

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles...

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each 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:

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.

Objective 7.4.1 – Develop and implement appropriate design guidelines/standards for specific areas of the community depending on existing and anticipated growth.

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) 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.	
<i>Applicant:</i>	See attached site plan and Letter of Intent.
<i>Staff:</i>	No. The proposed site plan generally complies with the requirements of C-C zoning, but will need a planted buffer yard along its N property line. However, the proposed site plan and building design does not meet all of the BUCOD requirements, and it is likely some Variances to these requirements will be needed.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
<i>Applicant:</i>	An existing car wash is located across the street from this site.
<i>Staff:</i>	No. There is an existing car wash across the street to the south. However, all of the abutting land uses on the north side of Baytree are residential.
(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.	