

Board of Zoning Adjustment Staff Report

April 6, 2015



Case No:	14CUP1038
Project Name:	Maryhurst Behavioral Counseling
Location:	3201 Portland Ave.
Owner(s):	Portland Ave. Presbyterian Church
Applicant:	Maryhurst, Inc.
Representative(s):	Thomas Banaszynski, Barber, Banaszynski & Hiatt, PSC.
Project Area/Size:	Approx. 2,400 sf. (building) / 0.18 Ac. (lot)
Jurisdiction:	Louisville Metro
Council District:	5 – Cheri Bryant Hamilton
Case Manager:	Latondra Yates, Planner II

REQUEST

- Conditional Use Permit (CUP) under Sec. 4.2.55 of the Land Development Code (LDC) to allow a community service facility.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The CUP is to allow an outpatient behavioral counseling facility on the first floor of an existing 2-story house. The house is also occupied on the 2nd floor. Improvements will be made to the property to make it ADA compliant, including a ramp in back of the property, raising the floor in the restroom to allow removal of a step and installation of handrails.

The site is zoned UN in the Traditional Neighborhood Form District (TNFD). It is bounded by Northwestern Pkwy. to the north, Portland Ave. to the south, and N. 32nd St. to the east. There is single and multi-family residential to the north, south and east, and commercial property to the north and southeast.

The site is in the area covered under the "Portland Ordinance", Ordinance Number 16, Series 2006 that requires development in the Portland Neighborhood to go through a Category 3 review prior to issuance of a building permit (as amended). The applicant has stated that they have met with Portland NOW has their support on this project.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Church	UN	TNFD
Proposed	Community service facility	UN	TNFD
<i>Surrounding Properties</i>			
North	Residential	UN	TNFD
South	Residential	UN	TNFD
East	Residential/Commercial	UN /C-1/ C-2	TNFD
West	Residential	UN	TNFD

PREVIOUS CASES ON SITE

None found

INTERESTED PARTY COMMENTS

No comments received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020 – See checklist attached.
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The plan meets the applicable guidelines of the comprehensive plan.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The proposal appears to be compatible with the surrounding uses and general character of the area. The building is existing and will remain without significant modifications. It will maintain its residential character.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The plan has Transportation and MSD preliminary approval.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

- Fill in appropriate conditions here

4.2.55 Community Service Facility

Community Service Facility may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, UN, R-5A, R-5B, R-6, R-7, R-8A, M-1, M-2, M-3, W-1, W-2, W-3, TNZD (Neighborhood General) districts upon the granting of a conditional use permit and compliance with the listed requirements.

A. General Standards – All Zoning Districts

1. Parking spaces shall be determined by the board of zoning based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.

STAFF: Please provide the number of employees on the plan.

2. Signage for community service facility shall be in accordance with chapter 8 of the LDC for nonresidential uses.

STAFF: No signage appears to be proposed at this time.

3. All applicable land development code requirements including but not limited to floor area ratio, building setback, landscape buffers and building heights shall be maintained.

STAFF: The building is existing with no modifications that would trigger landscaping requirements.

4. Conversion of Existing Structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

STAFF: No issues or concerns per fire dept. comments.

TECHNICAL REVIEW

No outstanding technical review items.

STAFF CONCLUSIONS

The Conditional Use Permit meets the standards of review for granting.

Based on the information in the staff report, testimony and evidence provided, BOZA must determine if the proposal meets the standards for approval of a Conditional Use Permit as established in the Land Development Code.

ATTACHMENTS

1. Proposed Conditions of Approval
2. Zoning Map
3. Aerial Map
4. Site Plan
5. Neighborhood Meeting Documents
6. Cornerstone 2020 Comprehensive Plan Checklist

1. Proposed Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a potentially hazard or nuisance use without further review and approval by the Board.

2. Zoning Map



KRS 100.237

(6) When an application is made for a conditional use permit for land located within or abutting any residential zoning district, written notice shall be given at least fourteen (14) days in advance of the public hearing on the application to the applicant, administrative official, the mayor and city clerk of any city of the fifth or sixth class so affected within any county containing a city of the first class or a consolidated local government, an owner of every parcel of property adjoining the property to which the application applies, and such other persons as the local zoning ordinance, regulations, or board of adjustment bylaws shall direct. Written notice shall be by first-class mail with certification by the board's secretary or other officer that the notice was mailed. It shall be the duty of the applicant to furnish to the board the name and address of an owner of each parcel of property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairperson of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address.

(7) When any property within the required notification area for a public hearing upon a conditional use permit application is located within an adjoining city, county, or planning unit, notice of the hearing shall be given at least fourteen (14) days in advance of the hearing, by first-class mail to certain public officials, as follows:

(a) If the adjoining property is part of a planning unit, notice shall be given to that unit's planning commission; or
(b) If the adjoining property is not part of a planning unit, notice shall be given to the mayor of the city in which the property is located or, if the property is in an unincorporated area, notice shall be given to the judge/executive of the county in which the property is located.

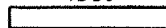
Legend

-  Subject Site
-  1st Tier Property
-  2nd Tier Property



Pre-App Tax Map 14CUP1038

feet



200

Map Created: 11/24/2014



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2. Aerial Map



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4. Neighborhood Meeting Documents



TO: Adjoining Property Owners of 3201 Portland Avenue,
Neighborhood Group Representatives expressing interest in this Area, Councilwoman Cheri
Bryant Hamilton

FROM: Portland Avenue Presbyterian Church and Maryhurst, Inc.

RE: Neighborhood Meeting Notification

In accordance with procedures of Louisville Metro Planning and Design Services, we would like to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application is filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with our representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission.

Portland Avenue Presbyterian Church and Maryhurst are proposing a Conditional Use Permit be issued for 3201 Portland Avenue in order for the space to be utilized as a family counseling center. Maryhurst will be offering Behavioral Health services within the Portland community including individual counseling for children birth to 21, family counseling and intensive outpatient treatment. Psychiatric services will be provided but no medication will be distributed onsite. Full information about the project will be provided and discussed at the meeting.

The meeting to discuss this proposal will be held on Thursday February 5, 2015, at 7:00 P.M., at the Portland Avenue Presbyterian Church-Community Room, 3126 Portland Avenue, Louisville, KY 40212.

At this meeting, representatives from Portland Avenue Presbyterian Church and Maryhurst will explain the proposal and then discuss any concerns that you may have. The purpose of this meeting is to increase your understanding of this proposal early in the process. We encourage you to attend this meeting and share your concerns.

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Hope and healing for children & families in crisis

1015 Dorsey Lane, Louisville, KY 40223 • 502.245.1576 • info@maryhurst.org • maryhurst.org

14CUP1038

Neighborhood Meeting

2/5/2015

Part Presby

Name	Address	Phone #
Grace Jenks	PACT	425-0566
Kate Sumner	Kate Sumner @libpl.org	574-1688
Portland Branch Library	3305 Northwestern	
Cindy Calvelo	3110 Northwestern Pkwy	631-902-9556
Sharon Albert	2844 W. Market	727-3185
Nate Pederson	3110 NW Pkwy	502-299-9520
Willa Rae Williams	3126 Portland Ave	502-594-0268
STEPHAN ROSE	1384 Princeton Dr	502-287-2057

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**NOTES FROM NEIGHBORHOOD MEETING ON 02/05/2015
MARYHURST, INC. 14CUP1038**

There were seven (7) neighbors or organization representatives present, along with four (4) representatives from Maryhurst, Inc. The neighbors and organizational representatives are noted on the sign-in sheet, a copy of which is attached. The neighborhood organizations represented included Portland Avenue Presbyterian Church, Portland Branch of the Louisville Free Public Library, Portland Now.

Maryhurst was represented by Judy Lambeth, CEO; Steve Ochs, New Program Development Director, Steve Rose, Tom Banaszynski.

Steve Ochs introduced the program, noting that the project had been in the works for twelve (12) months. Judy Lambeth explained some of the history of Maryhurst, including its involvement in the Portland Neighborhood Community.

The purpose of the proposed Maryhurst Behavioral Health Counseling Program was explained. It is intended to serve abused and neglected children; offer out-patient counseling; engage in prevention activities, including substance abuse issues. It is a goal of the project to work with the family system, and provide support; connect to community resources.

Services and programs were discussed: individual and family therapy; intensive out-patient therapy; no medication on site, although a psychiatrist or psychologist would be available; family support partnership; community support system.

The question was raised concerning the duration of the program. Maryhurst, Inc. has secured a two (2) year grant to focus on substance abuse and counseling. The grant is being administered through the University of Kentucky. The program will be ongoing, thereafter, funded through Medicaid.

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There is not presently a mechanism for staff to interface with the court system regarding the individuals who may be coming to the program.

Therapy: Presently, client therapy sessions will be by appointment. In the future, walk-ins may be available. The program will be operated from 8:00 a.m. to 6:00 p.m., Monday through Friday. It will not be operated on weekends. There will be 24 hour on-call process for clients, plus the availability of Seven Counties. There is expected to be space for two clinicians in the 3201 Portland Avenue property. It is expected that there will be counseling sessions for 15 to 20 youth per day.

The physical location of the program will be at 3201 Portland Avenue, the "Rose Center."

Other issues were discussed. Those were more for information than concerns about the project: It is hoped that the project will begin in April, 2015. Prior to the opening, there will be an Open House, wherein the neighbors and organizations would be invited. Tutoring would not be available at the counseling site, although tutoring is available at the Portland Branch Library through various resources.

It would be a primary focus of the project to identify resources in the community, and to connect to those resources. Willa Fay Williams, Pastor, Portland Avenue Presbyterian Church, explained some of the programs at the Church for Portland residents, children and families.

The meeting adjourned at approximately 8:00 p.m.

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BARBER, BANASZYNSKI & HIATT, P.C.

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THOMAS J. BANASZYNSKI**
JEFFREY E. HIATT*
THOMAS A. EBENDORF
JONATHAN M. HODGE^o
REBECCA A. SMITHER

RACHEL T. CAUDEL
JESSICA C. DURDEN

*ALSO ADMITTED IN INDIANA
*ALSO ADMITTED IN TENNESSEE
^oADMITTED TO PRACTICE
BEFORE USPTO

February 10, 2014

TO: Louisville Metro Government
Division of Planning and Design Services
Attention: Latondra Yates
444 South Fifth St., Suite 300
Louisville, KY 40202-4313

FROM: Thomas J. Banaszynski 

RE: Program Explanation for Proposed Project at 3201 Portland Avenue
Maryhurst, Inc. 14CUP1038

Maryhurst, Inc., a private not-for-profit organization, proposes to lease the first floor of property located at 3201 Portland Avenue. The property would be leased from the Portland Avenue Presbyterian Church, the owner of the property.

The intended use of the property is to provide out-patient behavioral health counseling services to Maryhurst's children and their families. This would include counseling, alcohol and drug abuse counseling; family counseling.

No prescription medication will be dispensed in the facility. There will not be any residential treatment. There will not be any medical detox, nor suboxone/methadone treatment.

Services will be solely offered on an out-patient basis.

There will be licensed therapists and psychologists on site. A contract psychiatrist will be available for oversight or medication management needs. Program hours are expected to be 8:00 a.m. to 6:00 p.m., Monday through Friday. Counsellors will be on call on the weekends.

Certain improvements will need to be made to the property to make it ADA compliant. This would include a ramp in the back of the property; raising the floor in the restroom so as to remove a step; the installation of handrails. Bicycle parking will be available.

Architectural drawings and plans for the project are attached.

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6. Cornerstone 2020 Comprehensive Plan Checklist

Case No. 14CUP1038
Staff Findings

Cornerstone 2020
Checklist

Traditional Neighborhood
Form District

#	Cornerstone 2020 Guidelines & Policies	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Pre-Adopt Finding	Pre-Adopt Comments	Final Finding	Final Comments
1	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves the existing grid pattern of streets, sidewalks and alleys.	NA		NA	
2	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal introduces an appropriately-located neighborhood center including a mix of neighborhood-serving uses such as offices, shops and restaurants.	NA		NA	
3	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves public open spaces, and if the proposal is a higher density use, is located in close proximity to such open space, a center or other public areas.	NA		NA	
4	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves and renovates existing buildings if the building design of these structures is consistent with the predominate neighborhood building design.	✓		✓	The existing building will be reused and retain its residential character.
5	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 2: Centers	A.1/7: The proposal, which will create a new center, is located in the Traditional Neighborhood Form District, and includes new construction or the reuse of existing buildings to provide commercial, office and/or residential use.	NA		NA	
6	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
7	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Existing structures will be reused.	✓	Existing structures will be reused.
8	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

Case No. 14CUP1038
Staff FindingsCornerstone 2020
ChecklistTraditional Neighborhood
Form District

#	Cornerstone 2020 Guidelines & Policies	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Pre-App Finding	Pre-App Comments	Final Finding	Final Comments
9	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
10	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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		NA	
11	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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 existing house on the 2nd floor will share parking and access with the proposed facility.	✓	The existing house on the 2nd floor will share parking and access with the proposed facility.
12	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Utility share utility hookups with adjacent properties.	✓	Will share utility hookups with adjacent properties.
13	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Site is served by transit and sidewalks. The applicant has stated that bicycle parking will also be provided.	✓	Site is served by transit and sidewalks. Bicycle parking has been added to the plan.
14	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility.	✓	Existing brick and masonry structure is compatible with the surrounding area.	✓	Existing brick and masonry structure is compatible within the surrounding area.
15	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Non-residential use proposed that will have a low parking requirement and will utilize the existing house and parking.	✓	Non-residential use that will have a low parking requirement and utilize the existing house and parking.

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

Case No.14CUP1038
Staff FindingsCornerstone 2020
ChecklistTraditional Neighborhood
Form District

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16	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.5: The proposal mitigates any potential odor or emissions associated with the development.	✓	APCD had no comment.	NA	
17	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+/-	Transportation Planning Review Team comments need to be addressed.	✓	Plan has Transportation Planning preliminary approval.
18	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA	No lighting proposed per applicant.	NA	
19	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Site is located along a transit corridor.	✓	Site is located on a transit corridor.
20	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
21	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
22	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	✓	Plan needs to be related to adjacent building form, property line and provide building height and setbacks on plan.	✓	Review comments have been addressed.

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

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23	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
24	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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.	NA		NA	
25	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	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		NA	
26	Form Districts Goals C1- C4, Objectives C1.1-1.2, C2.1-2.7, C3.1-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.26: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	NA	Sign details should be provided, when known.	+/-	Sign details should be provided, when known.
27	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.23/7: 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.	NA		NA	
28	Livability Goals H3 and H5, all related objectives	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.	NA		NA	
29	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	NA		NA	

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

#	Cornerstone 2020 Guidelines & Policies	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff App. Rating	Final Comments	Final Finding	Final Comments
30	Livability Goals H3 and H5, all related objectives	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.	H3		NA	
31	Livability Goals H3 and H5, all related objectives	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.	✓	Carriage house and other existing structures of potential historic significance are well preserved	✓	Carriage house and other existing structures of potential historic significance are being reused.
31	Livability Goals H3 and H5, all related objectives	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		NA	
32	Land Use and Transportation Connection Goal E1, Objectives E1.1 and E1.3	Marketplace Guideline 6: Economic Growth and Sustainability	A.2: Ensure adequate access between employment centers and population centers.	H3		NA	
33	People, Jobs and Housing Goal K4, Objective K4.1	Marketplace Guideline 6: Economic Growth and Sustainability	A.3: Encourage redevelopment, investment and rehabilitation in the downtown where it is consistent with the form district pattern.	NA		NA	
34	Marketplace Strategy Goal A1, Objectives A1.3, A1.4, A1.5	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.	H3		NA	

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

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#	Cornerstone 2020 Guidelines & Policies	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Priority/ Comments	Final Finding	Final Comments
35	Land Use and Transportation Connection Goal E1, Objectives E1.1 and E1.3	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.	NA		NA	
36	Land Use and Transportation Connection Goal E1, Objectives E1.1 and E1.3	Marketplace Guideline 6: Economic Growth and Sustainability	A.6: 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		NA	
37	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.12: 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.	NA		NA	
38	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.34: The proposal promotes mass transit, bicycle, and pedestrian use and provides amenities to support these modes of transportation.	✓		✓	Site served by mass transit, existing sidewalks, and proposed bicycle parking.
39	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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.	NA		NA	

+ meets guideline
✓ meets guideline
+/- more information needed

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Staff FindingsComerstone 2020
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#	Comerstone 2020 Guidelines & Policies	Comerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Presub Finding	Prop App Comments	Final Finding	Final Comments
40	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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.	NA		NA	
41	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 7: Circulation	A.10: The proposal includes adequate parking spaces to support the use.	✓	Required parking will be provided.	✓	Required parking is proposed.
42	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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.	NA		NA	
43	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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		NA	
44	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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.	NA		NA	
45	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	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		NA	
43	Mobility Goals A1-A6, B1, C1, D1, E1, E2, F1, G1, H1-H4, I1-I7, all related Objectives	Mobility/Transportation Guideline 8: Bicycle, Pedestrian and Transit	A.12: 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.	✓	Site is served by transit, transit and sidewalks. The applicant has stated that bicycle parking will also be provided.	✓	Site is served by transit and sidewalks. Bicycle parking has been added to the plan.

+ meets guideline
✓ meets guideline
+/- more information needed

- does not meet guideline
NA not applicable

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#	Comerstone 2020 Guidelines & Policies	Comerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Pre-App Findings	Pre-App Comments	Final Finding	Final Comments
44	Livability, Goals B1, B2, B3, B4, Objectives B1.1, 1.8, B2.1-2.7, B3.1-3.4, B4.1-4.3	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.	+/-	Subject to construction review.	+/-	Subject to construction/permitting review.
45	Livability Goals C1, C2, C3, C4, all related Objectives	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 had no comments.	NA	
46	Livability, Goals F1 and F2, all related objectives	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		NA	
46	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	Site served by existing utilities.	✓	Site served by existing utilities.
47	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	Subject to construction review.	+/-	Subject to construction/permitting review.
48	Livability Goal B1, Objective B1.3	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.	✓	Subject to construction review.	+/-	Subject to construction/permitting review.

+ meets guideline
 ✓ meets guideline
 +/- more information needed