

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 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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:

(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.
Staff:	No. The existing site has an unpaved parking area which does not comply with standard development requirements. However, the existing facility has always operated this way and with it being an “infrequent use” facility under the terms of the LDR, it is allowed to continue this way at the discretion of the City Engineer.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes.
Staff:	Yes. The existing historic residential building will continue to blend in with the surrounding neighborhood.
(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, the ingress and egress to the property are adequate. All entry ways and exits are easily accessible. Yes, the public street providing access to the site is adequate to safely handle the traffic that may be generated by the proposed use.
Staff:	Yes, existing ingress and egress to the property is adequate.