

## Corporate Park analysis

## Uses in Corporate Park

1. **Single-family dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
2. **Attached dwelling** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
3. **Multi-family dwelling** – Special Use Permit | **Permitted by right (P) | SUPPORTED**
4. **Accessory dwelling unit** - Accessory use (A)
5. **Adult day care home** - Permitted by right (P)
6. **Community residential home (up to 6 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
7. **Community residential home (more than 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
8. **Community residential home (7 to 14 residents)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
9. **Family child care home** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
10. **Single room occupancy residence** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
11. **Alcoholic beverage establishment** – Not allowed | **Permitted by right (P) | SUPPORTED**
12. **Assisted living facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
13. **Armor systems manufacturing and assembly** – Not allowed
14. **Bed and breakfast establishment** – Not allowed
15. **Business services** – Not allowed | **Permitted by right (P) | SUPPORTED**
16. **Carwash** – Not allowed
17. **Civic, social, or fraternal organization** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
18. **Day care center** - Permitted by right (P)
19. **Drive-through facility** – Not allowed
20. **Emergency shelter** - Permitted by right (P)
21. **Equipment sales, rental, and leasing, heavy** - Not allowed
22. **Equipment rental and leasing, light** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
23. **Food distribution center for the needy** - Not allowed
24. **Food truck, not located within a food truck park** – Permitted by right (P)
25. **Food truck park (less than 6 pads)** - Not allowed | **Permitted by right (P) | SUPPORTED**
26. **Food truck park (6 or more pads)** - Not allowed | **Permitted by right (P) NOT SUPPORTED – Recommend Special Use Permit.**
27. **Gasoline or alternative fuel station** - Not allowed
28. **Go-cart raceway and rentals (indoor and outdoor)** - Not allowed | **Remove “indoor” from language.**
29. **Go-cart raceway and rentals (indoor)** - **Permitted by right (P) | NOT SUPPORTED**
30. **Health services** - Permitted by right (P)
31. **Hotel or motel** – Special Use Permit | **Permitted by right (P) | SUPPORTED**
32. **Ice manufacturing/vending machines** - Not allowed | **Accessory (A) | SUPPORTED**
33. **Industrial** - Not allowed
34. **Job training and vocational rehabilitation services** – Not allowed | **Permitted by right (P) | SUPPORTED**

35. **Junkyard or salvage yard** - Not allowed
36. **Laboratory, medical or dental** - Permitted by right (P)
37. **Large-scale retail** - Not allowed
38. **Library** – Permitted by right (P)
39. **Light assembly, fabrication, and processing** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
40. **Liquor stores** – Not allowed
41. **Medical marijuana dispensing facility** – Special Use Permit | **Permitted by right (P) NOT SUPPORTED**
42. **Microbrewery, microwinery, or microdistillery** - Not allowed | **Permitted by right (P) NOT SUPPORTED**
43. **Mini-warehouses, self-storage facility** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
44. **Museum or art gallery** - Permitted by right (P)
45. **Office** - Permitted by right (P)
46. **Office (medical, dental, or other health-related service)** - Permitted by right (P)
47. **Outdoor storage (principal use)** - Not allowed
48. **Parking, surface (principal use)** - Not allowed
49. **Passenger transit or rail station** - Not allowed | **Permitted by right (P) SUPPORTED**
50. **Personal services** - Permitted by right (P)
51. **Place of religious assembly** - Permitted by right (P)
52. **Public administration building** - Permitted by right (P)
53. **Public maintenance or storage facility** - Not allowed
54. **Public park** – Not allowed | **Permitted by right (P) SUPPORTED**
55. **Recreation, indoor** - Permitted by right (P)
56. **Recreation, outdoor** - Not allowed | **Permitted by right (P) | SUPPORTED**
57. **Recreational vehicle park** - Not allowed
58. **Recycling center** - Not allowed
59. **Rehabilitation center** – Not allowed
60. **Research development or testing facility** – Permitted by right (P)
61. **Residence for destitute people** – Not allowed
62. **Restaurant** – Permitted by right (P)
63. **Retail nursery, lawn, or garden supply store** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
64. **Retail sales (not elsewhere classified)** - Special Use Permit | **Permitted by right (P) | NOT SUPPORTED**
65. **School (elementary, middle, or high - public or private)** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
66. **School, professional** - Permitted by right (P)
67. **School, vocational or trade** – Not allowed | **Permitted by right (P) | SUPPORTED**
68.  **Scooter or electric golf cart sales** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
69. **Sexually-oriented cabaret** - Not allowed
70. **Sexually-oriented motion picture theater** - Not allowed
71. **Sexually-oriented retail store** - Not allowed
72. **Simulated gambling establishment** - Not allowed

- 73. **Skilled nursing facility** – Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 74. **Social service facility** - Not allowed
- 75. **Solar generation station** - Not allowed
- 76. **Subsistence garden** - Permitted by right (P)
- 77. **Urban market farm, less than 5 acres** - Permitted by right (P)
- 78. **Urban market farm, 5 acres or greater** - Special use permit (S)
- 79. **Truck or bus terminal or maintenance facility** - Not allowed
- 80. **Vehicle repair** - Not allowed
- 81. **Vehicle rental** - Not allowed | **Permitted by right (P) | NOT SUPPORTED**
- 82. **Vehicle sales (no outdoor display)** - Not allowed | **Permitted by right (P)**
- 83. **Vehicle sales (with outdoor display)** - Not allowed
- 84. **Vehicle services** - Not allowed
- 85. **Veterinary services** - Permitted by right (P)
- 86. **Warehouse or distribution facility (less than 100,000 sf)** - Not allowed
- 87. **Warehouse or distribution facility (100,000 sf or greater)** - Not allowed
- 88. **Waste management facility** - Not allowed
- 89. **Wholesale trade** - Not allowed
- 90. **Wireless communication facility or antenna** – See 30-5.33

The CP corporate park district was established for the purpose of creating a district which provides appropriate locations for corporate facilities and mixed use office-oriented developments.

Objectives. The provisions of this district are intended to:

- (1) Encourage corporate park development in areas served by arterial roads and public transit. Frontage roads or internal roads shall provide for the efficient movement of traffic and emergency vehicles into such sites and along arterials.
- (2) Encourage development proximate to activity centers and major intersections, especially where intervening roads, creeks or landscaped areas can provide necessary buffering to surrounding neighborhoods.
- (3) Require landscaping, appropriate buffering and design techniques to enhance the character of such sites and to create an integrated design.
- (4) Provide adequate parking to ensure the desirability of the site's development and to prevent parking problems off-site.
- (5) Promote the most efficient use of land as well as the harmonious relationship of uses by encouraging the unified development of large tracts of land for integrated land uses.
- (6) Encourage mixed-use office and residential development.

# Analysis: Single-Family Residential Use in Corporate Park (CP) Zoning District

## *Introduction*

The Corporate Park (CP) zoning district is designed to support corporate facilities and mixed-use office-oriented developments. The primary objective of this district is to promote corporate park development in areas well-served by arterial roads and public transit, and to encourage a harmonious relationship between corporate, residential, and mixed-use developments. Evaluating the appropriateness of single-family residential use within this context requires a careful analysis of the district's goals, objectives, and the overall vision of the comprehensive plan.

## *Compatibility Analysis*

### **Corporate Park Objectives and Single-Family Residential Use**

**Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Single-family residential use typically does not align with the need for efficient traffic movement and accessibility that corporate parks require. These areas are better suited for higher-density residential or mixed-use developments that can support transit-oriented growth.

**Objective:** Encourage development proximate to activity centers and major intersections.

**Analysis:** Single-family residential areas are not typically located near major intersections or activity centers due to potential conflicts with traffic, noise, and higher intensity uses. Mixed-use or multi-family residential developments are more appropriate for these locations.

**Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** While single-family homes can be designed with appropriate landscaping and buffering, the primary focus of the CP district on corporate and office uses suggests a preference for higher density or mixed-use residential forms that support the corporate environment.

**Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Single-family residential development does not typically promote the efficient use of land in a corporate park setting. Higher density residential or mixed-use developments are more aligned with the goal of creating integrated, land-efficient uses.

## *Comprehensive Plan Goals, Objectives, and Policies*

### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

**Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.

**Analysis:** Single-family residential use does not fully align with traditional urban design principles intended for a corporate park, which favor higher density and mixed-use environments.

**Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** Single-family neighborhoods typically require more space and are less efficient in promoting walkability compared to higher density or mixed-use developments.

**Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Single-family residential use does not contribute to a centralized, mixed-use focus within the corporate park district.

**Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** Single-family residential use does not typically support the goal of creating centrally located community-serving facilities within a corporate park.

### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

**Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Single-family residential development is less compact and can contribute to urban sprawl, which is contrary to the goal of promoting vibrant urbanism within the corporate park.

**Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Single-family residential use does not align with economic development goals typically associated with corporate parks, which focus on higher density and mixed-use developments.

### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

**Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** Single-family residential use is less efficient in land use and does not support the goal of maintaining open spaces within a corporate park.

### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

**Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Single-family residential use does not align with the CP district's goal of providing sufficient space for corporate and mixed-use developments.

## *Conclusion*

Single-family residential use is not appropriate within the Corporate Park (CP) zoning district. The district's objectives and the comprehensive plan's goals favor higher density and mixed-use developments that support corporate and office-oriented uses, promote efficient land use, and encourage vibrant, integrated communities. Allowing single-family residential use in this district would not align with these objectives and could potentially undermine the district's purpose and the broader goals of the comprehensive plan. Therefore, it is recommended that single-family residential use not be permitted in the Corporate Park (CP) zoning district.

# Attached Dwelling Use in Corporate Park (CP) Zoning District

## *Introduction*

The Corporate Park (CP) zoning district is established to support corporate facilities and mixed-use office-oriented developments. It aims to promote corporate park development in areas well-served by arterial roads and public transit, encouraging a harmonious relationship between corporate, residential, and mixed-use developments. Evaluating the appropriateness of attached dwelling use within this context requires an analysis of the district's goals, objectives, and the broader vision outlined in the comprehensive plan.

## *Compatibility Analysis*

### **Corporate Park Objectives and Attached Dwelling Use**

**Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Attached dwellings can be compatible with this objective as they typically represent higher-density residential forms that support transit-oriented development. This can reduce reliance on personal vehicles and promote the use of public transportation, aligning with the goal of efficient traffic movement.

**Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** Attached dwellings are more suitable near activity centers and major intersections compared to single-family homes. They can integrate well with commercial and office uses, creating a mixed-use environment that supports the overall functionality of the corporate park.

**Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Attached dwellings can be designed with appropriate

landscaping and buffering to enhance the site's character. Their higher density compared to single-family homes makes them a better fit for creating an integrated and aesthetically pleasing environment in the corporate park.

**Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Attached dwellings support the efficient use of land and can be integrated into larger tracts of mixed-use developments. This aligns with the goal of promoting unified and land-efficient development.

### *Comprehensive Plan Goals, Objectives, and Policies*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

**Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.

**Analysis:** Attached dwellings can adhere to traditional urban design principles by promoting higher density and more efficient land use within the corporate park.

**Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** Attached dwellings can help create neighborhoods within the corporate park that are walkable and provide easy access to daily needs, supporting the overall goal of walkability.

**Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Attached dwellings can contribute to a central focus within the corporate park by integrating residential uses with commercial, civic, cultural, and recreational facilities.

**Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** Attached dwellings can support the development of centrally located community-serving facilities, enhancing the livability and functionality of the corporate park.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Attached dwellings align with the goal of promoting compact and vibrant urbanism, as they can be developed at higher densities than single-family homes, helping to discourage urban sprawl.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Attached dwellings support economic development and urban design goals by providing housing options that integrate well with commercial and office uses within the corporate park.

#### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** Attached dwellings promote more efficient land use, potentially leaving more open space and protecting environmentally sensitive areas within the corporate park.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Attached dwellings can be appropriately located within the corporate park, supporting the district's goal of integrated, mixed-use development.

#### **Conclusion**

Attached dwellings are compatible with the Corporate Park (CP) zoning district. They align well with the district's objectives and the comprehensive plan's goals by promoting higher density, efficient land use, and integrated development. They support the creation of walkable neighborhoods, the efficient use of land, and the development of a vibrant, mixed-use environment. Therefore, it is recommended that attached dwellings be permitted within the Corporate Park (CP) zoning district, subject to appropriate design and landscaping standards to ensure compatibility with surrounding uses.

## **Analysis of Multi-Family Dwelling as a Permitted Use in Corporate Park (CP) Zoning District**

#### **Definition:**

**Multi-Family Dwelling:** A residential building designed to house multiple separate families in separate units. Examples include apartment buildings, condominiums, and other high-density residential structures. Multi-family dwellings are typically part of urban and suburban developments and are designed to maximize land use efficiency.

The Corporate Park (CP) zoning district aims to provide suitable locations for corporate facilities and mixed-use office-oriented developments. The district supports a mix of uses to create an integrated and harmonious environment. This analysis evaluates the appropriateness of allowing multi-family use as a permitted use, rather than requiring a special use permit, within the CP zoning district.



## *Compatibility Analysis*

### **Corporate Park Objectives and Multi-Family Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Multi-family housing is well-suited for areas with access to arterial roads and public transit. It promotes higher density residential development, which can support public transit use and reduce reliance on personal vehicles, aligning with the objective of efficient traffic movement.
- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** Multi-family housing near activity centers and major intersections can create a vibrant, mixed-use environment. It can integrate well with commercial and office uses, supporting the overall functionality and appeal of the corporate park.
- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Multi-family developments can be designed with appropriate landscaping and buffering to enhance the character of the corporate park. This aligns with the objective of creating an aesthetically pleasing and integrated site design.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Multi-family housing supports the efficient use of land and can be integrated into larger tracts of mixed-use developments. This promotes the unified and efficient use of land, aligning with the objective of integrated land use development.

## *Comprehensive Plan Goals, Objectives, and Policies*

### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

**Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.

**Analysis:** Multi-family housing supports urban design principles by promoting higher density and more efficient land use within the corporate park.

- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** Multi-family housing can help create neighborhoods within the corporate park that are walkable and provide easy access to daily needs, supporting the overall goal of walkability.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Multi-family housing can contribute to a central focus within the corporate park by integrating residential uses with commercial, civic, cultural, and recreational facilities.

- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** Multi-family housing can support the development of centrally located community-serving facilities, enhancing the livability and functionality of the corporate park.

### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Multi-family housing aligns with the goal of promoting compact and vibrant urbanism, as it can be developed at higher densities than single-family homes, helping to discourage urban sprawl.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Multi-family housing supports economic development and urban design goals by providing housing options that integrate well with commercial and office uses within the corporate park.

### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** Multi-family housing promotes more efficient land use, potentially leaving more open space and protecting environmentally sensitive areas within the corporate park.

### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Multi-family housing can be appropriately located within the corporate park, supporting the district's goal of integrated, mixed-use development.

### ***Conclusion***

Allowing multi-family housing as a permitted use in the Corporate Park (CP) zoning district aligns well with the district's objectives and the comprehensive plan's goals. Multi-family housing supports higher density, efficient land use, and integrated development, promoting walkable neighborhoods and the efficient use of land. Therefore, it is recommended that multi-family housing be allowed as a permitted use within the Corporate Park (CP) zoning district, subject to appropriate design and landscaping standards to ensure compatibility with surrounding uses.

# Community Residential Home in Corporate Park (CP) Zoning District

## *Introduction*

The Corporate Park (CP) zoning district is established to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. The district supports a mix of uses to create an integrated and harmonious environment. This analysis evaluates the appropriateness of not allowing community residential homes within the CP zoning district.

## *Definition*

A community residential home is a dwelling unit licensed to serve clients of the state department of health and rehabilitative services, providing a living environment for residents who operate as the functional equivalent of a family. This includes supervision and care by supportive staff as necessary to meet the physical, emotional, and social needs of the residents.

## *Compatibility Analysis*

### **Corporate Park Objectives and Community Residential Home Use**

**Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** While community residential homes benefit from access to public transit, this objective primarily targets corporate and business uses that rely on efficient transportation networks. Allowing residential uses might divert focus from business and corporate development.

**Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** The primary focus here is to support businesses and corporate facilities that can leverage proximity to major intersections for commercial advantage. Community residential homes might not align with this commercial focus and could potentially dilute the intended business-oriented character.

**Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Although community residential homes can be designed with appropriate landscaping and buffering, their residential nature might conflict with the business-centric design and character enhancements envisioned for the corporate park.

**Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Integrating residential homes might

disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

### *Comprehensive Plan Goals, Objectives, and Policies*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** Community residential homes, while supporting traditional urban design principles, might not align with the corporate-focused design principles intended for this zoning district.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is not primarily intended for residential neighborhoods but for business and corporate uses. Introducing residential homes could create inconsistencies with this policy.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Community residential homes do not contribute to the commercial and business center focus intended for the corporate park.
- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** While community residential homes serve the community, they are not the type of facility envisioned for a business-centric corporate park.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Community residential homes in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing community residential homes might detract from the economic development focus intended for the corporate park.

#### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While community residential homes can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

#### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Community residential homes might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

### *Conclusion*

Allowing community residential homes within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These homes could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that community residential homes not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

## **Community Residential Home (More than 14 Residents) in Corporate Park (CP) Zoning District**

### *Introduction*

The Corporate Park (CP) zoning district is established to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. The district supports a mix of uses to create an integrated and harmonious environment. This analysis evaluates the appropriateness of not allowing community residential homes with more than 14 residents within the CP zoning district.

### *Definition*

A community residential home with more than 14 residents is a large dwelling unit licensed to serve clients of the state department of health and rehabilitative services. It provides a living environment for residents who operate as the functional equivalent of a family, including supervision and care by supportive staff to meet the physical, emotional, and social needs of the residents.

### *Compatibility Analysis*

#### **Corporate Park Objectives and Community Residential Home Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Large community residential homes benefit

from access to public transit, but this objective primarily targets corporate and business uses that rely on efficient transportation networks. Allowing large residential uses might divert focus from business and corporate development.

- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** The primary focus here is to support businesses and corporate facilities that can leverage proximity to major intersections for commercial advantage. Large community residential homes might not align with this commercial focus and could potentially dilute the intended business-oriented character.
- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Although large community residential homes can be designed with appropriate landscaping and buffering, their residential nature might conflict with the business-centric design and character enhancements envisioned for the corporate park.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Integrating large residential homes might disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

### *Comprehensive Plan Goals, Objectives, and Policies*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** Large community residential homes, while supporting traditional urban design principles, might not align with the corporate-focused design principles intended for this zoning district.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is not primarily intended for residential neighborhoods but for business and corporate uses. Introducing large residential homes could create inconsistencies with this policy.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Large community residential homes do not contribute to the commercial and business center focus intended for the corporate park.
- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** While large community residential homes serve the community, they are not the type of facility envisioned for a business-centric corporate park.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Large community residential homes in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing large community residential homes might detract from the economic development focus intended for the corporate park.

### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While large community residential homes can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Large community residential homes might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

### **Conclusion**

Allowing large community residential homes within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These homes could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that large community residential homes not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

## **Community Residential Home (7-14 Residents) in Corporate Park (CP) Zoning District**

### **Introduction**

The Corporate Park (CP) zoning district is established to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. This analysis evaluates the

appropriateness of not allowing community residential homes with 7-14 residents within the CP zoning district.

### ***Definition***

A community residential home with 7-14 residents is a medium-sized dwelling unit licensed to serve clients of the state department of health and rehabilitative services. It provides a living environment for residents who operate as the functional equivalent of a family, including supervision and care by supportive staff to meet the physical, emotional, and social needs of the residents.

### ***Compatibility Analysis***

#### **Corporate Park Objectives and Community Residential Home Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Medium-sized community residential homes benefit from access to public transit, but this objective primarily targets corporate and business uses that rely on efficient transportation networks. Allowing residential uses might divert focus from business and corporate development.
- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** The primary focus here is to support businesses and corporate facilities that can leverage proximity to major intersections for commercial advantage. Medium-sized community residential homes might not align with this commercial focus and could potentially dilute the intended business-oriented character.
- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Although medium-sized community residential homes can be designed with appropriate landscaping and buffering, their residential nature might conflict with the business-centric design and character enhancements envisioned for the corporate park.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Integrating residential homes might disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

### ***Comprehensive Plan Goals, Objectives, and Policies***

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**



- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** Medium-sized community residential homes, while supporting traditional urban design principles, might not align with the corporate-focused design principles intended for this zoning district.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is not primarily intended for residential neighborhoods but for business and corporate uses. Introducing residential homes could create inconsistencies with this policy.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Medium-sized community residential homes do not contribute to the commercial and business center focus intended for the corporate park.
- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** While community residential homes serve the community, they are not the type of facility envisioned for a business-centric corporate park.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Medium-sized community residential homes in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing medium-sized community residential homes might detract from the economic development focus intended for the corporate park.

## **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While community residential homes can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

## **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Community residential homes might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

## *Conclusion*

Allowing community residential homes with 7-14 residents within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These homes could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that community residential homes with 7-14 residents not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

## **Family Child Care Home in Corporate Park (CP) Zoning District**

### *Introduction*

The Corporate Park (CP) zoning district is established to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. This analysis evaluates the appropriateness of allowing family child care homes within the CP zoning district.

### *Definition*

A family child care home is an occupied residence, licensed by the appropriate authorities, in which child care is regularly provided for children from at least two unrelated families. It serves as a place where children receive care, supervision, and early education in a home-like setting.

### *Compatibility Analysis*

#### **Corporate Park Objectives and Family Child Care Home Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Family child care homes could benefit from accessibility to public transit for parents dropping off and picking up their children. However, the primary focus of this objective is to support corporate and business uses that require efficient transportation networks.
- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** Family child care homes do not align with the commercial and business-focused nature of activity centers and major intersections. Their presence might not leverage the commercial advantages intended for these locations.

- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** While family child care homes can be designed with appropriate landscaping and buffering, their residential nature might not enhance the corporate and business character envisioned for the corporate park.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Introducing residential uses like family child care homes could disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

### *Comprehensive Plan Goals, Objectives, and Policies*

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** Family child care homes support traditional urban design principles but might not align with the corporate-focused design principles intended for this zoning district.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is primarily intended for business and corporate uses, not residential neighborhoods. Introducing family child care homes could create inconsistencies with this policy.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** Family child care homes do not contribute to the commercial and business center focus intended for the corporate park.
- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** While family child care homes serve the community, they are not the type of facility envisioned for a business-centric corporate park.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Family child care homes in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing family child care homes might detract from the economic development focus intended for the corporate park.

**Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While family child care homes can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Family child care homes might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

***Conclusion***

Allowing family child care homes within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These homes could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that family child care homes not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

**Analysis: Single Room Occupancy Residence in Corporate Park (CP) Zoning District*****Introduction***

The Corporate Park (CP) zoning district is designed to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. This analysis evaluates the appropriateness of allowing single-room occupancy (SRO) residences as a permitted use within the CP zoning district.

***Definition***

A single-room occupancy (SRO) residence refers to a residential property that includes multiple single-room dwellings intended for occupancy by no more than one family per room. These residences are typically used for furnishing sleeping accommodations for pay to transient or permanent guests and can include dormitories, rooming houses, and hostels.

## *Compatibility Analysis*

### **Corporate Park Objectives and Single Room Occupancy Residence Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** SRO residences could benefit from proximity to public transit, providing accessible housing options for employees working within the corporate park. However, their transient nature may not align with the corporate image intended for the district.
- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** SRO residences do not typically align with the high-intensity commercial and business uses expected at activity centers and major intersections. Their presence might dilute the commercial focus of these areas.
- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** While SRO residences can be designed with appropriate landscaping and buffering, their residential nature may not contribute to the corporate and professional character intended for the corporate park.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Introducing SRO residences could disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

## *Comprehensive Plan Goals, Objectives, and Policies*

### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** SRO residences support traditional urban design principles but might not align with the corporate-focused design principles intended for this zoning district.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is primarily intended for business and corporate uses, not residential neighborhoods. Introducing SRO residences could create inconsistencies with this policy.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** SRO residences do not contribute to the commercial and business center focus intended for the corporate park.
- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** While SRO residences serve a community need, they are not the type of facility envisioned for a business-centric corporate park.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** SRO residences in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing SRO residences might detract from the economic development focus intended for the corporate park.

**Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While SRO residences can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

**Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** SRO residences might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

***Conclusion***

Allowing single-room occupancy residences within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These residences could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that single-room occupancy residences not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

# Analysis of Alcoholic Beverage Establishment as a Permitted Use in Corporate Park (CP) Zoning District

## *Definition:*

**Alcoholic Beverage Establishment:** An establishment that involves the retail sale of alcoholic beverages for consumption on the premises. This does not include establishments with a de minimis retail sale of alcoholic beverages or accessory uses such as civic, social, or fraternal organizations, amusement and recreation services, motion picture theaters, hotels and motels, restaurants, or grocery stores with prepared foods for on-site consumption.

## **Relevant Provisions from the Land Development Code:**

### **Section 30-5.3 - Alcoholic Beverage Establishments:**

- **A. Distance from Places of Religious Assembly:** No alcoholic beverage establishment may be located within 300 linear feet of an established place of religious assembly.
- **B. Distance from Schools:** No alcoholic beverage establishment may be located within 400 linear feet of any public or private school offering grades from kindergarten through twelfth grade.
- **C. Distance from Residential Districts:** No entrance or exit connected to any portion of a building used by patrons of an alcoholic beverage establishment shall be located within 100 linear feet of the district boundary line of a residential zoning district.
- **D. Special Use Permit Considerations:** The city plan board shall consider noise, traffic generation, and hours of activity when granting a special use permit for an alcoholic beverage establishment.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis:**

### **Business Industrial (BI):**

#### **Building and Design Standards:**

- **Building Height:** Alcoholic beverage establishments typically fit within the 5-story maximum allowed in BI.
- **Setbacks:** These establishments can comply with industrial setbacks, but their presence may not align with industrial land use goals.
- **Design Criteria:** Alcoholic beverage establishments do not align with the industrial design criteria aimed at supporting business and industrial uses.

#### **Traffic and Parking:**

- **Off-Street Parking:** These establishments require substantial off-street parking, which can be accommodated but may not fit well within an industrial area.
- **Pedestrian and Bicycle Access:** Alcoholic beverage establishments may enhance pedestrian and bicycle access in urban areas but are less relevant in industrial zones.

#### **Environmental Considerations:**

- **Sustainability Practices:** Alcoholic beverage establishments can be sustainable but are not the most efficient land use in an industrial zone.
- **Noise and Disturbance:** These establishments may generate noise and disturbances incompatible with industrial activities.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Alcoholic beverage establishments in an industrial zone do not contribute to forming integrated communities or diverse neighborhoods within an industrial context. They are not consistent with policies supporting integrated, pedestrian-friendly urban design.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Alcoholic beverage establishments do not align with promoting compact, vibrant urbanism within an industrial zone. They are inconsistent with objectives preventing urban sprawl in industrial areas.

**Conclusion:** Alcoholic beverage establishments are inconsistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

#### **Office (O):**

#### **Building and Design Standards:**



- **Building Height:** Alcoholic beverage establishments typically fit within the 5-story maximum allowed in Office zones.
- **Setbacks:** These establishments can comply with office setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Alcoholic beverage establishments align with the design criteria for urban office environments.

#### **Traffic and Parking:**

- **Off-Street Parking:** These establishments require substantial off-street parking, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** Alcoholic beverage establishments enhance pedestrian and bicycle access, supporting walkability in office areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Alcoholic beverage establishments are sustainable and make efficient use of land.
- **Noise and Disturbance:** Office areas are quieter and more compatible with these establishments than industrial areas.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Alcoholic beverage establishments are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Alcoholic beverage establishments support the goal of compact, vibrant urbanism in office areas.

**Conclusion:** Alcoholic beverage establishments are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Mixed-Use Medium-Intensity (MUM):**

#### **Building and Design Standards:**

- **Building Height:** Alcoholic beverage establishments typically fit within the 5-story maximum allowed in MUM zones.
- **Setbacks:** These establishments can comply with mixed-use setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Alcoholic beverage establishments align with the design criteria for dense, mixed-use environments.

#### **Traffic and Parking:**

- **Off-Street Parking:** These establishments require substantial off-street parking, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** Alcoholic beverage establishments enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Alcoholic beverage establishments are sustainable and make efficient use of land.
- **Noise and Disturbance:** Mixed-use areas are designed to handle a variety of uses, making these establishments compatible within a high-density, mixed-use environment.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Alcoholic beverage establishments align with the higher density and mixed-use requirements of the MUM category.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Alcoholic beverage establishments support the goal of compact, vibrant urbanism in mixed-use areas.

**Conclusion:** Alcoholic beverage establishments are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Comparison with Existing Permitted Uses in CP Zoning District:**

#### ***Current Permitted Uses:***

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

#### **Comparison Analysis:**

##### **Consistency with Use Types:**

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

##### **Compatibility of Alcoholic Beverage Establishments:**

- **Alcoholic Beverage Establishments in BI:** Do not align with the goals of creating integrated, high-density, mixed-use environments. They are not consistent with the intended uses for BI, which focus on business, professional, and mixed-use development.

- **Alcoholic Beverage Establishments in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

### Overall Conclusion:

Alcoholic beverage establishments are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

91. **Business Industrial (BI):** Alcoholic beverage establishments are incompatible with the industrial focus near the airport and do not meet the design criteria for integrated, sustainable communities.
92. **Office (O):** Alcoholic beverage establishments are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse housing types.
93. **Mixed-Use Medium-Intensity (MUM):** Alcoholic beverage establishments align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
94. **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which alcoholic beverage establishments can support in certain contexts.

Therefore, alcoholic beverage establishments should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the Office and MUM land use categories. However, they are not suitable for the BI land use category.

## Assisted Living Facility in Corporate Park (CP) Zoning District

### Introduction

The Corporate Park (CP) zoning district is designed to provide appropriate locations for corporate facilities and mixed-use office-oriented developments. This analysis evaluates the appropriateness of allowing assisted living facilities as a permitted use within the CP zoning district.

### Definition

An assisted living facility refers to a residential facility that provides housing, healthcare, and personal care services for elderly or disabled individuals who require assistance with daily activities but do not need intensive medical care.

## *Compatibility Analysis*

### **Corporate Park Objectives and Assisted Living Facility Use**

- **Objective:** Encourage corporate park development in areas served by arterial roads and public transit. **Analysis:** Assisted living facilities benefit from proximity to arterial roads and public transit for accessibility to residents and visitors. However, the presence of such facilities may not align with the primary business-focused purpose of the corporate park.
- **Objective:** Encourage development proximate to activity centers and major intersections. **Analysis:** Assisted living facilities could contribute to the vibrancy of activity centers by bringing a stable residential component. However, this might not be the most compatible use for an area intended for corporate and business activities.
- **Objective:** Require landscaping, appropriate buffering, and design techniques to enhance the character of such sites. **Analysis:** Assisted living facilities can be designed with appropriate landscaping and buffering, enhancing the site's character. Yet, their residential nature might contrast with the professional atmosphere intended for the corporate park.
- **Objective:** Promote the most efficient use of land by encouraging the unified development of large tracts of land for integrated land uses. **Analysis:** Introducing residential facilities like assisted living might disrupt the unified business and corporate use of large tracts of land, leading to a less efficient overall land use pattern within the corporate park.

## *Comprehensive Plan Goals, Objectives, and Policies*

### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles. **Analysis:** Assisted living facilities may not fully adhere to the urban design principles intended for a corporate-focused environment.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs. **Analysis:** The CP district is primarily intended for business and corporate uses, not residential neighborhoods. Assisted living facilities might not contribute positively to this vision.
- **Policy 1.1.4:** The City should have a center focus combining commercial, civic, cultural, and recreational uses. **Analysis:** While these facilities can add a residential element, they do not align with the corporate and business center focus intended for the corporate park.

- **Policy 1.1.6:** Encourage centrally located community-serving facilities. **Analysis:** Assisted living facilities serve a specific community need but are not the type of facility envisioned for a business-centric corporate park.

### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl. **Analysis:** Assisted living facilities in a corporate park might not support the compact, business-focused urbanism intended for the area, potentially leading to a less cohesive urban form.
- **Policy 2.1.1:** Develop recommendations for redevelopment areas focusing on economic development, urban design, and land use changes. **Analysis:** Allowing these facilities might detract from the economic development focus intended for the corporate park.

### **Goal 3: Achieve Highest Long-Term Quality of Life with Minimal Environmental Impact**

- **Objective 3.1:** Protect environmentally sensitive land and maintain open spaces. **Analysis:** While these facilities can be designed to protect open spaces, their presence might conflict with the intended business and corporate uses of the CP district.

### **Goal 4: Foster Unique Character of the City by Directing Growth and Redevelopment**

- **Objective 4.1:** Establish land use categories allowing sufficient acreage for various uses at appropriate locations. **Analysis:** Assisted living facilities might not be the most appropriate use within the CP district, which is primarily intended for corporate and business developments.

### ***Conclusion***

Allowing assisted living facilities within the Corporate Park (CP) zoning district may conflict with the district's objectives and the comprehensive plan's goals. These facilities could detract from the intended business-centric focus, potentially leading to less efficient land use and a less cohesive development pattern. Therefore, it is recommended that assisted living facilities not be allowed within the Corporate Park (CP) zoning district to maintain the district's integrity and alignment with its intended purpose.

### **Analysis of Civic, Social, or Fraternal Organization as a Permitted Use in Corporate Park (CP) Zoning District**

**Definition:**

**Civic, Social, or Fraternal Organization:** An organization that operates as a private club or association providing social, cultural, recreational, or charitable activities for its members. These organizations often include meeting spaces, event facilities, and administrative offices and can be involved in community service, advocacy, and networking.

**Relevant Provisions from the Land Development Code:****Section 30-5.6 - Civic, Social, and Fraternal Organizations:**

- Civic, social, and fraternal organizations must comply with local zoning regulations.
- These organizations often include spaces for meetings, events, and recreational activities, and may offer food and beverage services as an accessory use.

**Comprehensive Plan Goals, Objectives, and Policies Analysis:****Business Industrial (BI):****Building and Design Standards:**

- **Building Height:** Civic, social, or fraternal organizations can range from low-rise to mid-rise structures, often fitting within the 5-story maximum allowed in BI.
- **Setbacks:** These organizations typically require larger setbacks, which can disrupt the intended dense, industrial layout.
- **Design Criteria:** Civic, social, or fraternal organizations do not align with the industrial design criteria aimed at supporting business and industrial uses.

**Traffic and Parking:**

- **Off-Street Parking:** These organizations require substantial off-street parking to accommodate members, staff, and visitors.
- **Pedestrian and Bicycle Access:** These organizations can enhance pedestrian and bicycle access, although this is less relevant in industrial zones.

**Environmental Considerations:**

- **Sustainability Practices:** Civic, social, or fraternal organizations can be sustainable but are not the most efficient land use in an industrial zone.
- **Noise and Disturbance:** Industrial areas may generate noise and disturbances that are incompatible with the activities of these organizations.

**Comprehensive Plan Goals, Objectives, and Policies:**

## Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Civic, social, or fraternal organizations in an industrial zone do not contribute to forming integrated communities or diverse neighborhoods within an industrial context. They are not consistent with policies that support integrated, pedestrian-friendly urban design.

## Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Civic, social, or fraternal organizations do not align with promoting compact, vibrant urbanism within an industrial zone. They are inconsistent with objectives aiming to prevent urban sprawl in industrial areas.

**Conclusion:** Civic, social, or fraternal organizations are inconsistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

### Office (O):

#### Building and Design Standards:

- **Building Height:** Civic, social, or fraternal organizations can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in Office zones.
- **Setbacks:** These organizations can fit well with smaller setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Civic, social, or fraternal organizations align well with the design criteria aimed at creating compact, urban office environments.

#### Traffic and Parking:

- **Off-Street Parking:** These organizations require substantial off-street parking to accommodate members, staff, and visitors.
- **Pedestrian and Bicycle Access:** These organizations enhance pedestrian and bicycle access, supporting walkability in office areas.



**Environmental Considerations:**

- **Sustainability Practices:** Civic, social, or fraternal organizations are sustainable and make efficient use of land.
- **Noise and Disturbance:** Office areas are quieter and more compatible with the activities of these organizations than industrial areas.

**Comprehensive Plan Goals, Objectives, and Policies:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Civic, social, or fraternal organizations are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Civic, social, or fraternal organizations support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Civic, social, or fraternal organizations are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

**Mixed-Use Medium-Intensity (MUM):****Building and Design Standards:**

- **Building Height:** Civic, social, or fraternal organizations can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in MUM zones.
- **Setbacks:** These organizations can fit well with smaller setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Civic, social, or fraternal organizations align well with the design criteria aimed at creating dense, mixed-use environments.

**Traffic and Parking:**

- **Off-Street Parking:** These organizations require substantial off-street parking to accommodate members, staff, and visitors.
- **Pedestrian and Bicycle Access:** These organizations enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

**Environmental Considerations:**

- **Sustainability Practices:** Civic, social, or fraternal organizations are sustainable and make efficient use of land.
- **Noise and Disturbance:** Mixed-use areas are designed to handle a variety of uses, and civic, social, or fraternal organizations fit well within a high-density, mixed-use environment.

**Comprehensive Plan Goals, Objectives, and Policies:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Civic, social, or fraternal organizations align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Civic, social, or fraternal organizations support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Civic, social, or fraternal organizations are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## Comparison with Existing Permitted Uses in CP Zoning District:

### *Current Permitted Uses:*

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

## Comparison Analysis:

### Consistency with Use Types:

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

### Compatibility of Civic, Social, or Fraternal Organizations:

- **Civic, Social, or Fraternal Organizations in BI:** Do not align with the goals of creating integrated, high-density, mixed-use environments. They are not consistent with the intended uses for BI, which focus on business, professional, and mixed-use development.
- **Civic, Social, or Fraternal Organizations in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

## Overall Conclusion:

Civic, social, or fraternal organizations are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

**Business Industrial (BI):** Civic, social, or fraternal organizations are incompatible with the industrial focus near the airport and do not meet the design criteria for integrated, sustainable communities.

**Office (O):** Civic, social, or fraternal organizations are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse housing types.

**Mixed-Use Medium-Intensity (MUM):** Civic, social, or fraternal organizations align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.

**Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which civic, social, or fraternal organizations can support in certain contexts.

Therefore, civic, social, or fraternal organizations should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the Office and MUM land use categories. However, they are not suitable for the BI land use category. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of civic, social, or fraternal organizations.

## Equipment Rental and Leasing, Light in the CP (Corporate Park) Zoning District

### *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Equipment Rental and Leasing, Light*

This use involves the rental and leasing of light equipment such as small construction tools, landscaping equipment, light machinery, and party/event supplies.

### **Analysis of Compatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

- **CP District Requirement:** Efficient movement of traffic and emergency vehicles.
- **Impact:** Equipment rental businesses generate significant traffic due to the frequent pick-up and drop-off of equipment. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

#### **Compatibility with Office-Oriented Development**

- **CP District Requirement:** Compatibility with corporate and office-oriented developments.
- **Impact:** The nature of light equipment rental, involving storage and handling of equipment, introduces noise and visual elements that are not conducive to an office environment. The presence of equipment yards and movement of machinery can create a dissonant atmosphere in a district aimed at professional and corporate activities.

#### **Buffering and Landscaping**

- **CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.
- **Impact:** Light equipment rental businesses often require substantial outdoor storage, which can be difficult to screen effectively. Even with buffering and landscaping, the visual impact of equipment storage areas may detract from the overall aesthetic of a corporate park.

#### **Integrated Design**

- **CP District Requirement:** Integrated design to create a cohesive and harmonious environment.
- **Impact:** The utilitarian nature of equipment rental businesses, with possible large outdoor storage areas and frequent vehicular activity, can disrupt the cohesive and aesthetically unified environment intended for corporate parks.

#### **Mixed-Use Development**

- **CP District Requirement:** Promotion of mixed-use office and residential development.
- **Impact:** Light equipment rental and leasing businesses do not contribute to the mixed-use development goal. Their industrial nature does not integrate well with residential or office uses, potentially reducing the desirability of the area for such developments.

## Comprehensive Plan Goals, Objectives, and Policies Analysis

### Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Light equipment rental businesses are not aligned with the urban design principles and mixed-use community goals, as they focus more on industrial activities and less on integrated living and working spaces.

### Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** Increased traffic from equipment rental businesses can disrupt the intended efficient movement of traffic and accessibility in CP-zoned areas.

### Goal 3: Protect Natural and Historical Resources

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** The visual impact and potential noise from light equipment rental businesses are contrary to the aesthetic goals and environmental protection policies.

### Goal 4: Foster Unique City Character

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Equipment rental businesses do not support the integration of residential and office uses and are not aligned with creating vibrant, walkable communities.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** Increased traffic and potential hazards from equipment movement can pose safety risks within the corporate park.

### **Conclusion**

Based on the objectives and requirements of the CP zoning district and the supporting Comprehensive Plan goals, objectives, and policies, light equipment rental and leasing are not consistent with the intended use and development goals. The increased traffic, potential noise, visual impact of outdoor storage, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of light equipment rental and leasing with the CP district regulations.

## **Food Truck Park (Less than 6 Pads) in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Food Truck Park (Less than 6 Pads)*

A food truck park with fewer than 6 pads typically involves a smaller-scale setup where multiple food trucks provide a variety of dining options. These setups generally include necessary amenities such as seating and trash disposal but on a smaller scale compared to larger food truck parks.

### **Analysis of Compatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** While smaller in scale, a food truck park can still generate traffic, particularly during meal times. However, the traffic impact is likely to be less significant compared to larger food truck parks, making it more manageable within the CP district's traffic flow requirements.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** A smaller food truck park can enhance the office environment by providing convenient dining options for employees without significantly altering the professional atmosphere. The reduced scale means less noise and fewer crowds, making it more compatible with office settings.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** With fewer food trucks, it is easier to design effective buffering and landscaping that minimizes visual impact and maintains the aesthetic quality of the corporate park.

#### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.



**Impact:** A smaller food truck park requires less parking, reducing the risk of parking overflow issues. Proper planning can ensure adequate parking for customers and employees.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** A well-designed small food truck park can integrate seamlessly with the overall design of the corporate park, enhancing its attractiveness without disrupting the cohesive environment.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** A small food truck park can contribute positively to mixed-use development goals by offering diverse dining options that support both office and residential uses, enhancing the vibrancy and livability of the area.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** A small food truck park can enhance the quality of life by providing convenient dining options within walking distance, supporting the integration of workplaces and amenities.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** A small food truck park can promote vibrant urbanism by attracting visitors and enhancing the social environment, aligning with goals of redevelopment and compact development patterns.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** A small food truck park, if properly managed, does not inherently conflict with environmental protection goals. However, considerations for waste management and environmental impact should be addressed.

#### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** A small food truck park can contribute to a unique city character by offering diverse dining options and fostering community interaction, supporting the overall goals of creating vibrant, mixed-use environments.

#### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure required for a small food truck park, including utilities and waste management, must be carefully planned to ensure it supports future development and does not strain existing infrastructure.

#### **Conclusion**

A food truck park with fewer than 6 pads is more compatible with the CP zoning district compared to larger food truck parks. While it can enhance the vibrancy and attractiveness of the area by providing convenient dining options and supporting mixed-use development goals, it also poses manageable challenges related to traffic, parking, and maintaining a professional office environment. With careful planning, design, and management, a small food truck park can align well with the broader goals and objectives of the CP zoning district and Gainesville's Comprehensive Plan.

# Food Truck Park (6 or More Pads) in the CP (Corporate Park) Zoning District

## *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

## *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

## *Food Truck Park (6 or More Pads)*

A food truck park typically involves multiple food trucks providing a variety of dining options in a designated area with necessary amenities such as seating, restrooms, and trash disposal.

## **Analysis of Compatibility with CP Zoning Objectives**

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Food truck parks can generate significant traffic, especially during peak meal times.

While they can attract visitors and increase vibrancy, the increased traffic may disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** Food truck parks can enhance the office environment by providing convenient dining options for employees. However, they can also introduce noise and crowds, which may detract from the professional atmosphere intended for a corporate park.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** Food truck parks can be designed with attractive landscaping and buffering to minimize visual impact. However, the presence of multiple trucks and associated amenities may still alter the aesthetic character of a corporate park.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Food truck parks require adequate parking for customers. If not properly managed, this can lead to parking overflow issues, conflicting with the CP district's goal of preventing off-site parking problems.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** With careful planning and design, a food truck park can integrate well with the overall design of a corporate park. However, the temporary and mobile nature of food trucks may present challenges in maintaining a cohesive environment.

### **Mixed-Use Development**

- **CP District Requirement:** Promotion of mixed-use office and residential development.
- **Impact:** Food truck parks can contribute to the mixed-use development goal by providing a variety of dining options that support both office and residential uses. They can enhance the vibrancy and attractiveness of the area.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.

- **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Food truck parks can enhance the quality of life by providing convenient dining options within walking distance, supporting the integration of workplaces and amenities.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** Food truck parks can promote vibrant urbanism by attracting visitors and enhancing the social environment, aligning with goals of redevelopment and compact development patterns.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** Food truck parks, if properly managed, do not inherently conflict with environmental protection goals. However, considerations for waste management and environmental impact should be addressed.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Food truck parks can contribute to a unique city character by offering diverse dining options and fostering community interaction, supporting the overall goals of creating vibrant, mixed-use environments.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure required for food truck parks, including utilities and waste management, must be carefully planned to ensure it supports future development and does not strain existing infrastructure.

### **Conclusion**

Food truck parks (6 or more pads) present a mixed compatibility with the CP zoning district. While they can enhance the vibrancy and attractiveness of the area by providing convenient dining options and supporting mixed-use development goals, they also pose challenges related to traffic, parking, and maintaining a professional office environment. Careful planning, design, and management would be able to mitigate potential negative externalities on a case by case basis given the limited intensity of the use (no more than 6 pads). Therefore, it is recommended that the use be considered as a Special Use Permit rather than a Permitted by right use.

## **Go-Cart Raceway and Rentals (Indoor) in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### ***Supporting Land Uses***

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### ***Go-Cart Raceway and Rentals (Indoor)***

An indoor go-cart raceway and rental facility typically includes a racetrack, rental go-carts, and associated amenities such as seating areas, restrooms, and possibly food and beverage services.

### **Analysis of Compatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** An indoor go-cart facility can attract significant traffic, particularly during weekends and evenings. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The noise and activity levels associated with an indoor go-cart facility can be disruptive to the professional and corporate environment. While being indoors can mitigate some noise issues, the overall nature of the activity may still conflict with the office-oriented atmosphere of a corporate park.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** Adequate buffering and landscaping can help mitigate the visual and auditory impact of an indoor go-cart facility. However, the size and scale of the building required for such a facility may still detract from the overall aesthetic of the corporate park.

#### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** An indoor go-cart facility would require substantial parking to accommodate visitors. This could lead to parking overflow issues, conflicting with the CP district's goal of preventing off-site parking problems.

#### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The large, utilitarian structure of an indoor go-cart facility may not blend well with the integrated design goals of a corporate park. Maintaining a cohesive environment with such a facility could be challenging.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** An indoor go-cart facility does not contribute to the mixed-use development goal. Its recreational nature does not integrate well with residential or office uses, potentially reducing the desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** An indoor go-cart facility does not support the integration of housing, shops, workplaces, and other daily needs. It serves as a recreational activity that may not align with the primary goals of a corporate park.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of an indoor go-cart facility can attract visitors and increase vibrancy. However, it may also lead to increased traffic and congestion, which contradicts the goal of promoting efficient urbanism in a corporate park setting.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.



**Impact:** Properly managed, an indoor go-cart facility does not inherently conflict with environmental protection goals. However, considerations for noise, waste management, and overall environmental impact should be addressed.

#### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** An indoor go-cart facility can contribute to a unique city character by offering a recreational option. However, it may not align well with the professional and office-oriented focus of a corporate park.

#### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure required for an indoor go-cart facility, including utilities and waste management, must be carefully planned to ensure it supports future development and does not strain existing infrastructure.

#### **Conclusion**

An indoor go-cart raceway and rental facility presents several challenges in terms of compatibility with the CP zoning district. While it can enhance the vibrancy and attractiveness of the area by providing a recreational option, it also poses significant challenges related to traffic, parking, noise, and maintaining a professional office environment. Given these factors, an indoor go-cart facility is generally not consistent with the intended use and development goals of the CP zoning district and the broader goals and objectives of Gainesville's Comprehensive Plan.

# Analysis of Hotel or Motel as a Permitted Use in Corporate Park (CP) Zoning District

## *Definition:*

**Hotel or Motel:** A commercial establishment providing lodging, meals, and other guest services. Hotels and motels typically offer a range of accommodations from basic rooms to luxury suites, and may include amenities such as restaurants, conference rooms, fitness centers, and swimming pools.

## **Relevant Provisions from the Land Development Code:**

### **Section 30-5.75 - Hotels and Motels:**

- Hotels and motels must comply with local zoning regulations.
- These establishments often require considerations for traffic, parking, noise, and compatibility with surrounding uses.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis:**

### **Business Industrial (BI):**

#### **Building and Design Standards:**

- **Building Height:** Hotels and motels can range from low-rise to mid-rise structures, often fitting within the 5-story maximum allowed in BI.
- **Setbacks:** These establishments can comply with industrial setbacks, aligning with the intended dense, industrial layout.
- **Design Criteria:** Hotels and motels align with the industrial design criteria aimed at supporting business and industrial uses by providing lodging for business travelers.

#### **Traffic and Parking:**

- **Off-Street Parking:** Hotels and motels require substantial off-street parking for guests and staff, which can be accommodated within an industrial area.
- **Pedestrian and Bicycle Access:** These establishments can enhance pedestrian and bicycle access, making industrial areas more accessible and user-friendly.

#### **Environmental Considerations:**

- **Sustainability Practices:** Hotels and motels can be sustainable by incorporating energy-efficient designs and practices.
- **Noise and Disturbance:** Industrial areas can accommodate the noise and activity associated with hotels and motels.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Hotels and motels in an industrial zone can contribute to forming integrated business communities and support industrial activities by providing lodging for business travelers and visitors. They are consistent with policies supporting business growth and worker amenities.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Hotels and motels align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land.

**Conclusion:** Hotels and motels are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

### **Office (O):**

#### **Building and Design Standards:**

- **Building Height:** Hotels and motels can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in Office zones.
- **Setbacks:** These establishments can comply with office setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Hotels and motels align with the design criteria aimed at creating vibrant, urban office environments by providing lodging for business travelers.

**Traffic and Parking:**

- **Off-Street Parking:** Hotels and motels require substantial off-street parking for guests and staff, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** These establishments enhance pedestrian and bicycle access, supporting walkability in office areas.

**Environmental Considerations:**

- **Sustainability Practices:** Hotels and motels are sustainable and make efficient use of office land by providing lodging options.
- **Noise and Disturbance:** Office areas can accommodate the noise and activity associated with hotels and motels if managed appropriately.

**Comprehensive Plan Goals, Objectives, and Policies:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Hotels and motels are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Hotels and motels support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Hotels and motels are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

**Mixed-Use Medium-Intensity (MUM):****Building and Design Standards:**

- **Building Height:** Hotels and motels can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in MUM zones.
- **Setbacks:** These establishments can comply with mixed-use setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Hotels and motels align with the design criteria aimed at creating dense, mixed-use environments by providing lodging options.

#### **Traffic and Parking:**

- **Off-Street Parking:** Hotels and motels require substantial off-street parking for guests and staff, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** These establishments enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Hotels and motels are sustainable and make efficient use of mixed-use land by providing lodging options.
- **Noise and Disturbance:** Mixed-use areas can handle a variety of uses, and hotels and motels fit well within a high-density, mixed-use environment.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Hotels and motels align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Hotels and motels support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Hotels and motels are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Comparison with Existing Permitted Uses in CP Zoning District:**

#### ***Current Permitted Uses:***

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

#### **Comparison Analysis:**

##### **Consistency with Use Types:**

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

##### **Compatibility of Hotels and Motels:**

- **Hotels and Motels in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Hotels and Motels in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

## Overall Conclusion:

Hotels and motels are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Hotels and motels align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Hotels and motels are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Hotels and motels align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which hotels and motels can support in certain contexts.

Therefore, hotels and motels should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of hotels and motels.

## Analysis of Ice Manufacturing/Vending Machines as an Accessory Use in Corporate Park (CP) Zoning District

### *Definition:*

**Ice Manufacturing/Vending Machines:** A facility or machine that produces and dispenses ice for commercial use, typically located as an accessory use to a primary business. These machines can be found in places such as convenience stores, gas stations, supermarkets, and other commercial establishments.

### Relevant Provisions from the Land Development Code:

#### Section 30-5.85 - Accessory Uses and Structures:

- Accessory uses must be subordinate to and supportive of the primary use of the property.
- They must comply with local zoning regulations and not detract from the primary use or the character of the surrounding area.

## Comprehensive Plan Goals, Objectives, and Policies Analysis:

### Business Industrial (BI):

#### Building and Design Standards:

- **Building Height:** Ice manufacturing/vending machines are typically small structures or machines and do not impact building height restrictions.
- **Setbacks:** These machines can comply with industrial setbacks, aligning with the intended dense, industrial layout.
- **Design Criteria:** Ice manufacturing/vending machines align with the industrial design criteria aimed at supporting business and industrial uses as accessory features.

#### Traffic and Parking:

- **Off-Street Parking:** These machines do not require additional off-street parking, as they are accessory to existing businesses.
- **Pedestrian and Bicycle Access:** These machines can enhance pedestrian and bicycle access by providing convenient amenities for workers and visitors.

#### Environmental Considerations:

- **Sustainability Practices:** Ice manufacturing/vending machines can be sustainable by incorporating energy-efficient designs and practices.
- **Noise and Disturbance:** Industrial areas can accommodate the noise and activity associated with ice manufacturing/vending machines.

## Comprehensive Plan Goals, Objectives, and Policies:

### Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Ice manufacturing/vending machines as an accessory use in an industrial zone can contribute to forming integrated business communities and support industrial activities by providing convenient amenities. They are consistent with policies supporting business growth and worker amenities.



**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Ice manufacturing/vending machines align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land.

**Conclusion:** Ice manufacturing/vending machines are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

**Office (O):****Building and Design Standards:**

- **Building Height:** Ice manufacturing/vending machines are typically small structures or machines and do not impact building height restrictions.
- **Setbacks:** These machines can comply with office setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Ice manufacturing/vending machines align with the design criteria aimed at creating vibrant, urban office environments by providing convenient amenities.

**Traffic and Parking:**

- **Off-Street Parking:** These machines do not require additional off-street parking, as they are accessory to existing businesses.
- **Pedestrian and Bicycle Access:** These machines enhance pedestrian and bicycle access, supporting walkability in office areas.

**Environmental Considerations:**

- **Sustainability Practices:** Ice manufacturing/vending machines are sustainable and make efficient use of office land by providing convenient amenities.
- **Noise and Disturbance:** Office areas can accommodate the noise and activity associated with ice manufacturing/vending machines if managed appropriately.

**Comprehensive Plan Goals, Objectives, and Policies:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.

- **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
- **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Ice manufacturing/vending machines are compatible if integrated as an accessory use, aligning with the density and compact development goals of the Office category.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Ice manufacturing/vending machines support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Ice manufacturing/vending machines are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## **Mixed-Use Medium-Intensity (MUM):**

### **Building and Design Standards:**

- **Building Height:** Ice manufacturing/vending machines are typically small structures or machines and do not impact building height restrictions.
- **Setbacks:** These machines can comply with mixed-use setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Ice manufacturing/vending machines align with the design criteria aimed at creating dense, mixed-use environments by providing convenient amenities.

### **Traffic and Parking:**

- **Off-Street Parking:** These machines do not require additional off-street parking, as they are accessory to existing businesses.
- **Pedestrian and Bicycle Access:** These machines enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

### **Environmental Considerations:**

- **Sustainability Practices:** Ice manufacturing/vending machines are sustainable and make efficient use of mixed-use land by providing convenient amenities.
- **Noise and Disturbance:** Mixed-use areas can handle a variety of uses, and ice manufacturing/vending machines fit well within a high-density, mixed-use environment.

## Comprehensive Plan Goals, Objectives, and Policies:

### Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Ice manufacturing/vending machines align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

### Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Ice manufacturing/vending machines support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Ice manufacturing/vending machines are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## Comparison with Existing Permitted Uses in CP Zoning District:

### *Current Permitted Uses:*

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

## Comparison Analysis:

### Consistency with Use Types:

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

### Compatibility of Ice Manufacturing/Vending Machines:

- **Ice Manufacturing/Vending Machines in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Ice Manufacturing/Vending Machines in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

## Overall Conclusion:

Ice manufacturing/vending machines are compatible as an accessory use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Ice manufacturing/vending machines align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Ice manufacturing/vending machines are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Ice manufacturing/vending machines align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which ice manufacturing/vending machines can support in certain contexts.

Therefore, ice manufacturing/vending machines should be permitted as an accessory use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of accessory uses.

## Analysis of Job Training and Vocational Rehabilitation Services as a Permitted Use in Corporate Park (CP) Zoning District

### *Definition:*

**Job Training and Vocational Rehabilitation Services:** Facilities and programs designed to provide training and rehabilitation services for individuals seeking to enter or re-enter the workforce. These services often include skills training, career counseling, job placement assistance, and support for individuals with disabilities or other barriers to employment.

### **Relevant Provisions from the Land Development Code:**

#### **Section 30-5.90 - Educational and Training Facilities:**

- Job training and vocational rehabilitation services must comply with local zoning regulations.
- These facilities often require considerations for traffic, parking, accessibility, and compatibility with surrounding uses.

### **Comprehensive Plan Goals, Objectives, and Policies Analysis:**

#### **Business Industrial (BI):**

##### **Building and Design Standards:**

- **Building Height:** Job training and vocational rehabilitation facilities can range from low-rise to mid-rise structures, often fitting within the 5-story maximum allowed in BI.
- **Setbacks:** These facilities can comply with industrial setbacks, aligning with the intended dense, industrial layout.
- **Design Criteria:** Job training and vocational rehabilitation services align with the industrial design criteria aimed at supporting business and industrial uses.

##### **Traffic and Parking:**

- **Off-Street Parking:** These facilities require off-street parking for clients and staff, which can be accommodated within an industrial area.
- **Pedestrian and Bicycle Access:** These facilities can enhance pedestrian and bicycle access, making industrial areas more accessible and user-friendly.

#### **Environmental Considerations:**

- **Sustainability Practices:** Job training and vocational rehabilitation services can be sustainable by incorporating energy-efficient designs and practices.
- **Noise and Disturbance:** Industrial areas can accommodate the noise and activity associated with these facilities.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Job training and vocational rehabilitation services in an industrial zone can contribute to forming integrated business communities and support industrial activities by providing workforce development services. They are consistent with policies supporting business growth and worker amenities.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Job training and vocational rehabilitation services align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land.

**Conclusion:** Job training and vocational rehabilitation services are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

## Office (O):

### Building and Design Standards:

- **Building Height:** Job training and vocational rehabilitation facilities can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in Office zones.
- **Setbacks:** These facilities can comply with office setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Job training and vocational rehabilitation services align with the design criteria aimed at creating vibrant, urban office environments by providing workforce development services.

### Traffic and Parking:

- **Off-Street Parking:** These facilities require off-street parking for clients and staff, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in office areas.

### Environmental Considerations:

- **Sustainability Practices:** Job training and vocational rehabilitation services are sustainable and make efficient use of office land by providing essential services.
- **Noise and Disturbance:** Office areas can accommodate the noise and activity associated with these facilities if managed appropriately.

### Comprehensive Plan Goals, Objectives, and Policies:

#### Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Job training and vocational rehabilitation services are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

#### Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Job training and vocational rehabilitation services support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Job training and vocational rehabilitation services are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Mixed-Use Medium-Intensity (MUM):**

#### **Building and Design Standards:**

- **Building Height:** Job training and vocational rehabilitation facilities can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in MUM zones.
- **Setbacks:** These facilities can comply with mixed-use setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Job training and vocational rehabilitation services align with the design criteria aimed at creating dense, mixed-use environments by providing essential services.

#### **Traffic and Parking:**

- **Off-Street Parking:** These facilities require off-street parking for clients and staff, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Job training and vocational rehabilitation services are sustainable and make efficient use of mixed-use land by providing essential services.
- **Noise and Disturbance:** Mixed-use areas can handle a variety of uses, and job training and vocational rehabilitation services fit well within a high-density, mixed-use environment.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.



- **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
- **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Job training and vocational rehabilitation services align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Job training and vocational rehabilitation services support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Job training and vocational rehabilitation services are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## **Comparison with Existing Permitted Uses in CP Zoning District:**

### ***Current Permitted Uses:***

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

### **Comparison Analysis:**

#### **Consistency with Use Types:**

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.

- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

#### **Compatibility of Job Training and Vocational Rehabilitation Services:**

- **Job Training and Vocational Rehabilitation Services in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Job Training and Vocational Rehabilitation Services in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

#### **Overall Conclusion:**

Job training and vocational rehabilitation services are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Job training and vocational rehabilitation services align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Job training and vocational rehabilitation services are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Job training and vocational rehabilitation services align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which job training and vocational rehabilitation services can support in certain contexts.

Therefore, job training and vocational rehabilitation services should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which

outlines specific standards and conditions for the placement and operation of educational and training facilities.

## **Analysis of Light Assembly, Fabrication, and Processing as a Permitted Use in Corporate Park (CP) Zoning District**

### **Light Assembly, Fabrication, and Processing in the CP (Corporate Park) Zoning District**

#### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

#### ***Supporting Land Uses***

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

#### ***Light Assembly, Fabrication, and Processing***

This use involves the light industrial activities of assembling, fabricating, and processing products. It typically includes small-scale manufacturing operations that do not produce significant noise, pollution, or heavy traffic.

### **Analysis of Incompatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Light assembly and fabrication businesses generate moderate levels of traffic from employees and deliveries. This traffic, although moderate, can still disrupt the smooth flow

intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The industrial nature of light assembly and fabrication activities, even if clean and quiet, introduces elements that are fundamentally incompatible with the professional and corporate environment intended for the CP district. The presence of industrial operations can detract from the professional atmosphere and reduce the desirability of the area for high-quality office developments.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can mitigate some visual impacts, the inherent nature of industrial activities and the required infrastructure for light assembly and fabrication can detract from the aesthetic quality of a corporate park, undermining its cohesive and professional appearance.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Light assembly and fabrication businesses typically require additional parking for employees and delivery vehicles. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The utilitarian design and infrastructure required for light assembly and fabrication operations can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of industrial buildings and operations is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Light assembly and fabrication activities do not align with the mixed-use development goal. Their industrial nature is not conducive to integrating residential or office uses, potentially

reducing the overall desirability of the area for such developments and conflicting with the goal of creating vibrant, livable communities.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Light assembly and fabrication businesses do not support the integration of housing, shops, workplaces, and other daily needs. Their industrial focus is contrary to the goal of creating integrated, vibrant communities.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The industrial nature of light assembly and fabrication businesses does not align with the goal of promoting compact, vibrant urbanism. These uses can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While light assembly and fabrication businesses can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.

- **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Light assembly and fabrication businesses do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their industrial nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of light assembly and fabrication businesses, including utilities and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

### **Conclusion**

Light assembly, fabrication, and processing activities are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The increased traffic, potential noise, visual impact of industrial operations, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of these industrial activities with the CP district regulations. The presence of light industrial operations undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## **Medical Marijuana Dispensing Facility in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.

- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Medical Marijuana Dispensing Facility*

A medical marijuana dispensing facility involves the distribution of medical marijuana to patients with valid prescriptions. These facilities typically include secure storage areas, sales areas, and necessary administrative offices.

### **Analysis of Incompatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Medical marijuana dispensing facilities can generate significant traffic, particularly during peak hours. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of a medical marijuana dispensing facility may introduce security concerns and potential stigma, which can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While adequate buffering and landscaping can help mitigate visual impacts, the presence of a medical marijuana dispensing facility may still be perceived as incompatible with the professional and corporate environment of the CP district.

## Parking

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Medical marijuana dispensing facilities typically require substantial parking for patients and staff. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

## Integrated Design

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and security measures required for a medical marijuana dispensing facility can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The need for secure access and restricted areas can create a less inviting atmosphere.

## Mixed-Use Development

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Medical marijuana dispensing facilities do not contribute to the mixed-use development goal. Their specialized nature is not conducive to integrating residential or office uses, potentially reducing the overall desirability of the area for such developments.

## Comprehensive Plan Goals, Objectives, and Policies Analysis

### Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** A medical marijuana dispensing facility does not support the integration of housing, shops, workplaces, and other daily needs. Its specialized focus is contrary to the goal of creating integrated, vibrant communities.

### Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.



**Impact:** The introduction of a medical marijuana dispensing facility can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While a medical marijuana dispensing facility can be managed to minimize environmental impact, its presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** A medical marijuana dispensing facility does not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Its specialized nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of a medical marijuana dispensing facility, including utilities and security measures, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

## **Conclusion**

A medical marijuana dispensing facility is not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The increased traffic, potential security concerns, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the

incompatibility of such a facility with the CP district regulations. The presence of a medical marijuana dispensing facility undermines the professional, high-quality office environment intended for corporate parks, making it unsuitable for inclusion in the CP zoning district.

## Microbrewery, Microwinery, or Microdistillery in the CP (Corporate Park) Zoning District

### *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Microbrewery, Microwinery, or Microdistillery*

These facilities involve the small-scale production of beer, wine, or spirits, typically with a tasting room and retail component. They often include production areas, storage, and customer areas for tasting and sales.

### **Analysis of Incompatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Microbreweries, microwineries, and microdistilleries can generate significant traffic, particularly during peak hours and special events. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of these facilities introduces elements such as noise, crowds, and alcohol-related activities that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While adequate buffering and landscaping can help mitigate some visual impacts, the presence of a microbrewery, microwinery, or microdistillery may still be perceived as incompatible with the professional and corporate environment of the CP district. The industrial appearance and operational characteristics can detract from the intended aesthetic quality.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** These facilities typically require substantial parking for customers, especially during peak times and events. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for a microbrewery, microwinery, or microdistillery can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The need for industrial equipment, production areas, and customer facilities can create a less professional and less integrated atmosphere.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** While these facilities can contribute to a mixed-use environment by offering unique amenities, their industrial nature and associated activities do not align well with the integration

of residential or traditional office uses. This can reduce the overall desirability of the area for such developments.

## Comprehensive Plan Goals, Objectives, and Policies Analysis

### Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While microbreweries, microwineries, and microdistilleries can provide unique amenities, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of these facilities can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### Goal 3: Protect Natural and Historical Resources

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While these facilities can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### Goal 4: Foster Unique City Character

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.

- **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Microbreweries, microwineries, and microdistilleries do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their specialized nature and associated activities can detract from the overall character and aesthetic goals of the corporate park.

#### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of these facilities, including utilities and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

#### **Conclusion**

Microbreweries, microwineries, and microdistilleries are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The increased traffic, potential noise, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of such facilities with the CP district regulations. The presence of these facilities undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## **Mini-Warehouses and Self-Storage Facilities in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.

- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Mini-Warehouses and Self-Storage Facilities*

These facilities involve providing storage units for personal or business use, typically offering secure, climate-controlled spaces for storing a variety of items. The facilities usually include multiple buildings with individual storage units, an office for managing rentals, and sometimes additional services such as truck rentals or moving supplies.

### **Analysis of Incompatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Mini-warehouses and self-storage facilities generate periodic traffic primarily from customers accessing their storage units. While this traffic is usually low-intensity, it can still disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access during peak times or move-in/move-out periods.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The utilitarian nature of mini-warehouses and self-storage facilities is fundamentally incompatible with the professional and corporate environment intended for the CP district. The presence of storage units and associated activities can detract from the professional atmosphere and reduce the desirability of the area for high-quality office developments.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can mitigate some visual impacts, the inherent nature of storage facilities and the required infrastructure can detract from the aesthetic quality of a

corporate park. The industrial appearance and operational characteristics are not in harmony with the desired professional and polished environment.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Mini-warehouses and self-storage facilities require parking for customers and staff. While the demand is typically lower than other uses, the parking layout must be managed to ensure it does not interfere with the primary office uses, potentially leading to conflicts and parking overflow issues.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and infrastructure required for storage facilities can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of multiple storage buildings and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Mini-warehouses and self-storage facilities do not contribute to the mixed-use development goal. Their industrial nature and operational characteristics are not conducive to integrating residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Mini-warehouses and self-storage facilities do not support the integration of housing, shops, workplaces, and other daily needs. Their industrial focus is contrary to the goal of creating integrated, vibrant communities.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of storage facilities can lead to potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While storage facilities can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Mini-warehouses and self-storage facilities do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their industrial nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of storage facilities, including utilities and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.



## Conclusion

Mini-warehouses and self-storage facilities are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of such facilities with the CP district regulations. The presence of these facilities undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## Analysis of Passenger Transit or Rail Station as a Permitted Use in Corporate Park (CP) Zoning District

### *Definition:*

**Passenger Transit or Rail Station:** A facility where passengers can board and disembark from transit vehicles such as buses, trains, or other public transportation modes. These stations typically include amenities such as waiting areas, ticketing services, restrooms, and sometimes retail or food services.

### Relevant Provisions from the Land Development Code:

#### Section 30-5.120 - Transit and Rail Facilities:

- Transit and rail facilities must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, accessibility, and compatibility with surrounding uses.

### Comprehensive Plan Goals, Objectives, and Policies Analysis:

#### Business Industrial (BI):

#### Building and Design Standards:

- **Building Height:** Transit or rail stations can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in BI.
- **Setbacks:** These facilities can comply with industrial setbacks, aligning with the intended dense, industrial layout.
- **Design Criteria:** Transit or rail stations align with the industrial design criteria aimed at supporting business and industrial activities by improving transportation infrastructure.

**Traffic and Parking:**

- **Off-Street Parking:** These facilities require substantial off-street parking for passengers and staff, which can be accommodated within an industrial area.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, making industrial areas more accessible and user-friendly.

**Environmental Considerations:**

- **Sustainability Practices:** Transit or rail stations can incorporate sustainable practices such as energy-efficient designs and promoting the use of public transportation.
- **Noise and Disturbance:** Industrial areas can accommodate the noise and activity associated with transit or rail stations.

**Comprehensive Plan Goals, Objectives, and Policies:****Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Transit or rail stations in an industrial zone can contribute to forming integrated business communities and support industrial activities by improving access to transportation. They are consistent with policies supporting business growth and worker amenities.

**Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Transit or rail stations align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land by improving public transportation infrastructure.

**Conclusion:** Transit or rail stations are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

## Office (O):

### Building and Design Standards:

- **Building Height:** Transit or rail stations can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in Office zones.
- **Setbacks:** These facilities can comply with office setbacks, aligning with the compact office and mixed-use development pattern.
- **Design Criteria:** Transit or rail stations align with the design criteria aimed at creating vibrant, urban office environments by improving transportation infrastructure.

### Traffic and Parking:

- **Off-Street Parking:** These facilities require substantial off-street parking for passengers and staff, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in office areas.

### Environmental Considerations:

- **Sustainability Practices:** Transit or rail stations are sustainable and make efficient use of office land by promoting the use of public transportation.
- **Noise and Disturbance:** Office areas can accommodate the noise and activity associated with transit or rail stations if managed appropriately.

### Comprehensive Plan Goals, Objectives, and Policies:

#### Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Transit or rail stations are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

#### Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Transit or rail stations support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Transit or rail stations are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Mixed-Use Medium-Intensity (MUM):**

#### **Building and Design Standards:**

- **Building Height:** Transit or rail stations can range from low-rise to mid-rise structures, fitting within the 5-story maximum allowed in MUM zones.
- **Setbacks:** These facilities can comply with mixed-use setbacks, aligning with the compact, mixed-use development pattern.
- **Design Criteria:** Transit or rail stations align with the design criteria aimed at creating dense, mixed-use environments by improving transportation infrastructure.

#### **Traffic and Parking:**

- **Off-Street Parking:** These facilities require substantial off-street parking for passengers and staff, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Transit or rail stations are sustainable and make efficient use of mixed-use land by promoting the use of public transportation.
- **Noise and Disturbance:** Mixed-use areas can handle a variety of uses, and transit or rail stations fit well within a high-density, mixed-use environment.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Transit or rail stations align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Transit or rail stations support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Transit or rail stations are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## **Comparison with Existing Permitted Uses in CP Zoning District:**

### *Current Permitted Uses:*

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

## **Comparison Analysis:**

### **Consistency with Use Types:**

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

## **Compatibility of Transit or Rail Stations:**

- **Transit or Rail Stations in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Transit or Rail Stations in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

### Overall Conclusion:

Passenger transit or rail stations are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Transit or rail stations align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Transit or rail stations are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Transit or rail stations align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which transit or rail stations can support in certain contexts.

Therefore, passenger transit or rail stations should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of transit and rail facilities.

## Analysis of Public Park as a Permitted Use in Corporate Park (CP) Zoning District

### *Definition:*

**Public Park:** An area of land dedicated to recreational use by the public, which can include amenities such as playgrounds, sports fields, walking trails, picnic areas, and green spaces.

### Relevant Provisions from the Land Development Code:

#### Section 30-5.125 - Public Parks and Recreational Facilities:

- Public parks must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, accessibility, and compatibility with surrounding uses.

### **Comprehensive Plan Goals, Objectives, and Policies Analysis:**

#### **Business Industrial (BI):**

##### **Building and Design Standards:**

- **Building Height:** Public parks typically do not have significant structures that impact building height restrictions.
- **Setbacks:** Parks can comply with industrial setbacks, providing buffer zones and green spaces within industrial areas.
- **Design Criteria:** Public parks align with the industrial design criteria by offering recreational spaces that enhance the quality of life for workers and visitors.

##### **Traffic and Parking:**

- **Off-Street Parking:** Parks require parking for visitors, which can be accommodated within an industrial area.
- **Pedestrian and Bicycle Access:** Parks enhance pedestrian and bicycle access, making industrial areas more accessible and user-friendly.

##### **Environmental Considerations:**

- **Sustainability Practices:** Parks contribute to environmental sustainability by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** Parks typically generate less noise and disturbance compared to industrial activities, providing a balance within industrial areas.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Public parks in an industrial zone can contribute to forming integrated business communities and support industrial activities by providing recreational and green spaces. They are consistent with policies supporting business growth and worker amenities.

### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Public parks align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land by improving the quality of life for workers and residents.

**Conclusion:** Public parks are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

### **Office (O):**

#### **Building and Design Standards:**

- **Building Height:** Public parks typically do not have significant structures that impact building height restrictions.
- **Setbacks:** Parks can comply with office setbacks, providing buffer zones and green spaces within office areas.
- **Design Criteria:** Public parks align with the design criteria aimed at creating vibrant, urban office environments by offering recreational and green spaces.

#### **Traffic and Parking:**

- **Off-Street Parking:** Parks require parking for visitors, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** Parks enhance pedestrian and bicycle access, supporting walkability in office areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Parks are sustainable and make efficient use of office land by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** Parks typically generate less noise and disturbance compared to office activities, providing a balance within office areas.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**



- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Public parks are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Public parks support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Public parks are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Mixed-Use Medium-Intensity (MUM):**

#### **Building and Design Standards:**

- **Building Height:** Public parks typically do not have significant structures that impact building height restrictions.
- **Setbacks:** Parks can comply with mixed-use setbacks, providing buffer zones and green spaces within mixed-use areas.
- **Design Criteria:** Public parks align with the design criteria aimed at creating dense, mixed-use environments by offering recreational and green spaces.

#### **Traffic and Parking:**

- **Off-Street Parking:** Parks require parking for visitors, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** Parks enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Parks are sustainable and make efficient use of mixed-use land by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** Parks typically generate less noise and disturbance compared to other mixed-use activities, providing a balance within mixed-use areas.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Public parks align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

#### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Public parks support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Public parks are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Comparison with Existing Permitted Uses in CP Zoning District:**

#### ***Current Permitted Uses:***

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.

- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

### Comparison Analysis:

#### Consistency with Use Types:

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

#### Compatibility of Public Parks:

- **Public Parks in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Public Parks in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

### Overall Conclusion:

Public parks are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Public parks align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Public parks are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Public parks align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.

- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which public parks can support in certain contexts.

Therefore, public parks should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of public parks.

## Analysis of Outdoor Recreation as a Permitted Use in Corporate Park (CP) Zoning District

### *Definition:*

**Outdoor Recreation:** Facilities and areas designed for outdoor recreational activities, such as sports fields, playgrounds, parks, trails, and picnic areas. These facilities can include amenities like seating, lighting, and restrooms to support various recreational activities.

### **Relevant Provisions from the Land Development Code:**

#### **Section 30-5.130 - Outdoor Recreational Facilities:**

- Outdoor recreational facilities must comply with local zoning regulations.
- Considerations include traffic, parking, environmental impact, accessibility, and compatibility with surrounding uses.

### **Comprehensive Plan Goals, Objectives, and Policies Analysis:**

#### **Business Industrial (BI):**

##### **Building and Design Standards:**

- **Building Height:** Outdoor recreational facilities typically do not have significant structures that impact building height restrictions.
- **Setbacks:** These facilities can comply with industrial setbacks, providing buffer zones and green spaces within industrial areas.
- **Design Criteria:** Outdoor recreational facilities align with the industrial design criteria by offering recreational spaces that enhance the quality of life for workers and visitors.

##### **Traffic and Parking:**

- **Off-Street Parking:** These facilities require parking for visitors, which can be accommodated within an industrial area.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, making industrial areas more accessible and user-friendly.

#### **Environmental Considerations:**

- **Sustainability Practices:** Outdoor recreational facilities contribute to environmental sustainability by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** These facilities typically generate less noise and disturbance compared to industrial activities, providing a balance within industrial areas.

#### **Comprehensive Plan Goals, Objectives, and Policies:**

##### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Outdoor recreational facilities in an industrial zone can contribute to forming integrated business communities and support industrial activities by providing recreational and green spaces. They are consistent with policies supporting business growth and worker amenities.

##### **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Outdoor recreational facilities align with promoting compact, vibrant industrial development. They support objectives aiming to prevent urban sprawl and encourage efficient use of industrial land by improving the quality of life for workers and residents.

**Conclusion:** Outdoor recreational facilities are consistent with the BI category and the comprehensive plan's goals for quality of life, integrated communities, and sustainable development patterns.

## Office (O):

### Building and Design Standards:

- **Building Height:** Outdoor recreational facilities typically do not have significant structures that impact building height restrictions.
- **Setbacks:** These facilities can comply with office setbacks, providing buffer zones and green spaces within office areas.
- **Design Criteria:** Outdoor recreational facilities align with the design criteria aimed at creating vibrant, urban office environments by offering recreational and green spaces.

### Traffic and Parking:

- **Off-Street Parking:** These facilities require parking for visitors, which can be accommodated within office zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in office areas.

### Environmental Considerations:

- **Sustainability Practices:** Outdoor recreational facilities are sustainable and make efficient use of office land by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** These facilities typically generate less noise and disturbance compared to office activities, providing a balance within office areas.

### Comprehensive Plan Goals, Objectives, and Policies:

#### Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.
  - **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
  - **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Outdoor recreational facilities are compatible if integrated into a mixed-use or live-work development, aligning with the density and compact development goals of the Office category.

#### Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Outdoor recreational facilities support the goal of compact, vibrant urbanism in office areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Outdoor recreational facilities are compatible with the Office category and the comprehensive plan's goals for quality of life and sustainable development patterns.

### **Mixed-Use Medium-Intensity (MUM):**

#### **Building and Design Standards:**

- **Building Height:** Outdoor recreational facilities typically do not have significant structures that impact building height restrictions.
- **Setbacks:** These facilities can comply with mixed-use setbacks, providing buffer zones and green spaces within mixed-use areas.
- **Design Criteria:** Outdoor recreational facilities align with the design criteria aimed at creating dense, mixed-use environments by offering recreational and green spaces.

#### **Traffic and Parking:**

- **Off-Street Parking:** These facilities require parking for visitors, which can be accommodated within mixed-use zones.
- **Pedestrian and Bicycle Access:** These facilities enhance pedestrian and bicycle access, supporting walkability in mixed-use areas.

#### **Environmental Considerations:**

- **Sustainability Practices:** Outdoor recreational facilities are sustainable and make efficient use of mixed-use land by providing green spaces, improving air quality, and supporting urban biodiversity.
- **Noise and Disturbance:** These facilities typically generate less noise and disturbance compared to other mixed-use activities, providing a balance within mixed-use areas.

### **Comprehensive Plan Goals, Objectives, and Policies:**

#### **Goal 1: Improve Quality of Life and Achieve Superior, Sustainable Development Pattern**

- **Objective 1.1:** Adopt urban design principles that adhere to successful traditional principles.
  - **Policy 1.1.1:** Planning should form complete, integrated communities with essential facilities.

- **Policy 1.1.2:** Neighborhoods should be sized for easy walking distance to daily needs.
- **Policy 1.1.3:** Neighborhoods should contain diverse housing types.

**Analysis:** Outdoor recreational facilities align with the higher density and mixed-use requirements of the MUM category. They are consistent with policies promoting integrated, pedestrian-friendly communities.

## **Goal 2: Redevelop Areas to Promote Quality of Life and Transportation Choice**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage urban sprawl.

**Analysis:** Outdoor recreational facilities support the goal of compact, vibrant urbanism in mixed-use areas, where higher density and mixed-use developments are preferred.

**Conclusion:** Outdoor recreational facilities are consistent with the MUM category and the comprehensive plan's goals for quality of life and sustainable development patterns.

## **Comparison with Existing Permitted Uses in CP Zoning District:**

### *Current Permitted Uses:*

- **Office Buildings:** Compatible with Office and MUM categories, promoting professional and mixed-use development.
- **Corporate Offices:** Align with BI and MUM categories, supporting business, industrial, and mixed-use environments.
- **Light Industrial Uses:** Compatible with BI, supporting industrial and business activities.
- **Medical Facilities:** Consistent with Office and MUM categories, supporting professional, medical, and mixed-use environments.
- **Mixed-Use Developments:** Align with Office and MUM categories, promoting integrated residential, office, and commercial uses.

## **Comparison Analysis:**

### **Consistency with Use Types:**

- **Office Buildings and Corporate Offices:** Promote professional, business, and mixed-use environments, consistent with the goals of Office and MUM categories.
- **Light Industrial Uses:** Support industrial and business activities, consistent with the goals of the BI category.
- **Medical Facilities:** Support professional and mixed-use environments, consistent with the goals of Office and MUM categories.



- **Mixed-Use Developments:** Promote integrated residential, office, and commercial uses, consistent with the goals of Office and MUM categories.

#### **Compatibility of Outdoor Recreational Facilities:**

- **Outdoor Recreational Facilities in BI:** Align well with the goals of creating integrated, high-density, mixed-use environments and are consistent with the intended uses for BI, which focus on business and industrial development.
- **Outdoor Recreational Facilities in Office and MUM:** Align well with the goals of creating integrated, high-density, mixed-use environments. They support the intended uses for Office and MUM, which focus on professional, residential, and mixed-use development.

#### **Overall Conclusion:**

Outdoor recreational facilities are compatible as a permitted use in the Corporate Park (CP) zoning district based on the provided land use categories, the comprehensive plan's goals, objectives, and policies, and the provisions of the Land Development Code. Key points include:

- **Business Industrial (BI):** Outdoor recreational facilities align well with the industrial focus near the airport and meet the design criteria for integrated, sustainable communities.
- **Office (O):** Outdoor recreational facilities are compatible as part of a mixed-use or live-work development, aligning with the density and compact development goals, supporting the objectives of vibrant urbanism and diverse business types.
- **Mixed-Use Medium-Intensity (MUM):** Outdoor recreational facilities align well with the higher density and mixed-use requirements and are consistent with promoting integrated, pedestrian-friendly communities and vibrant urbanism.
- **Comparison with Existing Permitted Uses:** Existing uses in CP zoning district promote professional, business, industrial, and mixed-use environments, which outdoor recreational facilities can support in certain contexts.

Therefore, outdoor recreational facilities should be permitted as a standalone use in the Corporate Park (CP) zoning district, particularly under the BI, Office, and MUM land use categories. This conclusion is supported by the Land Development Code, which outlines specific standards and conditions for the placement and operation of outdoor recreational facilities

# Retail Nursery, Lawn, or Garden Supply Store in the CP (Corporate Park) Zoning District

## *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

## *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

## *Retail Nursery, Lawn, or Garden Supply Store*

These stores involve the sale of plants, gardening supplies, and lawn care products. They typically include outdoor display areas, greenhouses, and indoor retail spaces.

## **Analysis of Incompatibility with CP Zoning Objectives**

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Retail nurseries and garden supply stores can generate significant traffic, particularly during weekends and peak gardening seasons. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of a retail nursery or garden supply store introduces elements such as outdoor displays and customer traffic that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can help integrate a retail nursery into the environment, the nature of outdoor displays and large areas of plants and supplies can still conflict with the aesthetic goals of a corporate park. The retail focus can detract from the professional and cohesive appearance of the area.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** These stores typically require substantial parking for customers, especially during peak seasons. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for a retail nursery or garden supply store can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of outdoor sales areas and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Retail nurseries and garden supply stores do not contribute to the mixed-use development goal. Their retail nature and associated activities do not align well with the integration of residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## Comprehensive Plan Goals, Objectives, and Policies Analysis

### Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Retail nurseries and garden supply stores do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of these stores can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### Goal 3: Protect Natural and Historical Resources

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While retail nurseries and garden supply stores can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### Goal 4: Foster Unique City Character

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.

- **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Retail nurseries and garden supply stores do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their retail nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of these stores, including utilities and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

### **Conclusion**

Retail nurseries, lawn, or garden supply stores are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of such stores with the CP district regulations. The presence of these facilities undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## **Retail Sales (Not Elsewhere Classified) as a Permitted Use in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.

- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Retail Sales (Not Elsewhere Classified)*

This category includes retail sales that do not fall under specific classifications, potentially including a variety of small shops and specialty stores.

## **Analysis of Incompatibility with CP Zoning Objectives**

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Allowing various retail sales as a permitted use can significantly increase traffic, particularly during peak shopping hours. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of various retail shops introduces elements such as increased foot traffic, deliveries, and consumer-focused activities that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can integrate some retail elements, the diversity and nature of retail sales operations can still conflict with the aesthetic goals of a corporate

park. The retail focus can detract from the professional and cohesive appearance of the area.

## **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Retail shops typically require substantial parking for customers, especially during peak shopping times. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

## **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for various retail shops can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of diverse retail operations and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

## **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** While retail shops can contribute to a mixed-use environment by offering amenities, their retail nature and associated activities do not align well with the integration of residential or traditional office uses. This can reduce the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While retail shops can provide amenities, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

## Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of various retail shops can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

## Goal 3: Protect Natural and Historical Resources

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While retail shops can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

## Goal 4: Foster Unique City Character

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Retail shops do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their retail nature can detract from the overall character and aesthetic goals of the corporate park.

## Goal 5: Promote Efficient Use of Infrastructure

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of retail shops, including utilities and waste management, can strain the existing infrastructure designed to support corporate and



office uses, potentially hindering future development aligned with the CP district's objectives.

## **Conclusion**

Allowing retail sales (not elsewhere classified) as a permitted use in the CP zoning district is not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of such retail operations with the CP district regulations. The presence of diverse retail shops undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion as a permitted use in the CP zoning district.

## **School (Elementary, Middle, or High - Public or Private) in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### ***Supporting Land Uses***

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### ***Schools (Elementary, Middle, or High - Public or Private)***

Schools involve facilities for education, including classrooms, administrative offices, playgrounds, sports fields, and parking areas. These institutions typically accommodate

large numbers of students and staff, generating significant traffic and requiring substantial infrastructure.

## **Analysis of Incompatibility with CP Zoning Objectives**

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Schools generate significant traffic, particularly during drop-off and pick-up times. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access. The high volume of daily traffic conflicts with the efficient movement goals of the CP district.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of schools introduces elements such as noise, playground activities, and large crowds that can detract from the professional atmosphere intended for the CP district. The environment created by educational facilities is fundamentally different from the quiet, professional setting desired for corporate parks.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While schools can incorporate landscaping and buffering, the sheer size and scale of school buildings, playgrounds, and sports fields can still conflict with the aesthetic goals of a corporate park. The institutional nature of schools can detract from the professional and cohesive appearance of the area.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Schools require substantial parking for staff, visitors, and student drop-off/pick-up areas. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for schools can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of large institutional buildings and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Schools do not contribute to the mixed-use development goal. Their educational nature and associated activities do not align well with the integration of residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While schools provide essential educational services, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of schools can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While schools can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

#### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Schools do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their institutional nature can detract from the overall character and aesthetic goals of the corporate park.

#### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of schools, including utilities, transportation, and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

#### **Conclusion**

Schools (elementary, middle, or high - public or private) are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The significant traffic, noise, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of schools with the CP district regulations. The presence of schools undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## School, Vocational or Trade in the CP (Corporate Park) Zoning District

### *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *School, Vocational or Trade*

Vocational or trade schools provide specialized education and training for specific careers, often in technical or industrial fields. These institutions typically include classrooms, workshops, administrative offices, and parking areas.

## Analysis of Compatibility with CP Zoning Objectives

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Vocational or trade schools generate regular traffic from students and staff. However, compared to traditional schools, the traffic may be more evenly distributed throughout the day rather than concentrated during peak drop-off and pick-up times. This can help maintain the smooth flow intended in a corporate park setting, though it still needs careful management to prevent congestion.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** Vocational or trade schools focus on career-oriented training, which can be complementary to the professional and corporate environment of a CP district. The presence of such institutions can provide a pool of trained workers for businesses within the park, enhancing the corporate ecosystem.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** Vocational or trade schools can be designed with appropriate buffering and landscaping to integrate into the corporate park environment. The professional nature of these schools aligns better with the aesthetic goals of the CP district than traditional schools.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Vocational or trade schools require parking for students, staff, and visitors. Properly planned parking facilities can ensure that demand is met without causing overflow issues, aligning with the CP district's goal of preventing off-site parking problems.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for vocational or trade schools can be integrated into the overall design of the corporate park. Modern, aesthetically pleasing buildings with professional facades can maintain the cohesive and unified environment intended for corporate parks.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Vocational or trade schools can contribute positively to mixed-use development goals by providing educational opportunities that support both office and residential uses. They can enhance the vibrancy and attractiveness of the area, making it more appealing for businesses and residents.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** Vocational or trade schools can support the integration of workplaces and educational facilities, aligning with the goal of creating vibrant, mixed-use communities.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of vocational or trade schools can enhance urbanism by providing educational and career opportunities, supporting economic development strategies within the CP district.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** Vocational or trade schools, if properly managed, do not inherently conflict with environmental protection goals. Considerations for sustainable building practices and environmental impact should be addressed.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Vocational or trade schools can contribute to a unique city character by offering diverse educational opportunities that align with the professional focus of the CP district. They support the goal of creating a dynamic and skilled workforce.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of vocational or trade schools, including utilities and transportation, must be carefully planned to ensure they support future development and do not strain existing infrastructure.

### **Conclusion**

Vocational or trade schools can be consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. These institutions provide educational and career opportunities that align with the professional and corporate environment intended for corporate parks. Proper planning and integration can ensure that traffic, parking, and design considerations are managed to maintain the cohesive and high-quality office environment of the CP district. Therefore, vocational or trade schools can be suitable for inclusion in the CP zoning district.

## **Scooter or Electric Golf Cart Sales in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.



### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Scooter or Electric Golf Cart Sales*

These businesses involve the sale of scooters or electric golf carts, including showrooms, storage areas, and possibly repair and maintenance services.

### **Analysis of Incompatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Scooter or electric golf cart sales can generate traffic from customers and deliveries. While this traffic might not be as intense as some other retail operations, it can still disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of scooter or electric golf cart sales introduces elements such as outdoor displays, test drives, and consumer-focused activities that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can help integrate the sales operation into the environment, the nature of outdoor displays and vehicle storage can still conflict with the aesthetic goals of a corporate park. The retail focus can detract from the professional and cohesive appearance of the area.

#### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** These businesses typically require substantial parking for customers and display vehicles. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for scooter or electric golf cart sales can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of diverse retail operations and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** While these sales operations can contribute to a mixed-use environment by offering amenities, their retail nature and associated activities do not align well with the integration of residential or traditional office uses. This can reduce the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While scooter or electric golf cart sales can provide amenities, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.

- **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of these sales operations can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While these sales operations can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Scooter or electric golf cart sales do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their retail nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of these sales operations, including utilities and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

## Conclusion

Scooter or electric golf cart sales are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The potential traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of such retail operations with the CP district regulations. The presence of these facilities undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## Skilled Nursing Facility in the CP (Corporate Park) Zoning District

### *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Skilled Nursing Facility*

A skilled nursing facility provides residential care for people with chronic or debilitating conditions requiring medical and nursing care. These facilities typically include patient rooms, medical offices, communal areas, and necessary administrative offices.

## Analysis of Incompatibility with CP Zoning Objectives

### Traffic and Accessibility

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Skilled nursing facilities generate regular traffic from staff, visitors, and medical service providers. This traffic can be significant and may disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access. The need for frequent ambulance access can also complicate traffic management.

### Compatibility with Office-Oriented Development

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of a skilled nursing facility introduces elements such as medical services, patient care activities, and visitors that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

### Buffering and Landscaping

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While skilled nursing facilities can incorporate landscaping and buffering, the institutional appearance and scale of these buildings can conflict with the aesthetic goals of a corporate park. The presence of medical infrastructure and frequent ambulance activity can detract from the professional and cohesive appearance of the area.

### Parking

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Skilled nursing facilities require substantial parking for staff, visitors, and service vehicles. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### Integrated Design

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for skilled nursing facilities can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The

presence of large medical buildings and associated infrastructure is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Skilled nursing facilities do not contribute to the mixed-use development goal. Their institutional nature and associated activities do not align well with the integration of residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While skilled nursing facilities provide essential services, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of skilled nursing facilities can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.

- **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While skilled nursing facilities can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

#### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Skilled nursing facilities do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their institutional nature can detract from the overall character and aesthetic goals of the corporate park.

#### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of skilled nursing facilities, including utilities, transportation, and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

#### **Conclusion**

Skilled nursing facilities are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The significant traffic, noise, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of skilled nursing facilities with the CP district regulations. The presence of these facilities undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## Vehicle Rental in the CP (Corporate Park) Zoning District

### *Overview of CP (Corporate Park) Zoning District*

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Vehicle Rental*

Vehicle rental businesses involve the rental of cars, trucks, and other vehicles. These businesses typically include a fleet of vehicles, customer service offices, maintenance facilities, and substantial parking areas.

## Analysis of Incompatibility with CP Zoning Objectives

### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Vehicle rental businesses generate significant traffic from customers picking up and returning vehicles, as well as from maintenance and relocation of the rental fleet. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.



**Impact:** The presence of a vehicle rental business introduces elements such as frequent vehicle movements, maintenance activities, and consumer-focused operations that can detract from the professional atmosphere intended for the CP district. This can make the area less attractive to high-quality office developments and corporate tenants.

### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While buffering and landscaping can help integrate the rental operation into the environment, the nature of outdoor vehicle storage and frequent vehicle movements can still conflict with the aesthetic goals of a corporate park. The operational focus on vehicles can detract from the professional and cohesive appearance of the area.

### **Parking**

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Vehicle rental businesses require substantial parking for their fleet, customers, and employees. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

### **Integrated Design**

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for vehicle rental businesses can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of large parking lots and maintenance facilities is fundamentally at odds with the integrated design objectives of the CP district.

### **Mixed-Use Development**

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Vehicle rental businesses do not contribute to the mixed-use development goal. Their operational nature and associated activities do not align well with the integration of residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## **Comprehensive Plan Goals, Objectives, and Policies Analysis**

### **Goal 1: Improve the Quality of Life**

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While vehicle rental businesses can provide a needed service, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### **Goal 2: Redevelop Areas to Promote Urbanism**

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of vehicle rental businesses can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While vehicle rental businesses can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Vehicle rental businesses do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their operational nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of vehicle rental businesses, including utilities, transportation, and waste management, can strain the existing infrastructure designed to support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

### **Conclusion**

Vehicle rental businesses are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The significant traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of vehicle rental operations with the CP district regulations. The presence of these businesses undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.

## **Vehicle Sales (No Outdoor Display) in the CP (Corporate Park) Zoning District**

### ***Overview of CP (Corporate Park) Zoning District***

The CP zoning district is designed to create areas appropriate for corporate facilities and mixed-use office-oriented developments. Key objectives include:

- Encouraging development in areas served by arterial roads and public transit.
- Promoting development near activity centers and major intersections.
- Ensuring efficient movement of traffic and emergency vehicles.
- Requiring landscaping, appropriate buffering, and integrated design.
- Providing adequate parking to prevent off-site parking problems.
- Promoting mixed-use office and residential development.

### *Supporting Land Uses*

The CP zoning district is supported by the following land uses:

- **Mixed-Use Medium-Intensity (MUM)**
- **Office (O)**
- **Business Industrial (BI)**

### *Vehicle Sales (No Outdoor Display)*

Vehicle sales businesses involve the sale of cars, trucks, and other vehicles. These businesses typically include a showroom, customer service offices, and maintenance facilities, but in this case, they do not feature outdoor vehicle displays.

### **Analysis of Compatibility with CP Zoning Objectives**

#### **Traffic and Accessibility**

**CP District Requirement:** Efficient movement of traffic and emergency vehicles.

**Impact:** Vehicle sales businesses generate traffic from customers visiting the showroom and service areas. While the absence of outdoor displays may reduce some traffic, the volume can still be significant. This increased traffic can disrupt the smooth flow intended in a corporate park setting, potentially causing congestion and hindering emergency vehicle access.

#### **Compatibility with Office-Oriented Development**

**CP District Requirement:** Compatibility with corporate and office-oriented developments.

**Impact:** The presence of a vehicle sales business introduces elements such as frequent vehicle movements, customer visits, and potentially maintenance activities that can detract from the professional atmosphere intended for the CP district. Even without outdoor displays, the operational focus on vehicle sales can make the area less attractive to high-quality office developments and corporate tenants.

#### **Buffering and Landscaping**

**CP District Requirement:** Appropriate buffering and landscaping to enhance the site's character.

**Impact:** While the lack of outdoor displays helps maintain a cleaner aesthetic, the nature of the business still requires substantial parking and possibly maintenance facilities. These can conflict with the aesthetic goals of a corporate park. Adequate buffering and landscaping would be necessary but might not fully mitigate the impact.

## Parking

**CP District Requirement:** Adequate parking to prevent off-site problems.

**Impact:** Vehicle sales businesses require substantial parking for their inventory, customers, and employees. This increased demand for parking can lead to overflow issues, conflicting with the CP district's goal of preventing off-site parking problems and maintaining a seamless parking arrangement for office uses.

## Integrated Design

**CP District Requirement:** Integrated design to create a cohesive and harmonious environment.

**Impact:** The design and operational requirements for vehicle sales businesses can disrupt the cohesive and aesthetically unified environment intended for corporate parks. The presence of large parking lots and potential maintenance facilities is fundamentally at odds with the integrated design objectives of the CP district.

## Mixed-Use Development

**CP District Requirement:** Promotion of mixed-use office and residential development.

**Impact:** Vehicle sales businesses do not contribute to the mixed-use development goal. Their operational nature and associated activities do not align well with the integration of residential or traditional office uses, potentially reducing the overall desirability of the area for such developments.

## Comprehensive Plan Goals, Objectives, and Policies Analysis

### Goal 1: Improve the Quality of Life

- **Objective 1.1:** Adopt urban design principles that adhere to traditional and proven principles.
  - **Policy 1.1.1:** Planning should integrate housing, shops, workplaces, schools, parks, and civic facilities.
  - **Policy 1.1.2:** Ensure neighborhoods are designed so that housing, jobs, and daily needs are within walking distance.

**Impact:** While vehicle sales businesses can provide a needed service, they do not support the integration of housing, shops, workplaces, and other daily needs in a manner that aligns with the professional and office-oriented focus of the CP district.

### Goal 2: Redevelop Areas to Promote Urbanism

- **Objective 2.1:** Encourage redevelopment to promote compact, vibrant urbanism and discourage sprawl.
  - **Policy 2.1.1:** Develop recommendations for redevelopment areas, including design standards, economic strategies, and land use changes.

**Impact:** The introduction of vehicle sales businesses can lead to increased traffic and potential conflicts with the office-oriented environment, contradicting the objectives of the CP district and promoting efficient urbanism.

### **Goal 3: Protect Natural and Historical Resources**

- **Objective 3.1:** Protect environmentally sensitive lands and conserve natural resources.
  - **Policy 3.1.1:** Use standards to protect identified environmentally sensitive resources.

**Impact:** While vehicle sales businesses can be managed to minimize environmental impact, their presence still poses potential risks and conflicts with the goal of protecting natural and historical resources.

### **Goal 4: Foster Unique City Character**

- **Objective 4.1:** Establish land use categories to meet the needs of the projected population.
  - **Policy 4.1.1:** Define land use categories on the Future Land Use Map, including Single-Family, Residential Low-Density, Residential Medium-Density, Mixed-Use, Urban Core, and others.

**Impact:** Vehicle sales businesses do not contribute to a unique city character that aligns with the CP district's focus on high-quality, professional office environments. Their operational nature can detract from the overall character and aesthetic goals of the corporate park.

### **Goal 5: Promote Efficient Use of Infrastructure**

- **Objective 5.1:** Ensure that the city's infrastructure supports future development.
  - **Policy 5.1.1:** Coordinate with public and private utilities to ensure adequate land for utility facilities.

**Impact:** The infrastructure demands of vehicle sales businesses, including utilities, transportation, and waste management, can strain the existing infrastructure designed to

support corporate and office uses, potentially hindering future development aligned with the CP district's objectives.

### **Conclusion**

Vehicle sales (no outdoor display) businesses are not consistent with the objectives and requirements of the CP zoning district and the supporting goals, objectives, and policies of Gainesville's Comprehensive Plan. The significant traffic, visual impact, parking issues, and lack of alignment with mixed-use development objectives all contribute to the incompatibility of vehicle sales operations with the CP district regulations. The presence of these businesses undermines the professional, high-quality office environment intended for corporate parks, making them unsuitable for inclusion in the CP zoning district.