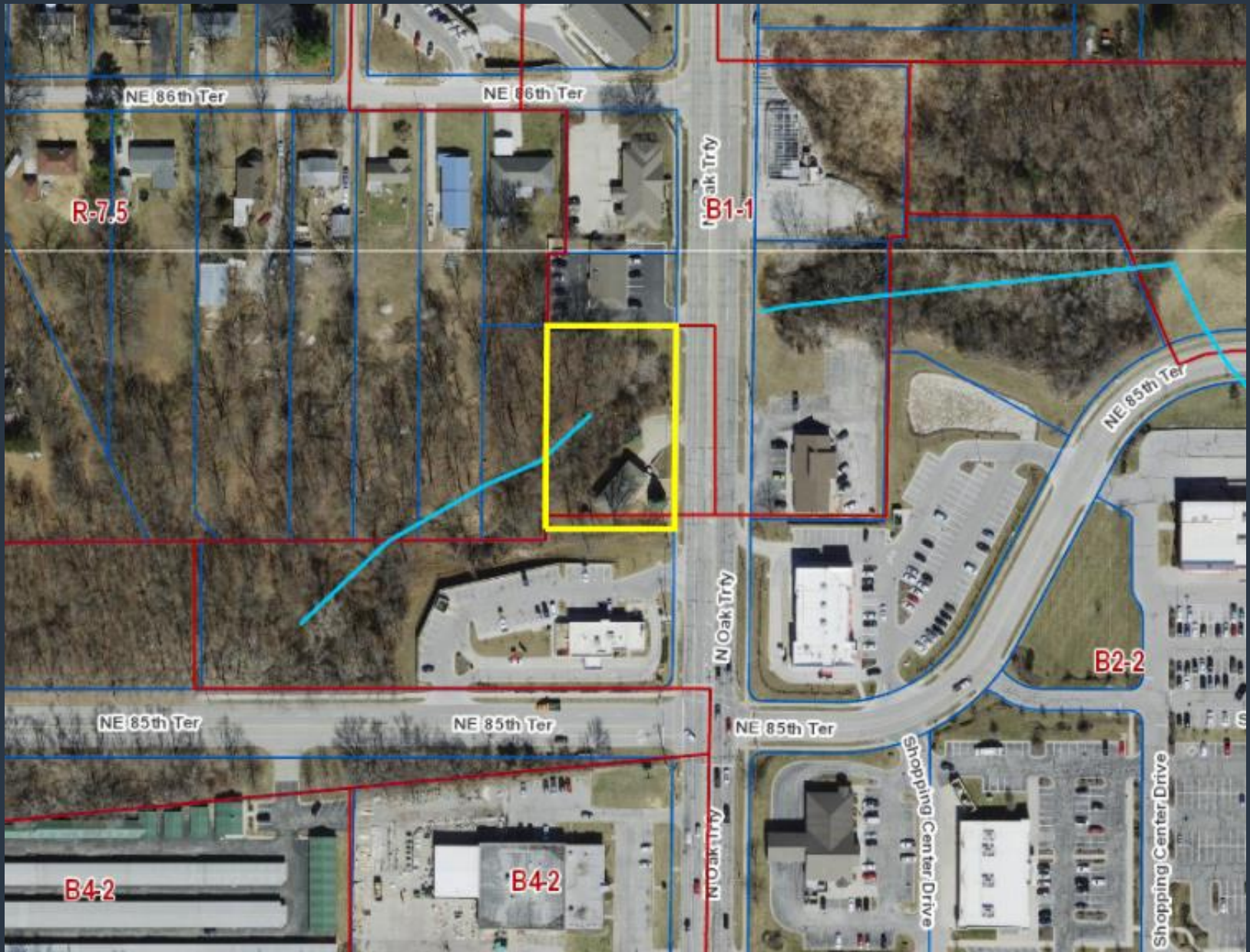


Site

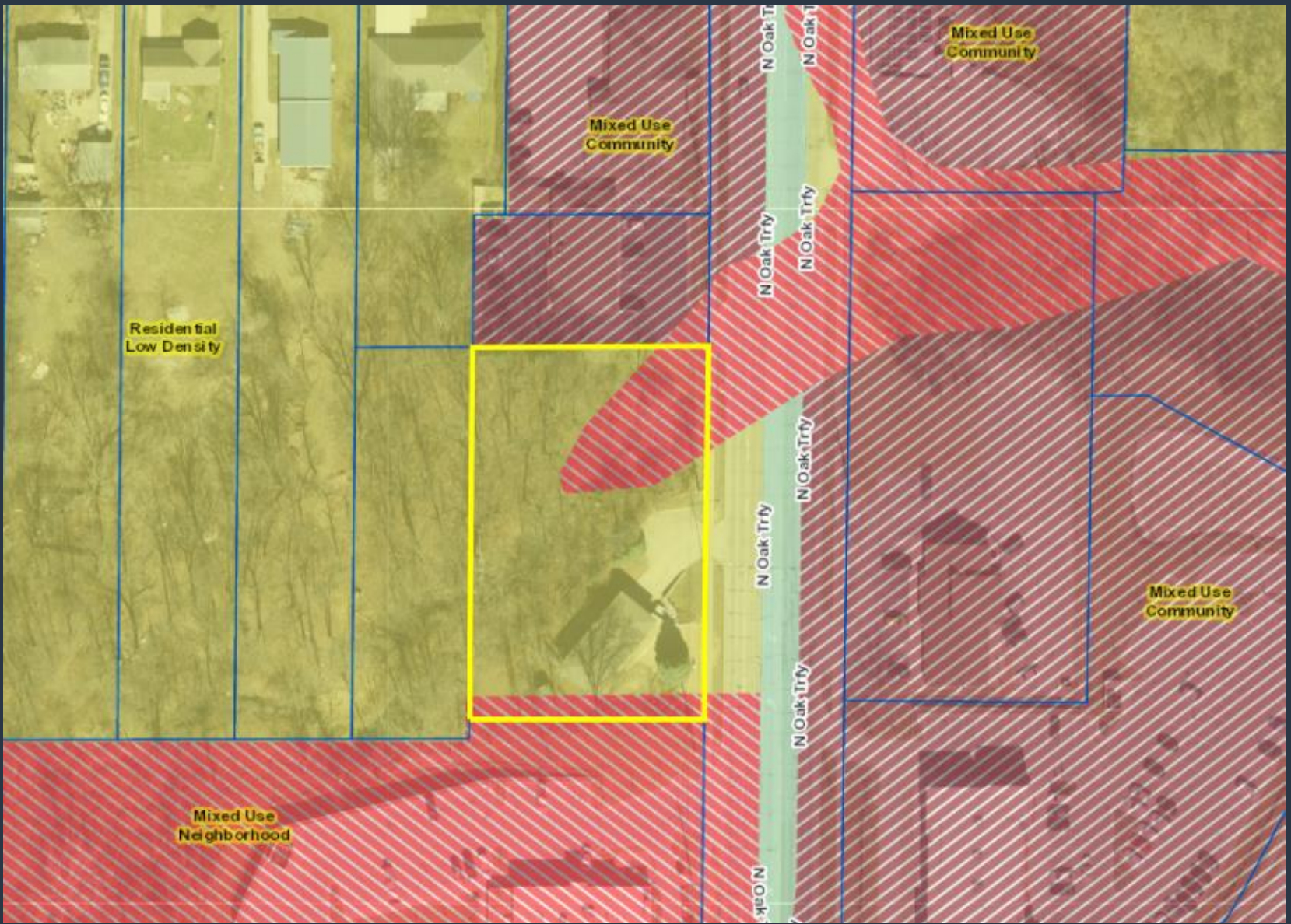




Case No. CD-CPC-2021-00187, 000188



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Future Land Use

Case No. CD-CPC-2021-00187, 000188



Gashland/Nashua Area Plan

Existing Designation

Residential Low: Primarily intended for single family detached residential development, but allows a variety of residential building types up to 5.8 units per acre. This land use classification corresponds with the “R7.5” and “R10” zoning categories.

Proposed Designation

Mixed-Use Neighborhood: Primarily intended to accommodate and promote neighborhood serving retail sales or service uses, as well as mixed-use development consisting of business uses on a building’s lower floors and residential uses on upper floors. This type of vertical, mixed-use development includes a variety of business and residential choices and should enhance the pedestrian environment of the community. Encouraging residential development in mixed-use areas provides increased housing choice and promotes higher density housing. This land use classification corresponds with the “B1” and “B2” zoning categories.





View looking southeast on N Oak



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View from N Oak Trfy



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Staff Recommendations:

Case No. CD-CPC-2021-00187

Approval without conditions

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Approval without conditions

