

Case No. 16AREA1001 - Justification Statement

Staff Findings

The Cane Run Road Neighborhood Plan and its Executive Summary are in conformance with the Cornerstone 2020 comprehensive plan. More specifically, the recommendations support the following plan elements and policies of the comprehensive plan:

Guideline 1 Community Form

The proposed Land Use/Community Form recommendations in the Cane Run Road Neighborhood Plan promote new development and revitalization that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed land use recommendations support existing land uses and patterns of the Neighborhood Form, and promote revitalization of commercial and mixed uses within the Town Center Form.

Guideline 2 Centers

The focus on encouraging investment/reinvestment and revitalization at Tradewinds West Shopping Center and Riverport Landings for neighborhood-friendly commercial, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community.

Guideline 3 Compatibility

The plan proposes recommendations for expanding/revitalizing commercial opportunities while maintaining the existing residential form of the neighborhood. The proposed development will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood.

Guideline 4 Open Space

The plan proposes recommendations for promoting open space at Shanks Drive and enhancing neighborhood access to this community asset. The proposed recommendations seek to enhance open spaces serving the neighborhood.

Guideline 5 Natural Areas and Scenic and Historic Resources

The recommendation encourages this distinctive feature in the Cane Run Road Neighborhood to be preserved.

Guideline 6 Economic Development and Sustainability

The Land Use/Community Form recommendations propose promoting mixed-use, neighborhood friendly commercial at Riverport Landings and at the corner of Cane Run Road and Shanks Lane. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land uses.

Guideline 7 Circulation

The proposed Mobility recommendations in the Cane Run Road Plan support exiting uses and promote growth and revitalization. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety.

Guideline 9 Bicycle, Pedestrian and Transit

The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land

Use/Community Form recommendations support expanding opportunities for neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services.

Guideline 12 Air Quality

The proposed Cane Run Road Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood.

Guideline 15 Community Facilities

The Plan recommends enhancing connections to neighborhood parks and schools and increasing police presence in the neighborhood. As such, the plan supports the guideline's goals to have community facilities that are accessible to the adjacent neighborhoods.