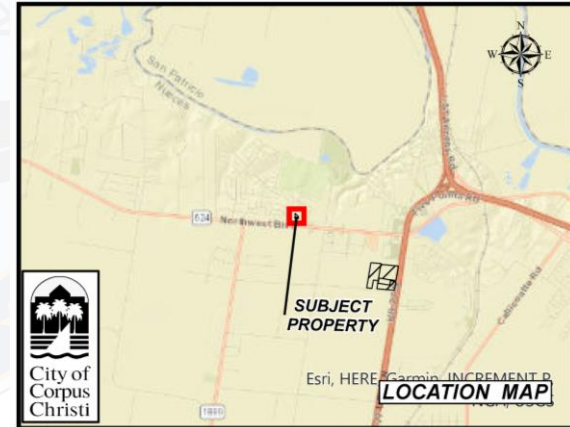


# Zoning Case ZN8769



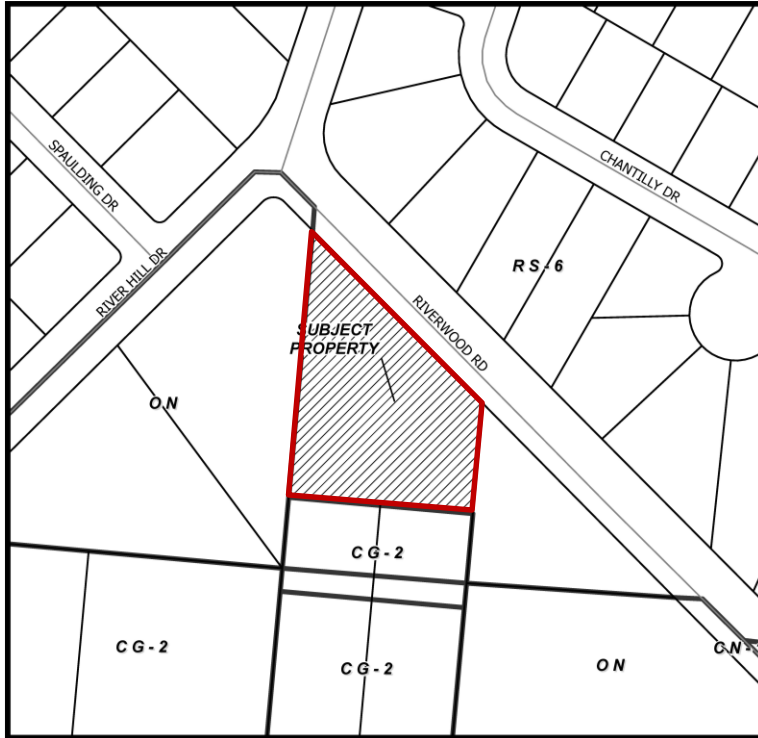
## Gary Crook District 1

Rezoning for a property at or near  
14454 Northwest Boulevard  
From the "RS-6" Single-Family 6 District  
To the "ON" Neighborhood Office District



Planning Commission  
July 23, 2025

# Zoning and Land Use



## **Proposed Use:**

To allow commercial development of the property.

## **ADP (Area Development Plan):**

Northwest, Adopted on January 9, 2001

## **FLUM (Future Land Use Map):**

Mixed-Use

## **Existing Zoning District:**

"RS-6" Single-Family 6 District

## **Adjacent Land Uses:**

North: ROW, Low-Density Residential;  
Zoned: RS-6

South: Commercial; Zoned: CG-2

East: Low-Density Residential; Zoned: RS-6

West: Professional Office; Zoned: ON/SP

# Public Notification

18 Notices mailed inside the 200' buffer  
3 Notices mailed outside the 200' buffer

## Notification Area

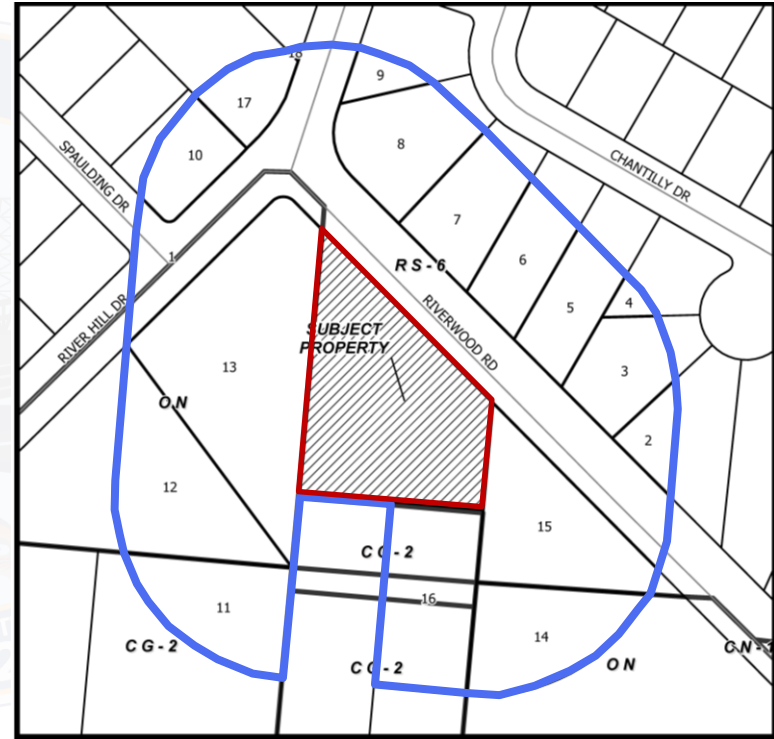
**Opposed: 0 (0.00%)**  
Separate Opposed Owners: (0)

**X**

**In Favor: 0 (0.00%)**

**O**

*\*Notified property owner's land in SQF/ Total SQF of all properties in the notification area = Percentage of public in opposition and/or favor.*



# Staff Analysis and Recommendation

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- The amendment to be applied through this request, while generally consistent with the City of Comprehensive Plan, is inconsistent with the future land use designation of mixed-use.
- The amendment requested is compatible with the present zoning and conforming uses of nearby properties and to the character of the surrounding area. Staff does not foresee any adverse impact.
- The property is suitable for the uses to be permitted by the zoning district to be applied.

**STAFF RECOMMENDS APPROVAL  
TO THE “ON” NEIGHBORHOOD OFFICE DISTRICT**