

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:

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

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 7.5 – Available land shall be utilized in most efficient manner while focusing on redevelopment where feasible.

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.

<i>(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.</i>	
<i>Applicant:</i>	The proposed rezoning is consistent with the surrounding land use patterns and will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby
<i>Staff:</i>	Yes. The proposed use is compatible with the nearby and adjacent development patterns
<i>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</i>	
<i>Applicant:</i>	There will be no adverse effect on the existing uses or usability of the adjacent or nearby
<i>Staff:</i>	No adverse impacts.
<i>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</i>	
<i>Applicant:</i>	Yes, The subject property of the proposed rezoning currently has a reasonable economic use as it is currently rezoned but it is not the highest and best use of the property. This assertion is especially true when the existing uses of the adjacent properties are considered.