

CD-CPC-2025-00101 – Rezoning Without a Plan

Metro North Crossings MOB

September 17, 2025

City Plan Commission

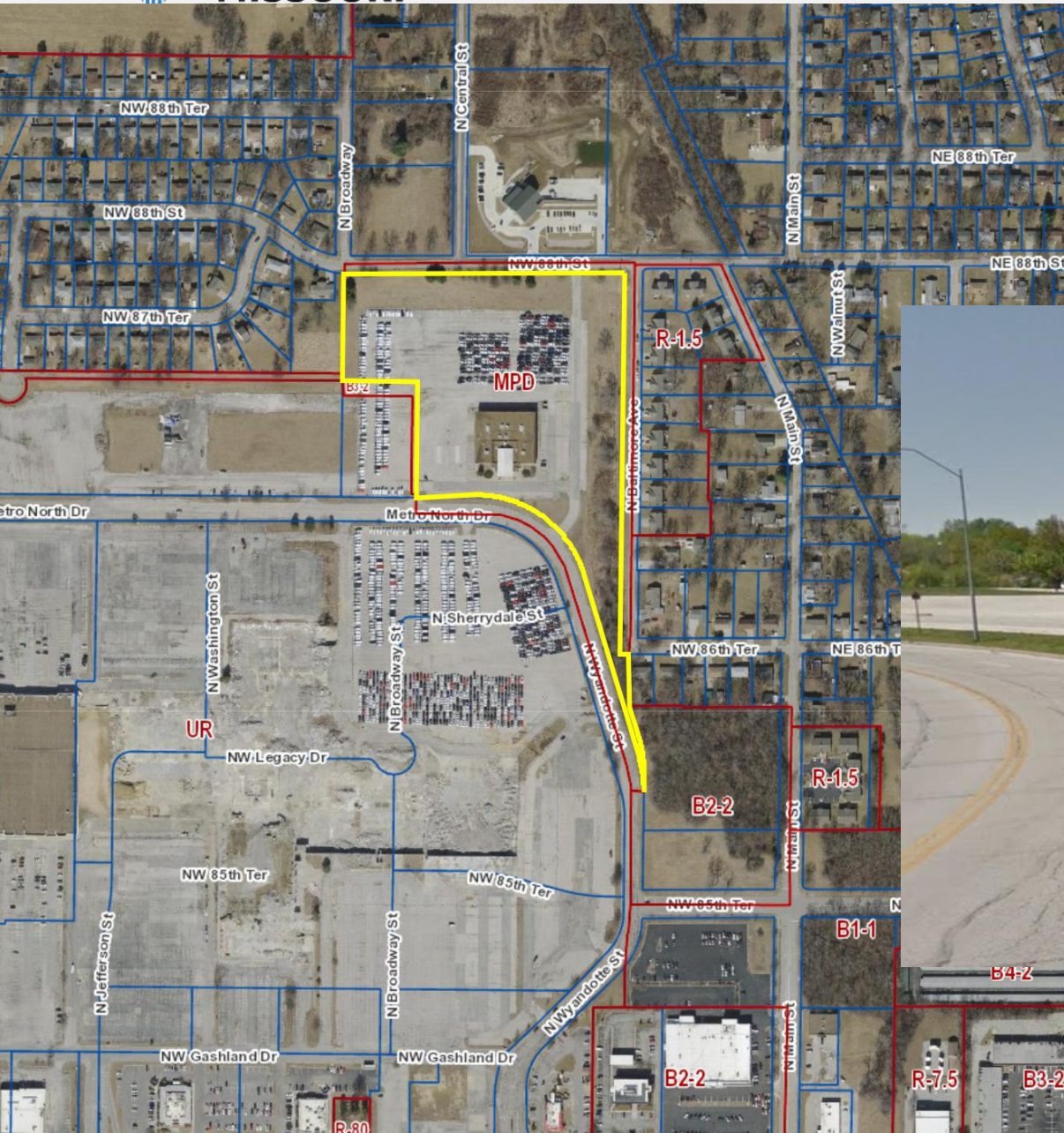


Development Team:
Jacob Hudson, Olsson
Dan Horn, Metro North Crossings, LLC





Metro North Cinema 2018



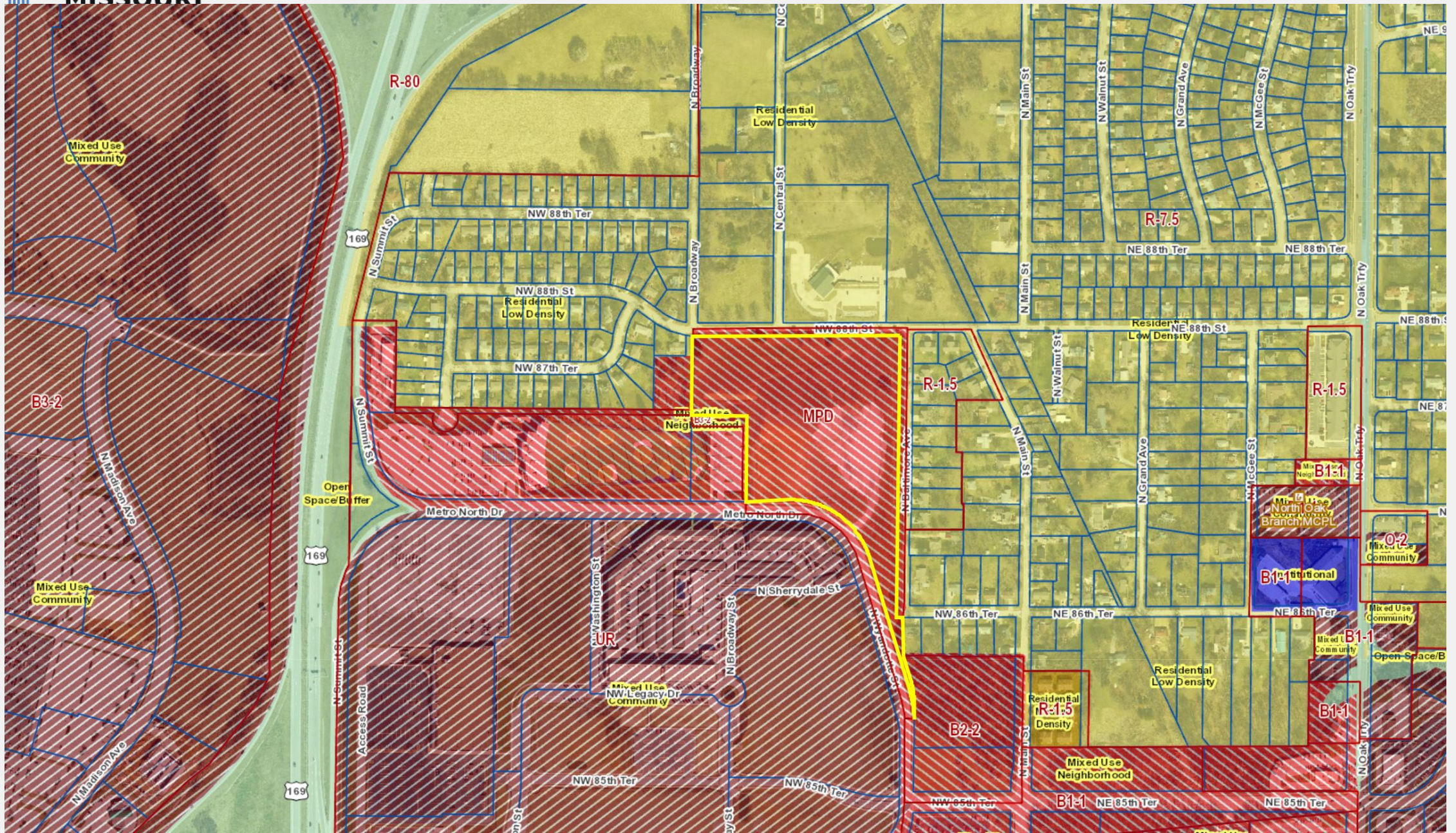


BACKGROUND

- Part of 116-acre Metro North Mall. (Cinema)
- Rezoned 12 acres to MPD for GSA.
- Ord. No. 200369 passed 2/21/2020, rezoned and approved a development plan that allowed for an office building.
- To allow for 40,000 sq. ft. building, 5-story building.
- 50,000 sq. ft. future addition.
- 297 parking spaces.
- Tract A to contain a trail.
- T-Shotz golf facility and Woodstone Apt.







- **12 acres – Zoned MPD**
- **Request to rezone from MPD to O District.**
- **The Gashland/ Nashua Area Plan recommends Mixed Use Neighborhood Land Use. – High Alignment.**
- **Use limited to MPD plan.**
- **O = Residential uses, Public/ Civic uses, limited Light Commercial and Office (including Medical Office) uses.**
- **88-515-08 - Rezoning, Zoning and Development Code Map Amendment Meets Criteria A-H as outlined in the staff report.**

RECOMMENDATION:

Approval.

