

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 29, 2017

FILE NO: ZCA-17-183

AGENDA ITEM: E-2

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: To make a recommendation to the Board of Supervisors regarding an Ordinance amending Title 18, Zoning, Chapter 18.04 Use Districts, Section 18.04.130 to add Tattoo Parlor to permitted uses in the Retail Commercial Zoning District.

APPLICANT: Jason P. Meindl

RECOMMENDED MOTION: "I move to recommend to the Board of Supervisors approval of ZCA-17-183, an Ordinance amending Title 18, Zoning, Chapter 18.04 Use Districts, Section 18.04.130 to add Tattoo Parlor to permitted uses in the Retail Commercial, General Commercial and Limited Industrial Zoning Districts and providing other matters properly relating thereto."

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments and Zoning Code Amendments); NRS 278.260.

KEY ISSUES:

The proposed ordinance would allow a Tattoo Parlor as a primary permitted use in the Retail Commercial, General Commercial and Limited Industrial zoning districts. Tattoo Parlor is currently a conditional use in the Limited Industrial zoning district.

DISCUSSION:

The applicant is requesting a change of use to allow a Tattoo Parlor, which is currently a conditional use in the Limited Industrial zoning district, to be an allowed use in the Retail Commercial zoning district. Due to the structure of Title 18, if Tattoo Parlor is changed so it is as a permitted use in the Retail Commercial zoning district, it will be considered a permitted use also in the General Commercial and Limited Industrial zoning districts and would be removed as a conditional use in the Limited Industrial zoning district.

Tattoo Parlor is described in Title 18.03 Definitions as an establishment whose principal business activity is placing designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin.

Of note, Body Piercing is a currently allowed use in the Retail Commercial zoning district. This is described in Title 18.03 Definitions as a process of piercing holes in parts of the body so that rings and/or studs can be inserted.

The applicant has stated that body piercing and tattooing are very similar processes. Puncturing of the skin is performed under sterile and regulated conditions, with tattooing adding to the process multiple punctures of the skin, while inserting inks to create permanent coloration of the skin, and therefore both of these uses should be allowed in the same zoning district. As Body Piercing is an allowed use in the Retail Commercial zoning district, the applicant has requested that Tattoo Parlor be added also as an allowed use in the Retail Commercial zoning district.

PUBLIC COMMENTS:

Public notice of this proposed Zoning Code Amendment was published in the newspaper and posted on the City's website pursuant to the provisions of NRS and CCMC. As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

FINDINGS:

The Commission, in forwarding a recommendation to the Board for approval of a Zoning Code Amendment, shall make the findings of fact found in CCMC 18.02.075(5). The following findings are recommended by staff:

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

Master Plan Policy 2.a. discusses a range of land use opportunities. The policy states, in part, "Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential commercial and employment uses at a variety of scales and intensities." Allowing Tattoo Parlors in the Retail Commercial zoning district would allow an additional business opportunity to be located in the Retail Commercial and General Commercial zoning districts, and would also become an allowed outright use in the Limited Industrial zoning district.

Master Plan Policy 5.1c discusses the promotion of diverse job options and entrepreneurial employment opportunities for those interested in full-time or part-time employment or desiring to own their own business. This proposal would create additional locations where tattooing would be allowed. The skill required for application of tattoos is unique and requires artistic ability, practice and training.

- 2. That 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 not compromise land use compatibility, and will not have a detrimental impact to other properties in the vicinity. Body piercing is currently an allowed use in the Retail Commercial zoning district. The addition of Tattoo Parlor as a permitted use in this zoning district would allow a similar use to Body Piercing, but a more intense use, where not only piercing, but multiple punctures of the skin would create placement of inks and coloring under the affected skin. Tattooing has become popular with the general population in recent years. Allowing tattooing in the Retail Commercial zoning district as a result of the approval of this the amendment would provide for land use compatibility with adjacent land uses, and avoid detrimental impacts to properties in the vicinity.

- 3. That 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.**

A tattoo parlor must meet regulations and guidelines which are enforced by public health officers, to ensure the safety of the clientele. The Sheriff's Office has indicated no concerns with the proposed amendment. There is no perceived adverse impact to the public with a tattoo parlor than there is with body piercing, which is already an allowed

use in the Retail Commercial zoning district. Tattooing utilizes placement of inks under the skin and an increased number of punctures to the skin than body piercing, but is otherwise similar to Body Piercing, an allowed use in the Retail Commercial zoning district. The proposed amendment would not negatively impact existing or planned public services or facilities, and would not adversely impact public health, safety and welfare.

Attachment:

- 1) Draft ordinance
- 2) Application

Summary: An ordinance adding Tattoo Parlor as a permitted use in the Retail Commercial zoning district and thereby adding it also as an allowed use in the General Commercial and Limited Industrial zoning districts, and also removing Tattoo Parlor as a conditional use in the Limited Industrial zoning district

BILL NO. _____

ORDINANCE NO. 2017 - _____

AN ORDINANCE AMENDING TITLE 18, ZONING, CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.130 RETAIL COMMERCIAL (RC), TO ADD TATTOO PARLOR AS A PERMITTED USE, AND AMEND SECTION 18.04.145 LIMITED INDUSTRIAL (LI) CONDITIONAL USES TO REMOVE TATTOO PARLOR AND OTHER MATTERS PROPERLY RELATED THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 (Zoning), Chapter 18.04 (Use Districts), Section 18.04.130 (Retail Commercial) and Title 18.04.145 (Limited Industrial) is hereby amended, in part, as follows (**bold, underlined** text is added, ~~{stricken}~~ text is deleted):

18.04.130 Retail Commercial (RC). The purpose of the RC District is to preserve a commercial district limited primarily to offices and retail sale of new merchandise and excluding all uses in the General Commercial and Industrial Districts, except for some service uses which are compatible with the zone. All uses within the RC District shall be conducted within a building, and aside from display windows, be screened from view. Outdoor display and storage of autos, recreational vehicles, or mobilehomes in conjunction with an existing business with sales of autos, recreation vehicles and mobilehomes is allowed in accordance with Division 2 of the Development Standards and provided the vehicles or mobilehomes do not encroach into City or State Right-of-Way without an approved encroachment permit and are screened from adjacent parcels. Temporary outdoor display and sale of merchandise for a period not to exceed 30 days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities).

1. The Primary Permitted Uses in the RC District are this list, those uses allowed in 18.04.120 Neighborhood Business, except those uses appearing in Section 18.04.130.3 Retail Commercial as Conditional uses which require a Special Use Permit, plus other uses of a similar nature:

- Accounting and Bookkeeping
- Alcoholic Beverage Sales (accessory to a restaurant)
- Amusement Devices, Sales and Service
- Apparel Shop
- Appliances
- Art Studio

Artist, Commercial
 Astrology Parlor/Fortune Telling/Clairvoyance and Palmistry
 Automobile Parts, Tires and Accessories
 Automobile Rental
 Automobile Retail New or Used
 Automobile Service (automobile gas, maintenance and repair service, no body repair)
 Bible and Church Supplies
 Blood Bank
 Blueprint and Photocopy Services
 Boarding and Rooming House
 Body Piercing
 Bowling Alley
 Brew Pub
 Cafeteria
 Candy and Confectionary, Retail
 Carpet and Floor Coverings
 Caterer
 Ceramics, Ceramic Products with Kiln
 Chemist, Analytical and Consulting
 Christmas Tree Sales
 Clock, Retail and Repair
 Club, Supper and Amusement
 Collectible Store
 Computer Sales and Repair
 Copy Center
 Costumes, Party and Wedding Supplies and Rental
 Credit Bureau
 Delivery Service
 Department Store
 Detective or Private Investigation Agency
 Draperies, Blinds and Window Coverings
 Drugstore and Pharmacy
 Dry Goods Store
 Electrical Appliances, Retail
 Embroidery Shop
 Employment Agency
 Engraver (trophies, jewelry, home plates) (no chemical or sandblasting processes permitted)
 Factory Outlet Store
 Fraternal Association
 Furniture and Home Furnishings, Office and Home, including Retail
 Furs and Leather Goods
 Garden Supplies
 Grocery Store
 Gun Store
 Gunsmith
 Herbs, Retail
 Hotel
 Juice Bar
 Lapidary Service
 Magazine Sales
 Mail Order House
 Mail Services, Parcel Post, Post Boxes

Market (Mini-Market, Food-Market, Super-Market)
 Mobilehome Sales, (Office)
 Motel
 Motorcycle Sales, Service and Accessories
 Office Supplies
 Optician
 Photographic Finishing, Supplies and Picture Framing
 Pumpkin Sales
 Radio, Stereo Store
 Radio Studio (no antennas)
 Recreational Vehicle and Trailer Sales (including Rental)
 Rubber and Metal Stamp, Retail (shop accessory)
 Satellite Equipment Sales
 Security Service
 Stained Glass
 Stamp Shop
Tattoo Parlor
 Taxi Cab Stand
 Telephone Sales Office
 Television Repair Store
 Theater
 Wedding Chapel

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the RC District are:

Home Occupation
 Outside Storage, limited by and to subject to Development Standards Division 1 and 1.12 Outside Storage
 Storage containers (temporary) subject to Division 1 and 1.10 Personal Storage of the Development Standards
 Temporary Outdoor Display and Sales subject to Title 18 (Outdoor Sales and Activities)

3. The Conditional Uses in the RC District which require approval of a Special Use Permit are:

Amusement Arcade
 Bar
 Bed and Breakfast Inn (only within the Historic District, and limited to Single Family 6000, Residential Office and Retail Commercial zoning districts, subject to the provisions of Title 18 Development Standards Division 1.7 Bed and Breakfast Inns)
 Building Materials (indoor only)
 Bus Passenger Depot
 Child Care Facility
 Community/Regional Commercial or Office Center
 Congregate Care Housing/Senior Citizen Home
 Facial Cosmetic Shading, Permanent
 Farmers Market
 Funeral Home, Mortuary
 Gaming (unlimited)
 Golf Course and Driving Range
 Hospital

- Hotel Residence
- Janitorial and Building Cleaning Service
- Kennel
- Miniature Golf Course
- Mobilehome Park
- Municipal Well Facility
- Newspaper Print Office
- Permanent Outdoor Sales subject to Title 18.02.115.8 (Outdoor Sales and Activities)
- Personal Storage/Retail/Office Complex subject to Division 1 and 1.10 Personal Storage of the Development Standards
- Printer and/or Publisher
- Recreational Vehicle Park
- Schools, K-12, College, University or Vocational
- Single Family, Two-Family and Multi-Family Dwelling
- Skating Arena
- Storage containers (permanent) subject to Division 1 and 1.10 Personal Storage of the Development Standards
- Street Vendors are limited to the DT-MU and RC zoning districts, subject to Division 1 and 1.11 Street Vendors of the Development Standards
- Tennis or Swimming Facility
- Trailer or Truck Rental
- Utility Substation
- Veterinary Clinic
- Youth Recreation Facility

18.04.145 - Limited industrial (LI). The LI District is established to preserve and industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Temporary unscreened outdoor display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the Director subject to Title 18.02.115.8 (Outdoor Sales and Activities). Unless a use is specifically listed in this section, uses listed in the General Industrial district are prohibited in the Limited Industrial district.

1. The Primary Permitted Uses in the LI District are this list plus other uses of a similar nature. All uses permitted in Section 18.04.135 General Commercial which are not listed as LI conditional uses and except for residential uses. Residential uses are not permitted or conditionally permitted in the LI zone. A watchman's quarters is permitted pursuant to the requirements of this title in conjunction with a primary permitted use.

- Assembly, fabricating and manufacturing of products and materials in accordance with the purpose of this section;
- Bottling plant/brewery facility;
- Grinding and sharpening of tools.

2. The Accessory Permitted Uses, incidental to Primary Permitted Uses, in the LI District are:

- Machine shop (limited to in house products or internal use);
- Outside storage (subject to Division 1 and 1.12 Outside Storage of the Development Standards);

Storage containers subject to the Director's approval and Division 1 and 1.10 Personal Storage of the Development Standards;
Temporary Outdoor Sales and Activities subject to Title 18.02.115.8 (Outdoor Sales and Activities).

3. The Conditional Uses in the LI District which require approval of a Special Use Permit are:

Auto body repair, painting, towing (vehicles must be stored within enclosed sight obscured area);
Child care facility;
Flea market (indoor only);
Golf course and/or driving range;
Government facilities;
Loading space(s) within two hundred fifty (250) feet of a residential zoning district or use;
Metallurgical lab;
Municipal well facility;
Outside storage (as a primary permitted use) subject to Division 1 and 1.12 Outside Storage of the Development Standards;
Permanent outdoor sales subject to Title 18.02.115.8 (Outdoor Sales and Activities);
Storage business (outside storage within enclosed sight obscured area);
~~Tattoo parlor (body piercing, accessory);~~
Utility substation;
Welding supplies and gases (retail and wholesale sales).

4. The following uses are prohibited within the LI District:

Residential uses (except watchman's quarters as described in 18.04.145.1).
Schools (except vocational), K—12, college or university.

SECTION II:

That no other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2017.

PROPOSED by _____.

PASSED _____, 2017.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of _____, 2017.

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

For Office Use Only:

ZONING CODE AMENDMENT

FILE # ZCA - 17 - 183

FEE: \$3,250.00 + noticing fee ?

APPLICANT

Jason R Meindl

MAILING ADDRESS, CITY STATE, ZIP

234 Walker st Gardnerville NV 89410

PHONE #

FAX #

530 721 7665 or 775 515 4444

EMAIL ADDRESS

jay1600@gmail.com

- Application Form, Written Project Description and Supporting Documentation
- 6 Completed Application Packets (1 Original + 5 Copies)

Application Reviewed and Received By:

RECEIVED

OCT 17 2017

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 will support the request. Additional information may be required.

Requested Amendment to Development Standards:

or Title 18 .04.136 RC

Allow tattooing to be a primary permitted use in the retail commercial zoning district.

Required Findings: Title 18 of the Carson City Municipal Code (CCMC) requires that the applicant must present evidence justifying the revision to the Code, that the proposed addition/deletion will be consistent with the objectives of the Master Plan and will not be detrimental to the surrounding properties. A statement relative to findings from Page 2 **MUST** be included herewith, or on an attached sheet.

Please remember that the requested code revision will affect all of Carson City and not only your parcel of land. Present your statement with that in mind. 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.

ACKNOWLEDGMENT OF APPLICANT:

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


Applicant's signature

10/5/17
Date

My name is Jason Meindl and I own an art gallery called Jason's Bizarre located at 2049 #2 California st. Carson City, NV 89701. The reason I am writing today is because I am a tattoo artist and would like to craft tattoos at this location, however there is a problem. Although I have 10 years of experience, am certified in blood borne pathogens, and have a location perfectly suited for tattoos, the property is classified as retail/commercial while tattoo shops are classified as industrial.

While I understand why tattoos were coded as Industrial, I also understand that they were classified with this code in the 1970s, long before the industry had time to evolve to where it is today. As well as sterilization techniques, inks and other supplies, the tattoo industry has improved drastically. In more recent years body piercing has also gained a very large following. However, because body piercing gained popularity in the mid to late nineties, even though the sterilization requirements are almost identical to tattoos, it has always been classified as retail/commercial. To me this demonstrates the out datedness of the zoning code. According to Dustin Boothe of the Carson City Health Department the only feature that is required by law for a tattoo shop to possess (outside the standard industry requirements) is a fully functioning bathroom. My location has two bathrooms and a separate room that can be locked for privacy reasons. (for use when doing a more "intimate" tattoo) Aside from the logistic aspect, I would also like to point out that I spoke with all of my retail neighbors about the idea of introducing tattoos to my gallery and found that everyone was very eager and excited and there was not one person who felt otherwise.

Not only would re-classifying Tattoo Parlors be incredibly beneficial to my family and I, it would also benefit the City of Carson by turning an empty store front into a thriving business that contributes to the local economy. Also, when an individual seeking a tattoo has more artistic options to choose from it greatly reduces the chances of them enlisting the services of an unlicensed, unregulated artist, (known as a "scratcher) and by doing so can help prevent the risk of contracting and or spreading a blood borne pathogen to others.

That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.

I have found that my proposed amendment is in complete compliance with the goals and policies of the Master Agreement. As far as the plaza where my business is located (2049 #2 California st. Carson City, NV 89701) it contains already a hair dresser and a dog groomer, so there is no conflict with my immediate neighbors. In fact, all of my neighbors are in complete support of the intended change.

That 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.

Not only would a Tattoo Shop be compatible with my neighbors, but it would be beneficial. Customers who patronize any of our three businesses will most likely find the other two beneficial as well. Also there would be no conflict or detrimental impact what so ever with any land uses of the area.

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

By opening a regulated Tattoo Shop there would be 0 negative impacts to public health and safety. In fact, by opening a regulated Tattoo Shop it greatly reduces the chances of a prospective client enlisting the services of a "scratcher", an unregulated artist that could possibly be using old needles and other dirty equipment.

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: Change zoning ordinance to allow tattoos.

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 (7.1 a, 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)?