

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.

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) Whether or not the proposed use is consistent with all the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers.	
Applicant:	Yes.
Staff:	Yes, with exception that the site does not have a code-compliant buffer yard (20' wide) in the rear area adjacent to the existing R-10 zoning.
(2) Compatibility of the proposed use with land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes. No new structures are proposed
Staff:	Yes, the magnitude of the proposed use is compatible.
(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed use on the capacity and safety of public streets providing access to the subject site.	
Applicant:	Yes. No new proposed structures. Traffic count will be less than when the property was operating as a grocery store..
Staff:	Yes, existing ingress and egress to the property is adequate.
(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed use.	
Applicant:	Existing facilities are adequate for the proposed use.
Staff:	Yes. All public facilities are adequate to support the proposed use.
(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.	
Applicant:	No, it is a low impact use.
Staff:	No adverse impact.
(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.	
Applicant:	No, traffic after-hours will be minimal.
Staff:	No adverse impact.

Attachment: CU-2022-02 agenda item packet - City Council (3351 : Conditional Use Permit CU-2022-02)