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
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?
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).