

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

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.

(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
<i>Staff:</i>	Yes
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
<i>Applicant:</i>	None
<i>Staff:</i>	No, this rezoning should not have any adverse effects on use of adjacent properties
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	No
<i>Staff:</i>	No
(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
<i>Staff:</i>	No, the proposed rezoning will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	