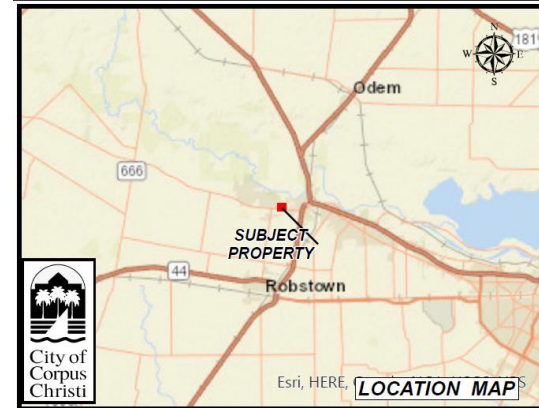


Zoning Case 0922-03



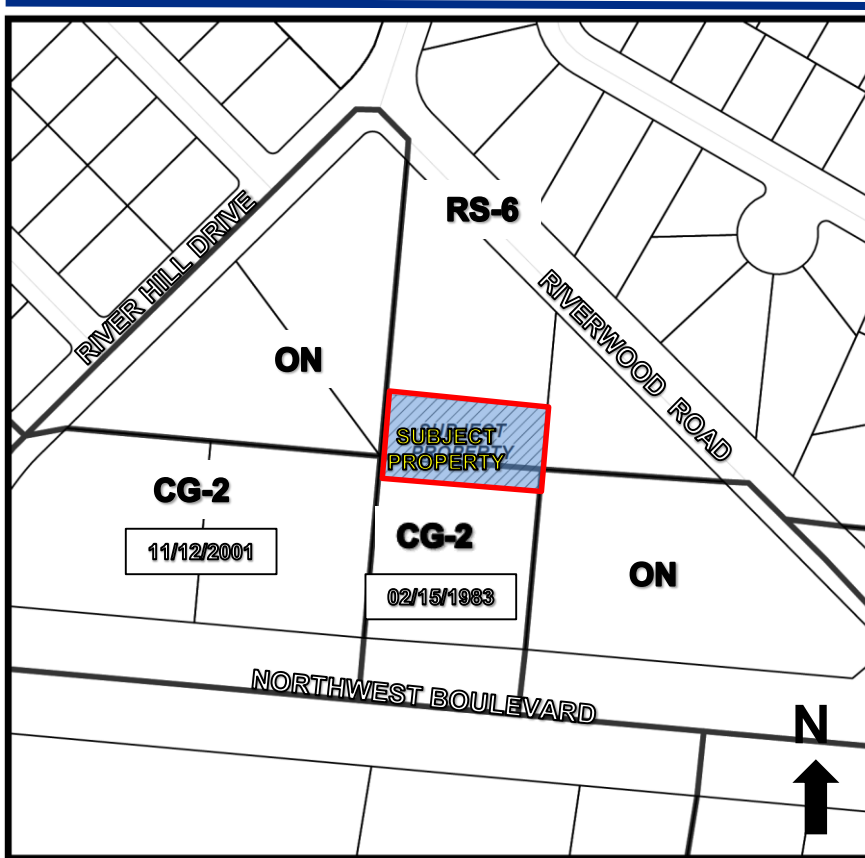
DOUGLAS & JOYE POSEY DISTRICT 1

Rezoning a property at
14446 Northwest Blvd
From "CG-2 and "RS-6" to "CG-2"



City Council
October 25, 2022

Zoning and Land Use



Proposed Use:

Veterinary Clinic (No overnight boarding)

Area Development Plan:

Northwest (January 9, 2001)

Future Land Use Map:

Mixed Use

Existing Zoning:

“CG-2” General Commercial, “RS-6” Single-Family Residential 6

Adjacent Land Uses:

- North: Commercial (Zoned: RS-6)
- South: Commercial (Zoned: CG-2)
- East: Public/Semi-Public, Low-Density Residential (Zoned: RS-6 and ON)
- West: Commercial, Professional Office (Zoned: CG-2 and ON)

Public Notification

9 Notices mailed inside 200' buffer
6 Notice(s) mailed outside 200' buffer

Notification Area

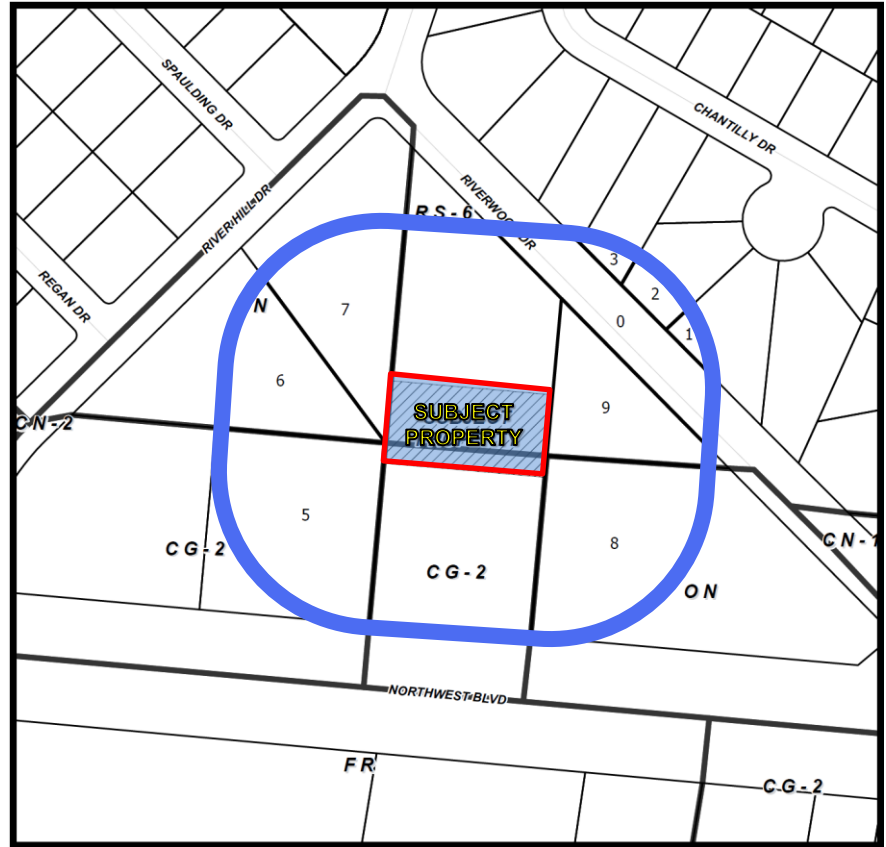
Opposed: 0 (0.00%)
Separate Opposed Owners: 0



In Favor: 0 (0.00%)



*Notified property owner's land in SQF/ Total square footage of all property in the notification area = Percentage of public opposition.



Staff Analysis And Recommendation

- Inconsistent with the Future Land Use Map.
- Consistent with many broader elements of the Comprehensive Plan.
- The subject property has successfully been in use since the 1980s.
- Requesting the “CG-2” General Commercial District, however, the requested zoning district is incompatible with the adjacent “RS-6” Single-Family District.

Staff Recommendation: Denial of the change of zoning from the “CG-2” General Commercial District and the ‘RS-6” Single-Family District to the “CG-2” District in lieu thereof approval of the “ON/SP” Neighborhood Commercial District with a Special Permit subject to the following conditions:

Planning Commission Recommendation: Approval of the change of zoning from the “CG-2” General Commercial District and the ‘RS-6” Single-Family District to the “CG-2” General Commercial District.

Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district are veterinarian or animal hospital uses without outdoor runs and kennels.
2. **Buffer Yard:** Type A Buffer yards are required adjacent to single-family districts as described in the Unified Development Code §7.9 Required Buffer Yards.
3. **Other Requirements:** The conditions listed herein do not preclude compliance with other applicable UDC, Municipal, Building, or Health Department requirements.
4. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 12 months of this ordinance unless a plat has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months. If no building permit is required, a certificate of occupancy or UDC compliance has been issued.