

SITE #2- TOWN CENTER

General Plan Designation

Mixed Use: Applies to sites where the surrounding area is currently developed with both commercial and residential land uses. Office, commercial, retail uses and residential uses are permitted. The combination and intensity of land uses shall be compatible with the development pattern and character of the surrounding neighborhood and existing adjacent land uses. Commercial only or office only land uses are permitted. Housing development may be permitted only in conjunction with either commercial and/or office uses.

SITE #2- TOWN CENTER

Master Plan Uses:

Neighborhood Commercial (Theater and Community Center area) – This designation is intended to accommodate resident-serving uses and specialty uses which would serve the local residential population. The intent is to provide specialized uses such as book stores, art galleries, specialty boutiques, small cafes, small specialty food stores, artists workspaces, a second-run theater, and personal services such as barber shops and beauty shops. Established neighborhood shopping areas, to meet the retail and service needs of nearby residents. This land use designation allows a variety of retail stores, and personal services such as grocery stores, dry cleaners, professional and administrative offices, restaurants, residential care facilities for the elderly, and other similar uses. Multi-family housing integrated with commercial uses is permitted.

Parkland (Parking area) – The park intended to provide for a 1.5-acre public plaza space or other passive parkland use to support the uses of the surrounding non-profit and commercial uses. Existing and undeveloped active and passive parks, recreation areas, and community playfields. Permitted uses include shelters, rest rooms, storage sheds, other structures needed to accommodate public use or provide for maintenance of the land, and cultural and recreational facilities.