

Comprehensive Plan Issues

Character Area: Commercial 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.

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.

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) Whether a proposed rezoning will permit a use that is suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	Yes. The proposed zoning change is consistent with the existing development along Griffin Avenue and South Patterson Street
Staff:	Yes. The proposed zoning change is compatible with the overall land use patterns of the area.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No. All adjacent parcels are a commercial use or vacant land other than one lot that fronts Wisenbaker Lane to the east. Required buffering or fencing will be installed along property lines.
Staff:	No significant adverse impact.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	Very little. The subject property is vacant land and is zoned mostly for residential use, which is not compatible with surrounding uses fronting South Patterson Street.
Staff:	No. Single-family residential zoning such as R-6 is not consistent or compatible with other adjacent properties fronting South Patterson Street or Griffin Avenue.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No. Utility services are adequate or will be installed to address the development. South Patterson Street is a major highway/collector street that can sufficiently service any traffic added from this development.
Staff:	No adverse impact.