

I-494 Corridor Land Use Plan



Mixed Use – residential over retail service uses.



Regional Commercial example.



The plan strives to create a pedestrian friendly environment.



Mixed Use – residential over retail and entertainment.

Comprehensive Plan

- Overarching policy document for the community.
- Legally binding document.
- Establishes a vision and priorities and discusses how systems work together to achieve the desired vision.

Zoning Code

- The purpose of the zoning code is to guide implementation of the comprehensive plan.
- Legally binding document, but subordinate to comprehensive plan.
- Agreement with the comprehensive plan is required for land use approvals.
- Supporting technical document.



The Wind Beneath My Wings



Zoning Code

Comp Plan



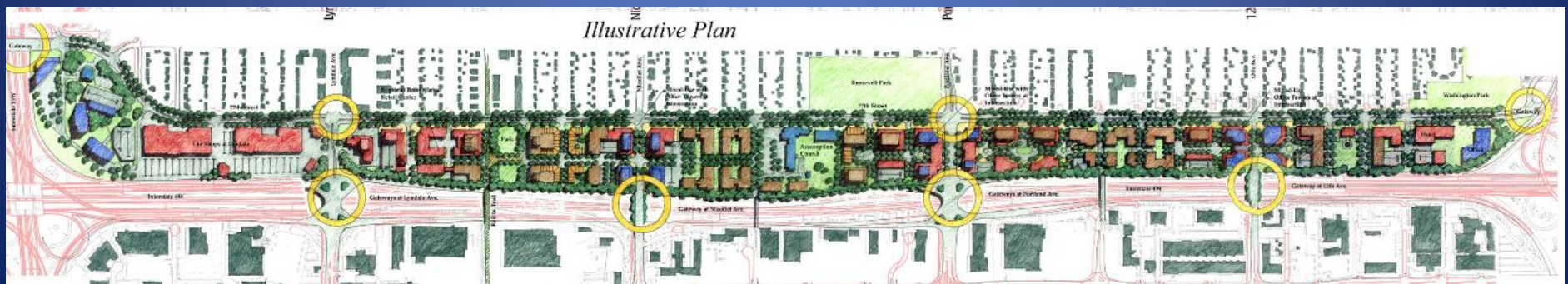
Comp Plan

Zoning Code



I-494 Plan

- Developed in 2005 (moratorium)
 - Zoning regulations vs. comp. plan vision.
 - Anticipated 494 changes to interchanges.
 - 77th Street tunnel was known possibility, but not explicitly discussed.



Vision

- Creating a unique and identifiable urban, pedestrian-friendly, economically sustainable, livable corridor.
- “Mixed use development refers to the integration of residential, commercial, retail, employment, civic, recreational, and educational uses...”
- “Overall goal of the plan is to create a place that is identified by its garden theme and mix of building types, sizes and uses. It should not look like a collection of stand alone, single-use buildings that take advantage of strategic location, but a place filled with variety, vitality and greenery.”
- Promote active building uses with entries and interesting shop windows to lure pedestrian activity.

Has that vision changed?



Seasons Park

Richfield
Towers

Seasons Park

Virginian

Baymont Inn
(Hotel)

Richland
Court

Audi

Community
Court

Proposed
Morrie's

EcoSmart

Metro Sales

Options for current application

- Default: Deny based on current plan language.
- Alternatives:
 - Interpret current plan differently; find no conflict.
 - Amend comp plan to remove language that conflicts.
 - Deny based on desire to study further (moratorium).