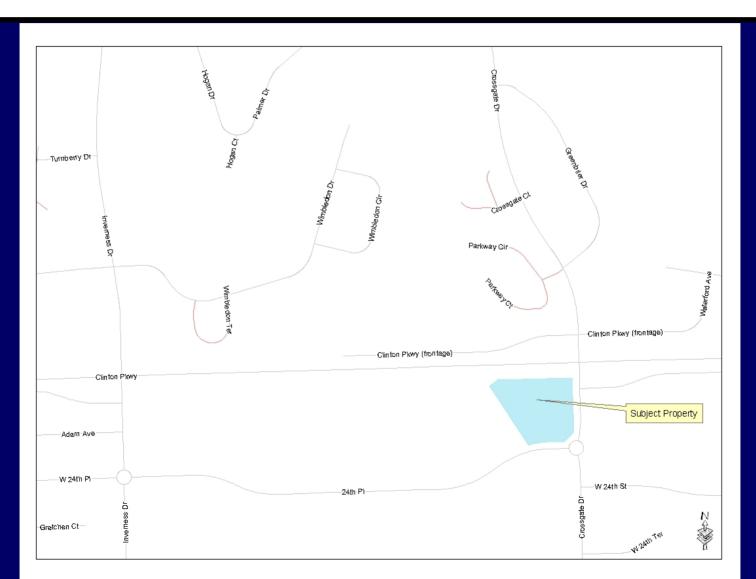




- Request to amend Horizon 2020
 Chapter 6 Commercial Land Use
- Amendment would add the southwest corner of Crossgate Drive and Clinton Parkway as a potential location for a future Neighborhood Commercial Center.



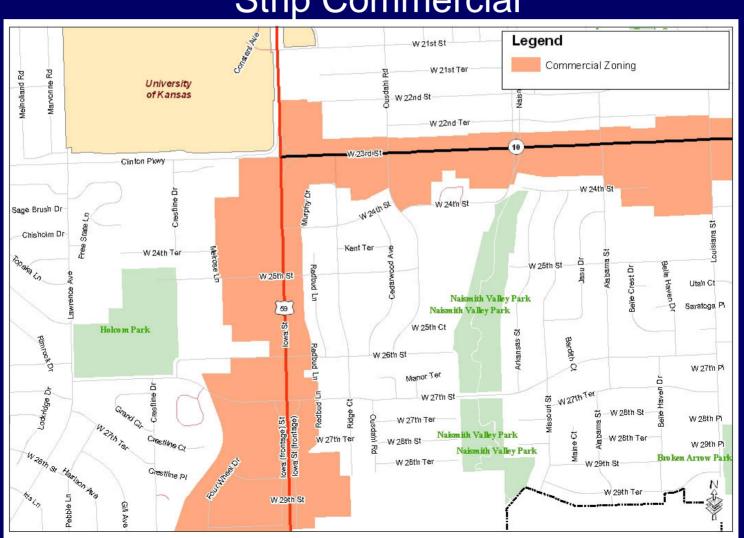




- Chapter 6 provides direction on "Strip Commercial" development versus Nodal commercial development.
- Pg. 6-2: "Nodal Development is the antithesis of "Strip Development". "Strip Development is characterized by high-intensity, autooriented uses, shallow in depth and extending linearly along a street corridor, with little consideration given to access management and site aesthetics. The Nodal Development concept requires the clear termination of commercial development within near proximity of an intersection.



"Strip Commercial"





Nodal Development





Chapter 6

- Commercial Center Categories
- Neighborhood Commercial Centers
- Identifies existing centers
- New commercial areas
 - Lists 11 intersections as potential locations for new Neighborhood Commercial Centers
- Provides policy guidance regarding new Neighborhood Commercial Centers.

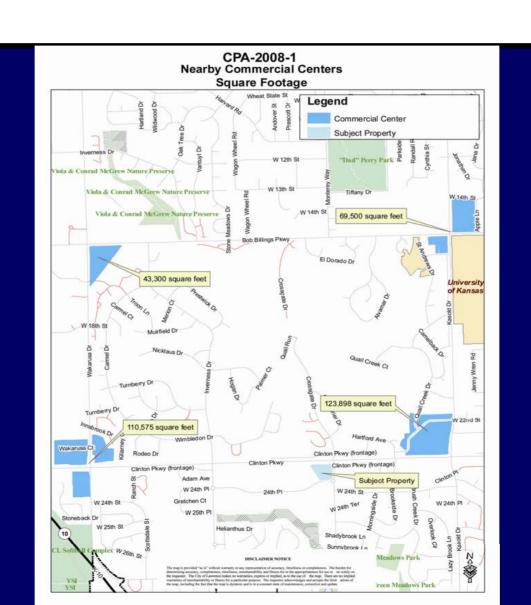


 Proposal is in conflict with Horizon 2020 policy: "The Comprehensive Plan does not support increasing the size or number of new Commercial Centers" (pg. 6-21).



 Proposal is in conflict with Horizon 2020 policy 3.4C which states: "New Neighborhood Commercial Centers shall be at least one (1) mile from any existing or new Commercial Center" (pg. 6-33).

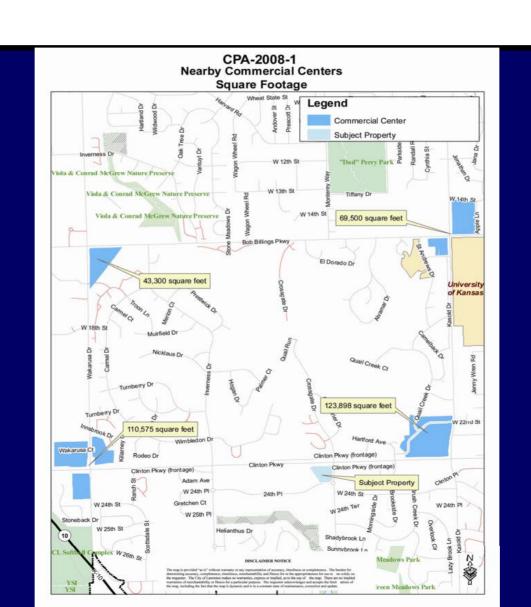






Proposal is in conflict with Horizon 2020 policy 3.1B which states: "Strip Commercial Development: Stop the formation or expansion of Strip Commercial Development by directing new development in a more clustered pattern" (pg. 6-31).







- Recommendation
 - Staff recommends denial of CPA-2008-10
 - Planning Commission recommended approval (5-4) of CPA-2008-10 at their July 21st meeting.