

Planning Commission

Staff Report

August 20, 2015



Case No:	15ZONE1012
Request:	Change in Zoning from R-4 and R-5 (Single Family Residential) to R-7 (Multi-Family Residential) and C-1 (Commercial), General District Development Plan, Detailed District Development Plan, Binding Elements, Variances, and Waivers (including a Family Scholar House, Boys and Girls Club, Senior Living, and Commercial)
Project Name:	Cane Run Multi-Use Development
Location:	4646 – 4650 Cane Run Rd.
Owner:	The Salvation Army Louisville Metro Government
Applicant:	Riverport Development, LLC
Representative:	Wyatt, Tarrant & Combs, LLP The Weber Group Mindel, Scott & Associates, Inc.
Jurisdiction:	Louisville Metro
Council District:	1 – Jessica Green
Case Manager:	David B. Wagner – Planner II

REQUEST

- Change in Zoning from R-4 and R-5 (Single Family Residential) to R-7 (Multi-Family Residential) and C-1 (Commercial) for a Family Scholar House, Boys and Girls Club, Senior Living and Commercial
- General District Development Plan
- Detailed District Development Plan for Lots 2, 3, 4 and 8
- Binding Elements
- Variance of 5.3.1.B.5 of the LDC to exceed the maximum 80' setback along Cane Run Road for Lots 1, 5, 6 and 7
- Waiver of 10.2.4.B of the LDC to allow more than 50% overlap of the existing 200' LG&E easement over the required 20' LBA along the site's west property line for Lots 3 and 4

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The subject site is comprised of three vacant lots for a total of 34 acres. It is surrounded by single family residences on all sides, including across Cane Run Road. The only street frontage is the previously mentioned street, which is a major arterial level roadway, but there are three stub streets that dead-end at the northwest corner of the site.

The applicant is proposing to develop an assisted living residence for senior living, a Family Scholar House with multi-family dwellings and an academic center, a Boys and Girls Club, and commercial buildings on the site. Multi-family residential uses will be located along the west side of the site while the remaining uses will be developed along Cane Run Road on the eastern side. There is a proposed park and open space on Lot 8 at the center of the development which will function as a community gathering space. Each of the three multi-family residential parcels on Lots 2, 3 and 4 will include an adequate amount of open space that contains

recreational components. The applicant proposes two private streets that align with Elane Drive and Lynview Drive across Cane Run Road. Lots 3 and 4 will also connect through another private street to provide vehicular circulation throughout the development. An emergency entrance with a gate is proposed at the northwest corner of the site that connects to Trumpet Way. Lots 1 and 4 will contain a detention basin as well.

Existing Zoning District: R-4 and R-5, Single Family Residential

Proposed Zoning District: R-7, Multi-Family Residential and C-1, Commercial

Form District: Neighborhood

Existing Use: Vacant

Proposed Use: Family Scholar House, Boys and Girls Club, Senior Living and Commercial

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant	R-4, R-5	N
Proposed	Family Scholar House, Boys and Girls Club, Senior Living and Commercial	R-7, C-1	N
Surrounding Properties			
North	Single Family Residential	R-4	N
South	Single Family Residential	R-4	N
East	Single Family Residential	R-4	N
West	Single Family Residential	R-4	N

PREVIOUS CASES ON SITE

- 9-65-94: Area Wide Rezoning for the Cane Run Road Corridor Study. The subject site was re-zoned from R-4 to R-5.

INTERESTED PARTY COMMENTS

- Staff has not received any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

Land Development Code

Cane Run Road Corridor Study (1994) – Section IV (Recommendations) of this study discusses land use issues in the area of the subject site. Pages 15 and 16 state the task force recommended non-commercial parcels south of Donald Drive not be changed to commercial zoning unless an existing commercial use already existed on a site. Less desirable C-2 uses along the entire corridor were of a particular concern to the task force and the citizens participating in the public meetings. The subject site was also recommended to be changed from R-4 to R-5 zoning to allow greater flexibility in housing design, allow for more affordable housing in the area, and encourage the site to be developed as single family residential. The task force definitively determined that the appropriate use of the subject site was single family residential.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

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 AND FORM DISTRICT CHANGES

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.

Compliance with **Guideline 1 (Community Form)**, **Guideline 2 (Centers)** and **Guideline 3 (Compatibility)** has partially been found for this proposal. Mixed uses would be provided on the site and the development is proposed to encircle a community green space at the center of the site. Though the development is appropriately located along a major arterial level roadway for both the high density multi-family residential and high intensity commercial uses, it is questionable if the proposed commercial development is appropriate for this area since it introduces non-residential uses into a single family residential neighborhood. The site is surrounded on all sides by single family residential use, it is not located on a corner, there are no other commercial uses on the corners of streets adjoining the site, the community service facility would only require an OR zoning classification, and the development creates a new neighborhood center isolated from other high intensity development instead of being established within an existing center. The development will have

connections at the northwest end of the site to multiple stub streets, a continuation of New Lynnview Drive across Cane Run Road, and appropriate internal connectivity through multiple private streets. The proposal mitigates any adverse impacts on surrounding single family residences through buffers, setbacks, screening, and connectivity with the public street network. The applicant should explain why commercial spot zoning is proposed at this location, isolated from other commercial activity centers, and why the Boys and Girls Club is proposed for C-1 zoning instead of OR zoning which would still allow the Club.

The proposal complies with **Guideline 4 (Open Space)** as adequate open space has been provided for this development. The multi-family residential parcels all meet the requirements for general and recreational open space and an outdoor amenity at the center of the development in the form of a community park has been provided.

There are no natural areas or habitats to integrate on this site nor are there any historic landmarks. Therefore, the proposal complies with **Guideline 5 (Natural Areas and Scenic and Historic Resources)**.

Compliance with **Guideline 7 (Circulation)**, **Guideline 8 (Transportation Facility Design)**, and **Guideline 9 (Bicycle, Pedestrian and Transit)** has been found for this proposal. The development will have connections at the northwest end of the site to multiple stub streets and will continue New Lynnview Drive across Cane Run Road, providing improved connectivity. An internal unified access road network is shown on the plan to allow better access by all modes of transportation within the site. The development does avoid access to higher intense uses through lower intense uses by directly accessing Cane Run Road. Sufficient parking is provided for the multi-family residential units and each commercial lot will be considered individually when they are reviewed for a detailed district development plan. The site fronts on a major arterial level roadway, which is a transit route, and appropriate vehicular, bike, and pedestrian access is provided on the street frontage and within the site.

Staff has found compliance with **Guideline 10 (Flooding and Stormwater)**, **Guideline 12 (Air Quality)**, and **Guideline 14 (Infrastructure)** as APCD and MSD have preliminarily approved the plan.

The proposal does not comply with the **Cane Run Road Corridor Study**. Since part of the recommendations (Section IV) by the task force specifically identified this site to be rezoned to R-5 to allow greater flexibility in lot size and affordable housing, the Planning Commission rezoned the parcel to R-5 as part of an Area Wide Rezoning. The task force and public citizens who attended the public meetings agreed that the proper use for the site was single family residential development. It was also stated in the recommendations that parcels south of Donald Drive not be changed to commercial zoning unless an existing commercial use already existed on the parcel. Less desirable and undesirable C-2 uses were of particular concern to those who participated in the study.

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 Louisville Metro Council regarding the appropriateness of this zoning map amendment. Louisville Metro Council has zoning authority over the property in question.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE
of 5.3.1.B.5 of the LDC to exceed the maximum 80'
setback along Cane Run Road for Lots 1, 5, 6 and 7**

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The granting of the variance will not affect the public health, safety or welfare because the additional setback from the street is a minimal increase from what is required and there are no other commercial structures along this side of the street to match.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The granting of the variance will not alter the essential character of the general vicinity because the additional setback from the street is a minimal increase from what is required and there are no other commercial structures along this side of the street to match.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The variance will not cause a hazard or nuisance to the public additional setback from the street is a minimal increase from what is required and there are no other commercial structures along this side of the street to match.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The variance will not allow an unreasonable circumvention of the zoning regulations as the additional setback from the street is a minimal increase from what is required and there are no other commercial structures along this side of the street to match.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variances arise from special circumstances which do not generally apply to land in the general vicinity or the same zone because there are no other commercial structures along this side of the street to match.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the regulation would deprive the applicant of the reasonable use of the land as there have been no objections to the proposal from the public.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought, but the entire development has been designed around the commercial buildings receiving this relief.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER
of 10.2.4.B of the LDC to allow more than 50% overlap of the existing 200' LG&E
easement over the required 20' LBA along the site's west property line for Lots 3 and 4**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners because the adjacent property will still be provided adequate buffering from the proposed development.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate specific guidelines of Cornerstone 2020 as stated in the rezoning's comprehensive plan review.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant because they will be able to utilize a wide area that effectively acts as a buffer area currently.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant because the wide area already acts as a buffer between the residents and the proposed development.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR GDDP, DDDP, AND AMENDMENT TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There does not appear to be any environmental constraints or historic resources on the subject site. All tree canopy requirements of the Land Development Code are being met.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community will be provided. Sidewalks and vehicular access have been provided from multiple streets and connectivity with the subdivisions at the northwestern end of the site will be provided.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Since open space is required for this proposal, appropriate open space has been provided for this development as required by LDC regulations.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design is compatible with the existing and future development of the area. However, the proposed commercial land uses are generally not compatible with surrounding development as discussed in the rezoning Cornerstone 2020 review.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The proposal complies with the guidelines of the Comprehensive Plan as explained in the review for the rezoning request.

TECHNICAL REVIEW

- MSD and Transportation Review have given preliminary approval for the proposal, though there may be additional comments from Transportation Review after completion of the traffic impact study.
- Though staff has not yet seen the actual plan by the published date of this report, the applicant has agreed to revise the plan and show a connection of Raven Ridge Drive to Trumpet Way via a connecting public ROW. Therefore, the development will provide the required street stub extensions as discussed at the LD&T meeting.
- Aside from the Variance and Waiver requests, the plan meets the requirements of the LDC.

STAFF CONCLUSIONS

Rezoning

For all the reasons stated in the Cornerstone 2020 staff checklist and the staff analysis of the rezoning, the proposed rezoning does not comply with the Guidelines of the Comprehensive Plan.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if 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.

Variance, Waiver, General District Development Plan, Detailed District Development Plan, and Binding Elements

Staff analysis in the standard of review section of the staff report indicates the proposed Variance, Waiver, GDDP, DDDP, and Binding Elements are justified.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards for granting a Variance, Waiver, GDDP, DDDP, and Binding Elements as established in the Land Development Code.

Required Actions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **RECOMMENDS** to Louisville Metro Council that the change in zoning from R-4 and R-5 (Single Family Residential) to R-7 (Multi-Family Residential) and C-1 (Commercial), on property described in the attached legal description, be **APPROVED** or **DENIED**
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **APPROVES** or **DENIES** the Variance listed in the staff report
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **APPROVES** or **DENIES** the Waiver listed in the staff report

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **APPROVES** or **DENIES** the General District Development Plan, Detailed District Development Plan and Binding Elements listed in the staff report

NOTIFICATION

Date	Purpose of Notice	Recipients
7/29/15	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Subscribers to Council District 1 Notification of Development Proposals
8/4/15	Hearing before PC	1 st and 2 nd tier adjoining property owners Subscribers to Council District 1 Notification of Development Proposals
8/5/15	Hearing before PC	Sign Posting on property
8/5/15	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

- Zoning Map
- Aerial Photograph
- Proposed Binding Elements
- Cornerstone 2020 Staff Checklist – Residential
- Cornerstone 2020 Staff Checklist – Non-Residential

3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
 - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owners and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

7. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the August 20, 2015 Planning Commission meeting for Lots 2, 3, 4 and 8.
8. The materials and design of proposed structures for Lots 1, 5, 6 and 7 shall be reviewed for compliance with the LDC upon submittal of a Detailed District Development Plan for each lot.

4. Cornerstone 2020 Staff Checklist – Residential

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

#	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 supports the creation of a mix of residential housing choices and densities for the neighborhood.	✓	Since the surrounding area is single family residential, the proposal provides a mix of residential housing choices and densities by proposing multi-family residential on the site.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is classified as high density (greater than 12 dwelling units per acre), it is located on a major or minor arterial or in a location that has limited impact on adjacent low or moderate density developments.	✓	The multi-family tracts are classified as high density and are located on a major arterial level road.
3	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal introduces a new housing type to the neighborhood, it is designed to be compatible with nearby land uses.	✓	The proposal introduces a new housing type to the neighborhood and is compatible with nearby land uses since all surrounding parcels are used for residential.
4	Community Form/Land Use Guideline 1: Community Form	B.3: Neighborhood streets are designed to invite human interaction and easy access through the use of connectivity, and design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets.	✓	The streets invite human interaction because there are sidewalks provided along the proposed streets which have short blocks or are designed to meander through the development. Easy access through the site will be provided as the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road.
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	NA	The proposed multi-family residential portion of the site is not an activity center.
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a	NA	The proposed multi-family residential portion of the site is not an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
		nuisance.		
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	NA	The proposed multi-family residential portion of the site is not an activity center.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	NA	The proposed multi-family residential portion of the site is not an activity center.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	NA	The proposed multi-family residential portion of the site is not an activity center.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	NA	The proposed multi-family residential portion of the site is not an activity center.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	NA	The proposed multi-family residential portion of the site is not an activity center.
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	NA	The proposed multi-family residential portion of the site is not an activity center.
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	NA	The proposed multi-family residential portion of the site is not an activity center.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	NA	The proposed multi-family residential portion of the site is not an activity center.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	NA	The proposed multi-family residential portion of the site is not an activity center.
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	NA	The proposed multi-family residential portion of the site is not an activity center.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	NA	The proposed multi-family residential portion of the site is not an activity center.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	✓	The proposal is generally compatible with the scale and design of nearby residential uses and maintains the form district's residential pattern.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	NA	The proposal is not in an infill context and the LDC does not require specific building materials to be used.
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of	✓	The proposal is compatible with adjacent residential areas and introduces a new type of density. Appropriate setbacks, landscape buffering, plantings, screening, and building materials are provided to help mitigate nuisances to nearby residences. Some setbacks are much larger than required by the LDC.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
		appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.		
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	The proposal mitigates adverse impacts of its associated traffic on the surrounding area since easy access through the site will be provided. The proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road.
22	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 proposal will conform to all lighting regulations.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	✓	Since the surrounding area is single family residential, the proposal provides a mix of residential housing choices and densities by proposing multi-family residential on the site.
24	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 a higher density and is located along a transit corridor and will be part of a newly created activity center with the commercial uses along Cane Run Road.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	✓	The proposal potentially provides housing for the elderly or persons with a disability and is located close to shopping areas. The site is also located on a transit route.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	✓	The proposal introduces a new housing type to the neighborhood and is compatible with nearby land uses since all surrounding parcels are used for residential.
27	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 proposal is compatible with adjacent residential areas and introduces a new type of density. Appropriate setbacks, landscape buffering, plantings, screening, and building materials are provided to help mitigate nuisances to nearby residences. Some setbacks are much larger than required by the LDC.
28	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 proposal is compatible with adjacent residential areas and introduces a new type of density. Appropriate setbacks, landscape buffering, plantings, screening, and building materials are provided to help mitigate nuisances to nearby residences. Some setbacks are much larger than required by the LDC.
29	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.	✓	The proposal is compatible with adjacent residential areas and introduces a new type of density. Appropriate setbacks, landscape buffering, plantings, screening, and building materials are provided to help mitigate nuisances to nearby residences. Some setbacks are much larger than required by the LDC.
30	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 proposal provides appropriately designed open space that meets the needs of the community on each multi-family residential lot, including a parcel located at the center of the development dedicated solely to being a park.
31	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 proposal provides appropriately designed open space that meets the needs of the community on each multi-family residential lot, including a parcel located at the center of the development dedicated solely to being a park.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	NA	There are no natural features to integrate into the pattern of development.
33	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.	NA	There are no natural features to integrate into the pattern of development.
34	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.	NA	The site does not contain buildings that have historic or architectural value.
35	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.	NA	There are no natural features to integrate into the pattern of development.
36	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.	✓	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 and the contribution of right-of-way.
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.	✓	The proposal's transportation facilities are compatible with and support access to surrounding land uses since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.
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.	✓	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 and the contribution of right-of-way.
39	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.	✓	The proposal's transportation facilities are compatible with and support access to surrounding land uses since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.
40	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.	✓	The development avoids access to development through areas of significantly lower intensity or density
41	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.	✓	The proposal's transportation facilities are compatible with and support access to surrounding land uses since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.
42	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	✓	The proposal's transportation facilities are compatible with and support access to surrounding land uses since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
		located for its density and intensity.		
43	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 has given the proposal preliminary approval.
44	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.	NA	There are no natural features to integrate into the pattern of development.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The proposal is located in an area served by existing utilities.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The proposal is located in an area served by existing utilities.
47	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.	✓	MSD has given the proposal preliminary approval.

5. Cornerstone 2020 Staff Checklist – Non-Residential

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

#	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 creates a new neighborhood center with a mixture of housing, community service, and commercial uses. However, considering all adjoining properties are single family residential, the Boys and Girls club only requires an OR zoning designation, the site is not located at a corner, and there are no commercial uses currently at corners across Cane Run Road, it is questionable whether the commercial uses would be at a scale appropriate for nearby neighborhoods.
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 is a high intensity commercial use and is located on a major arterial level roadway.
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 creates a new neighborhood center, is located in the Neighborhood Form District, and includes new construction to provide commercial, community service, and residential uses.
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.	✓	The proposal provides a retail commercial development that can provide local services for an area that has sufficient population to support it.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.
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 includes a mix of land uses including housing, community service, and commercial uses. It would support alternative forms of transportation, reduce trips, and encourage a sense of place.
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.	-	The proposal does not incorporate mixed-use, multi-story retail buildings.
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.	✓	The proposal creates a new large development center, designed to be compact and multi-purpose. It is oriented around the community green space located at the center of the development.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development.
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.	✓	The proposal will use existing infrastructure to serve the use on the site.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
12	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	NA	Each of the non-residential sites' buildings will be reviewed under detailed plans as each are developed.
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 does constitute a non-residential expansion into an existing residential area because all adjoining properties are single family residential, the Boys and Girls club only requires an OR zoning designation, the site is not located at a corner, and there are no commercial uses currently at corners across Cane Run Road. However, appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
14	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	✓	APCD has approved 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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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 proposal will conform to all lighting regulations.
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 a higher intensity use and is located along a transit corridor. However, it is not located near an activity center.
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	✓	The proposal provides appropriate transitions between uses that are substantially different in scale because appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
		such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.		
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 proposal provides appropriate transitions between uses that are substantially different in scale because appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
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.	✓	The proposal provides appropriate transitions between uses that are substantially different in scale because appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
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 proposal provides appropriate transitions between uses that are substantially different in scale because appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
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 proposal provides appropriate transitions between uses that are substantially different in scale because appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
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	No parking garages are proposed for this site.
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.	✓	All signs must comply with the sign regulations.
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 proposal provides appropriately designed open space that meets the needs of the community on each multi-family residential lot, including a parcel located at the center of the development dedicated solely to being a park. This park functions as the development's outdoor amenity.
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 proposal provides appropriately designed open space that meets the needs of the community on each multi-family residential lot, including a parcel located at the center of the development dedicated solely to being a park. This park functions as the development's outdoor amenity.
27	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	NA	There are no natural features to integrate into the pattern of development.
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.	NA	There are no natural features to integrate into the pattern of development.
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	NA	The site does not contain buildings that have historic or architectural value.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
		placement.		
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.	NA	There are no natural features to integrate into the pattern of development.
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.	NA	This site is not located in the downtown area.
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 site is not proposed for an industrial use.
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 proposal does not locate retail commercial development in an activity center. It constitutes a non-residential expansion into an existing residential area because all adjoining properties are single family residential, the Boys and Girls club only requires an OR zoning designation, the site is not located at a corner, and there are no commercial uses currently at corners across Cane Run Road. However, appropriate setbacks, landscape buffers, and screening are provided to help mitigate potential nuisances.
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 site is not proposed for an industrial use.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Appropriate infrastructure improvements will be made to support the development.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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.	✓	The proposal will include ROW dedications necessary to support the development's connectivity and internal circulation.
39	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	NA	Each of the non-residential sites' parking requirements will be reviewed under detailed plans as each are developed.
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.	✓	The proposal will include ROW dedications necessary to support the development's connectivity and internal circulation.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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.	✓	The proposal avoids access to development through areas of less intensity.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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.	✓	The proposal is compact and will be an efficient land use pattern since the proposal will connect to street stubs at the northwest side of the site and will continue New Lynnview across Cane Run Road. The site also has a unified through road that connects the entire development. Easy access will be provided for transit, cars, bikes, and pedestrians with the existing and improved infrastructure.
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 has given the proposal preliminary approval.
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 approved 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.	NA	There are no natural features to integrate into the pattern of development.
48	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The proposal is located in an area served by existing utilities.
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.	✓	The proposal is located in an area served by existing utilities.
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.	✓	MSD has given the proposal preliminary approval.