



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

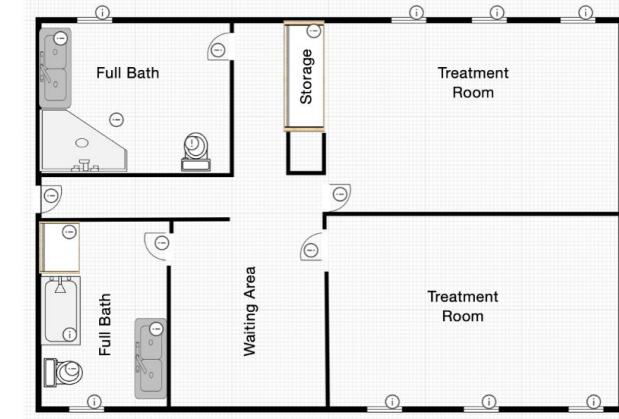
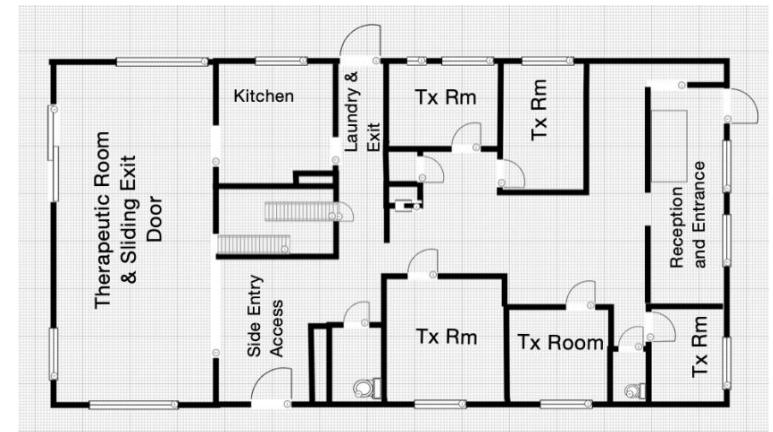
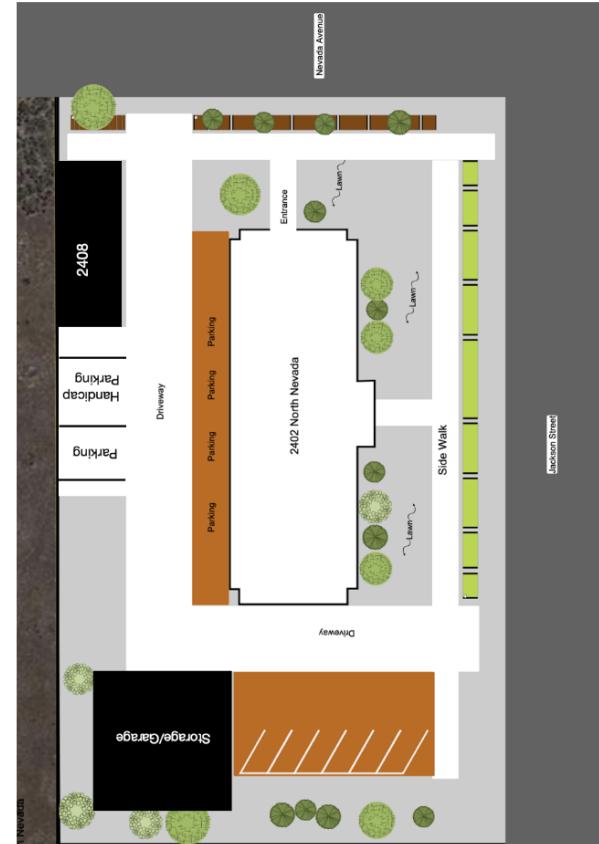
Facilitates a small-scale neighborhood commercial use

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.



QUESTIONS?

