

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

<i>(1) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i>	
<i>Applicant:</i>	Yes; parking is located in front of the building, inside the garage, as well as to the rear of the building. There is easy access to all parking areas as well as entrance to the building.
<i>Staff:</i>	Yes, the proposed use is consistent with the requirements of R-P zoning
<i>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i>	
<i>Applicant:</i>	The existing accounting business has been existing for about 7 years. The proposed business would be a single room within, to provide salon services. There are other buildings in the area providing salon/spa type services.
<i>Staff:</i>	Yes. Most of the surrounding properties are dominated by office and light commercial uses.
<i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.</i>	
<i>Applicant:</i>	Yes; there is an open and clear driveway/entrance to the property with clear visibility for safe exit onto Bemiss Road.
<i>Staff:</i>	Yes, existing ingress and egress to the property is adequate.
<i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</i>	
<i>Applicant:</i>	The proposed use will have little impact on any of the above. There will be one (1) employee servicing 1-2 clients maximum. Hours of operation will be no earlier than 8:00am, and no later than 4:30pm Monday-Friday, and no later than 1:30pm on Saturday.
<i>Staff:</i>	Yes. All public facilities are adequate to support the proposed use.
<i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i>	
<i>Applicant:</i>	No. Noise or other such impacts will be contained to the interior of the property itself. Volume of traffic will be minimal.
<i>Staff:</i>	No adverse impact.