

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.

POLICY 7.7 – Commercial development of varying sizes shall be encouraged at the intersections of major roadways.

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?	
Applicant:	Yes.
Staff:	Yes, the proposed zoning is consistent with the overall zoning and land use patterns of the surrounding area. The proposal would also rectify outdated and inconsistent zoning on the existing zoning map.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties?	
Applicant:	It will not adversely affect adjacent properties. The C-H zoning currently covers 5.736 acres or 78% of the total tract.
Staff:	The proposed zoning will not adversely affect adjacent or nearby properties. The proposed zoning will actually correct some outdated and inconsistent zoning on the existing zoning map.
(3) Does the subject property of the proposed rezoning have a reasonable economic use as it is currently zoned?	
Applicant:	The R-P and R-10 zoning classifications are not useable.
Staff:	The property would better serve the interests of both the owner and the public rezoned to C-H to facilitate a commercial node at the intersection of major roadways.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other facilities such as utilities, parks, schools?	
Applicant:	No.
Staff:	No adverse impact.