

JUSTIFICATION FOR CHANGE OF
ZONING FROM OR-2 & C-2 TO C-1
TAYLOR COMMERCIAL
SUBDIVISION
CASE # 14ZONE 1037
4152-4178 TAYLOR BOULEVARD

This change in zoning classification from OR-2 and C-2 to C-1 would provide for the redevelopment of eleven existing lots into a three parcels totaling of 2.71 acres located at 4152-4178 Taylor Boulevard for a commercial subdivision for three owner operated businesses. The proposed plan also requires an associated request for a Waiver to allow the proposed parking area to extend up to 8' into the required 15' landscape buffer area along the west property line.

The proposal complies with Guideline 1 of Community Form / Land Use for a commercial corridor within the Traditional Neighborhood Form District as it locates buildings near the property line except where it is precluded by the location of the sites major vehicular access point on Taylor Boulevard. It proposes a mix of commercial and medical related uses that relates well to the nearby commercial but also to the growing south end medical complex.

The proposal complies with the Goals of Community Form/Land Use Guideline 3, Compatibility, because the proposed use is surrounded by commercial uses and is well screened from the schoolyard behind it.

The proposal complies with the Intent of Guideline 7,8 & 9 relating to different forms of the Mobility & Transportation Goal as the proposed commercial complex is located on a major commercial corridor and is already served by transit and sidewalks. And also because this proposal would actually remove several existing access points on Taylor Boulevard.

The proposal complies with Guidelines 10, 12 & 13 as relates to Livability and the Environment. The proposed uses will provide new improved services to the neighborhood and surrounding community. Ample space has been provided to meet the stormwater detention and water quality treatment for stormwater.

The proposal meets the intent of the Marketplace, Economic Growth and Sustainability Guideline as the site is an improvement to an important commercial corridor located in an area with a great number of smaller commercial uses that would benefit from the commercial traffic this project would generate.

The requested zoning change will allow the productive use of some long vacant properties and some underperforming rental properties and provide a redevelopment boost to the south end of the metro and as described above is in conformance with the applicable guidelines of the Cornerstone 2020 Comprehensive Plan.