

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.

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) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
<i>Applicant:</i>	Yes, adding residential to nearby residential along Park Avenue.
<i>Staff:</i>	Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
<i>Applicant:</i>	The proposed rezoning should have no adverse impact on usability of nearby properties.
<i>Staff:</i>	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned ?	
<i>Applicant:</i>	The current zoning and the proposed zoning both have the same reasonable economic use.
<i>Staff:</i>	Mostly no. The existing R-P portion of the property is in line with the land use expectations of the CAC Character Area in this location. However, most of the property is zoned R-15 which is non-compliant in the CAC Character Area and is far less intensive than what is expected in this area.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?.	
<i>Applicant:</i>	The proposed development will phased in a logical pattern to allow no burden to be added to existing streets, utilities or schools. .
<i>Staff:</i>	No significant adverse impact