

Comprehensive Plan Issues

Character Area: Downtown Activity Center

Description: The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas..

Development Strategy: Downtown should include relatively high density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design 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. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations ,such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites..

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:

(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.	
Applicant:	Yes; other than required parking (Variance request pending)
Staff:	Yes, the proposed use is consistent with the requirements of C-C zoning, other than insufficient landscaping and excessive impervious area.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes. The project will utilize the existing building with rehabilitation.
Staff:	Yes. The surrounding properties contain a mixture of uses; including commercial, institutional and former residential uses..
(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.	
Applicant:	Yes.
Staff:	Yes, existing ingress and egress to the property is adequate.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	Yes. This will impact the neighborhood in a positive manner.
Staff:	Yes. All public facilities are adequate to support the proposed use.
(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.	
Applicant:	No.
Staff:	No adverse impact.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No. This will be the same residential housing type use as current; just longer-term rental terms
Staff:	No impact.