

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 30, 2016

FILE: ZMA-16-153

AGENDA ITEM: F-5

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: A Zoning Map Amendment request to change the zoning on a parcel from Single Family 1 Acre (SF1A) to Multi-Family Apartment (MFA)

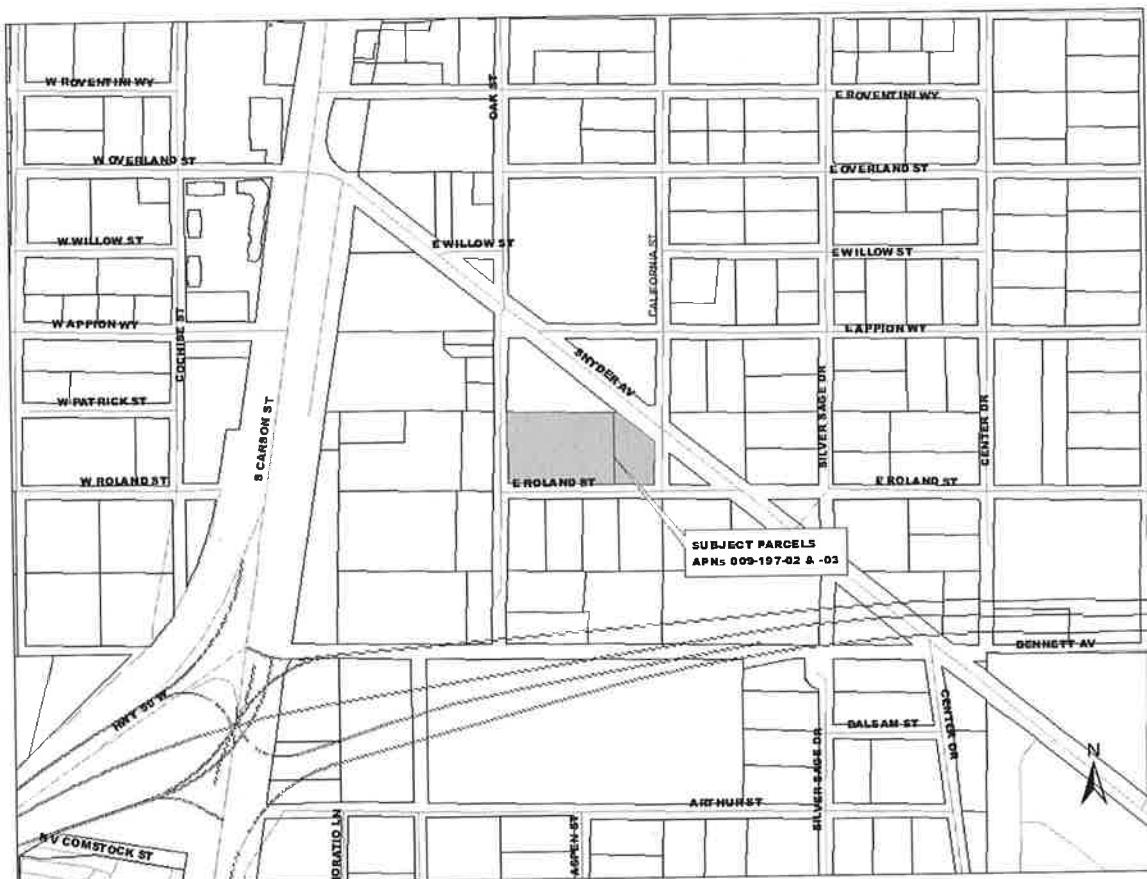
APPLICANT: Janet Mello and Lake Tahoe Christian Fellowship

OWNER: Janet Mello and Lake Tahoe Christian Fellowship

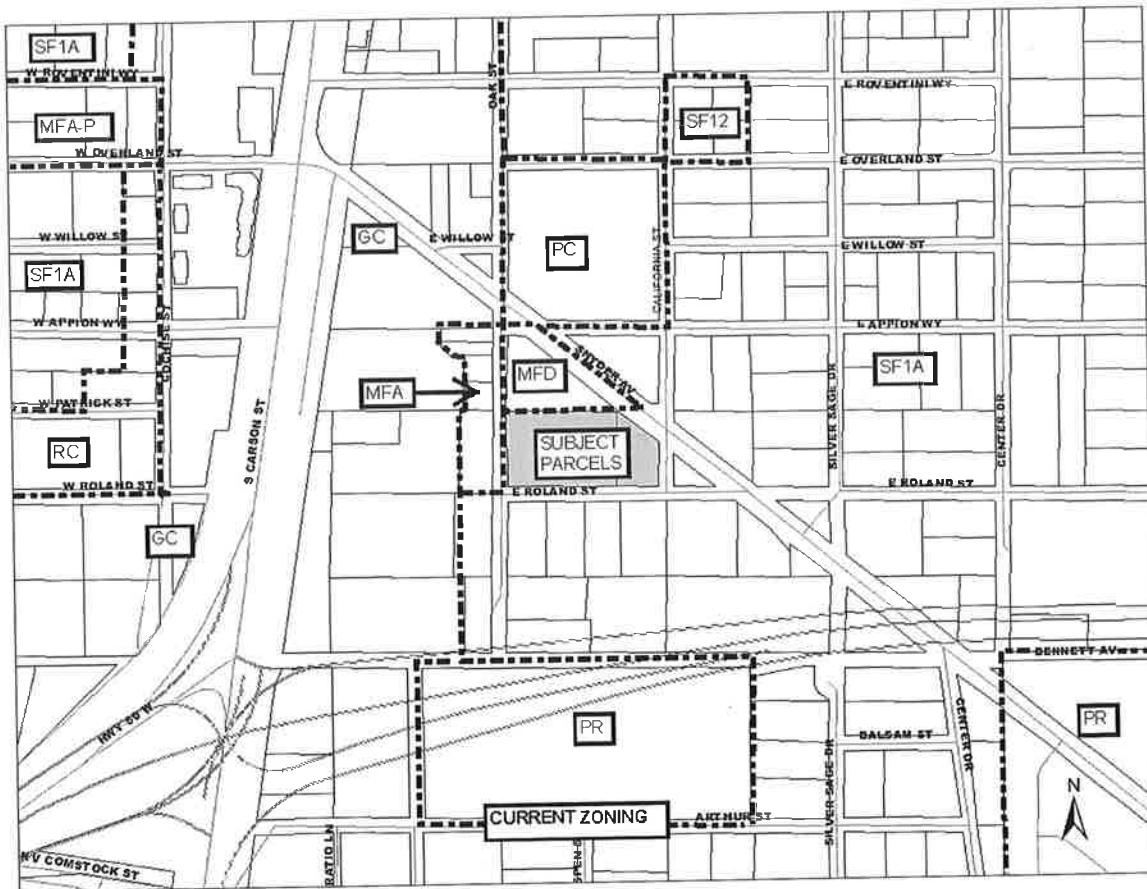
LOCATION: 150 East Roland Street and 4810 Snyder Avenue

APNs: 009-197-02 and 009-197-03

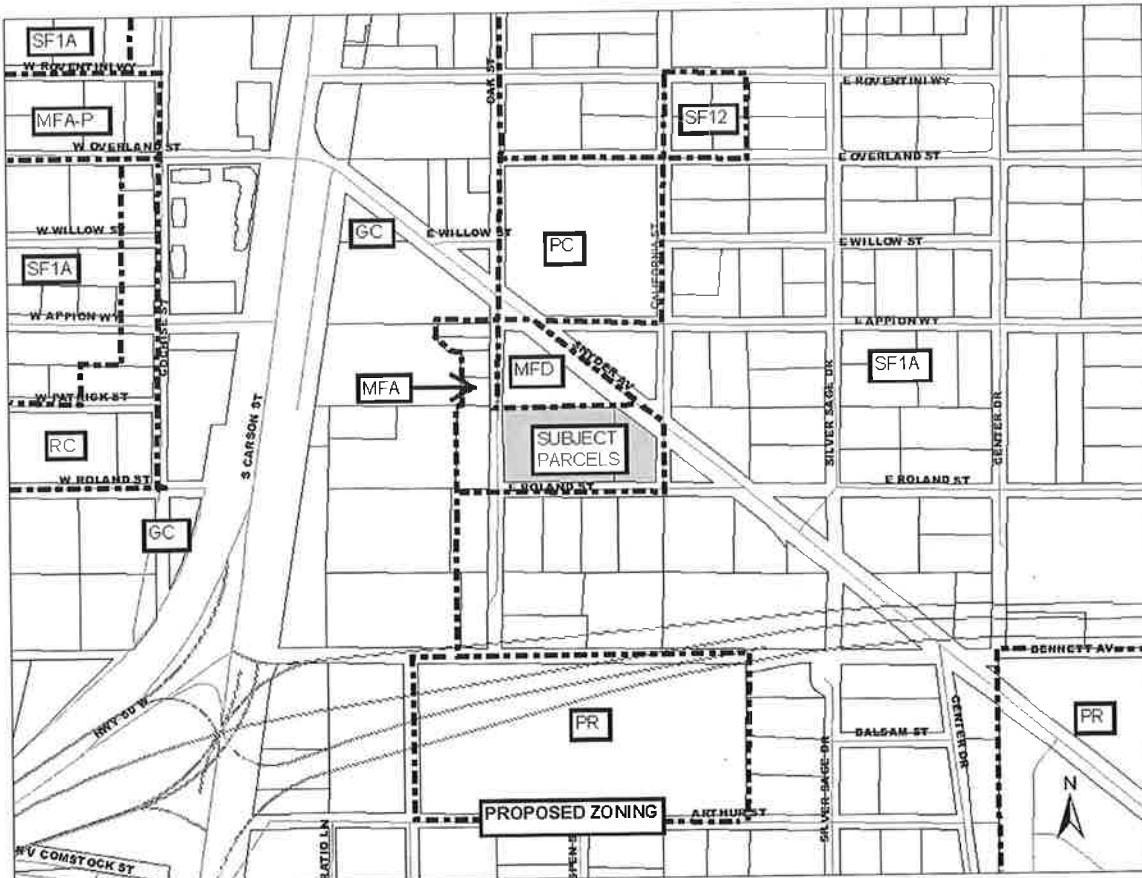
RECOMMENDED MOTION: I move to recommend to the Board of Supervisors approval of ZMA-16-153, a Zoning Map Amendment to change the zoning of APNs 009-197-02 and 009-197-03 from Single Family 1 Acre to Multi-Family Apartment, on property located at 150 East Roland Street and 4810 Snyder Avenue, based on the findings contained in the staff report.



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: High Density Residential (HDR)

ZONING DESIGNATION: Single Family 1 Acre (SF1A)

PROPOSED ZONING DESIGNATION: Multi-Family Apartment (MFA)

BACKGROUND:

The property under discussion is zoned Single Family 1 Acre with a Master Plan designation of High Density Residential. The request under review is to change the zoning to Multi-Family Apartment. The current zoning designation of the property is not consistent with the Master Plan designation. The requested zoning map amendment would create consistency between the Master Plan designation and the zoning map.

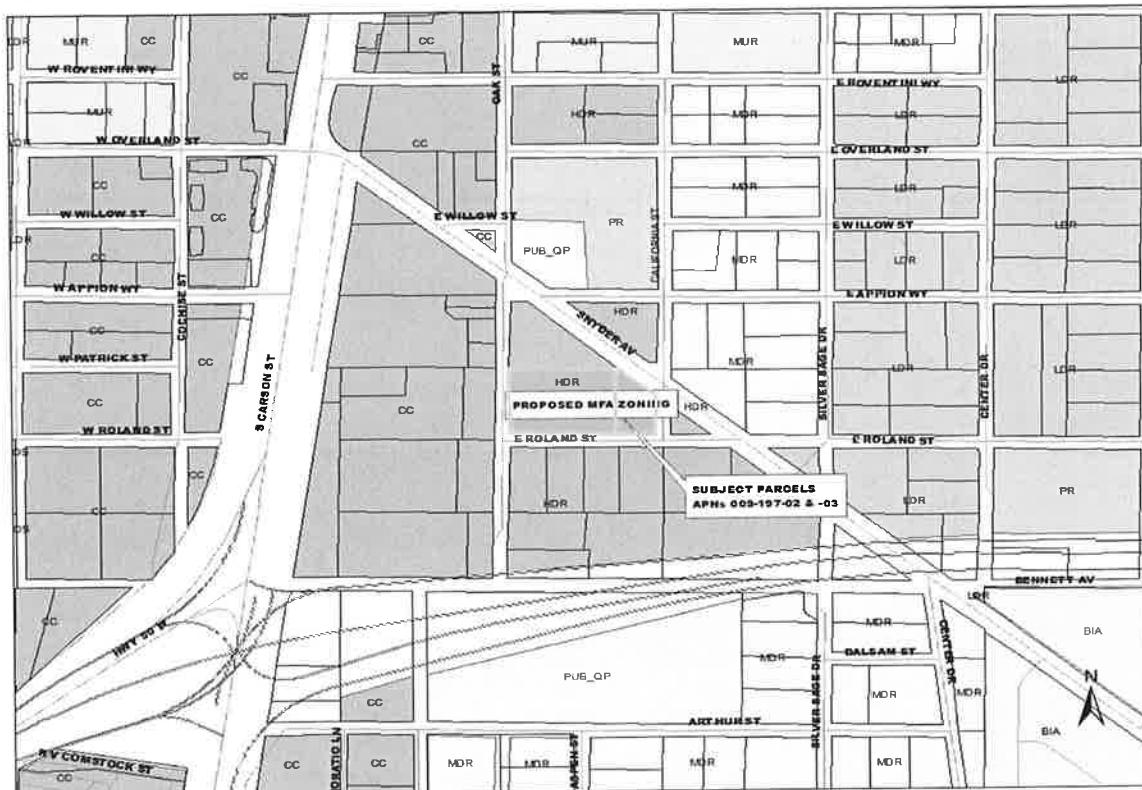
DISCUSSION:

The Master Plan is a policy document that outlines the City's vision and goals for the future and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Given the function of the two documents, the zoning map designation should be consistent with the Master Plan designation.

The subject property is currently improved with a house on one parcel, and a church on the other. The requested rezoning will not result in any non-conforming uses as a Single Family Dwelling is an allowed use and a Church is a Conditional Use in the MFA zoning district.

As noted on the below map depicting the Master Plan land use designations, the subject properties are designated High Density Residential as are properties to the north and to the south. Property to the west is designated Community / Regional Commercial. Property to the east, south of Snyder Avenue is designated as High Density Residential, while property north of Snyder Avenue is designated Medium Density Residential.

The applicant does not have any development plans for the site, and does not plan to be the developer of the site. Rather, should the property be rezoned, the applicant would likely sell the property to a developer. However, in considering the zoning map amendment, the applicant has met with City staff to verify that area infrastructure, specifically roads, water, and sewer have adequate capacity for multi-family development so as to verify the feasibility of future multi-family development.



PUBLIC COMMENTS: Public notices were mailed to 34 property owners within 600 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on November 10, 2016. As of November 14, 2016, no written comments have been received in opposition or support of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

No comments

Fire Department:

1. Project must comply with the 2012 International Fire Code and Northern Nevada amendments.
2. Future projects must comply with the currently adopted Carson City fire code and adopted amendments.
3. Apartments would need fire sprinklers and fire alarms.
4. Additional fire hydrants may be needed depending on the final project design.

Building Division: No concerns

Environmental Control: No concerns

FINDINGS: Per the provisions of CCMC Section 18.02.075.5.b, the Commission, in forwarding a recommendation to the Board for approval of a Zoning Map Amendment, shall make the following findings of fact:

1. *The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.*

Chapter 3 of the Master Plan addresses a balanced land use pattern. As part of the effort to achieve a balanced land use pattern, the Master Plan includes a Land Use Map. The Land Use Map identified locations within the City where various land uses may occur during the next 10 to 20 years and where the City would support the development of these uses.

The Land Use Map identifies the subject property as High Density Residential, with an intended density of 8 – 36 dwelling units per acre. The primary land uses in this land use category are apartments, condominiums, townhomes, fourplexes and duplexes. The secondary land uses in this category are complementary uses including parks and recreation amenities, places of worship, schools, and other civic uses. The zoning districts associated with the High Density Residential Land Use Category are Multi-Family Apartment (MFA), Multi-Family Duplex (MFD), and Mobile Home Park (MHP).

The proposed zoning map amendment to Multi-Family Apartment will create consistency with the Master Plan Land Use Map, and allow for implementation of the Master Plan.

2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

The proposed amendment will provide for future development of land that is compatible with adjacent land uses. The specifics of the development will be reviewed upon development application to prevent detrimental impacts to other properties. The development regulations for multi-family development includes requirements intended to avoid conflict when adjacent to single family residential. For example, building setbacks for side and rear setbacks are increased by 10 feet for each story above one story when adjacent to a single family zoning district. Additionally, the landscaping standards identified in Division 3 of the Development Standards apply to all multi-family residential development involving three or more units.

The location is a transitional area from a land use perspective, where multi-family residential, non-residential, and single family residential uses come together. To the north of the site is multi-family residential. To the northwest is multi-family residential. Due west is a single family home, and southwest are storage units. To the south, properties are developed as single family residential, and to the east is vacant land.

Snyder Avenue, a designated collector in the City's functional classification plan, serves as a boundary between the properties designated on the Master Plan land use map as High Density Residential and those designated as Medium Density Residential.

Given the location of the freeway vis-à-vis this property, particularly future access to the freeway at South Carson Street, staff finds the single family residential currently in the High Density Residential land use designation will transition over time to more intensive uses.

3. The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed zoning map amendment will not allow for land uses that will negatively impact existing or planned public services or facilities. Any future project will constitute an infill project. The Engineering staff has reviewed the request, and found that there are adequate utilities to accommodate more intensive development, such as multi-family development. Snyder Avenue is a collector road that can accommodate increased traffic volumes. There is a Fire Department and a park just to the north of the site on Appion Way.

Attachments:
Application ZMA-16-154

Carson City Planning Division
108 E. Proctor Street, Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ZMA - 16 - 53

APPLICANT Lake Tahoe Christian Fellowship **PHONE #** 530-545-0447
MAILING ADDRESS, CITY, STATE, ZIP 1331 Dick Lake Rd. South Lake Tahoe CA. 96150

EMAIL ADDRESS tcedwards777@yahoo.com

PROPERTY OWNER Lake Tahoe Christian Fellowship **PHONE #** 530-545-0447
MAILING ADDRESS, CITY, STATE, ZIP 1331 Dick Lake Rd. South Lake Tahoe CA. 96150

EMAIL ADDRESS tcedwards777@yahoo.com

APPLICANT AGENT/REPRESENTATIVE Terry Edwards **PHONE #** 530-545-0447
MAILING ADDRESS, CITY, STATE, ZIP 1331 Dick Lake Rd. South Lake Tahoe CA. 96150

EMAIL ADDRESS tcedwards777@yahoo.com

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

Fee: \$2,450.00 + noticing fee

OCT 17 2016

SUBMITTAL PACKET

Application Form
 Written Project Description
 Site Plan
 Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
 Applicant's Acknowledgment Statement
 6 Completed Application Packets (1 Original + 5 Copies)
 Documentation of Taxes Paid-to-Date (1 copy)
 Project Impact Reports (Engineering-4 copies)
 CD containing application data (all to be submitted once application is deemed complete by staff)

**CARSON CITY
PLANNING DIVISION**

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s) 00919702	Street Address 150 E. Roland ST Carson City, NV	ZIP Code 89701
Project's Master Plan Designation Multi-family	Project's Current Zoning SFIA	Nearest Major Cross Street(s) Synder Avenue

Briefly describe the components of the proposed project: In accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Lake Tahoe Christian Fellowship (APN 00919702) would like to have our property rezoned from SFIA to Multi Family / Apartment for a potential future sale to a developer seeking to build multi-family housing.

PROPERTY OWNER'S AFFIDAVIT

I, Terry Edwards, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Terry Edwards
Signature

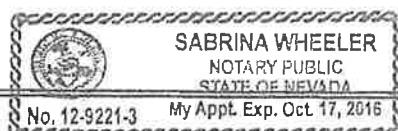
1331 Dick Lake Rd.
South Lake Tahoe, CA 96150
Address

10/14/16
Date

Use additional page(s) if necessary for other names.

On Oct 14, 2016, Terry Edwards, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Sabrina Wheeler
Notary Public



Carson City Planning Division
108 E. Proctor Street· Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # ZMA - 16 - 153

APPLICANT **PHONE #**
Janet Mello (775) 882-6614

MAILING ADDRESS, CITY, STATE, ZIP

4810 Snyder Avenue

EMAIL ADDRESS

janetmello6644@yahoo.com

PROPERTY OWNER **PHONE #**

Janet Mello

MAILING ADDRESS, CITY, STATE, ZIP

4810 Snyder Avenue

EMAIL ADDRESS

janetmello6644@yahoo.com

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

FOR OFFICE USE ONLY:

ZONING MAP AMENDMENT

FEE: \$2,450.00 + noticing fee

RECEIVED

OCT 17 2016

SUBMITTAL PACKET

**CARSON CITY
PLANNING DIVISION**

- Application Form
- Written Project Description
- Site Plan
- Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
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- Project Impact Reports (Engineering-4 copies)
- CD containing application data (all to be submitted once application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Project's Assessor Parcel Number(s)	Street Address	ZIP Code
009-197-03	4810 Snyder Avenue	89701
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
MFA	SF1A	Snyder Avenue/Hwy 395

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Zoning change from SF1A to MFA

PROPERTY OWNER'S AFFIDAVIT

I, Janet Mello, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

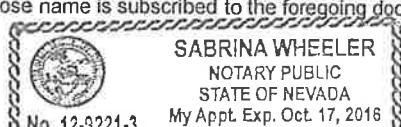
Address

10/14/16
Date

Use additional page(s) if necessary for other names.

On Oct 14, 2016, Janet Mello, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Sabrina Wheeler
Notary Public



2014-25

APPLICATION, LICENSE, AND RECORD OF MARRIAGE

Local File Number

State File Number

LOCAL OFFICIAL	County Lincoln	License Effective On or After FEBRUARY 13, 2014	License Expires (Month, Day, Year) APRIL 11, 2014
GROOM	1. Groom's Name MICHAEL LEROY	First MICHAEL Middle LEROY Last MELLO	
	2. Birthplace (State or Foreign Country) CALIFORNIA	3. Date of Birth (Month, Day, Year) MARCH 03, 1951	4. Age (18 or older, 17 with consent) 62
CONSENT FORM WAIVER	5. Sex MALE 6. Occupation RETIRED	7. Previous Marital Status DIVORCED	
	8a. Father's Name (First, Middle, Legal Surname Prior to 1st Marriage) LEONARD LEE MELLO	8b. Birthplace (State or Foreign Country) CALIFORNIA	
	9a. Mother's Name (First, Middle, Legal Surname Prior to 1st Marriage) JOSEPHINE THERESA MATTOS	9b. Birthplace (State or Foreign Country) CALIFORNIA	
BRIDE	10a. Groom's Address Street and Number 4810 SNYDER AVENUE	City or Town CARSON CITY	State/Country NV Zip 89701 10b. County of Residence CARSON
	11. Groom's Legal Name Taken After Marriage First MICHAEL Middle LEROY Last MELLO		
	12a. Bride's Name First JANET Middle AFTON Last BAKER		
	12b. Maiden Surname (If different)	12c. Previous Name (If different)	
CONSENT FORM WAIVER	13. Birthplace (State or Foreign Country) CALIFORNIA	14. Date of Birth (Month, Day, Year) JUNE 23, 1959	15. Age (18 or older, 17 with consent) 54
	16. Sex FEMALE 17. Occupation ACCOUNTING ASSISTANT	18. Previous Marital Status DIVORCED	
	19a. Father's Name (First, Middle, Legal Surname Prior to 1st Marriage) GARY LINMORE BAKER	19b. Birthplace (State or Foreign Country) CALIFORNIA	
	20a. Mother's Name (First, Middle, Legal Surname Prior to 1st Marriage) CAROLE RUTH PERRY	20b. Birthplace (State or Foreign Country) CALIFORNIA	
AFFIDAVIT OF AGE	21a. Bride's Address Street and Number 4810 SNYDER AVENUE	City or Town CARSON CITY	State/Country NV Zip 89701 21b. County of Residence CARSON
	22. Bride's Legal Name Taken After Marriage First JANET Middle AFTON Last MELLO		
SIGNATURES	23. <input type="checkbox"/> Bride Name and Address Affiant _____	24. <input type="checkbox"/> Groom Name and Address Affiant _____	
	We hereby certify that the information provided is correct to the best of our knowledge and belief and that we are free to marry under the laws of this state.		
	25. Groom's Legal Signature → <i>Michael L. Mello</i>	Date 2/10/2014	26. Bride's Legal Signature → <i>Janet Baker</i>
	Date 2/10/14		
LICENSE TO MARRY	Neither you nor your spouse is the property of the other. The laws of the State of Oregon affirm your right to enter into marriage and at the same time to live within the marriage free from violence and abuse.		
	This license authorizes the marriage in this state of the parties named above by any person duly authorized to perform a marriage ceremony under the laws of the State of Oregon.		
CEREMONY	27. Date License Issued FEBRUARY 10, 2014	28. Signature of Issuing Official → <i>Toni Jolley</i>	29. Title of Issuing Official DEPUTY
	30a. Date of Marriage February 14, 2014	30b. Where Married - (City, Town or Location) Yachats	30c. County Lincoln OREGON
	31a. I certify that the above named persons were married on the date listed above (30a). Signature of Person Performing Ceremony (Officiant) → <i>Mary C. Crook</i>	31b. Title Minister	
	31c. Print Name and Address of Officiant (Person Performing Ceremony) Name: Mary C. Crook Address: PO Box 863/1092 Ocean View Dr. Yachats OR 97498 Phone: 541-547-4547	31d. Name and Address of the Authorizing Religious Congregation or Organization of Officiant Name: Universal Life Church (File #59961) Address: 601 3rd St. Modesto CA 95351 Phone: 209-527-8111	
LOCAL OFFICIAL	32. Witness Name (Print) Daniel Dolan	33. Witness Name (Print) Ruth Mock	35. Date Filed by County Official (Month, Day, Year) February 21, 2014
	34. Signature of County Official → <i>Gail Bradshaw</i>		



Carl R. Radstach
DEPUTY
DANA W. JENKINS, COUNTY CLERK
DATE 3/20/04 BY J. A. D. Radstach
CORRECT COPY OF THE ORIGINAL
CERTIFIED TO BE A TRUE AND

4. That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, schools, emergency services, roadways and other city services.

- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
- B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
- C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
- D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
- E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.

Janet Mollo
Applicant

Janet Mollo
Print Name

10/14/16
Date

Terry D. Edwards

Terry D. Edwards

10/14/16

APPLICATION QUESTIONNAIRE ANSWERS

- 1.) The master plan designation for this area is high density residential.
 - A. This plan will be consistent with the master plan.
- 2.) There are already multifamily apartments adjacent to this property.
 - A. Northwest of property are multi-family apartments. West of property are multifamily apartments. South of property is single family one acre parcels. East of property is single family one acre parcels.
 - B. There are plans in place for a pending development of 23 lots north of this property. The Interstate highway will be completed by summer of 2017. Snyder Avenue will be widened and improved with sidewalks and a bike lane directly in front of this property by 2017.
- 3.) We have met with the city to discuss any and all traffic or utility issues created with a zone change. The city suggested that there will be no negative impacts to traffic or utilities.
- 4.) There is no project in place at this time. We are simply rezoning from SF1A to MFA.
 - A. This will be address when a project to build is in place. This property is not in a flood zone area.
 - B. This was discussed at MPR meeting with city.
 - C. This was discussed at MPR meeting with city.
 - D. Contacted Richard Stokes the Superintendent of Carson City School District on Monday October 17th 2016 they have a study in place for this area to adjust the schools masterplan to accommodate the increase in population as needed. They would like to be contacted again once there is a project plan in place.
 - E. Any and all emergency vehicles will have access to all roads adjacent to property. There should be no problems access any part of this property at anytime due to the fact that there are access roads on all four sides of property.

Master Plan Policy Checklist

Master Plan and Zoning Map Amendments

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to Master Plan Map Amendments and Zoning Map Amendments. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Janet Mello → Terry Edwards

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed Master Plan or Zoning Map Amendment can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed amendment meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed amendment:

- Discourage growth outside areas planned to be served by community water and wastewater facilities as identified in the Water and Wastewater Master Plans (1.1b)?
- Promote infill and redevelopment in an identified priority area (1.2a)?
- At adjacent county boundaries, minimize potential land use conflicts with adjacent properties (1.5a)?

- Adjacent to State or Federal lands, ensure compatibility with planned adjacent uses and access (1.5b)
- Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- Promote a citywide range of mixed-use, residential, commercial and employment uses at a variety of scales and intensities (2.1a)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts)?
- Discourage rezoning of properties that create "friction zones" between adjacent land uses, particularly industrial and residential uses (2.1d)?
- Encourage development outside the primary floodplain and away from geologic hazard areas (3.3d, e)?
- Provide for zoning consistent with the Land Use designation (Land Use table descriptions)?
- Meet the location criteria for the applicable Land Use designation (Land Use descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed amendment:

- Provide opportunities to expand parks and recreation opportunities (4.2a)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed amendment:

- Help maintain and enhance the primary job base (5.1)?



- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Encourage the incorporation of additional housing in and around the Downtown (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed amendment:

- Promote compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center or m area, provide for the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- Encourage an appropriate mix of housing models and densities based upon the location, size and surrounding neighborhood context (9.1a)?
- Discourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map or that are not contiguous with lots zoned for a comparable density (9.4b)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed amendment:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Promote enhanced roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide for appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan and the proposed use and density (12.1a, c)?

