

Zoning Case ZN8769



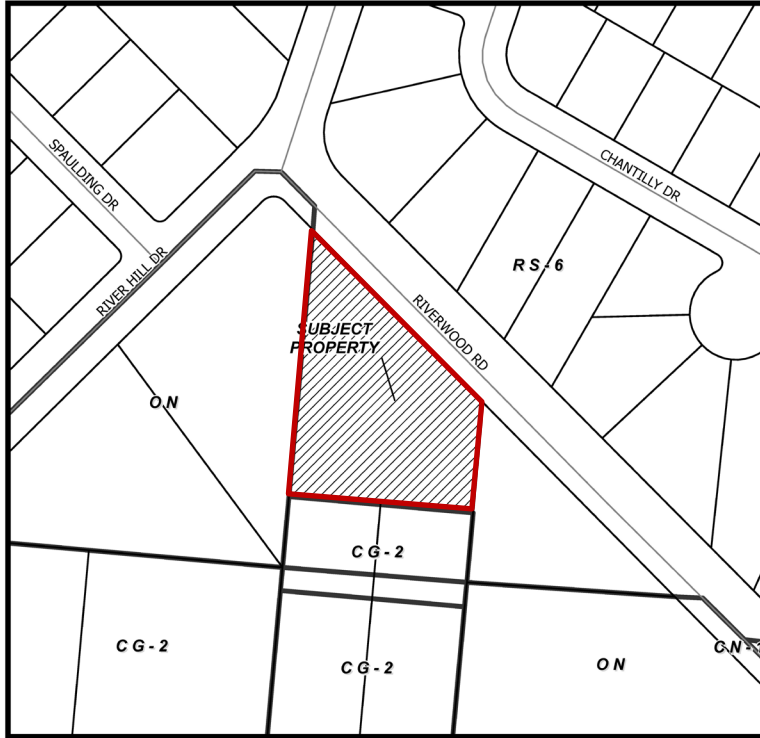
Gary Crook District 1

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



City Council
September 2, 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

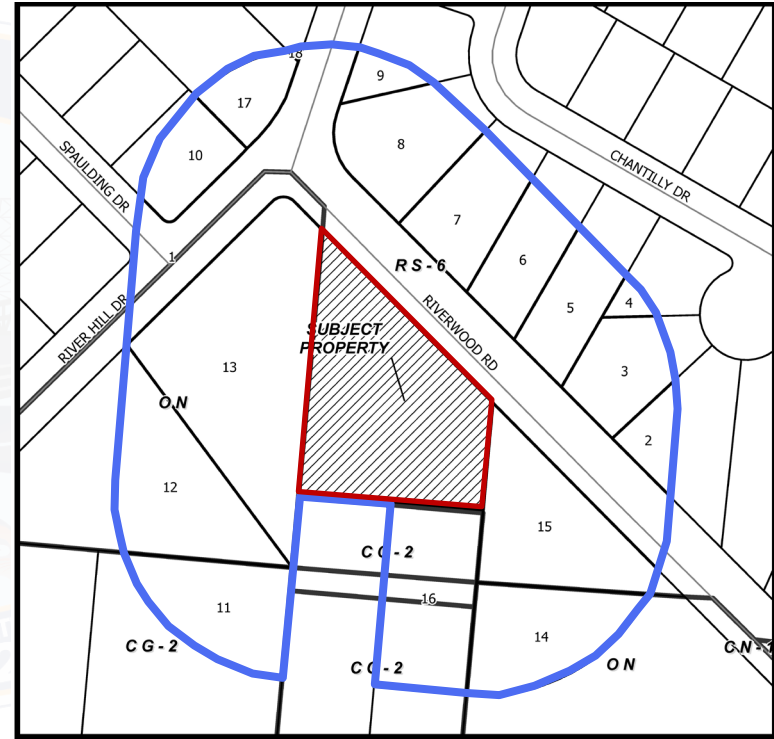
Opposed: 0 (0.00%)
Separate Opposed Owners: (0)

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

- 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.

**PLANNING COMMISSION AND STAFF RECOMMEND APPROVAL
TO THE “ON” NEIGHBORHOOD OFFICE DISTRICT**