

Docket Item #4

Development Plan, Rezoning, and Area Plan Amendment: Jadan Hills

CD-CPC-2025-00033, CD-CPC-2025-00034, CD-CPC-2025-00038

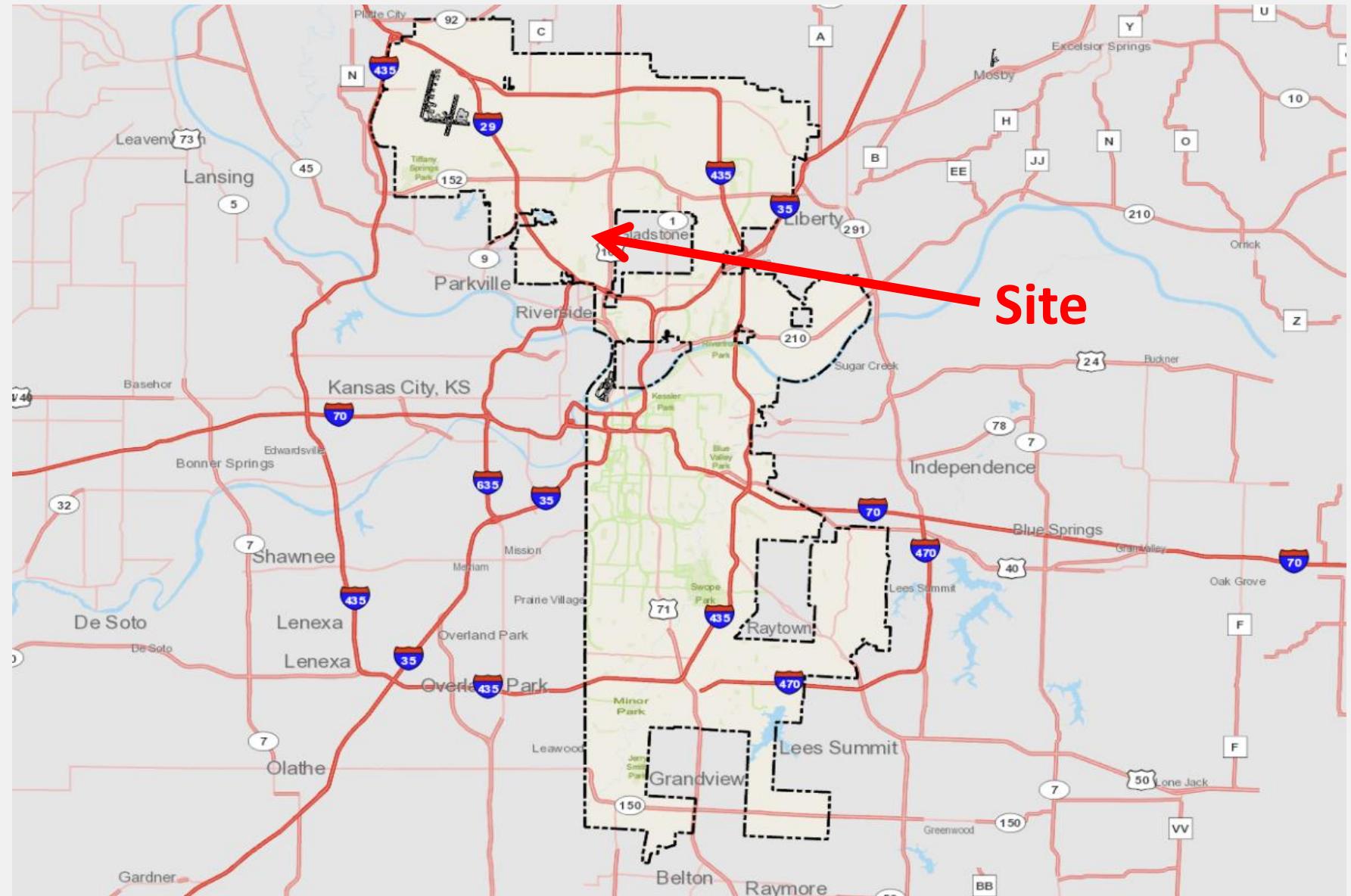
April 16, 2025

City Plan Commission





Location



Location



Looking Southeast From NW 68th St and N Holly St

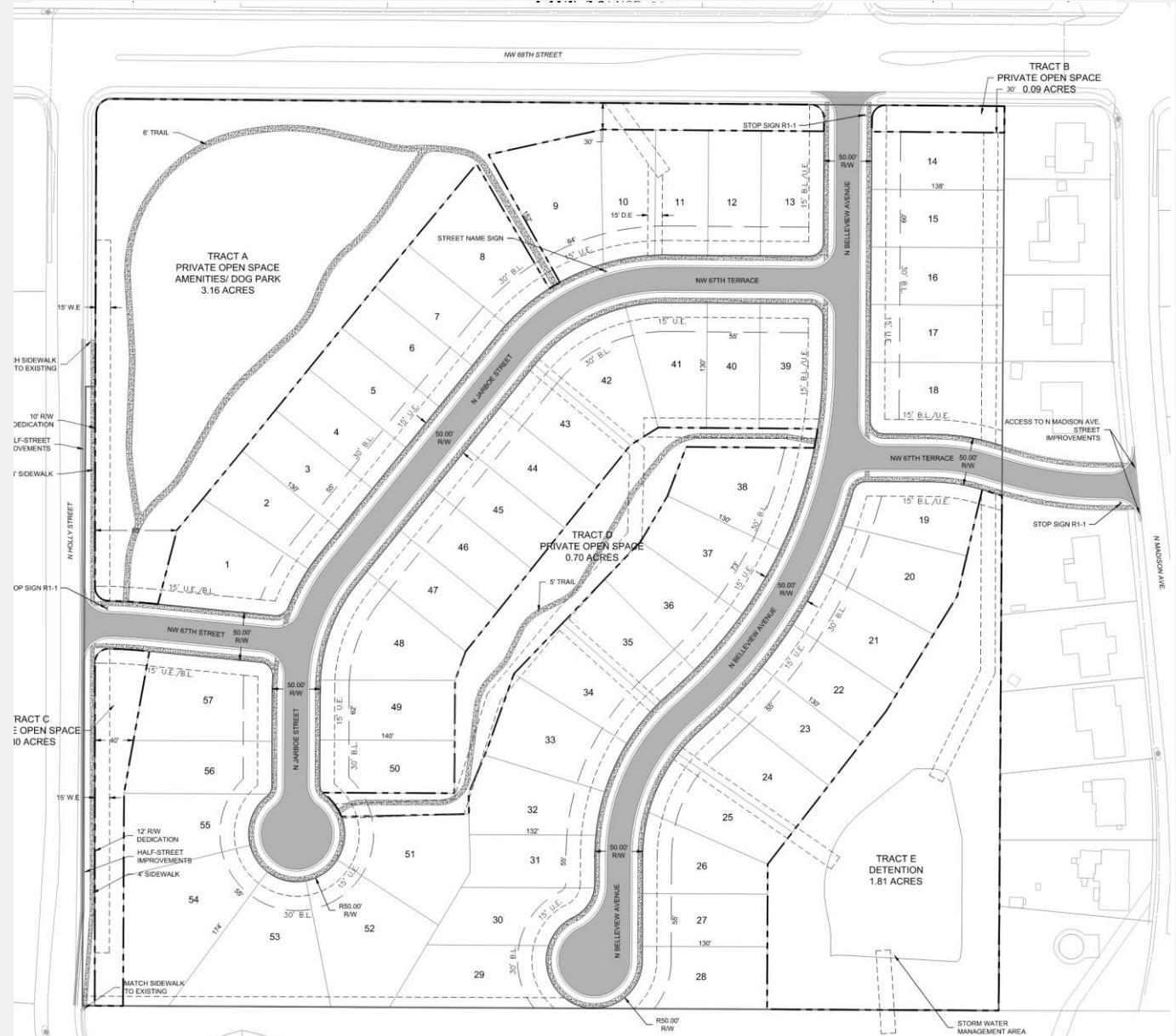


Rezoning and Area Plan Amendment

- Parcels are currently zoned R-80
- Applicant is requesting a rezoning to **R-6**
- Requires lots to be at least 6,000 SF
- Only permitted building type is single unit detached homes
- Rezoning requires an Area Plan Amendment to the Line Creek Area Plan from Residential Low Density to **Residential Medium Density**



Development Plan



Development Plan

- Applicant is proposing 57 lots and 5 tracts
- Utilizing existing unimproved right of way to connect to North Madison Avenue to the east.
- Amenity tracts include a dog park and walking trails
- Topographical features prohibit future vehicular connection to the south

Staff Recommendation Docket Item #4

4.1: Area Plan Amendment

Case No. CD-CPC-2025-00038 [Approval](#)

4.2: Rezoning

Case No. CD-CPC-2025-00034 [Approval](#)

4.3: Development Plan

Case No. CD-CPC-2025-00033 [Approval with Conditions](#)

Jadan Hills Development Plan and Rezoning

