

## Comprehensive Plan Issues

**Character Area:** Transitional Neighborhood

**Description:** An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

**Development Strategy:** Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an 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:

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods.

**GOAL 4: NATURAL & 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.

## 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) Is the proposed use consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.</b>	
<b>Applicant:</b>	Yes. The backyard has been blacktopped-asphalted to accommodate 10-15 parking spaces..
<b>Staff:</b>	No. The property does not contain the minimum required buffer yards next to the adjacent properties with R-P zoning. However, this requirement would not trigger unless there is an expansion to the building or the parking lot.
<b>(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	The proposed use is consistent with the adjacent professional office properties along the street, in term of massing and scale, however, it is not consistent with the nearby residential uses along the street
<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>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	Yes, proposed 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>	
<b>Applicant:</b>	No effects.
<b>Staff:</b>	Yes. These public facilities are adequate to support the proposed use.