10103 Blue Ridge Boulevard

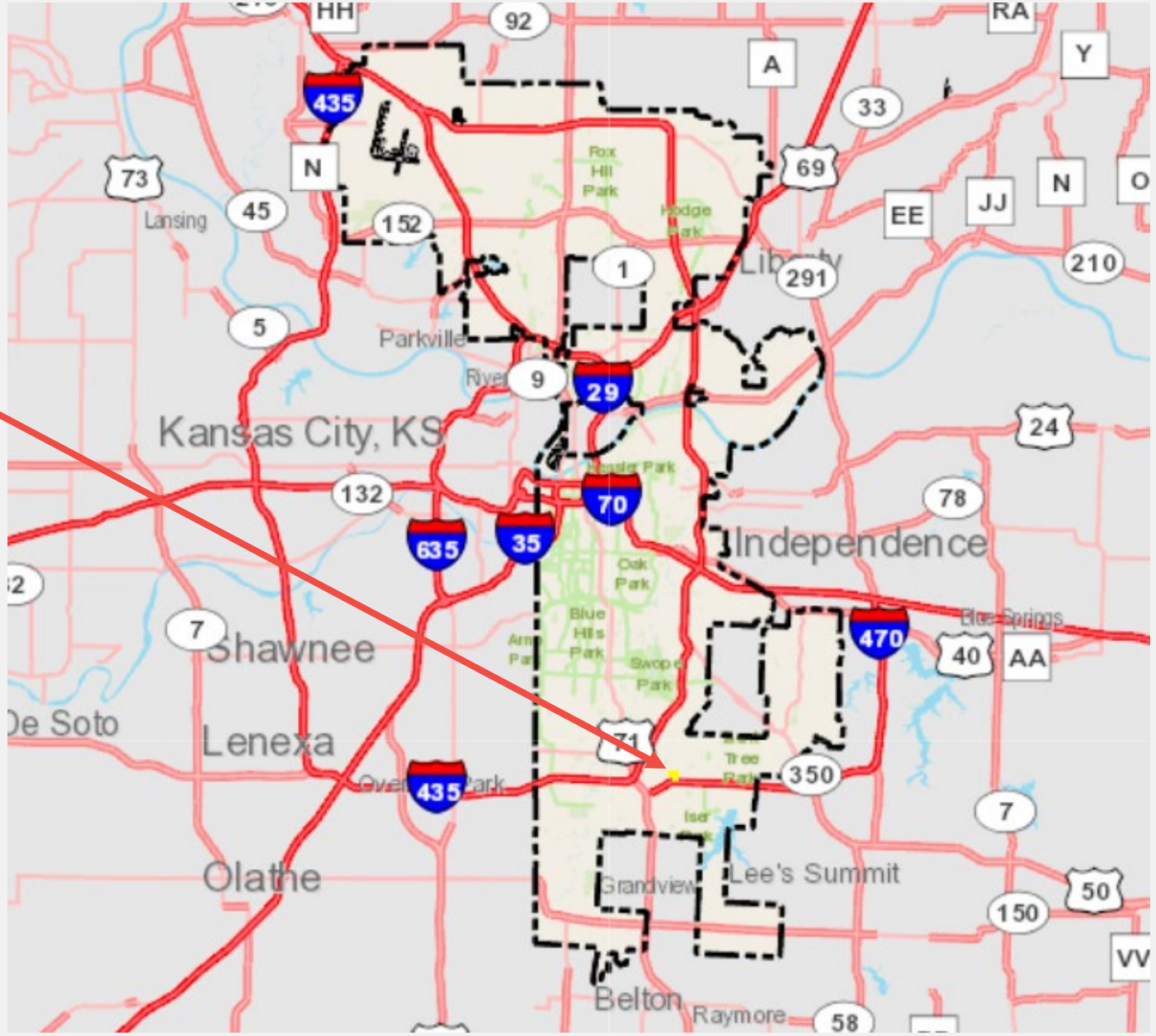
Rezoning without Plan

Area Plan Amendment

06/10/2025

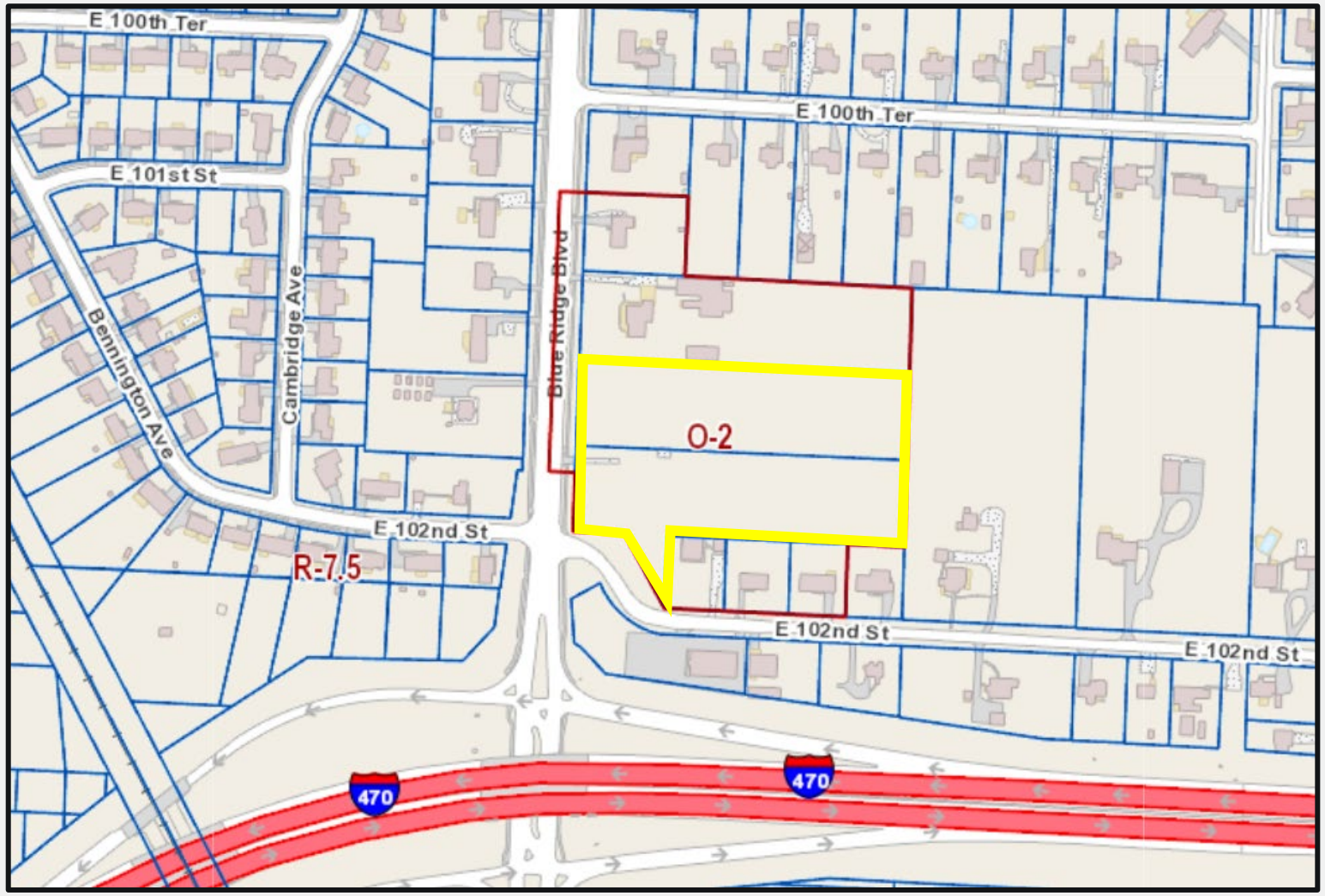
Neighborhood Planning and Development Committee

Subject Property



Current Zoning:
O-2 (Office)

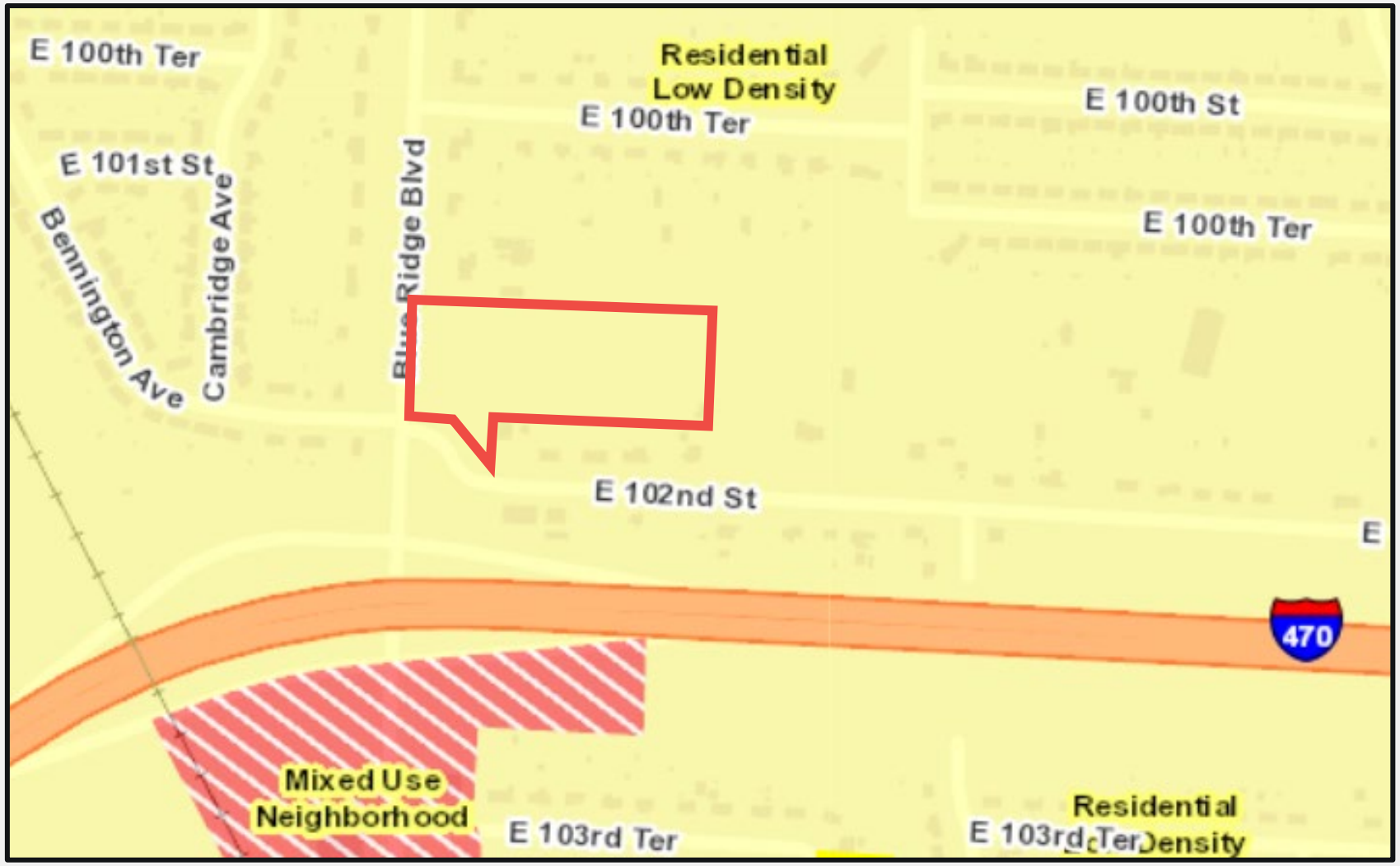
Proposed Zoning:
B1-2 (Commercial)



E 100th Ter
E 101st St
Bennington Ave
Cambridge Ave
Blue Ridge Blvd
O-2
E 102nd St
R-7.5
E 102nd St
E 102nd St
470
470

Future Land Use (current):
Residential Low Density

Future Land Use (proposed):
Mixed Use Neighborhood



88-515-08 - REVIEW CRITERIA

In reviewing and making decisions on proposed zoning map amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

88-515-08-A. conformance with adopted plans and planning policies;

88-515-08-B. zoning and use of nearby property;

88-515-08-C. physical character of the area in which the subject property is located;

88-515-08-D. whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

88-515-08-E. suitability of the subject property for the uses to which it has been restricted under the existing zoning regulations;

88-515-08-F. length of time the subject property has remained vacant as zoned;

88-515-08-G. the extent to which approving the rezoning will detrimentally affect nearby properties; and

88-515-08-H. the gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

View looking southeast from Blue Ridge Boulevard

View looking directly from Blue Ridge Boulevard

View looking directly from Interstate 470 off-ramp median

City Plan Commission and Staff Recommendation:

Resolution No. 250481 - Area Plan Amendment:
Approval without Conditions

Ordinance No. 250482 – Rezoning without Plan:
Approval without Conditions