

ORDINANCE #

CD-CPC-2024-00178

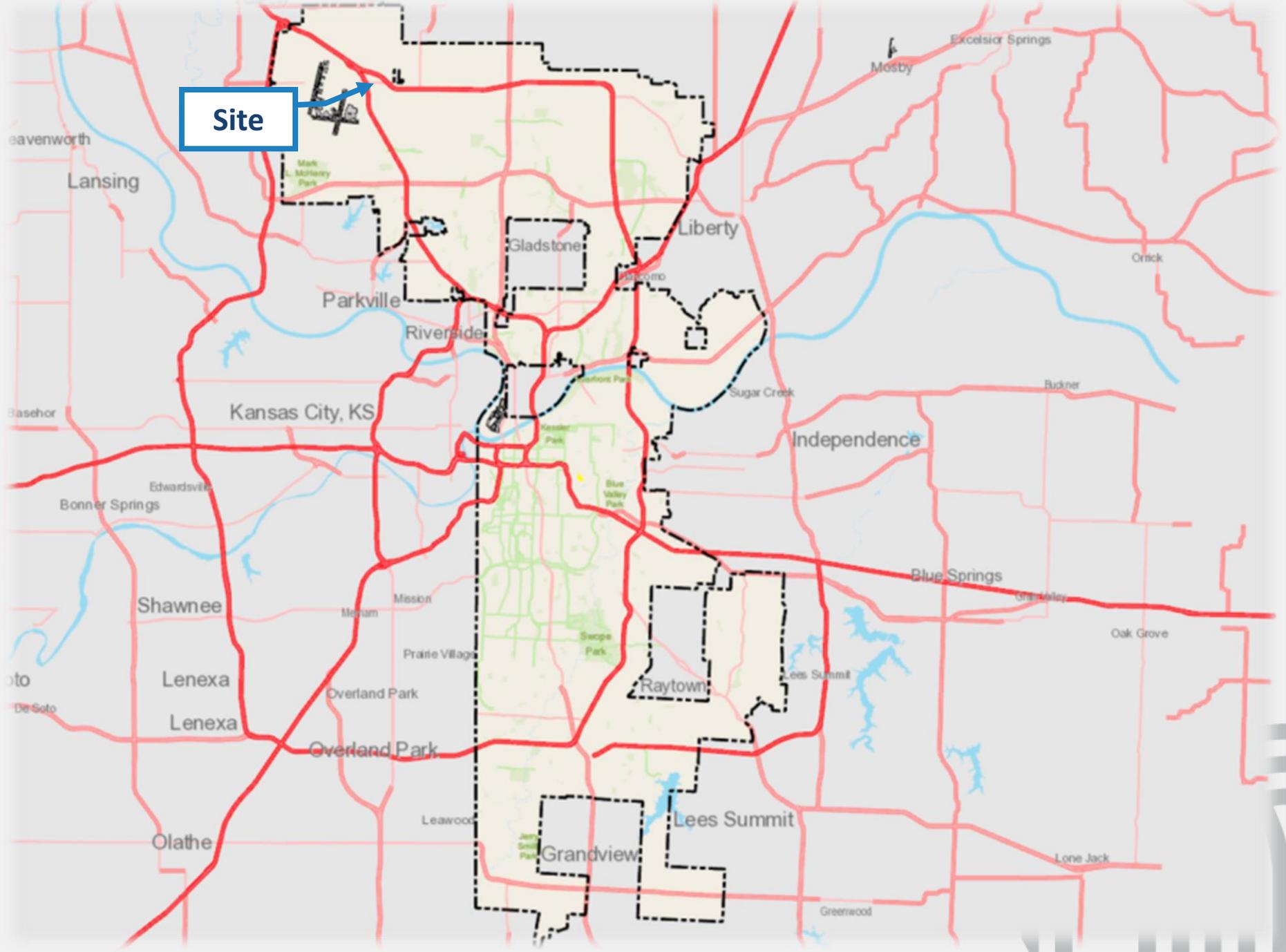
The applicant is seeking to rezone the subject site in order for the zoning designation to reflect existing conditions.

date

Prepared for

Neighborhood Planning and Development Committee





Site





am Dr

n-Ramp

NW Cookingham Dr

NW Cookingham Dr

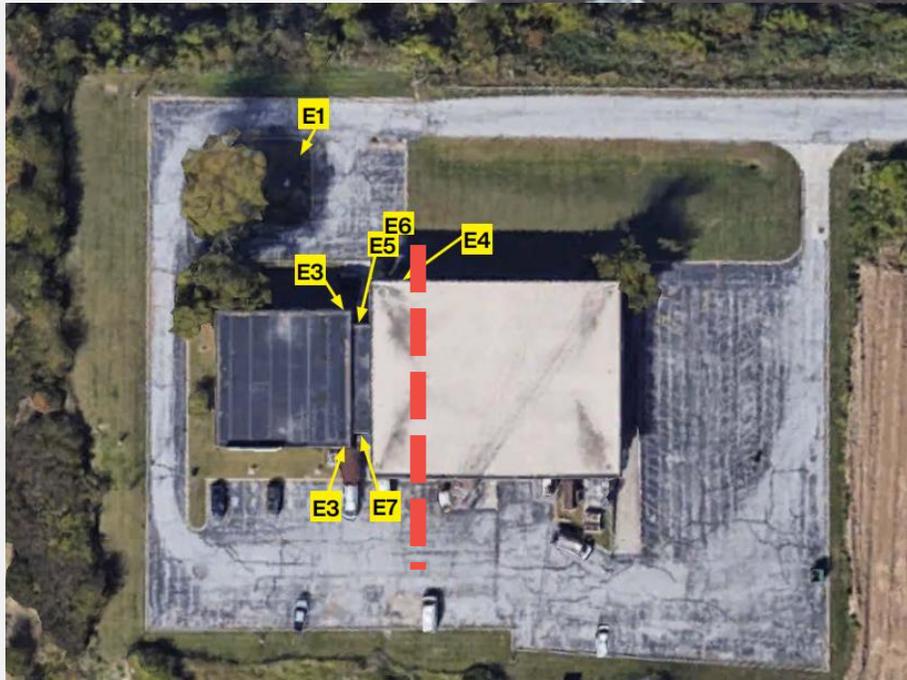
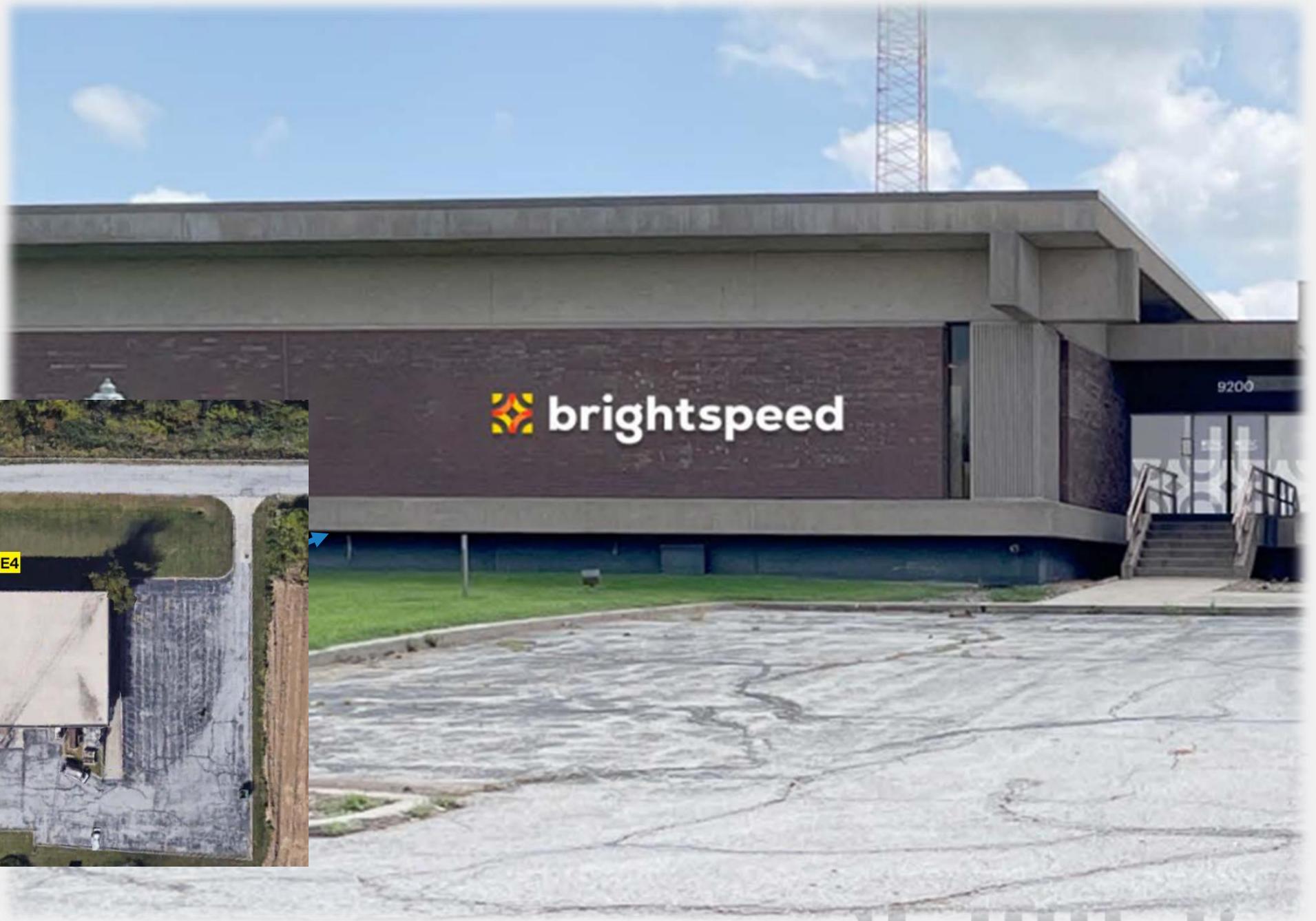
AG-R

NW 119th Ter

NW 119th Ter

Site

B3-3



88-515-08 - REVIEW CRITERIA



In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

~~88-515-08-F. length of time the subject property has remained vacant as zoned;~~

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

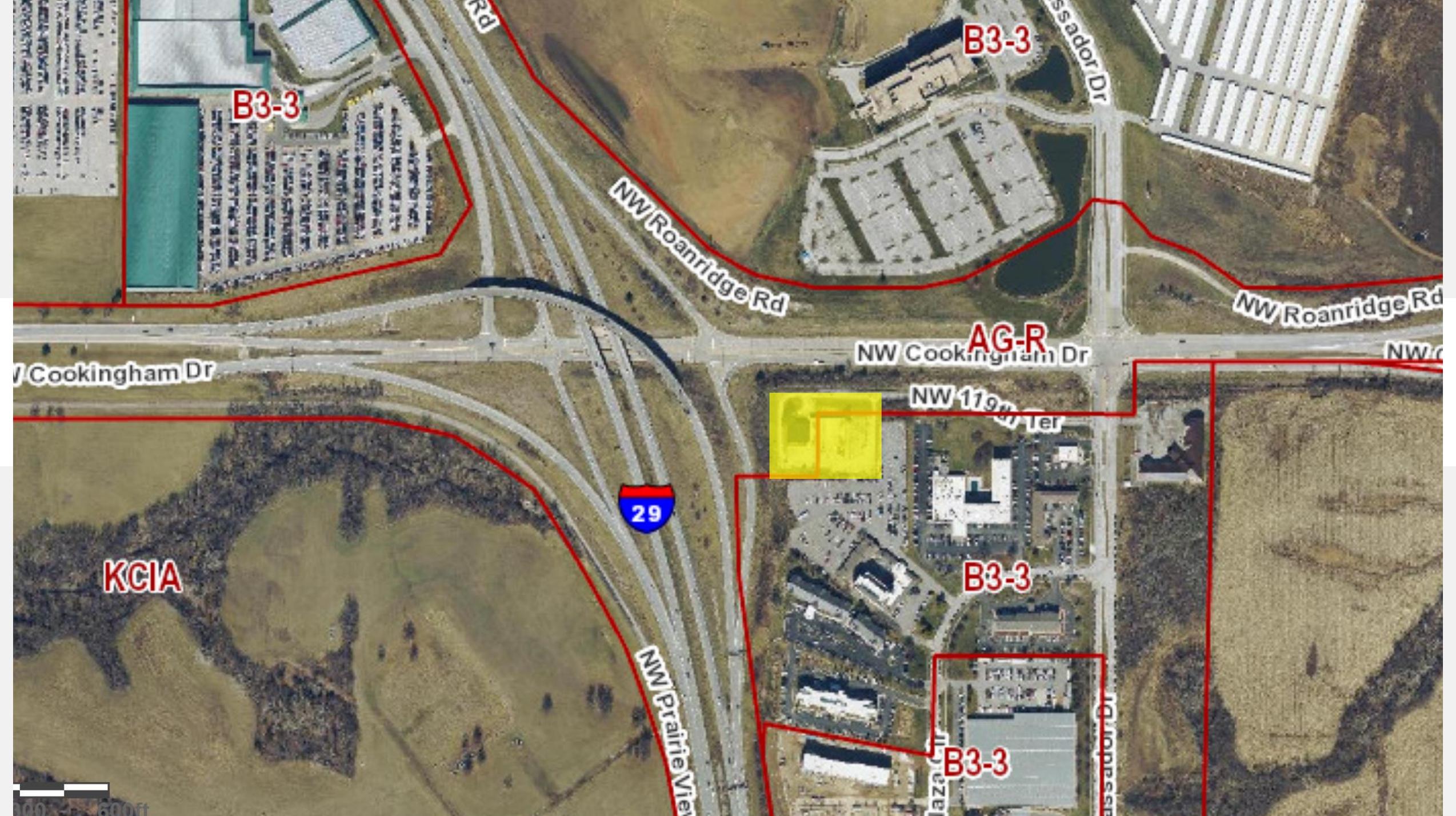
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88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the

Outside of the I-29 and NW Cookingham Dr right-of-way, the immediately surrounding commercial property is zoned B3-3.



B3-3

B3-3

AG-R

KCIA

B3-3

B3-3



Rd

ssador Dr

NW Roanridge Rd

NW Roanridge Rd

NW Cookingham Dr

NW Cookingham Dr

NW

NW 119th Ter

NW Prairie View

NW 101st St

0 300 600 ft

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88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

The use is allowed to remain in operation, however, newly installed signage or building additions (in the AG-R section) must comply with AG-R regulations.

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88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

Since the immediately surrounding commercial properties are zoned B3-3, city staff does not believe the proposed rezoning will detrimentally affect nearby properties.

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CITY PLAN COMMISSION RECOMMENDATION
Approval