

## Comprehensive Plan Issues

**Character Area:**     Established Residential

***Description:*** Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures..

***Development Strategy:*** Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

**Goals and Policies:**

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

**POLICY 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

### 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:*

<b>(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.</b>	
<i>Applicant:</i>	Yes, the proposed use will continue to be residential in character.
<i>Staff:</i>	Yes.
<b>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</b>	
<i>Applicant:</i>	Yes, the proposed use will continue to be residential in character
<i>Staff:</i>	The existing building (unchanged) continues to match the massing and residential appearance of the surrounding properties. With property conditions, the magnitude of the proposed use can maintain this same level of compatibility as long as it does not overload the property with too many people.
<b>(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.</b>	
<i>Applicant:</i>	Yes, the ingress/egress is adequate and there are public streets providing access to the subject property .....
<i>Staff:</i>	Yes, existing ingress and egress to the property is adequate.
<b>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.</b>	
<i>Applicant:</i>	The proposed use will not impact the existing facilities and services, which are adequate to support the proposed use
<i>Staff:</i>	Yes. All public facilities are adequate are adequate to support the proposed change in use
<b>(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.</b>	
<i>Applicant:</i>	The proposed use will not create adverse impacts on any adjacent or nearby properties.
<i>Staff:</i>	No significant adverse impact – with the right conditions of approval.