

Surrounding Area

	Zoning	Current Land Use
Subject Property	Single Family-15	Vacant
North	Planned Development-112 (Downtown Office)	Office
East	Single Family-15	Residential
South	Commercial	Residential
West	Downtown Retail	Vacant

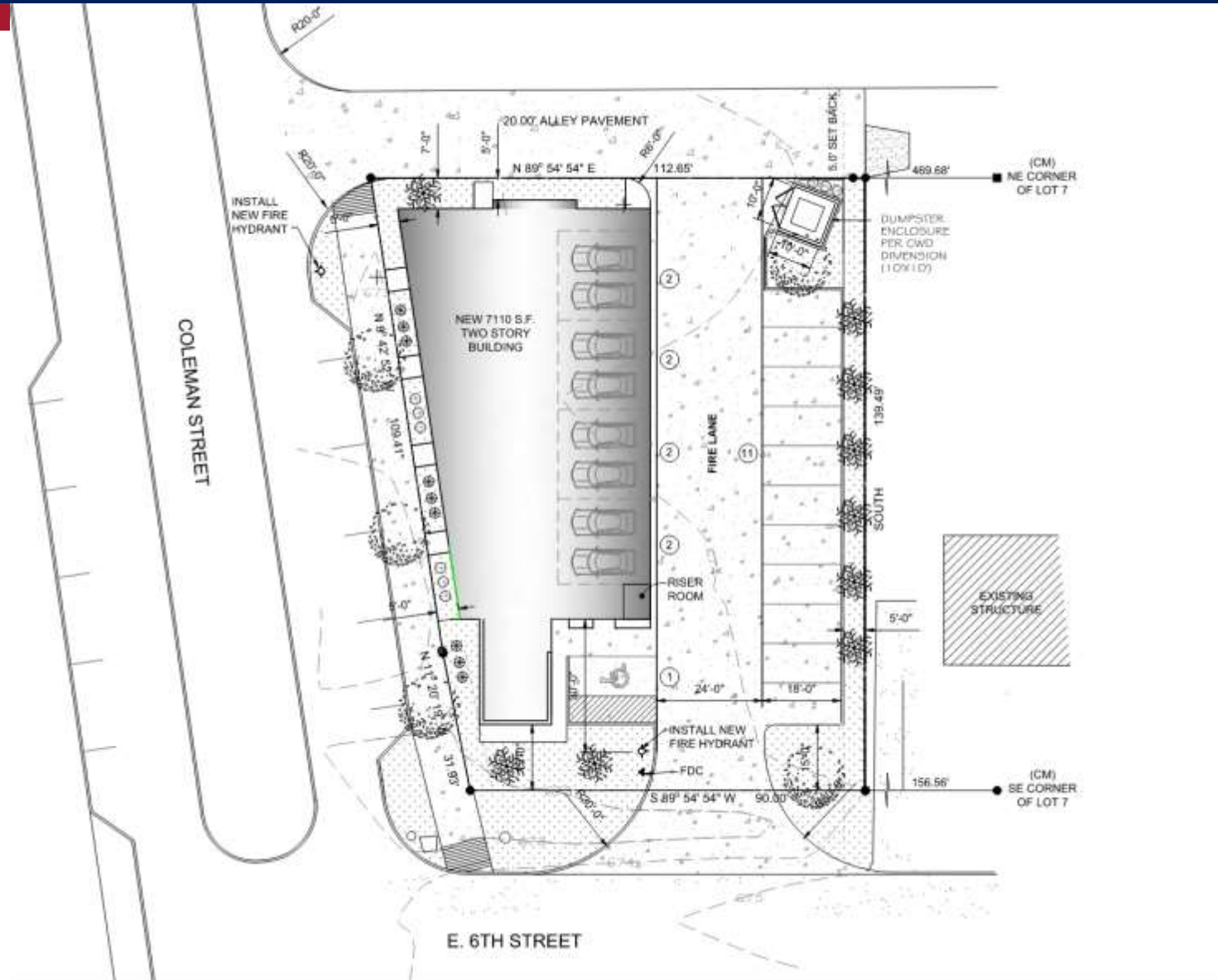
Proposal

Planned Development:

- Mixed Use Building
 - Multifamily
 - Office
 - Retail

Base Zoning:

- Downtown Office District



Permitted Uses

Uses Allowed by Right:

- Administrative/Medical and Professional Office
- Art and Craft Store
- Bakery
- Bank/Savings and Loan/Credit Union (No Drive-Thru)
- Beauty Salon/Barber Shop
- Bookstore
- Boot and Shoe Sales
- Business Service
- Ceramics Store
- Clothing and Apparel Store
- Florist
- Hobby or Toy Store
- Ice Cream Shop

Permitted Uses Cont.

Uses Allowed by Right:

- Insurance Office
- Leather Store
- Minor Dry Cleaning (Drop Off Only)
- Minor Print Shop (Drop Off Only)
- Multi-Family (2nd Floor Only) – Max. 4 Units
- Music Instrument Sales
- Novelty or Gift Shop
- Trophy Sales

Any similar uses as determined by the Director of Development Services.

Parking

By Use:

- Multifamily – 2 Spaces per Unit
- Office – 1 Space per 350 SF
- Retail – 1 Space per 250 SF

Provided:

- 20 Spaces (18 Required)
 - Multifamily (4 Units) – 8 Spaces
 - Retail (2,450 SF) – 10 Spaces

Landscaping

Zoning Ordinance:

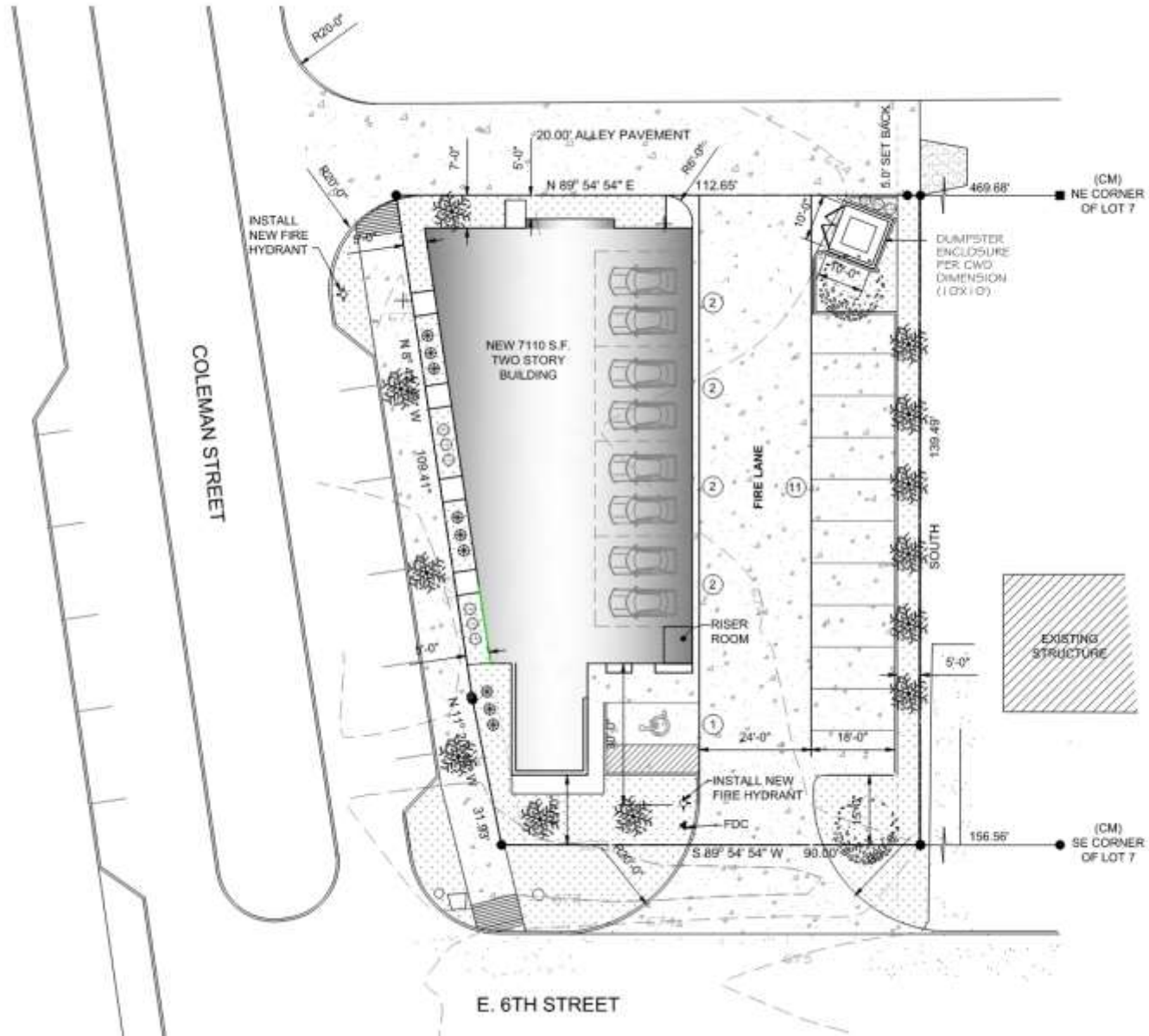
- 5' Landscape Buffer (Each Property Line)
- One ornamental tree and shrub every 15 linear feet.

Provided:

- 5' Landscape Buffer (Each Property Line)
- Ground Cover (North & South Property Lines)
- Ornamental Trees and Shrubs (East & West Property Lines)



	Proposed Landscaping (Development Standards)	Required Landscaping (Zoning Ordinance)
<p>Northern Boundary (Adjacent to Commercial)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: Ground cover.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Eastern Boundary (Adjacent to Residential)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, on both landscape islands.</p> <p>One ornamental tree every 15 linear feet between the landscape islands.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Southern Boundary (Sixth Street)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One large tree, three-inch caliper minimum, every 20 linear feet.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>
<p>Western Boundary (Coleman Street)</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree every 15 linear feet.</p> <p>Three shrubs, five-gallon minimum, on each landscape planting area.</p>	<p>Buffer: 5' Landscape Area</p> <p>Plantings: One ornamental tree and shrub every 15 linear feet.</p>



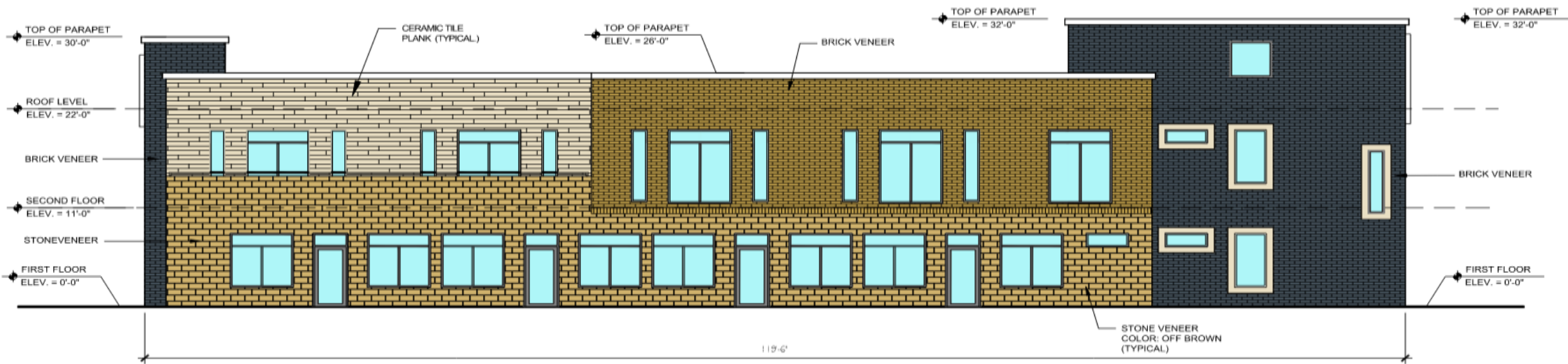
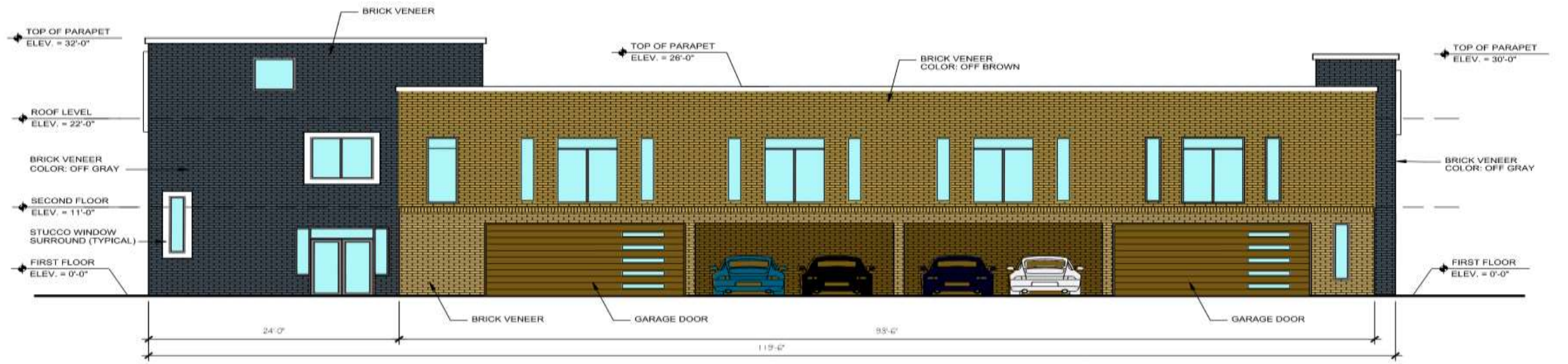
Architectural Standards

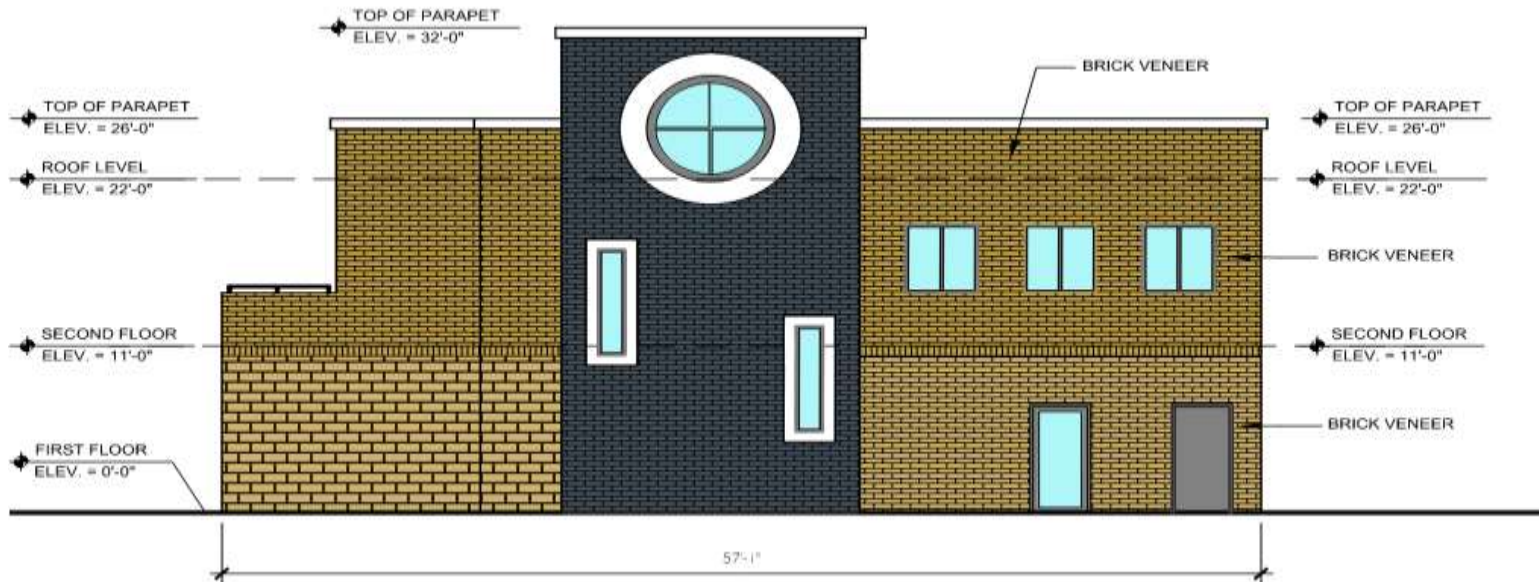
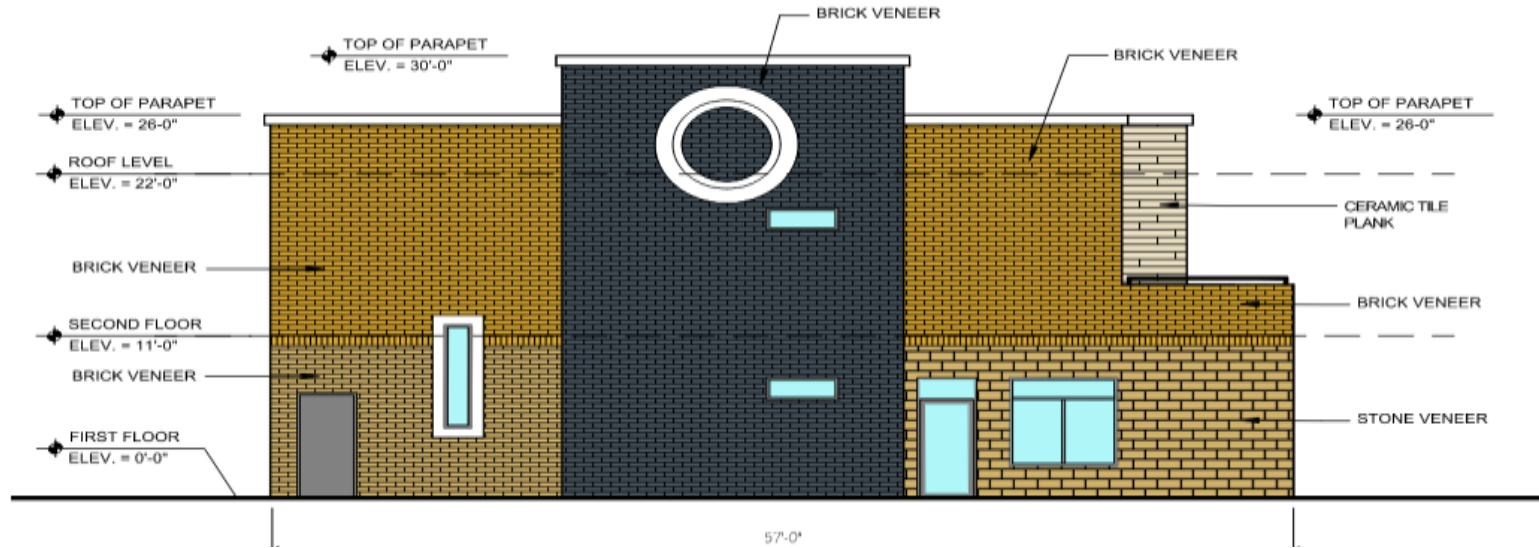
Zoning Ordinance:

- Downtown Office

Building Materials:

- 92% Masonry (Excluding Glazing)
 - Brick (80%)
 - Stone (12%)





Planning & Zoning Commission

Recommendation:

- Approved (4-2)
 - Commissioners Reeves and Blanscet voted in opposition due to concerns with the multifamily component and adjacency to residential development to the east.

Conclusion

Notices:

- Friday, February 23rd

Citizen Response:

- Email in Opposition

Recommendation:

- Approval