



North Street Residential
Comprehensive Plan Amendment

Justification Statements and Applicant Responses:

1. The proposed use is more compatible with surrounding uses and/or designated future land use patterns.
 Response: The existing land use designated for this site is DD-S2, which allows for a variety of uses with an emphasis on vertical integration of both residential and non-residential uses. When visiting the 700 and 800 blocks of North Street, however, it is apparent that the proposed MDR use (and planned single-family detached housing) is much more compatible with surrounding uses than the DD-S2 use, as the area consists mainly of single-family detached housing with a traditional neighborhood feel.

2. The proposed use would act as a good transition between less compatible uses.
 Response: DD-S2 exists on this site and to the west. MDR exists to the east of this site across North Street. Adopting the MDR designation for this site simply expands on the existing adjacent MDR uses and would continue the transition already in place between uses.

Supplemental Information and Applicant Responses:

Per Section 3.4.7 of the Unified Development Ordinance, the following criteria are to be considered when determining the viability of a proposed Comprehensive Plan Amendment:

- A. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted plans;
 Response: The applicant is requesting that the development tier for this site be revised from the Downtown Tier to the Urban Tier. The proposed MDR designation and planned single-family detached housing use is consistent with several policies of the Urban Tier portion of the Comprehensive Plan: Policy 2.3.3a – This development enhances the street level experience by completing the existing neighborhood pattern with the construction of single-family homes on existing vacant lots. Small lot sizes are suggested for the Urban Tier, which is consistent with this request.



Policy 2.3.3b – Residential is a land use allowed in the Urban Tier, which is consistent with this request.

Policy 2.3.3c – Residential densities range from 8-20 dwelling units / acre in the Urban tier, which is consistent with this request.

- B. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

Response: The existing land use pattern consists of single-family detached homes and a recently renovated multi-family housing development. The proposed use of single-family detached homes is definitely compatible with the existing surrounding uses.

The designated future land uses in the area include DD-S1 and MDR (located directly across North Street). The proposed land use of MDR is consistent with the surrounding area future land uses.

- C. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City or County in general; and

Response: The intended use would not create any adverse impacts in the adjacent area. The proposed single-family housing use is consistent with what currently exists in the area.

- D. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Response: The existing parcels range from 0.15 – 0.18 acres in size, and are rectangular in size. This is ideal for the intended use of single-family detached homes.