

**Docket Item #3.1, 3.2
CD-CPC-2025-00198**

**Area Plan Amendment
CD-CPC-2025-00178
Rezoning**

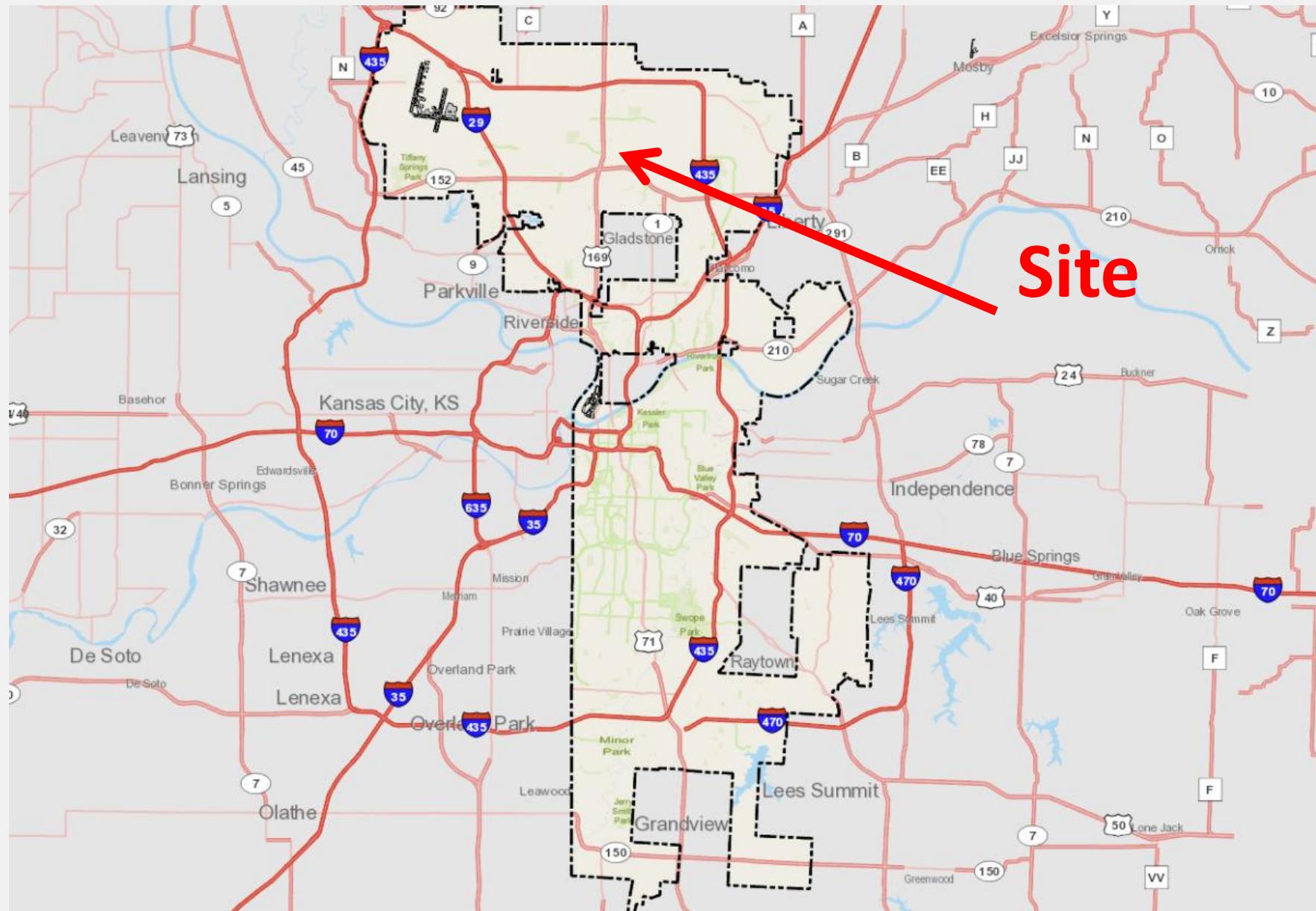
BB North Oak Rezoning – 9820 N Oak Trfy

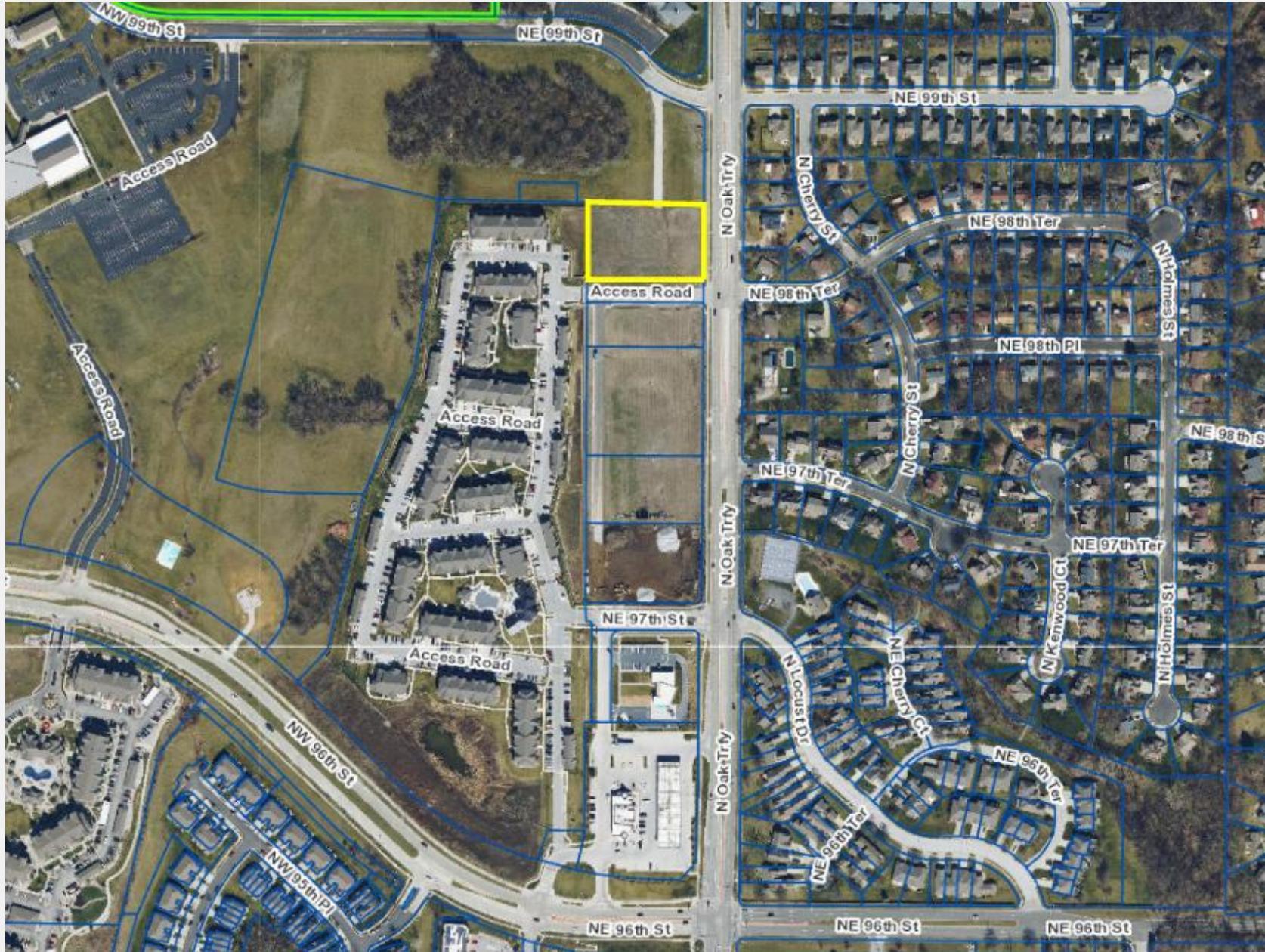
January 7, 2026

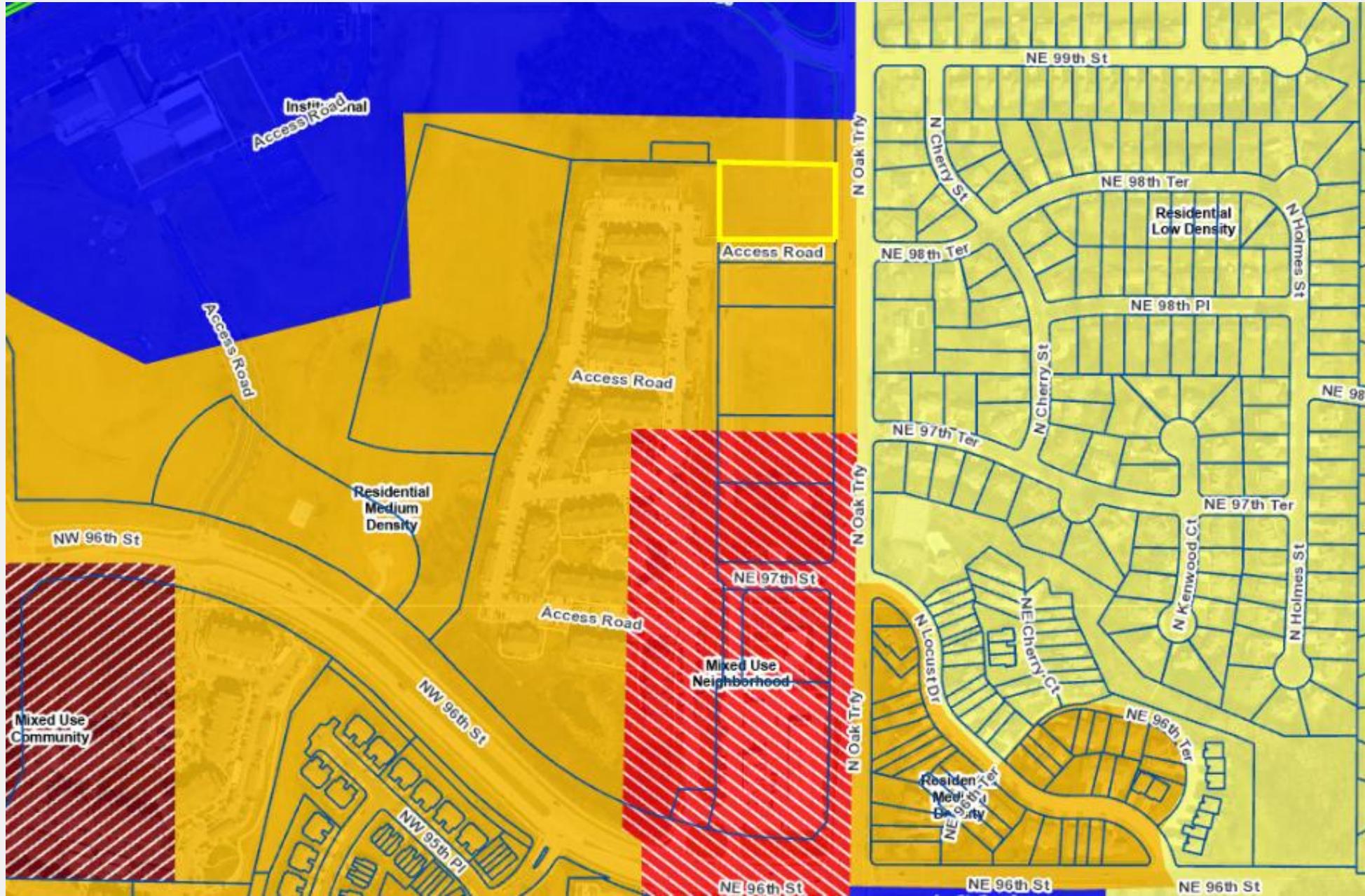
Prepared for

City Plan commission









Gashland/Nashua Area Plan

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.

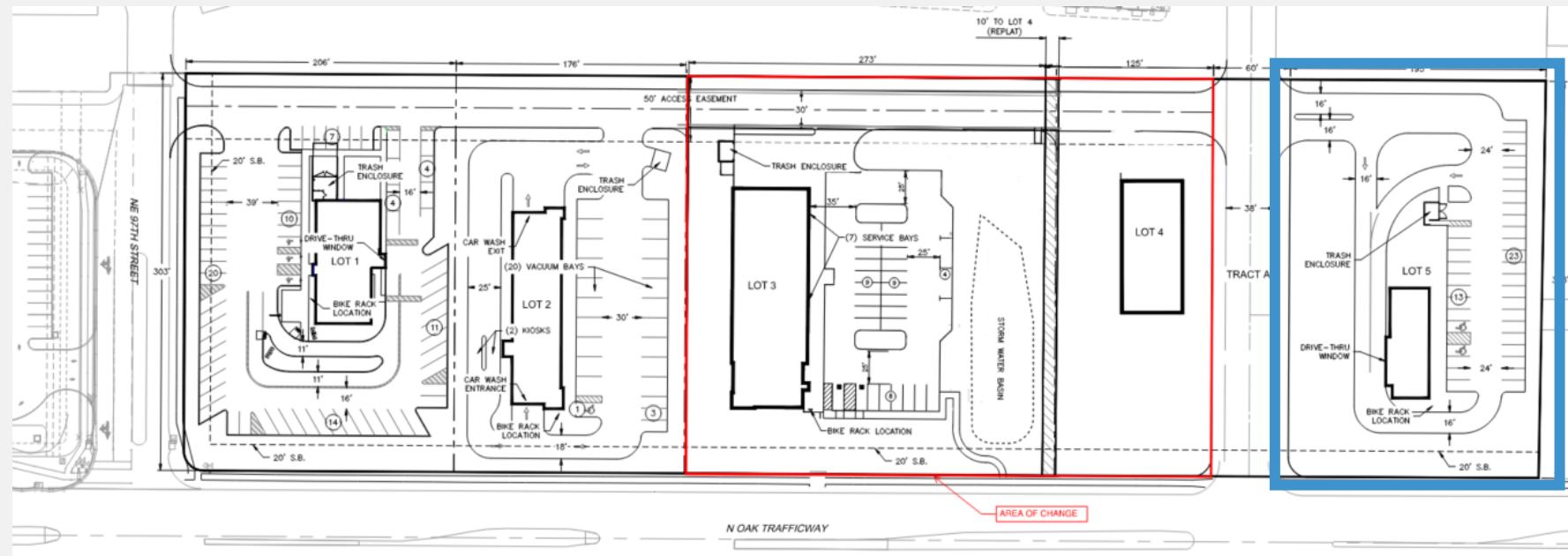
Request to rezone from MPD to B2-2





Site History – Lot 5

- Popeye's MPD final plan (CD-CPC-2022-00189) approved Dec 20, 2022
- Final plan lapsed Dec 20, 2024 due to lack of starting construction
- When an MPD final plan lapses, the subject site reverts to R-80 zoning (88-520-04-E)
- New Popeye's MPD final plan (CD-CPC-2025-00087) filed and approved Oct 3, 2025, but the zoning had already reverted to R-80. Final plan is void

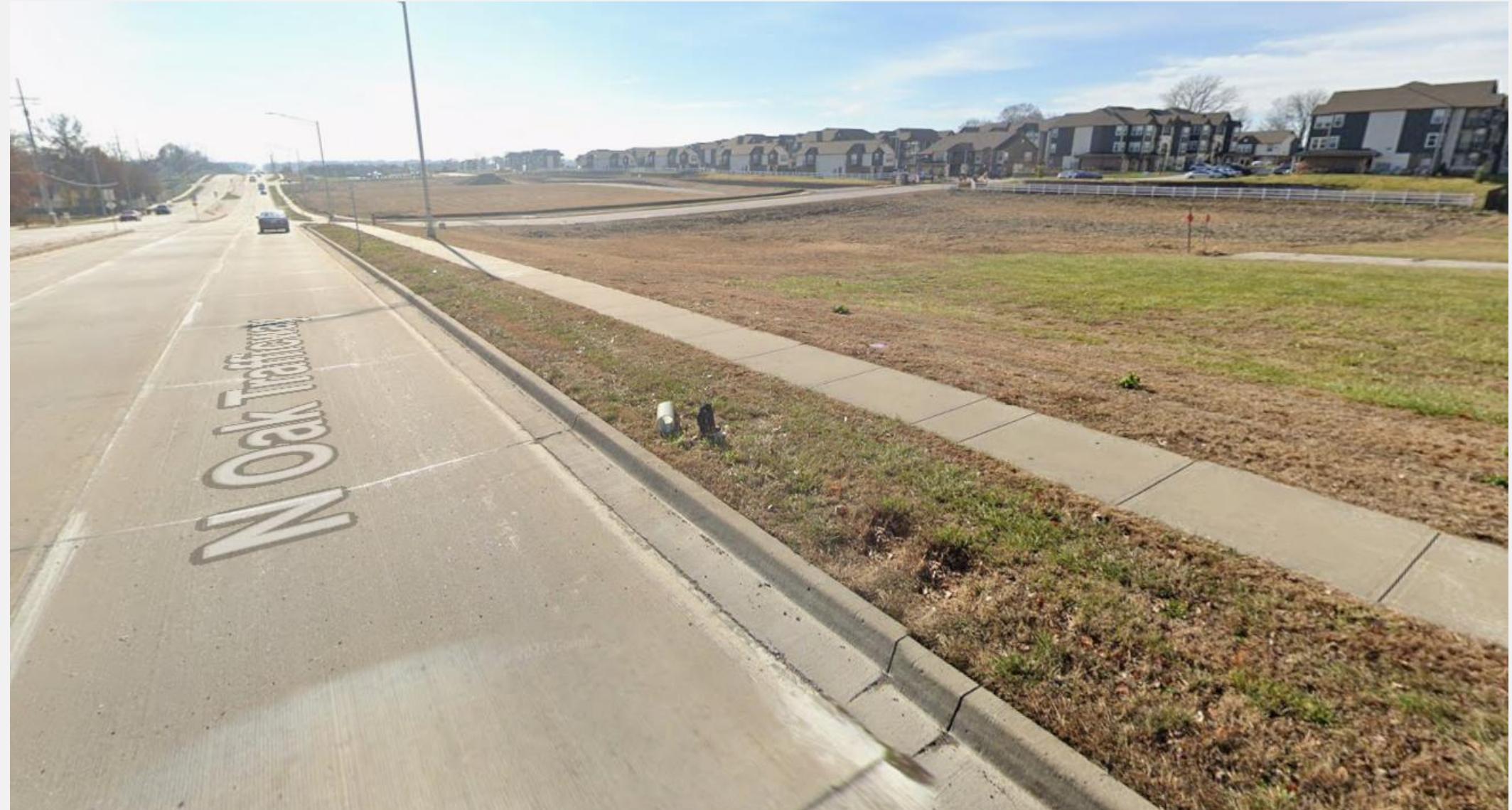




Looking north towards site from access drive off N Oak Trfy (June 2025)



Looking west towards site from N Oak Trfy (June 2025)



Looking SW on N Oak Trfy. Subject site on the right (Dec 2023)

Staff Recommendation

Case No. CD-CPC-2025-00198

Approval

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Approval