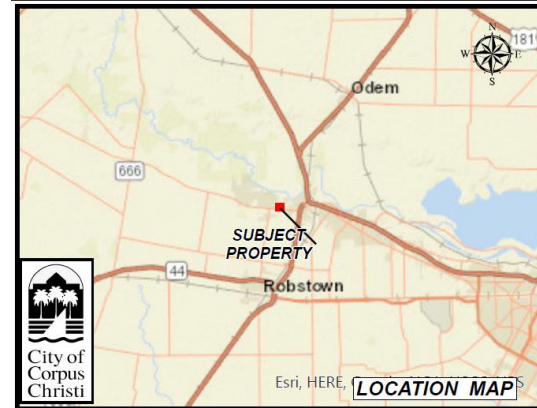


# Zoning Case 0922-03



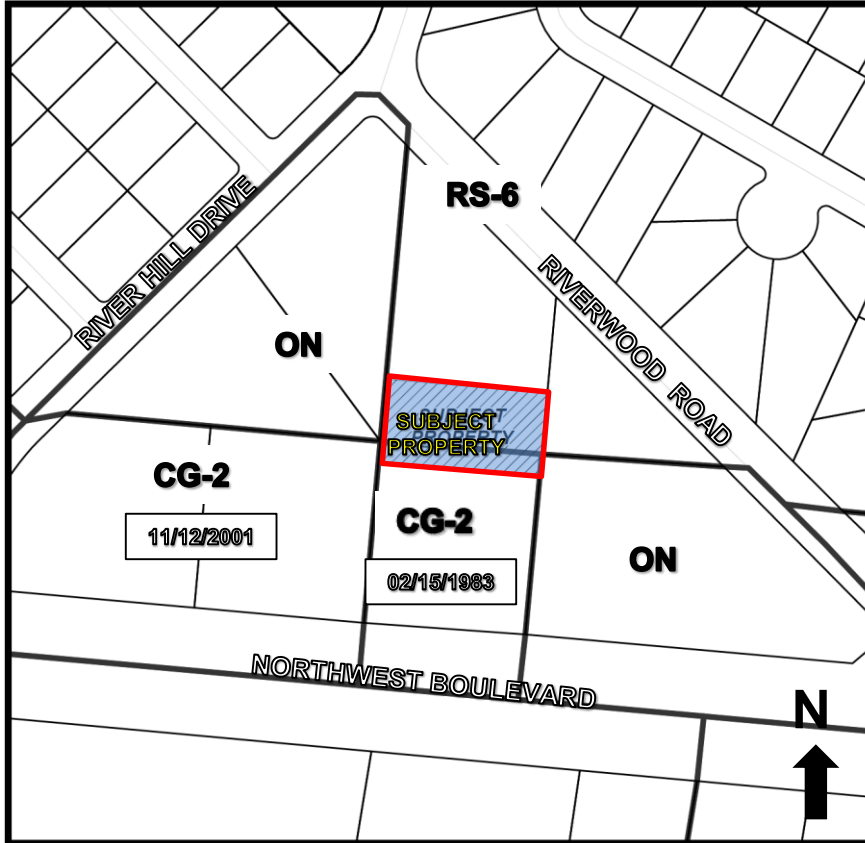
## DOUGLAS & JOYE POSEY DISTRICT 1

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



Planning Commission  
September 7, 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: Low-Density Residential
- South: Farm Rural
- East: Public/Semi-Public, Low-Density Residential
- West: Commercial, Professional Office

# Public Notification

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

## Notification Area

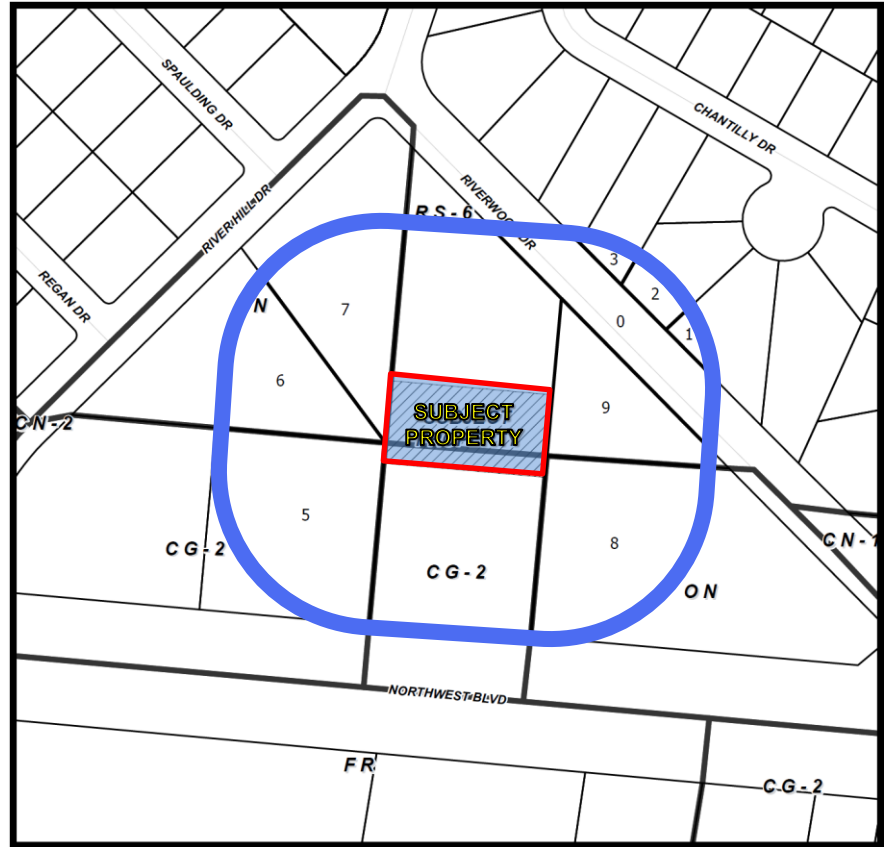
Opposed: 0 (0.00%)  
*Separate Opposed Owners: 0*



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

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- 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:

# Special Permit Conditions

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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 Buffers 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.