

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern ?	
Applicant:	Yes. There are other commercial operations on adjacent properties.
Staff:	Yes, somewhat. There are existing commercial uses and vacant commercial lands to the south and west of the subject property, and there is existing residential development to the north of the subject property.
(2) Are there other zonings of this type near the subject property ? or will the proposed rezoning result in an isolated zoning district unrelated to adjacent and nearby zoning districts ?	
Applicant:	Yes, adjacent property.
Staff:	Yes, there is existing commercial zoning to the south and west of the subject property.
(3) Will the proposed change cause an increase in population density ?	
Applicant:	Increased commercial success begats increased desirability for living.
Staff:	No.
(4) Will the proposed change likely increase traffic on roads or increase the demand on public services (utilities, fire protection, etc..) ?	
Applicant:	Increase commercial activity may increase traffic counts.
Staff:	Yes, but there will be no significant impact as long as West Stanfill Street is protected and the primary access will be to the south and west.
(5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community ?	
Applicant:	Special conditions of past and current zoning changes will protect the existing residential aeras.
Staff:	No significant adverse impact as long as the West Stanfill Street corridor is adequately buffered.