

Docket Item #6

CD-CPC-2025-00108

Major Amendment (Development Plan Non-residential)

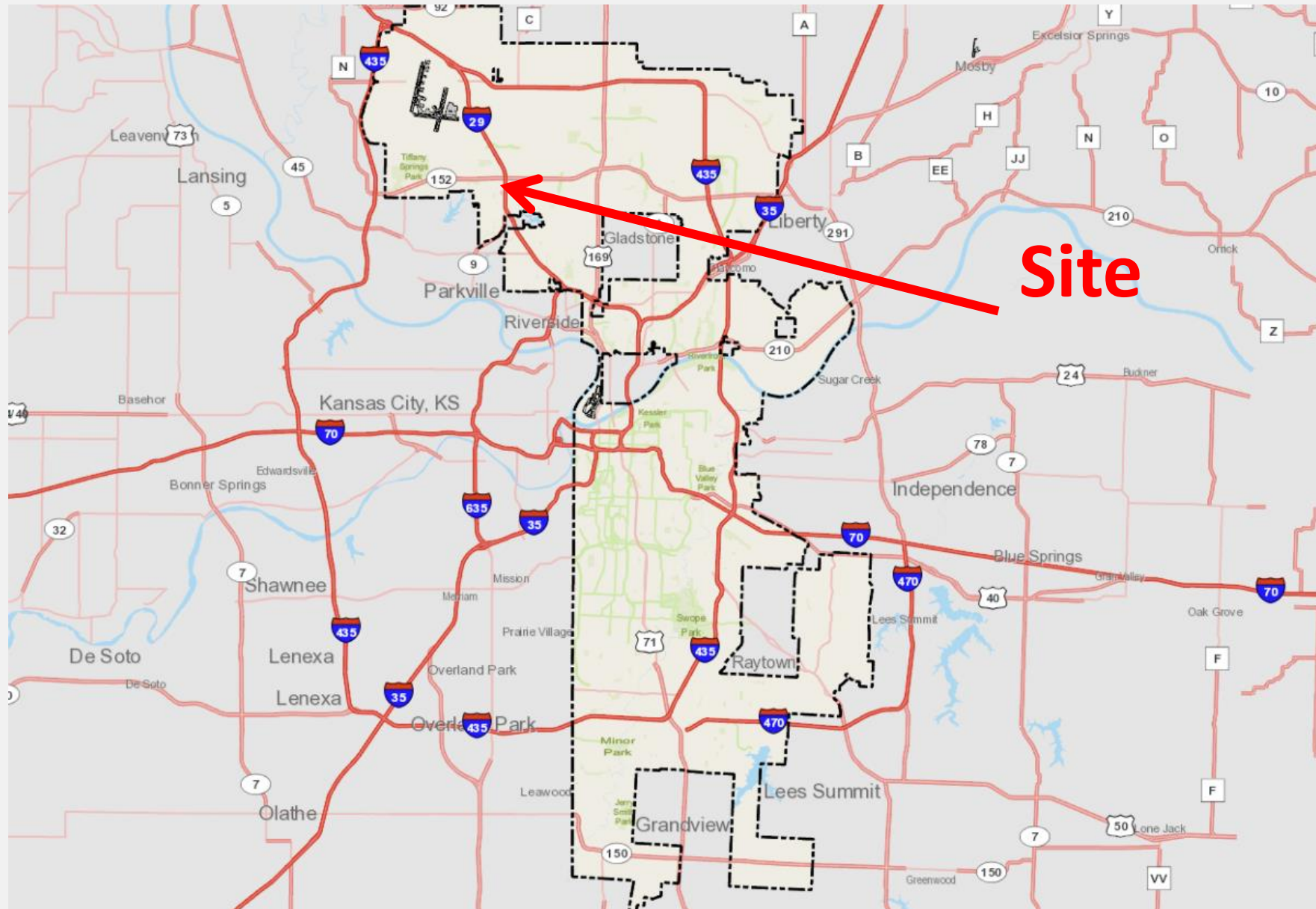
Zona Rosa Major Amendment – 8640 N Dixon Ave

September 17, 2025

Prepared for

City Plan commission









PERMITTED USES

All uses allowed in B3, except as follows:

PROHIBITED USES

In addition to the restrictions below, other tenant uses may be prohibited by the owner via lease agreements and/or covenants.

USE GROUP

PUBLIC/CIVIC

Club, Lodge, or Fraternal Organization

Day Care (As Listed)

- » Home-based (1—5)
- » Family (up to 10)
- » Group (up to 20)

Park/Recreation (As Listed)

- » Homes Association Amenities

Religious Assembly

Safety Service (As Listed)

- » Fire station
- » Ambulance service

Utilities and Services (As Listed)

- » Basic, minor

COMMERCIAL

Adult Business

- » Adult media store
- » Adult motion picture theater
- » Sex shop

Animal Service (As Listed)

- » Stable

Building Maintenance Service

Business Support Service (As Listed)

- » Day labor employment agency

Financial Services (As Listed)

- » Pawn shop
- » Short-term loan establishment

Funeral and Interment Service

- » Cemetery/columbarium/mausoleum
- » Cremating
- » Undertaking

Gasoline and Fuel Sales

Lodging (As Listed)

- » Recreational vehicle park

Mobile Vendor Park

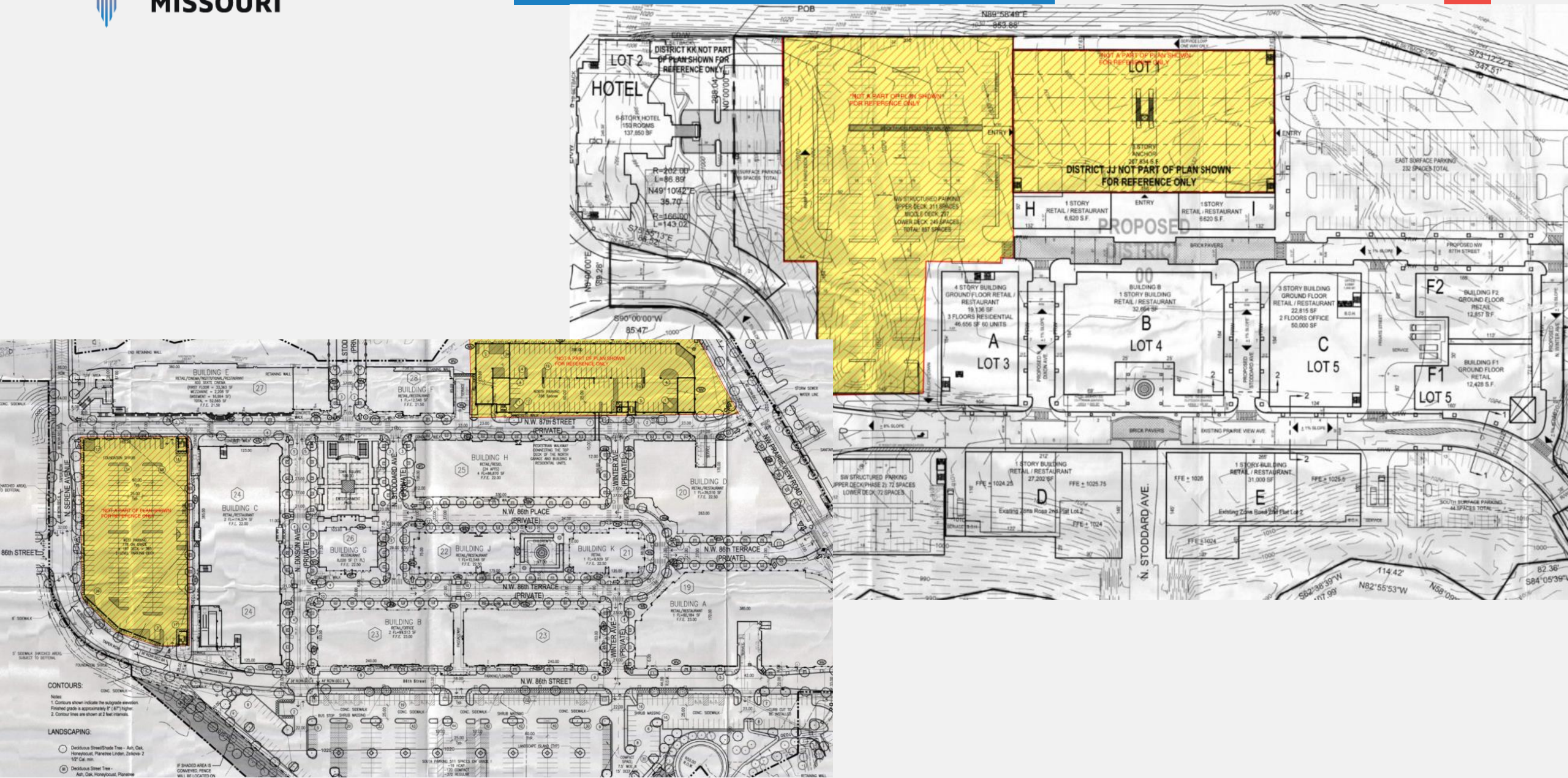
Vehicle Sales and Service (As Listed)

- » Heavy equipment sales/rental
- » Light equipment sales/rental (outdoor)
- » Motor vehicle repair, limited
- » Motor vehicle repair, general
- » Vehicle storage/towing

AGRICULTURE

Agriculture, Animal

Agriculture, Crop





Looking northwest from NW 86th St and NW Prairie View Rd. (Nov 2024)



Looking southwest from NW 87th St and N Stoddard Ave (Sept 2022)

Staff Recommendation

Case No. CD-CPC-2025-00108

Approval