

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures..

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer 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 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 2.5.4 – 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?	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, all standard development requirements of R-6 zoning will be followed.
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the proposed use is generally consistent with the surrounding land use pattern.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The subject property fronts on 3 adjacent streets and has excellent access.
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
<i>Applicant:</i>	No. We will have to install a detention pond.
<i>Staff:</i>	Public facilities are adequate to support the proposed use.