

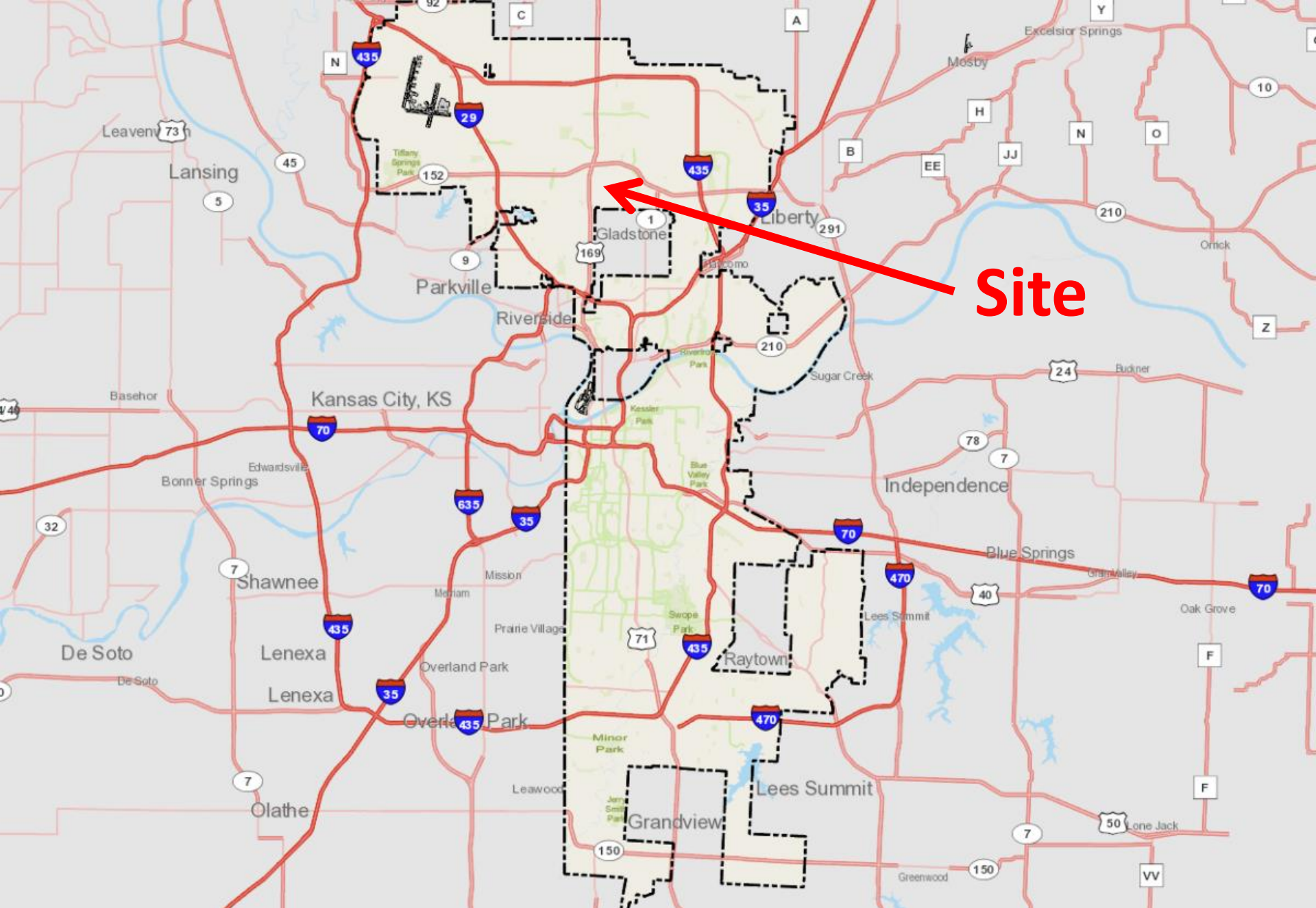
Docket # 4.1, 4.2

Case No. CD-CPC-2021-00248
Rezoning without plan

CD-CPC-2022-00001
Area Plan Amendment

8708 N Oak Rezoning



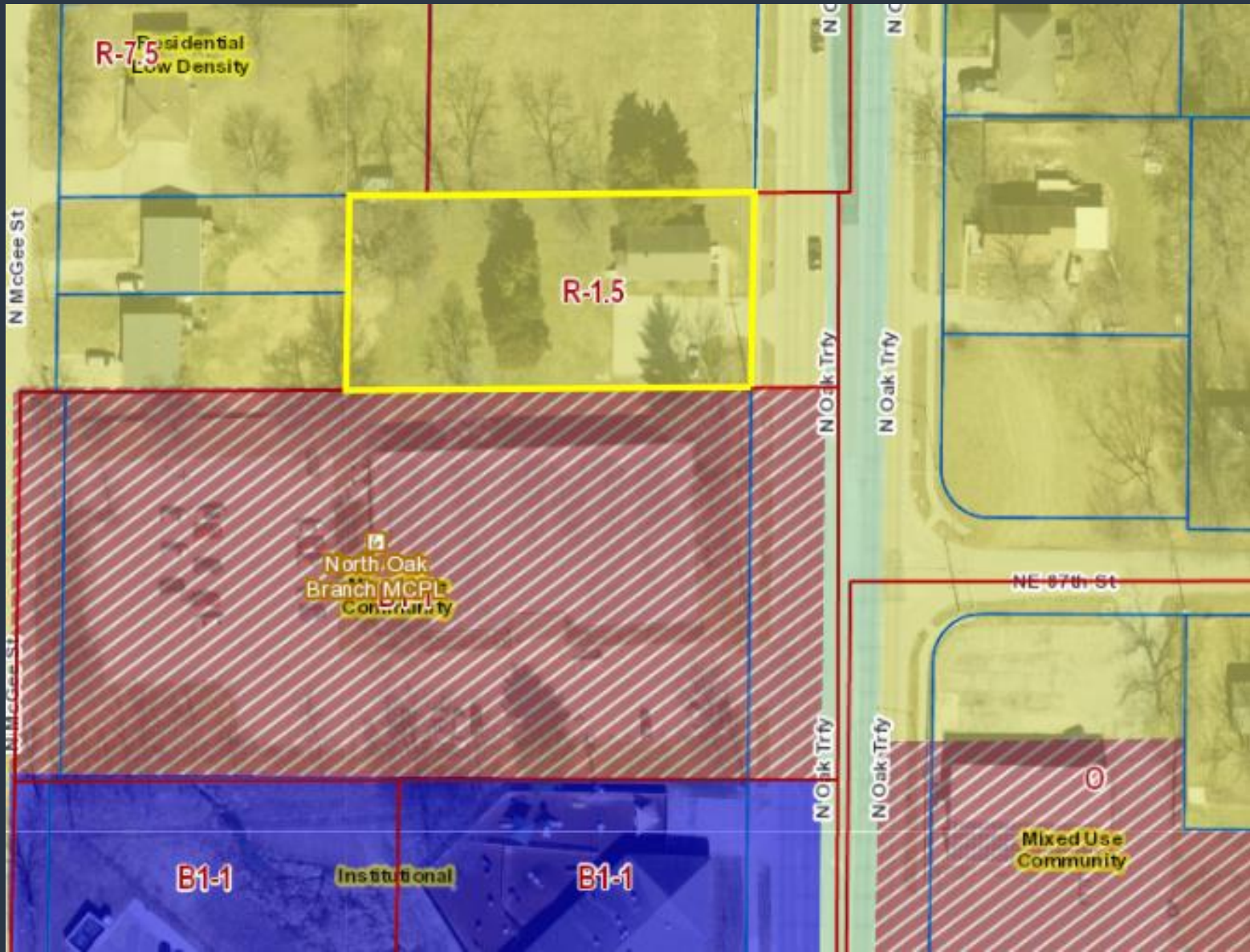


Site









Future Land Use

Case No. CD-CPC-2021-00248, CD-CPC-2022-00001



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 from N Oak

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View looking south on N Oak



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Staff Recommendations:

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Approval without conditions

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Approval without conditions

