

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:

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.

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) Is the proposed zoning change consistent with the surrounding land use pattern ?
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes. The surrounding land use pattern is dominated by high-density residential and office type uses.</p>
(2) Will the proposed zoning change create an isolated Zoning district unrelated to adjacent and nearby districts ?
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No. The proposed Rezoning consolidates the existing split-zoning pattern on the property into one zoning district.</p>
(3) Will the proposed change cause an increase in population density or otherwise an increased load on existing public services ?.
<p><i>Applicant:</i> No change</p> <p><i>Staff:</i> No change</p>
(4) Are there existing or changing conditions affecting the use and development of the property that make approval of the Rezoning reasonable ?
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No, however the rectifying of the split-zoning situation is considered to be beneficial.</p>
(5) Will the proposed Rezoning be considered out of scale or result in significant adverse impacts on existing conditions in the neighborhood or community at large ?