

Pre-Application Staff Report

June 3, 2016



Case No:	16zone1031
Request:	R-4 to C-1
Project Name:	Circle K
Location:	12411 Taylorsville Road
Owner:	Mac's Convenience Stores LLC
Applicant:	Mac's Convenience Stores LLC
Representative:	Classickle Engineering; Bardenwerper Talbot and Roberts PLLC.
Jurisdiction:	Louisville Metro
Council District:	11-Kevin Kramer
Case Manager:	Julia Williams, RLA, AICP, Planner II

REQUEST

- Change in zoning from R-4 to C-1
- District Development plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is for a change in zoning from R-4 to C-1 to allow for the expansion of an existing gas station on the adjacent lot to the west. The proposal is for 10 gas pumps and a 4,604 sf convenience store. Lot 1 is significantly treed. The proposal is located in the Tyler Rural Settlement National Register District.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	R-4	N
Proposed	Gas Station	C-1	N
<i>Surrounding Properties</i>			
North	Single Family Residential	R-4	N
South	Single Family Residential	R-4	N
East	Gas Station/Vacant	C-1/PDD	N
West	Single Family Residential	R-4	N

PREVIOUS CASES ON SITE

None found.

INTERESTED PARTY COMMENTS

My name is Casey Witt and my address is 12404 Tyler Woods Court. I received a letter in the mail last Friday notifying me that there is interest to rezone the lot directly behind my home (located at 12411 Taylorsville Rd) from R-4 to C1. I am very concerned about this. One reason why my husband and I decided to buy our home here in Louisville in the first place was because it, along with the lot behind ours that I am referencing in this email, are recognized as a National Register District here in Louisville, being a part of the historic Tyler

Settlement. I was researching the land and the development code (April, 2016 version) for this area but see that the document still has Tyler Settlement under "Reserved" status. My question is, how can that property even be rezoned if a special district property with no established land development codes?

Thanks you for taking the time to read and respond to my email. If you are not the person I should be directing this question to, please advise.

Casey Witt

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

Land Development Code

The Tyler Rural Settlement District Neighborhood Plan (2/2008):

Land Use Recommendation #4 recommends that new commercial development along Taylorsville Road occur to the East of Tucker Station Road. "LU4. Limit future non-residential land uses to the existing activity center (Tyler Center) and to land along Taylorsville Road east of Tucker Station Services Road and encourage their integration with residential uses to form mixed-use developments. Consider adding this land to the proposed Town Center Form District and using Planned Development District zoning for land inside that district. Any future additions to the west of existing activity center or Town Center shall be designed in accordance with the recommended special district design standards as a transition from the existing activity center or Town Center to the east and the Tyler Rural Settlement District to the west."

"Land values have risen based on speculation of future commercial developments along Taylorsville Road. If permitted, these potential commercial developments should adhere strictly to the recommendations of this Plan and also be included in the Town Center Form District. The design of any proposed commercial and/or mixed use developments shall be consistent with the special district design standards recommended in this plan as a transition from the existing center or future Town Center to the east and the Tyler Rural Settlement District to the west... Both sides of Taylorsville Road between the proposed Town Center Form District and Tucker Station Road and the commercial property at the northwest corner should be considered to be included in the proposed form district."

"Develop regulations to require commercial, residential and mixed-use developments and redevelopments to preserve, protect, and enhance historic elements, architectural features, scenic vistas, opens spaces, wildlife habitat, streams and other hydrologic features through the implementation of new pedestrian oriented design and development standards.

- a. Require new development to preserve vegetation, hydrologic features and wildlife corridors.
- b. Define outdoor spaces with historically appropriate elements such as wood plank fencing, rock walls, and preservation of indigenous vegetation.
- c. Require signage to be externally lit and constructed from traditional materials (masonry, wood, metal, etc.) Share signage between developments to reduce the clutter along roadways.
- d. Require placement of utilities underground along collector street rights-of-way.
- e. Designate palette of right-of-way improvements such as street trees, light fixtures/poles, street furniture, sidewalk/trail materials, etc. to provide continuity throughout the district.
- f. Require buildings to incorporate architectural styles that reflect the historic characteristics of the District. Traditional building materials (rock, masonry, wood, metal) shall be used for exterior building facades.
- h. Require non-residential buildings to present attractive, pedestrian scale facades toward the street with parking facilities located in the rear, screened from the street and other properties by the building, landscaping or other historically acceptable means.
- i. Avoid large expanses of parking by breaking pavement into smaller areas and interjecting green spaces.
- j. Limit building heights to 2-1/2 stories and maximize building setbacks to match or exceed those of typical existing buildings.
- k. Provide gateway elements at the Tucker Station and Taylorsville Roads intersection to create a sense of arrival to the district.

I. Require shielding of lights to respect the "Dark Sky".

"Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials.

- a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants.
- b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows."

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

The proposal is an expansion of a commercial property located at the western corner of Tucker Station and Taylorsville Roads. The expansion of the existing zoning from the existing 1 acre lot to the proposed two acre

lot decreases the scale of the proposal from nearby neighborhoods to outside the nearby neighborhoods. The Neighborhood Plan indicates that commercial should not expand west of Tucker Station Road. The proposal is for an expansion of a moderate to high intensity zoning district along a major arterial. Impact on the low density adjacent residential needs more information. The proposal will not create a new center but will be an expansion of existing commercial zoning. New construction for commercial is proposed. The Neighborhood Plan indicates that commercial should not expand west of Tucker Station Road. Density has increased south of the site with apartments recently having been constructed diagonal from the site. Other multi-family developments are located further down Taylorsville Road and Multi-family was previously proposed on the PDD site east of the site and across Tucker Station Road.

The Neighborhood Plan has recommendations for significant detailed features for a development site in the plan area. Those recommendations should be followed and indicated on the development plan.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

TECHNICAL REVIEW

- See agency comments for development plan review comments.

STAFF CONCLUSIONS

If the applicant chooses to move forward with the change in zoning, it is ready for formal application.

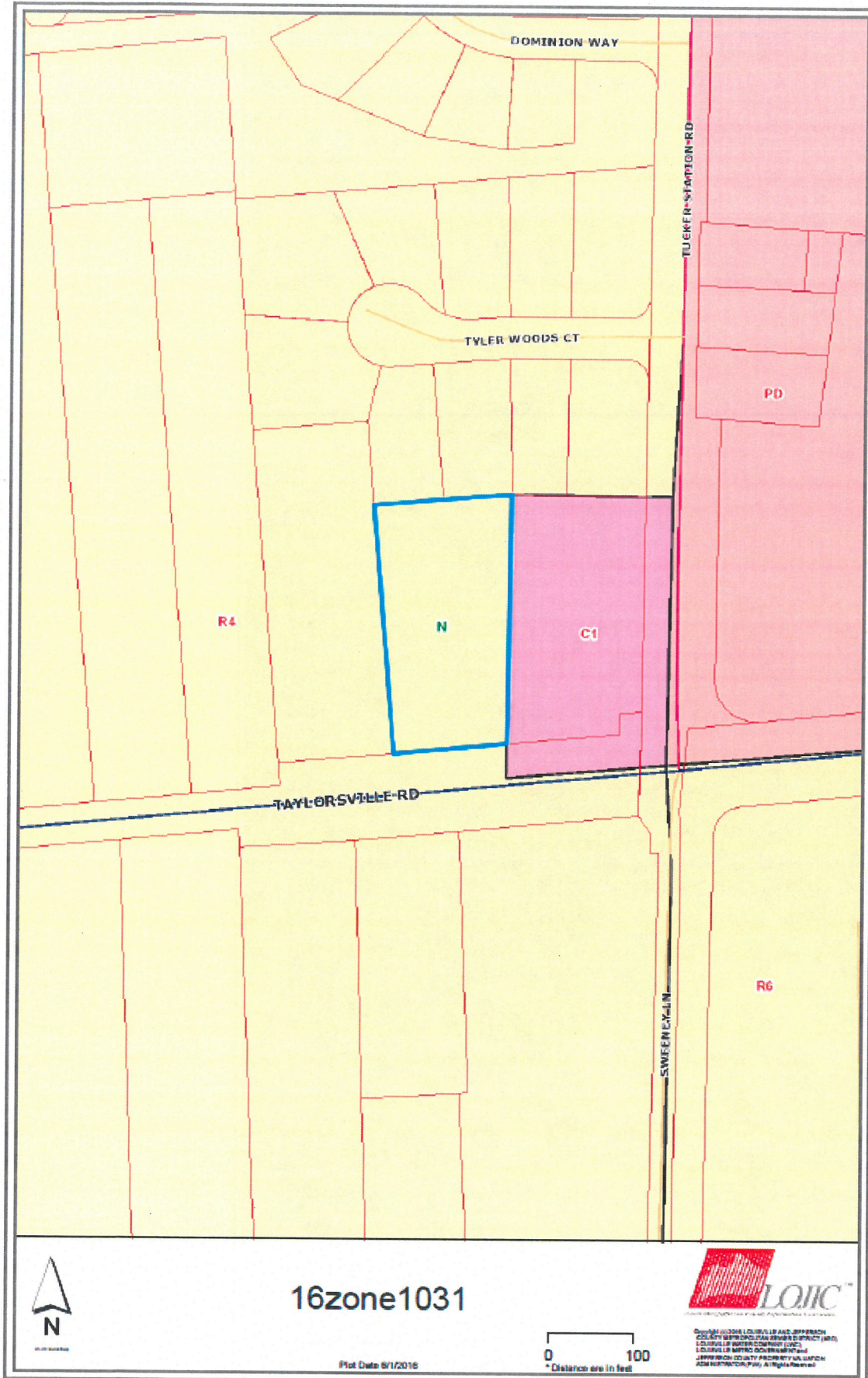
NOTIFICATION

Date	Purpose of Notice	Recipients
	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Subscribers of Council District __ Notification of Development Proposals
	Hearing before PC / BOZA	1 st and 2 nd tier adjoining property owners Subscribers of Council District __ Notification of Development Proposals
	Hearing before PC / BOZA	Sign Posting on property
	Hearing before PC / BOZA	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist

1. **Zoning Map**



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

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

Neighborhood: Non-Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal is a neighborhood center with a mixture of uses such as offices, retail shops, restaurants and services at a scale that is appropriate for nearby neighborhoods.	-	The proposal is an expansion of a commercial property located at the western corner of Tucker Station and Taylorsville Roads. The expansion of the existing zoning from the existing 1 acre lot to the proposed two acre lot decreases the scale of the proposal from nearby neighborhoods to outside the nearby neighborhoods. The Neighborhood Plan indicates that commercial should not expand west of Tucker Station Road.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is high intensity, it is located on a major or minor arterial or an area with limited impact on low to moderate intensity residential uses.	+/-	The proposal for an expansion of a moderate to high intensity zoning district along a major arterial. Impact on the low density adjacent residential needs more information.
3	Community Form/Land Use Guideline 2: Centers	A.1/7: The proposal, which will create a new center, is located in the Neighborhood Form District, and includes new construction or the reuse of existing buildings to provide commercial, office and/or residential use.	-	The proposal will not create a new center but will be an expansion of existing commercial zoning. New construction for commercial is proposed. The Neighborhood Plan indicates that commercial should not expand west of Tucker Station Road.
4	Community Form/Land Use Guideline 2: Centers	A.3: The proposed retail commercial development is located in an area that has a sufficient population to support it.	✓	Density has increased south of the site with apartments recently having been constructed diagonal from the site. Other multi-family developments are located further down Taylorsville Road and Multi-family was previously proposed on the PDD site east of the site and across Tucker Station Road.
5	Community Form/Land Use Guideline 2: Centers	A.4: The proposed development is compact and results in an efficient land use pattern and cost-effective infrastructure investment.	+/-	More information is necessary.
6	Community Form/Land Use Guideline 2: Centers	A.5: The proposed center includes a mix of compatible land uses that will reduce trips, support the use of alternative forms of transportation and encourage vitality and sense of place.	+/-	The proposal is for the expansion of 1 land use. More information is necessary.
7	Community Form/Land Use Guideline 2: Centers	A.6: The proposal incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
8	Community Form/Land Use Guideline 2: Centers	A.12: If the proposal is a large development in a center, it is designed to be compact and multi-purpose, and is oriented around a central feature such as a public square or plaza or landscape element.	NA	The proposal is not a large development and is not located in a center.
9	Community Form/Land Use Guideline 2: Centers	A.13/15: The proposal shares entrance and parking facilities with adjacent uses to reduce curb cuts and surface parking, and locates parking to balance safety, traffic, transit, pedestrian, environmental and aesthetic concerns.	+/-	More information is necessary.
10	Community Form/Land Use Guideline 2: Centers	A.14: The proposal is designed to share utility hookups and service entrances with adjacent developments, and utility lines are placed underground in common easements.	+/-	More information is necessary.
11	Community Form/Land Use Guideline 2: Centers	A.16: The proposal is designed to support easy access by bicycle, car and transit and by pedestrians and persons with disabilities.	+/-	More information is necessary.
12	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	+/-	The Neighborhood Plan recommends that buildings incorporate architectural styles that reflect the historic characteristics of the District. Traditional building materials (rock, masonry, wood, metal) shall be used for exterior building facades. Also it recommends non-residential buildings to present attractive, pedestrian scale facades toward the street with parking facilities located in the rear, screened from the street and other properties by the building, landscaping or other historically acceptable means.
13	Community Form/Land Use Guideline 3: Compatibility	A.4/5/6/7: The proposal does not constitute a non-residential expansion into an existing residential area, or demonstrates that despite such an expansion, impacts on existing residences (including traffic, parking, signs, lighting, noise, odor and stormwater) are appropriately mitigated.	+/-	The proposal is a non-residential expansion into a mainly low density residential area. More information is needed on the impacts of that expansion. The Neighborhood Plan indicates that commercial should not expand west of Tucker Station Road.
14	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	✓	APCD has no issues with the proposal.
15	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
16	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	+/-	The neighborhood plan recommends shielding of lights to respect the "Dark Sky".
17	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	-	The proposal is for higher intensity commercial zoning not located in an activity center or along a transit route.
18	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	+/-	The Neighborhood Plan indicates the site to "Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows." More information is needed.
19	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	+/-	The Neighborhood Plan indicates the site to "Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows." More information is needed.
20	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	+/-	More information is necessary.
21	Community Form/Land Use Guideline 3: Compatibility	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	+/-	The Neighborhood Plan recommends avoiding large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. More information is needed.
22	Community Form/Land Use Guideline 3: Compatibility	A.24: The proposal includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.	+/-	The Neighborhood Plan recommends avoiding large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. More information is needed.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
23	Community Form/Land Use Guideline 3: Compatibility	A.25: Parking garages are integrated into their surroundings and provide an active, inviting street-level appearance.	NA	A parking garage is not proposed.
24	Community Form/Land Use Guideline 3: Compatibility	A.28: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	+/-	The Neighborhood Plan recommends signage to be externally lit and constructed from traditional materials (masonry, wood, metal, etc.) Share signage between developments to reduce the clutter along roadways.
25	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	+/-	The Neighborhood Plan indicates the site to "Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows." The Neighborhood Plan recommends avoiding large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. More information is needed. More information is needed.
26	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	+/-	The Neighborhood Plan indicates the site to "Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows." The Neighborhood Plan recommends avoiding large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. More information is needed. More information is needed.
27	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	+/-	More information is necessary.
28	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
29	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	✓	The existing structure and site have no historical or cultural value other than being located in the Tyler Settlement National Register District.
30	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	✓	Soils are not an issue for the proposal.
31	Marketplace Guideline 6: Economic Growth and Sustainability	A.3: Encourage redevelopment, reinvestment and rehabilitation in the downtown where it is consistent with the form district pattern.	-	The proposal is not located in a downtown nor is it located where the Neighborhood Plan recommends, east of Tucker Station.
32	Marketplace Guideline 6: Economic Growth and Sustainability	A.4: Encourage industries to locate in industrial subdivisions or adjacent to existing industry to take advantage of special infrastructure needs.	NA	The proposal is not for industrial.
33	Marketplace Guideline 6: Economic Growth and Sustainability	A.6: Locate retail commercial development in activity centers. Locate uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial and where the proposed use will not adversely affect adjacent areas.	+/-	The proposed commercial expansion is not located in an existing commercial activity center that has been established east of Tucker Station. Taylorsville Road is a major arterial. More information on how it will affect adjacent areas is needed.
34	Marketplace Guideline 6: Economic Growth and Sustainability	A.8: Require industrial development with more than 100 employees to locate on or near an arterial street, preferably in close proximity to an expressway interchange. Require industrial development with less than 100 employees to locate on or near an arterial street.	NA	The proposal is not for industrial.
35	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	More information is necessary.
36	Mobility/Transportation Guideline 7: Circulation	A.3/4: The proposal promotes mass transit, bicycle and pedestrian use and provides amenities to support these modes of transportation.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	+/-	More information is necessary.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	+/-	More information is necessary.
39	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	+/-	Parking is over the minimum necessary for development.
40	Mobility/Transportation Guideline 7: Circulation	A.13/16: The proposal provides for joint and cross access through the development and to connect to adjacent development sites.	✓	Cross access is not provided because the adjacent uses are low density residential.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	NA	No new roadways are being created.
42	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	Access to the site is from two rights of way.
43	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	NA	No new roadways are being created.
44	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
45	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	+/-	MSD is reviewing the proposal.
46	Livability/Environment Guideline 12: Air Quality	The proposal has been reviewed by APCD and found to not have a negative impact on air quality.	✓	APCD has no issues with the proposal.
47	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	+/-	More information is necessary.
48	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	+/-	More information is necessary.
49	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	Water is available to the site.
50	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	The health department has no issues with the proposal.

