



# X.x Moxie Suites

CITY PLANNING COMMISSION

FORMAL MEETING – February 11, 2026





# MOXIE SUITES

## QUICK FACTS

### Address:

2402 North Nevada Avenue

### Location:

North Nevada Avenue/East Jackson  
Street intersection – northwest corner

### Zoning and Overlays

Current: MX-N (Mixed-Use  
Neighborhood Scale)

Proposed: N/A

### Site Area

7,100 square feet

### Proposed Land Use

Personal and Business Service

## APPLICATIONS

Conditional Use – Land Use Statement

## VICINITY MAP



# MOXIE SUITES

## PROJECT SUMMARY

File #(s):

CUDP-25-0033

### Project Proposal:

Conditional Use for a Small Personal and Business Service Using in the OR zone district

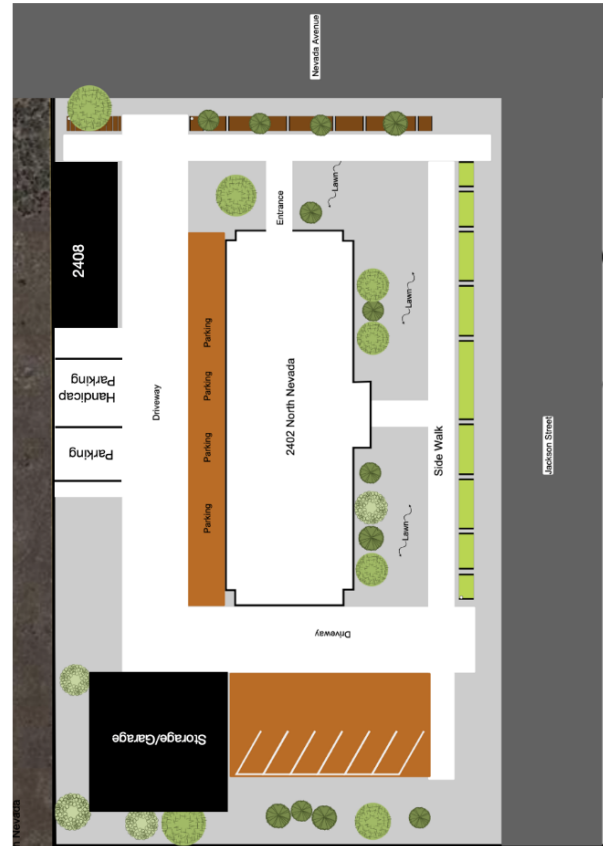
Facilitates a small-scale neighborhood commercial use

Use is massage, fitness, wellness, salon/spa (Small Personal and Business Service)

Proposed use fits in terms of use, scale and density, both for existing and future uses adjacent and surrounding the property.

Compatible with North End Neighborhood Plan

## SITE PLAN



# TIMELINE OF REVIEW

Initial Submittal Date	December 15, 2025
Number of Review Cycles	1
Item(s) Ready for Agenda	January 20, 2026

# STAKEHOLDER INVOLVEMENT

## PUBLIC NOTICE

Public Notice Occurrences (Posters / Postcards)	2 times – Initial application and planning commission
Postcard Mailing Radius	1,000 feet
Number of Postcards Mailed	207 Postcards for each public notice
Number of Comments Received	No comments

## PUBLIC ENGAGEMENT

- No public comment for the conditional use.
- Support for the use with the rezoning of the property in 2025.
- Concern raised with the rezoning was that MX-N allowed a broad range of uses and many may not be compatible with the North End Neighborhood.

# APPLICATION REVIEW CRITERIA

## 7.5.601 Conditional Use

### Criteria for Approval

- a) The application complies with any use-specific standards for the use in Part 7.3.3 (Use-Specific Standards),
- b) The size, scale, height, density, multimodal traffic impacts, and other impacts of the use are compatible with existing and planned uses in the surrounding area, and any potential adverse impacts are mitigated to the extent feasible; and
- c) The City's existing infrastructure and public improvements, including but not limited to its street, trail, and sidewalk systems, have adequate capacity to serve the proposed development and any burdens on those systems have been mitigated to the maximum extent feasible.

### Statement of Compliance

#### CUDP-25-0030 Silver Key Apartments

The conditional use application for Moxie Suites meets the criteria.



# PLANNING COMMISSION OPTIONAL MOTIONS

## Optional Motions

CUDP-25-0033 – Moxie Suites

### **Motion to Approve**

Approve the Conditional Use to allow a Small Personal and Service use in the MX-N (Mixed-Use Neighborhood Scale) zone district located at 2402 North Nevada Avenue, based upon the findings that the request complies with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601.

### **Motion to Deny**

Deny the Conditional Use to allow a Small Personal and Service use in the MX-N (Mixed-Use Neighborhood Scale) zone district located at 2402 North Nevada Avenue, based upon the findings that the request does not comply with the criteria for Conditional Use as set forth in Unified Development Code Section 7.5.601.C.2.

