

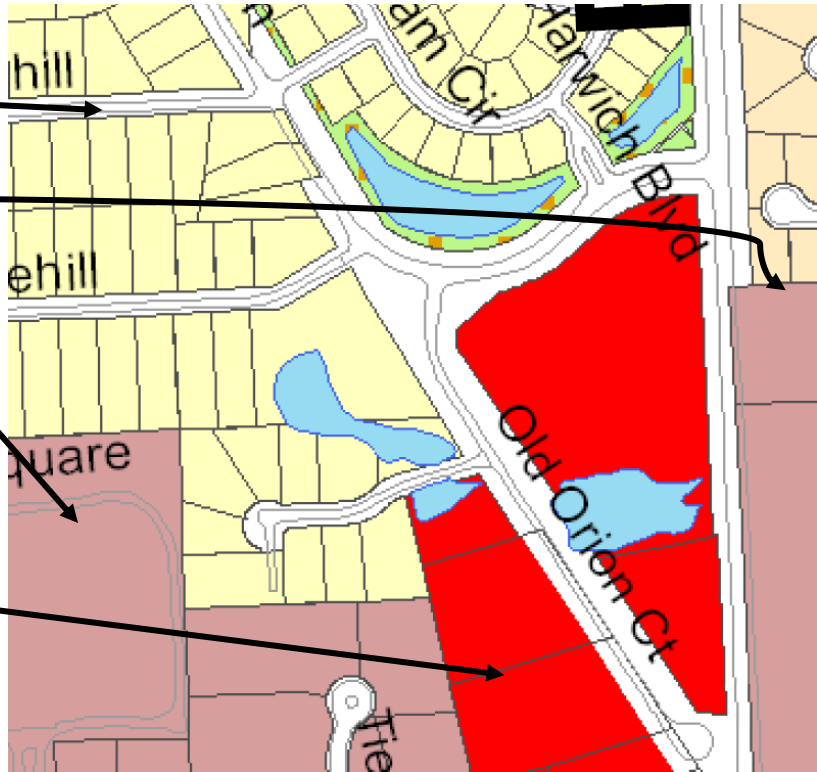
Orion Court Future Land Use Map Update

Current Future Land Use

Residential

Flex Business 1

Flex Business 2



Aerial Photograph



Future Land Use Options

Option 1: Designate Flex Business 1

Pros: Would retain underlying residential zoning, and would allow for a range of residential, office, and service uses.

Cons: Restaurants and drive-throughs are conditional uses in the FB-1 overlay district, raising the possibility that we could get requests for such uses. However, as conditional uses the City has the discretion to turn down any requests if the use is inappropriate for the site, and staff would not support any requests for such uses at this location.

Option 2: Designate Office

Pros: Plan to replace the existing residential zoning with office zoning. The range of uses permitted in the office district is narrower than the FB-1 overlay, giving the City greater certainty over the future use of the site.

Cons: The range of uses permitted in the office district is narrower than the FB-1 overlay, which eliminates the possibility of using the site for residential purposes and limiting the range of reuse options for the site.

Option 3: Retain Residential

Pros: Status quo would not raise any potential neighbor concerns.

Cons: Use of the site for residential purposes is unlikely, raising the possibility of the site becoming a blighting influence on the nearby area.

Comparison of Uses Permitted in Office and Flex Business-1 Overlay Districts

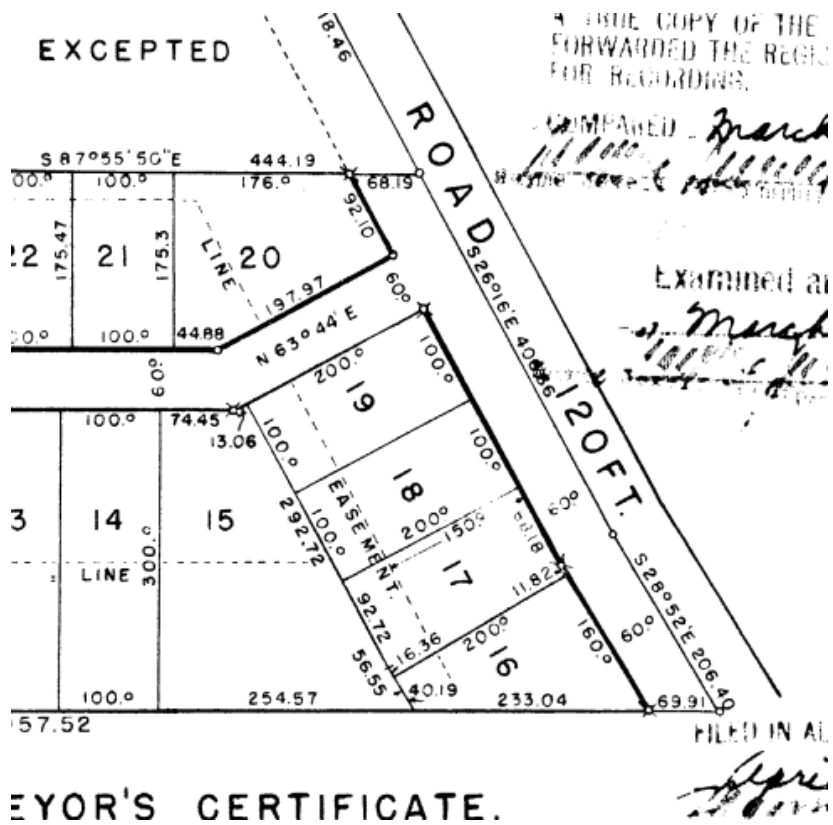
	Office	Flex Business 1 Overlay
Permitted by Right	Banks Laboratories (experimental, film, or testing) Libraries and museums Funeral homes Offices (medical & professional) Media and entertainment production Municipal buildings and uses Nursery schools/foster care Places of worship Public and utility buildings R&D/technical training Retail (accessory to primary office use)	Dwelling units in a mixed use building Live/work units Multiple family dwelling units One-family detached dwellings State licensed residential facilities Bed & breakfast Childcare center Community facility Essential services (utilities) Learning center Office Recreational facility Research facility School Special training/vocational education
Conditional Uses	Banquet hall/conference center Drive through facilities Veterinary hospitals or clinics	Bar/tavern Drive through facilities Inn Place of worship Restaurant

Boundary Lines

The boundary line for the office or flex business 1 land use designation should follow the boundary line of the underlying platted lots which comprise the overall parcel.

Lots 16-19 would be designated for office/flex business use, while lot 15 would remain planned for residential use to provide a buffer to the houses to the west.

The existing building and associated site improvements are located within the boundaries of lots 16-18.



M-59 Corridor Plan

The recently completed M-59 Corridor Plan was developed to implement the 2007 Master Land Use Plan's recommendations for the Regional Employment Center land use area. The M-59 Corridor Plan will be adopted into the Master Plan by replacing the 5 paragraph description of the Regional Employment Center on page 7.3 of the plan with the following description:

Regional Employment Center

This district is intended to be the economic engine of the City, and will accommodate a wide range of business uses. The M-59 Corridor Plan provides a detailed template for the future physical development and use of the Regional Employment Center. The M-59 Corridor plan is adopted as part of this Master Land Use Plan and is the guiding plan for the Regional Employment Center area.

Rochester Road Access Management Plan and Complete Streets Policy

The Rochester Road Access Management Plan and complete streets policy will be adopted into the Master Land Use Plan by adding a new section that reads as follows on page 7.11:

Transportation

Expanding safe and inviting multi-modal transportation choices along the City's road and street system is a goal of this Plan. To that effect, the Rochester Road Access Management Plan dated September 27, 2011 is adopted as part of this Master Land Use Plan, and its recommendations shall serve as a guide for zoning, planning and development decisions along Rochester Road.

The City also must strive to create a street system that supports walkable development that creates a sense of place. Walkable places have higher land values and lower environmental impact than strictly driveable places. Further, walkable places can accommodate vehicle traffic, while driveable places are hostile to pedestrians meaning that walkable places support choice while driveable places eliminate choice.

In the interest of creating a sustainable, resilient community the City has adopted a complete streets policy consistent with State law, and it is the specific recommendation of this plan that the next Master Thoroughfare Plan update incorporate complete streets policies and design guidelines as the basis for design. Complete streets are a necessary component of walkable places, and rather than a sole focus on creating roads that prioritize only vehicle traffic movements, the Master Thoroughfare Plan must ensure that thoroughfares in the City are designed as streets that are inviting and safe places for all forms of transportation, including automobile, bicycle, and foot travel.