


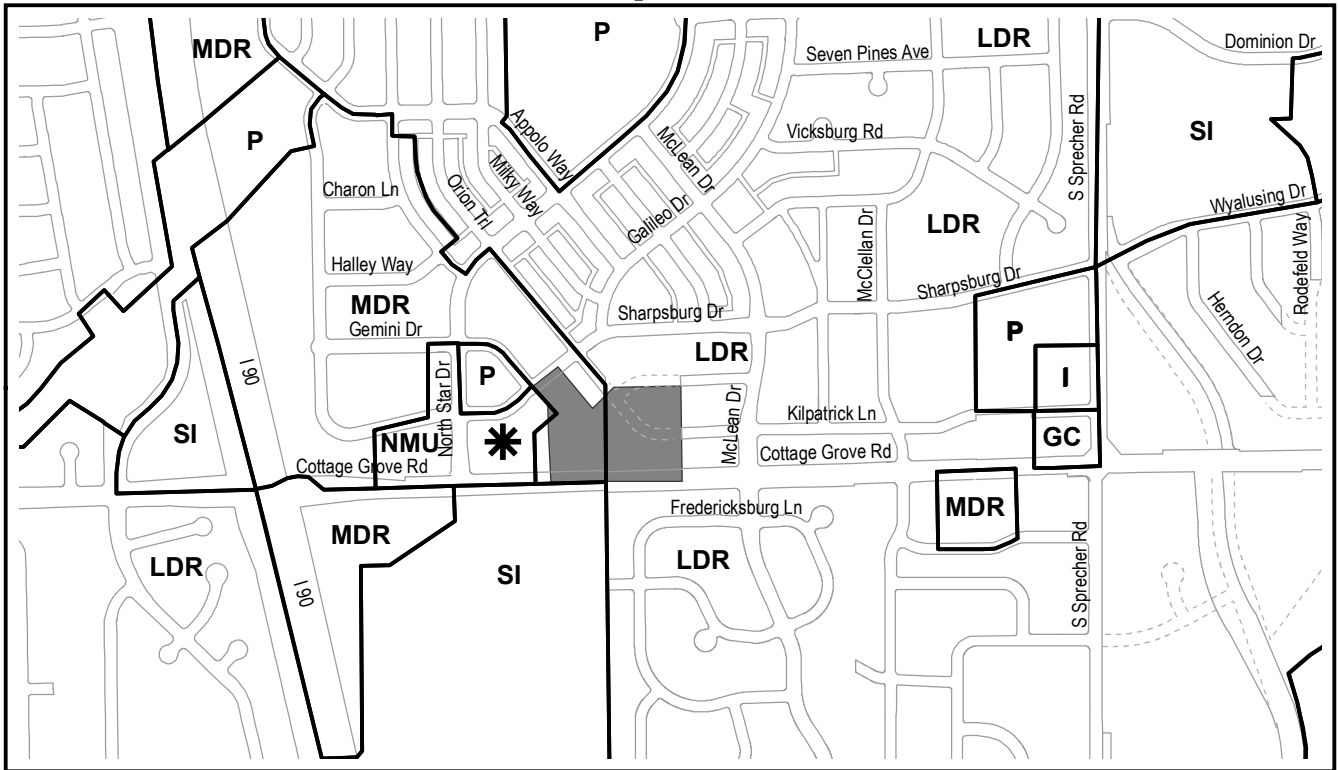
2010 - 2011 Comprehensive Plan Review

Proposed Map Amendment (Track 2)

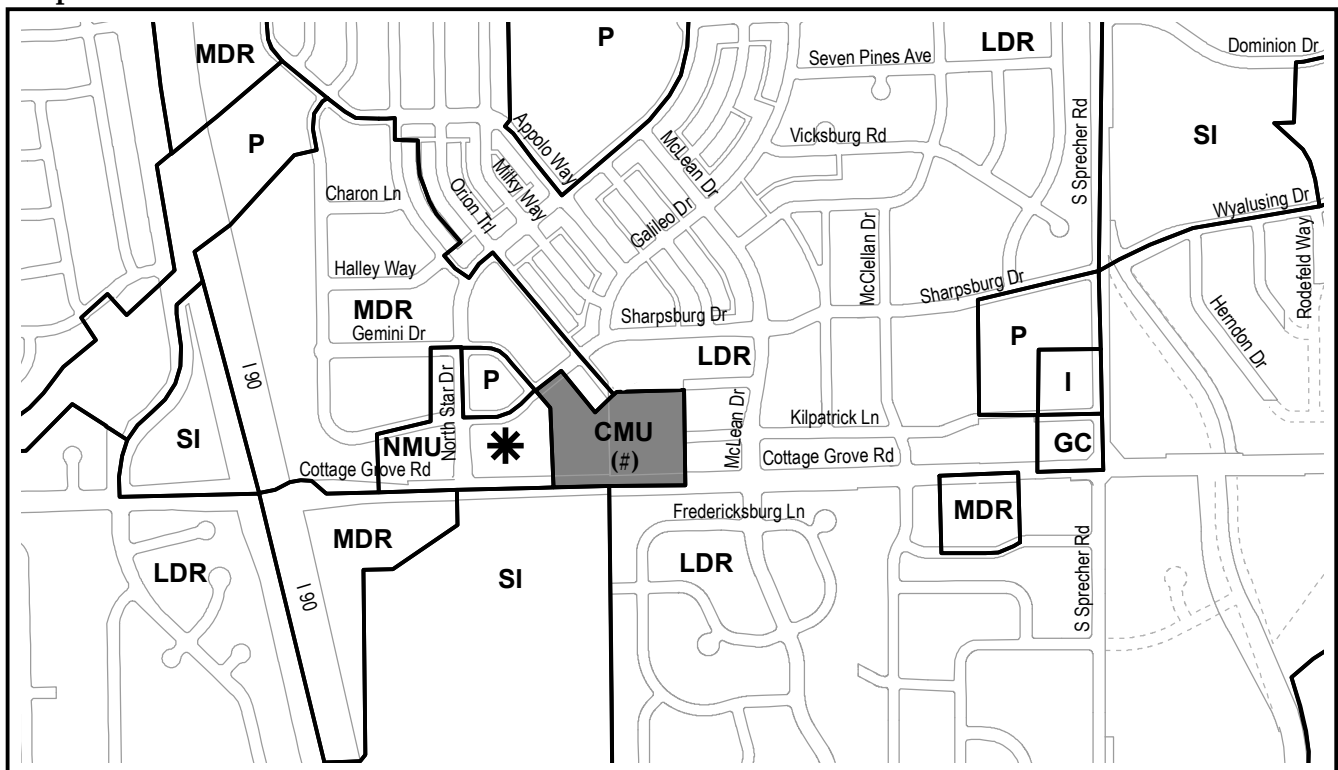
Grandview Commons / Sprecher Neighborhood

Current Generalized Future Land Use Plan Map

 Proposed change



Proposed Amendment:



2010 - 2011 Comprehensive Plan Review
Proposed Map Amendment (Track 2)
Grandview Commons / Sprecher Neighborhood

Proposed Land Use Change: NMU, MDR and LDR to NMU and CMU

Reason for Proposed Amendment: To expand and reconfigure the area recommended for mixed use development and to allow the potential for development of a larger grocery store on the eastern part of the site designated CMU (the NMU designation limits grocery stores to not more than 25,000 square feet).

Comments: Add the following new Map Note to the CMU designated area:

“The Community Mixed Use designation is applied to this area to allow the potential to develop a large grocery store of not more than 60,000 square feet at this location, provided that it is part of an integrated, comprehensively-planned mixed-use center and utilizes shared parking, provides good pedestrian connectivity and amenity, and features unique architectural treatments, durable, high-quality building materials, and extensive landscaping. Development of other types of large-scale retail uses in this area is not intended.”