

**Description:** Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.

**Development Strategy:** Uses supporting the area’s primary institutions should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over “franchise” or “corporate” architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided..

**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 7.4** – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

**POLICY 4.4** –The continued protection and utilization of historic resources shall be encouraged and actively supported.

**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 is consistent with surrounding land use pattern and will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties..</b>	
<i>Applicant:</i>	Yes, the proposed rezoning is consistent with the surrounding land use pattern and will allow for a diverse range of uses in the community.
<i>Staff:</i>	Yes. The proposed zoning change is compatible with the use of many adjacent and nearby properties along this portion of North Patterson Street.
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<i>Applicant:</i>	There will be no adverse effect to the existing uses or usability of adjacent or nearby properties.
<i>Staff:</i>	No significant adverse impacts.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<i>Applicant:</i>	The property does have a reasonable economic use as currently zoned, however there is a higher and better economic use for the property if it is rezoned that would be better suited to the surrounding neighborhood.
<i>Staff:</i>	No. Continued single-family residential uses under R-10 zoning are no longer justified by the higher traffic volumes and development trends along the North Patterson Street corridor.
<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>	No. The proposed rezoning will not result in a use that will or could cause an excessive or burdensome use of the existing streets, transportation facilities, utilities or schools.
<i>Staff:</i>	No adverse impact.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
<i>Applicant:</i>	Yes, the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.
<i>Staff:</i>	Yes. O-P zoning is consistent with the Institutional Activity Center (IAC) Character Area designation of the Comprehensive Plan, and well as its Goals and Policies.