







June 15, 2014

5



June 15, 2014

6





1304 Woodside Drive Conditions

1. Uses shall be limited to all uses permitted in the C-L district **except** any use with a drive through facility.
2. The total building area shall not exceed 3,600 square feet.

1304 Woodside Drive
Factors Supporting Staff's Recommendation
(Approval)

- Site designated as Low Residential on the Generalized Future Land Use Map. The requested CD-C-L zoning district is generally inconsistent with this GFLUM designation; however, per Council adopted policy any requests less than one acre in size are considered compatible.
- The Low Residential designation applies to neighborhoods or districts where the predominant use is single family residential and other compatible housing types that can be accommodated within a density of 3 to 5 units per gross acre.
- Proposal encourages “homegrown” and community-based businesses and entrepreneurs in traditionally underserved parts of the community.
- Proposal includes measures to protect neighborhoods from negative impacts of development.
- Proposed CD-C-L request allows low intensity retail and services intended to serve nearby neighborhoods.