

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:

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 the most efficient manner while focusing on redevelopment of land 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.

(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>Applicant:</i>	Yes, the property directly across Brookfield Road is currently zoned C-C with no restrictions.
<i>Staff:</i>	Yes. The proposed use is compatible with the adjacent land use patterns.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	It would not adversely affect the existing uses, but rather may attract more development to the vacant parcels currently zoned C-C in the NW quadrant of the intersection of Brookfield Road and Murray Road.
<i>Staff:</i>	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	This lot has remained vacant since 2004 when uses were restricted.. Rezoning to C-C without restricted use will provide economic growth.
<i>Staff:</i>	No. The de facto "C-N" zoning on the property has not yielded any development on this property after sitting vacant for 21 years.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
<i>Applicant:</i>	No, simply removing the conditions of the current zoning and allowing the property to truly be zoned C-C will not create anymore burden on the existing streets or public facilities than a development constructed on the property as is.