

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Development of the 1.02 acre site within the existing Urban High Residential zone would include 19 - 31 units. According to the Trip Generation Manual a multi-family development generates six average daily trips (ADT) per dwelling unit for a range of 114 - 186 ADT.

Development within the proposed commercial zone may include new uses with a range of 43.75 ADT per 1000 s.f. of retail building area to 127.15 ADT per 1000 s.f. of restaurant high turnover building area. A redevelopment or development project comparable in size to that permitted north of the site, at 9,700 s.f. which is less than 25% of the site, could result in 424 ADT up to 1,233 ADT.

The change to a commercial zone has the potential to increase demands on transportation and public services.

Proposed measures to reduce or respond to such demand(s) are:

Future development may be permitted outright, subject to an administrative conditional use permit, or subject to a hearing examiner conditional use permit. Conditions may be required to increase compatibility with surrounding uses. Impacts to transportation and public services and mitigation of those impacts would be determined on a project specific basis.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

This zone change would not conflict with requirements for the protection of the environment.