

**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 3.10** ---- The community’s anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community’s character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

**GOAL 5: LAND USE** ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

**POLICY 5.2** ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

**POLICY 5.4** ---- Efforts should be made to ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

**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.*

<b>(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.</b>
<i>Applicant:</i> Yes
<i>Staff:</i> Yes.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>
<i>Applicant:</i> It will not have any adverse affects.
<i>Staff:</i> No, this rezoning should not have any adverse effects on use of adjacent properties
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>
<i>Applicant:</i> No.
<i>Staff:</i> No, the property is currently vacant.
<b>(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.</b>
<i>Applicant:</i> None.