

Comprehensive Plan Issues

Character Area: Downtown Activity Center

Description: The traditional central business district and immediately surrounding commercial, industrial, or mixed-use areas.

Development Strategy: Downtown should include relatively high density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the traditional town center through a combination of rehabilitation of historic buildings in the downtown area and compatible new infill development targeted to a broad range of income levels, including multi-family town homes, apartments, lofts, and condominiums. Design 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. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linking to neighborhood communities and major destinations ,such as libraries, neighborhood centers, health facilities, commercial clusters, parks, and schools. New residential and commercial development should be concentrated in and around the downtown and adjacent neighborhoods on infill sites.

Goals and Policies:

GOAL 2: ECONOMIC DEVELOPMENT – To support a growing and balanced economy that bolsters the community's position as a regional economic engine offering high-wage jobs, by ensuring a high-level of workforce adequacy.

POLICY 2.5 – The community will encourage the development of downtowns as vibrant centers for culture, government, dining, residential, and retail diversity.

Objective 2.5.3 – Ensure land development regulations encourage mixed use, dense developments in downtown areas.

Objective 2.5.4 – Promote adaptive reuse and infill development.

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.

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 the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?

Applicant: The proposed mixed-use apartment project is consistent with the C-D (Downtown Commercial) zoning district, which encourages a mix of residential and commercial uses. No minimum setbacks requirement, and no parking space required by the code, however, we are providing apx.90 parking spaces including 4 ADA parking spaces and 2 EV charging station. The loading area is facing the parking lot. There is no requirement for transitional buffers at this site.

Staff: Yes, the proposed use is consistent with the requirements.

(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?