

## MEMORANDUM

Agenda Item # 2-A-11-SAP

Date: March 9, 2011  
To: Planning Commission  
From: Mark Donaldson, Executive Director  
Subject: The Inskip Small Area Plan (Addendum)

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### RECOMMENDATION: APPROVE

MPC staff recommends that the planning commission adopt the Inskip Small Area Plan with the following amendments.

**1. Appendix 2 – Approximate Construction Cost of Pedestrian Improvements:** the following changes will be added to Appendix 2 based on MPC comments at the agenda review meeting, March 8, 2011.

- a. It will be noted that the total approximate cost for the segments of sidewalks (with curb and gutter) is \$3,832,500; and
- b. The following paragraph will be added as a new bullet point under “Sidewalk recommendations from Inskip Small Area Plan” in response to Commissioner Kane’s observation on other sidewalk design options.

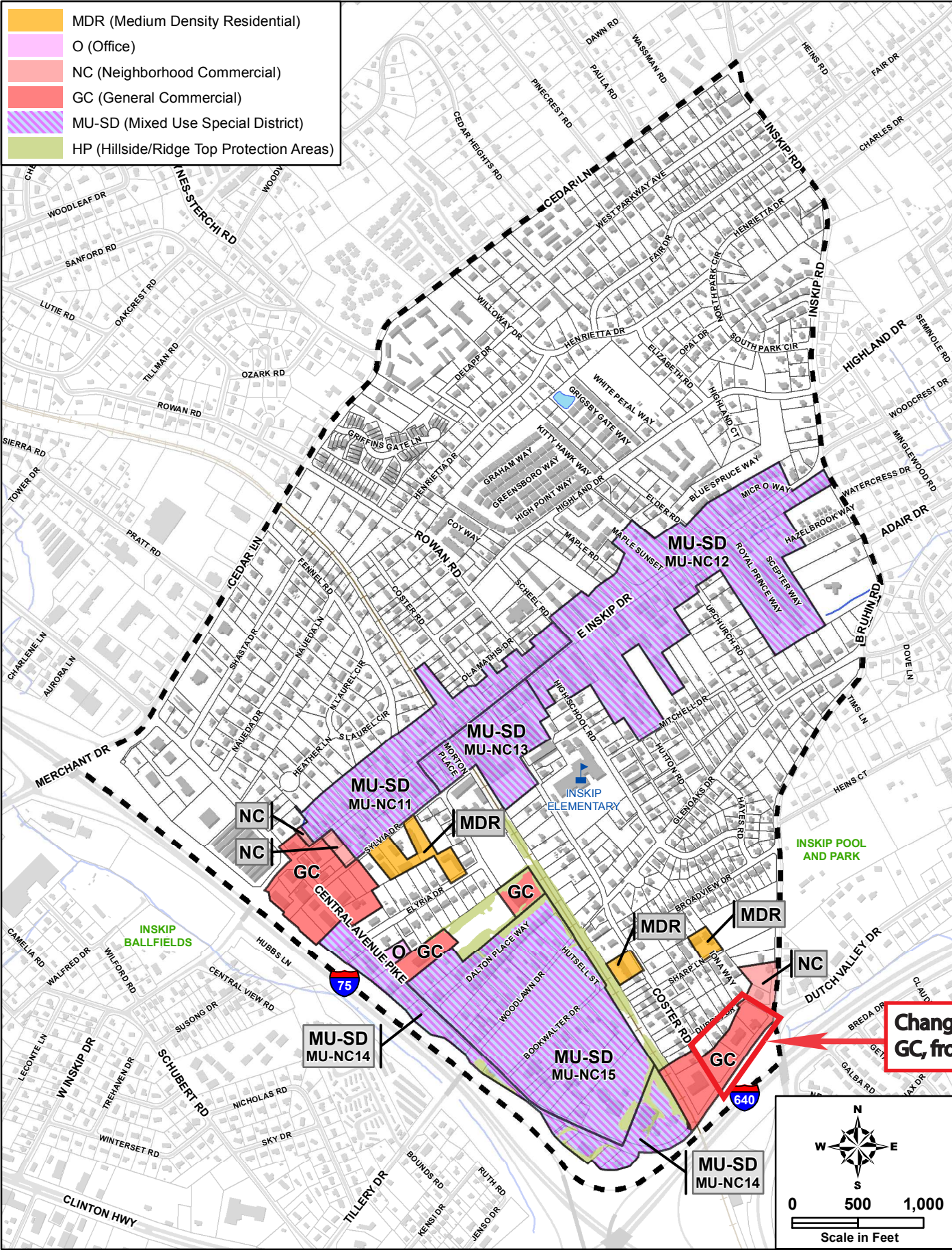
*Other options for sidewalks should be considered to reduce the overall cost of the project. One such option would be leaving the existing stormwater swales at the edge of the road and placing the sidewalks closer to the outside edge of the right-of-way. There may not be enough right-of-way in all locations to do this which would require the purchase of additional right-of-way or easements across private property. The approximate cost of sidewalks can range from \$25-50 per linear foot without curb and gutter, which does not include the price of grading or property acquisition. These costs are based on observations from other localities.*

**2. Map 5 – Sector Plan Amendments:** replace the Neighborhood Commercial (NC) land use classification with a General Commercial (GC) designation as depicted on the attached map (see the highlighted parcels to the west of the Dutch Valley Drive/Bruin Road intersection).

Reason for this change: There are three parcels on Dutch Valley Drive that face I-640 that were proposed for the Neighborhood Commercial land use classification. This initial recommendation was based on the current One Year Plan designation and existing C-1 (Neighborhood Commercial) zoning. However, after further consideration by staff, these parcels should have the General Commercial (GC) land use designation because the current land uses (a vacant strip commercial center, former Seven Eleven, and lot used for parking) are consistent with the recommended GC zoning districts (see the following aerial photograph). Additionally, staff considered the adjoining parcels to the west, which are also used for General Commercial purposes. The Neighborhood Commercial (NC) land use designation will remain for the two parcels that front on Bruhin Road; these serve as a gateway to the residential area.

# Map 5: Sector Plan Amendments

- MDR (Medium Density Residential)
- O (Office)
- NC (Neighborhood Commercial)
- GC (General Commercial)
- MU-SD (Mixed Use Special District)
- HP (Hillside/Ridge Top Protection Areas)



**Change to GC, from NC**

