

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:

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 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

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 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..	
Applicant:	Yes.
Staff:	Yes. The proposed zoning change is consistent with the zoning and existing development patterns on adjacent properties along Baytree Road.
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	No adverse effects.
Staff:	No adverse impacts on adjacent properties.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No.
Staff:	No. Continued use of the subject property as single-family residential is no longer consistent or logical along this portion of Baytree Road.
(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.	
Applicant:	No.
Staff:	No impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. R-P zoning is consistent with the NAC Character Area designation of the Comprehensive Plan, and well as its applicable Goals and Policies.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	