

Docket Item #1.1, 1.2, 1.3

CD-CPC-2026-00028

Area Plan Amendment

CD-CPC-2026-00029

Rezoning

CD-CPC-2026-00027

Development Plan (Non-Residential)

The Hub – 12220 NW Skyview Rd & City PIN 231373

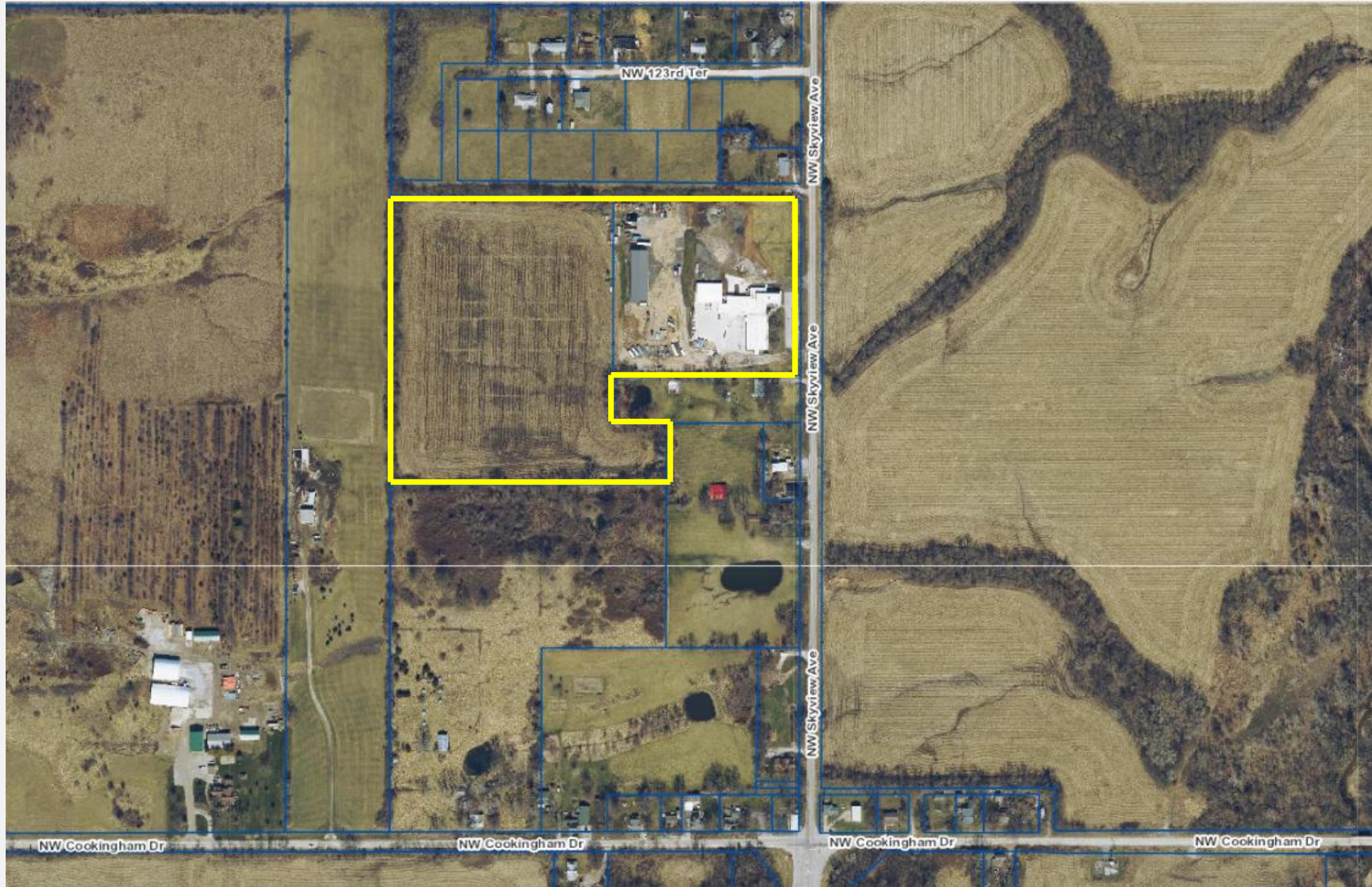
April 15, 2026

July 15, 2026

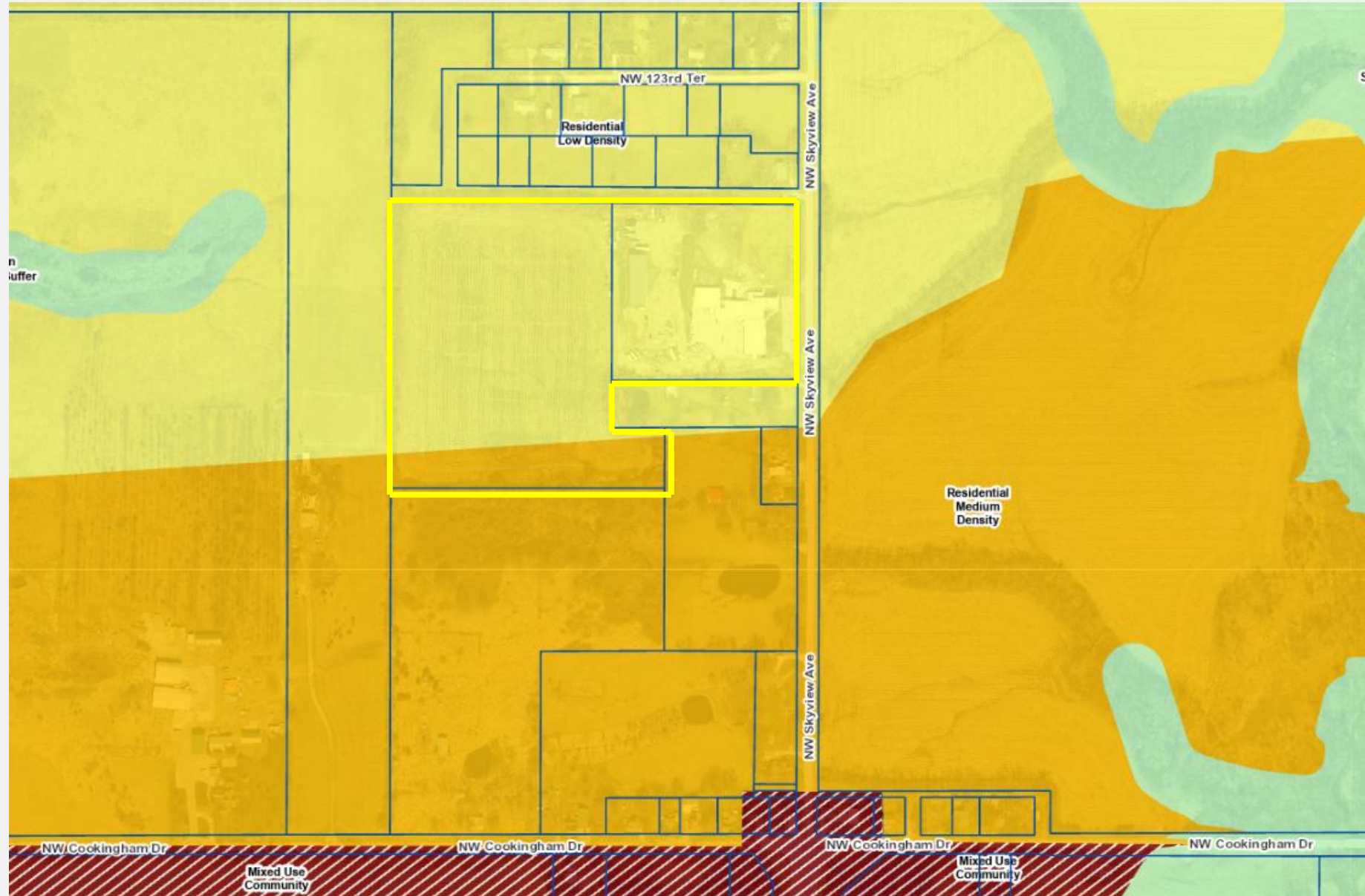
Prepared for

City Plan Commission

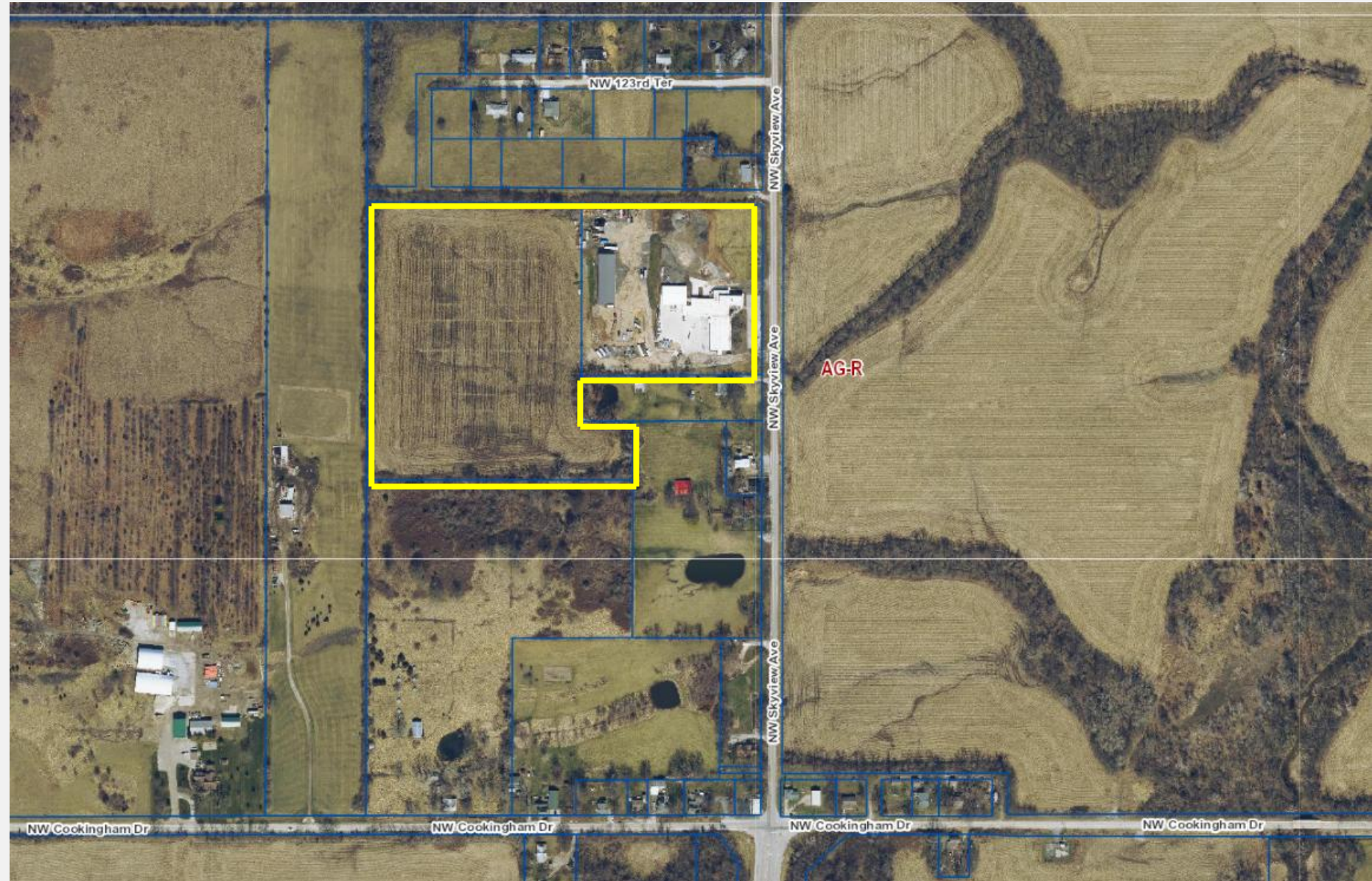




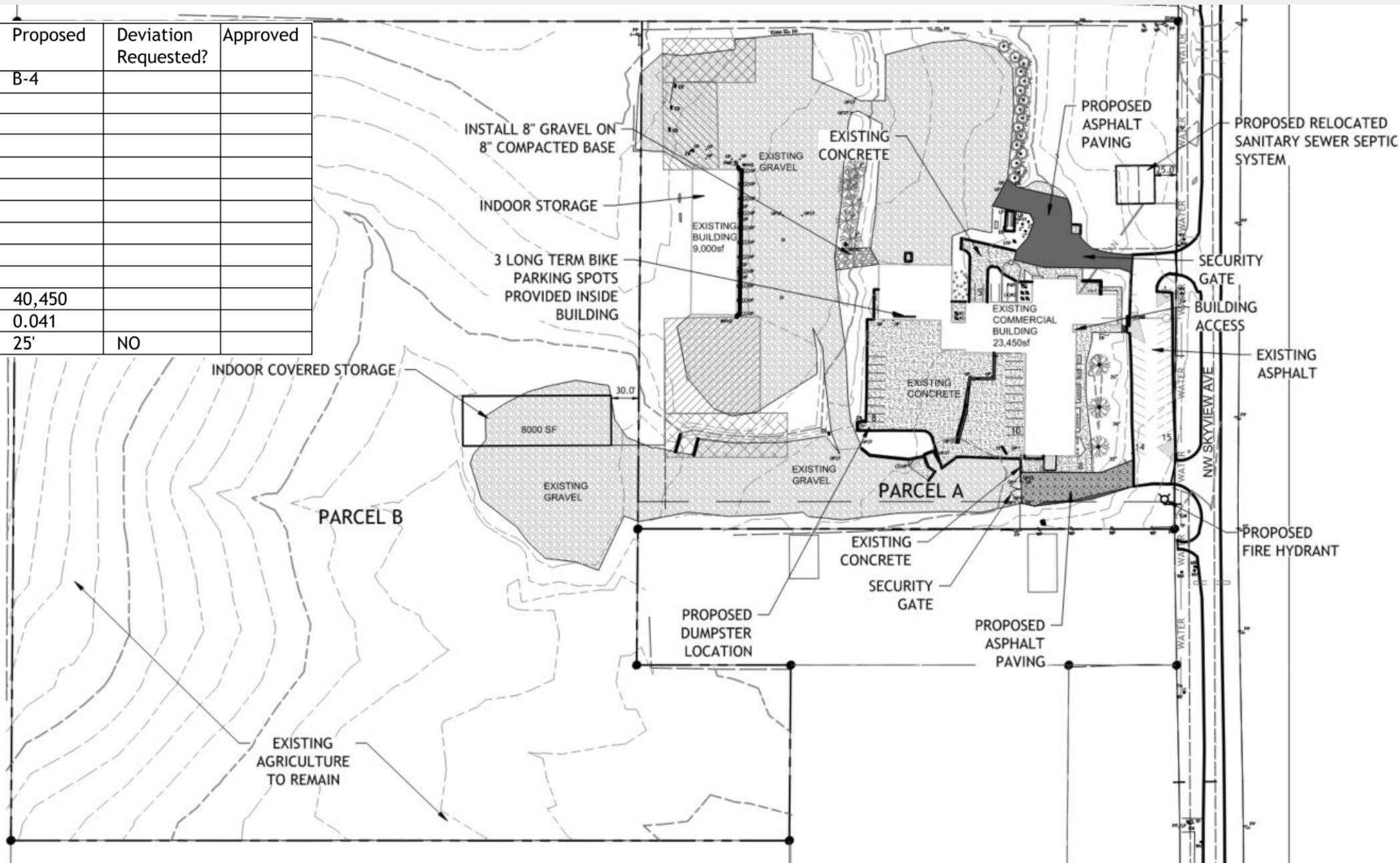
Request to KCI Area
Plan from **Residential
Low Density** and
**Residential Medium
Density** to
Commercial



Rezoning from **AG-R**
to **B4-1**



SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Zoning	AG-R	B-4		
Gross Land Area				
in square feet	984,533			
in acres	22.60			
Right-of-way Dedication				
in square feet	0			
in acres	0			
Net Land Area				
in square feet	984,533			
in acres	22.60			
Building Area (sq. ft.)	32,450	40,450		
Floor Area Ratio	0.033	0.041		
Building Ht above grade	25'	25'	NO	



THE FOLLOWING USES ARE PERMITTED

1. RELIGIOUS ASSEMBLY
2. ANIMAL SERVICES- SALES AND GROOMING
3. ARTIST WORK AND SALES SPACE
4. BUILDING MAINTENANCE SERVICE
5. BUSINESS EQUIPMENT SALES AND SERVICE
6. BUSINESS SUPPORT SERVICE (NOT DAY LABOR EMPLOYMENT)
7. INDOOR SMALL VENUE
8. OFFICE, ADMINISTRATIVE, PROFESSIONAL OR GENERAL
9. ACCESSORY AND NON-ACCESSORY PARKING
10. PERSONAL IMPROVEMENT SERVICE
11. INDOOR SPORTS AND RECREATION
12. CAR WASHING AND CLEANING SERVICE
13. MOTOR VEHICLE REPAIR GENERAL
14. VEHICLE PARKING/TOWING
15. ARTISAN MANUFACTURING
16. SELF-STORAGE WAREHOUSE
17. TEMPORARY TRUCK AND TRAILER PARKING

LEGEND



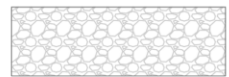
FIRE WOOD AND TEMPORARY LOG STORAGE



PAVED TRUCK AND TRAILER PARKING - 16,950sf

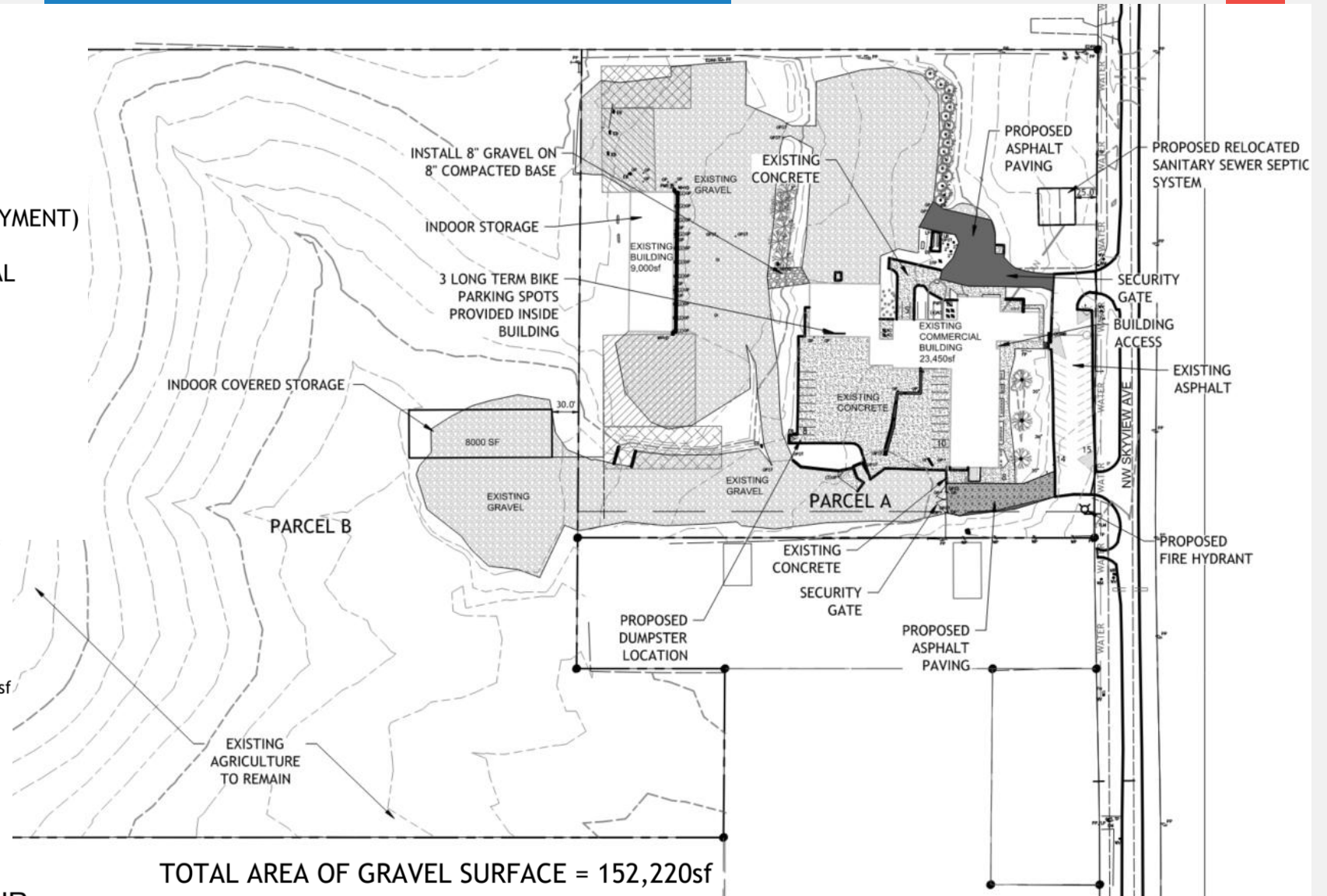


CONTAINER STORAGE



GRAVEL SURFACE

NOTE: ALL OUTDOOR STORAGE WILL OCCUR ON A PAVED SURFACE, WITH THE EXCEPTION OF THE AREA IDENTIFIED FOR FIRE WOOD AND TEMPORARY LOG STORAGE



VARIANCE IS BEING SOUGHT FROM THE BOARD OF ZONING ADJUSTMENT

Rezoning Criteria

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.



View of site from NW Skyview Ave

Individual Business
Mailboxes



East side of site – facing NW Skyview Ave



View of site from NW Skyview Ave



North side of site





- Outdoor storage:
 - Large equipment
 - Trailers/Campers
 - Combustible, organic materials (wood and mulch from commercial businesses)
 - Commercial vehicles





View of site from NW Skyview Ave



South side of site



- Outdoor storage:
 - Large equipment
 - Trailers
 - Commercial vehicles
 - Shipping containers
 - Construction materials





Staff Recommendation

CD-CPC-2026-00028 – Area Plan Amendment

Denial

CD-CPC-2026-00029 – Rezoning

Denial

CD-CPC-2026-00027 – Development Plan

Denial