

# Planning Commission

## Staff Report Addendum

November 4, 2022

The following changes are being made to the Staff Plan 2040 Checklist in the staff report dated October 31, 2022. The Staff Analysis in the 2040 Checklist is based on the proposed zoning district.

The applicant has stated they would agree to a binding element that would restrict uses on the property to only those uses permitted in the C-N district as well as Mini-Warehouses. This is a matter the Planning Commission and legislative bodies with zoning authority can consider, along with the applicant's "Statement of Compliance with All Applicable Goals, Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan" (as submitted to the file), when making their findings for approval or denial.

### 3. Staff Plan 2040 Checklist

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Non-Residential

#	Plan 2040 Plan Element	Land Use & Development Policy	Staff Finding	Staff Analysis
2	Community Form: Goal 1	7. Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.	✓	The site is located on Westport Road, a transit corridor. The proposal is located near an activity center.
3	Community Form: Goal 1	8. Encourage industries to locate in workplace Form Districts or in areas readily served by infrastructure and transportation facilities, including transit, rather than isolated industrial sites.	-	The proposal is for industrial zoning located in a Neighborhood Form District but would be an isolated industrial site as there are no other industrially zoned properties nearby.
9.	Community Form: Goal 2	1. Locate activity centers in appropriate areas in all Form Districts. Design and density should be compatible with desired form, adjacent uses, and existing and planned infrastructure.	-	The site is on the perimeter of what could be considered the edge of the center located at the intersection of N Hubbards Lane and Westport Road. C-M zoning allows C-2 high intensity commercial uses, as well as M-1 uses. The site is disconnected from the existing commercial uses within the activity center.

#	Plan 2040 Plan Element	Land Use & Development Policy	Staff Finding	Staff Analysis
11	Community Form: Goal 2	5. Locate retail commercial development in activity centers where it can be demonstrated that sufficient population exists or is anticipated to support it.	-	The site is on the perimeter of what could be considered the edge of the center located at the intersection of N Hubbards Lane and Westport Road. C-M zoning allows C-2 high intensity commercial uses, as well as M-1 uses. The site is disconnected from the existing commercial uses within the activity center.
12	Community Form: Goal 2	6. Encourage a more compact development pattern in activity centers that result in efficient land use and cost-effective infrastructure investment.	-	The site is on the perimeter of what could be considered the edge of the center located at the intersection of N Hubbards Lane and Westport Road. The C-M zoning would add an industrial element that is not present in the activity center or the area. Industrial infrastructure needs may differ from those of commercial uses alone.
13	Community Form: Goal 2	7. Encourage activity centers to include a mixture of compatible land uses in order to reduce traffic congestion by requiring fewer trips, support and enhance alternative modes of travel, and encourage vitality and a sense of place.	-	The proposed zoning district would permit more regional-serving commercial uses in an existing neighborhood. The site is located on the perimeter of the center located at the intersection of N Hubbards Lane and Westport Road. The C-M zoning would add an industrial element that is not present in the activity center or the area. Industrial infrastructure needs may differ from those of commercial uses alone.
22	Community Form: Goal 4	1. Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architecture style and placement when located within the impact area of such resources.	✓	The existing structure is proposed to be demolished. A wrecking permit is required since the structures are over 50 years old.
23	Community Form: Goal 4	2. Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.	✓	The existing structure has no distinctive or cultural value.
44	Housing: Goal 1	2. Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.	✓	C-M zoning would permit multi-family uses which are not available in the activity center or nearby area.

#	Plan 2040 Plan Element	Land Use & Development Policy	Staff Finding	Staff Analysis
46	Housing: Goal 2	2. Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.	✓	The site is located in the Neighborhood Form District along a transit corridor near an activity center. C-M zoning would permit multi-family uses.