

Future Land Use Map: Revisions from Working Committee 2.2

We revised the proposed land use map following the 2.2 Working Committee Meeting. Below are descriptions of the revisions:

Revision Area #1

The outlined area was formerly proposed to accommodate duplexes. To preserve the character of the interior village west of Main Street, we are proposing that this area accommodate only detached single-family homes.

Revision Area #2

The outlined area was proposed to accommodate a neighborhood commercial area. The proposal did not receive a high degree of support. It is now proposed that these parcels accommodate only park, recreational, or institutional uses.

Revision Area #3

The outlined area was proposed to accommodate a neighborhood commercial area central to the Village. Residents expressed preference for maintaining the residential character of the interior Village. Reverted to detached single-family.

Revision Area #4

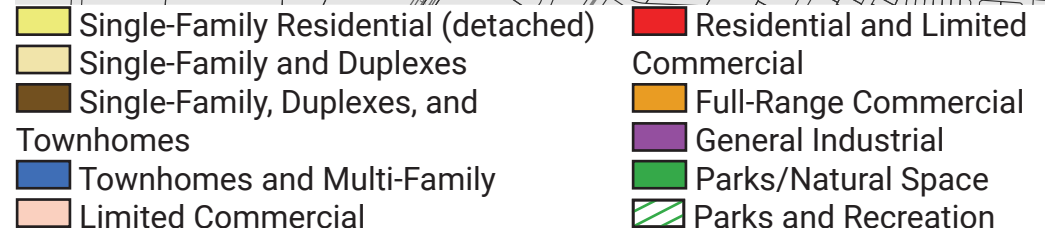
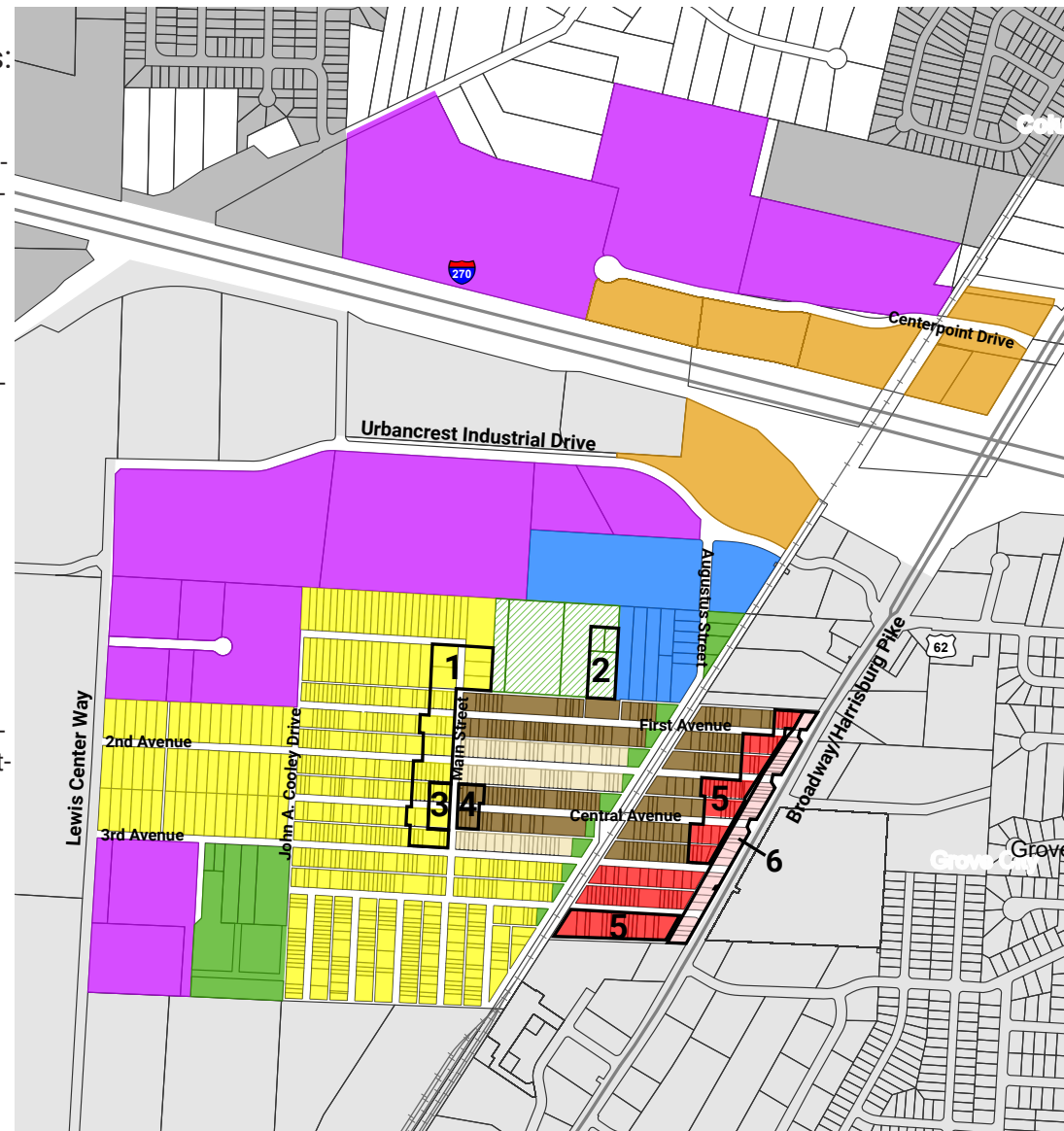
The outlined area was proposed to accommodate a neighborhood commercial area central to the Village. Residents expressed preference for maintaining the residential character of the interior Village. Because this area is located on a main thoroughfare, it is proposed to accommodate a single-family, duplexes, and townhomes.

Revision Area #5

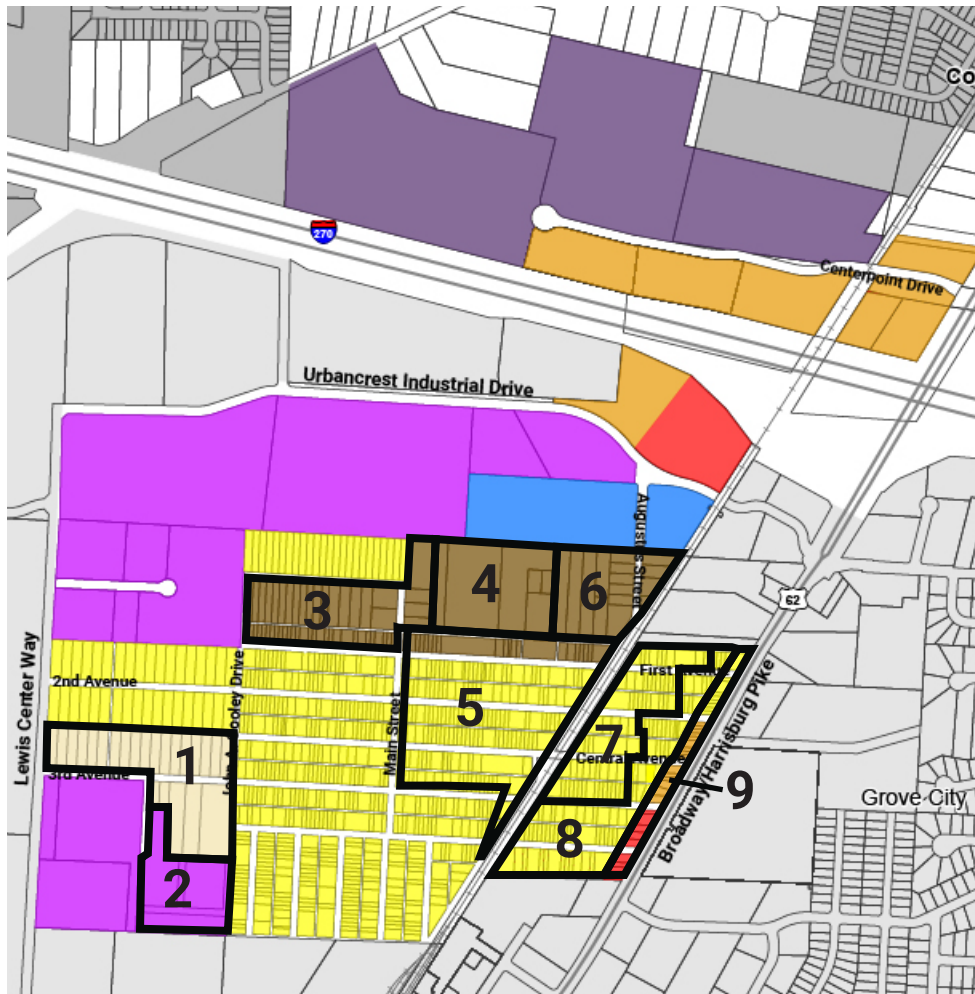
The outlined areas were proposed to be neighborhood commercial areas, which has been removed from the plan. It is now proposed that these areas accommodate residential or commercial uses. In addition, all of the area colored in red is single-use **only**. Mixed-use is no longer included in the land use plan.

Revision Area #6

The outlined area was proposed to accommodate commercial with a mix of residential uses in the same structure. It is now proposed that the area is single-use commercial.



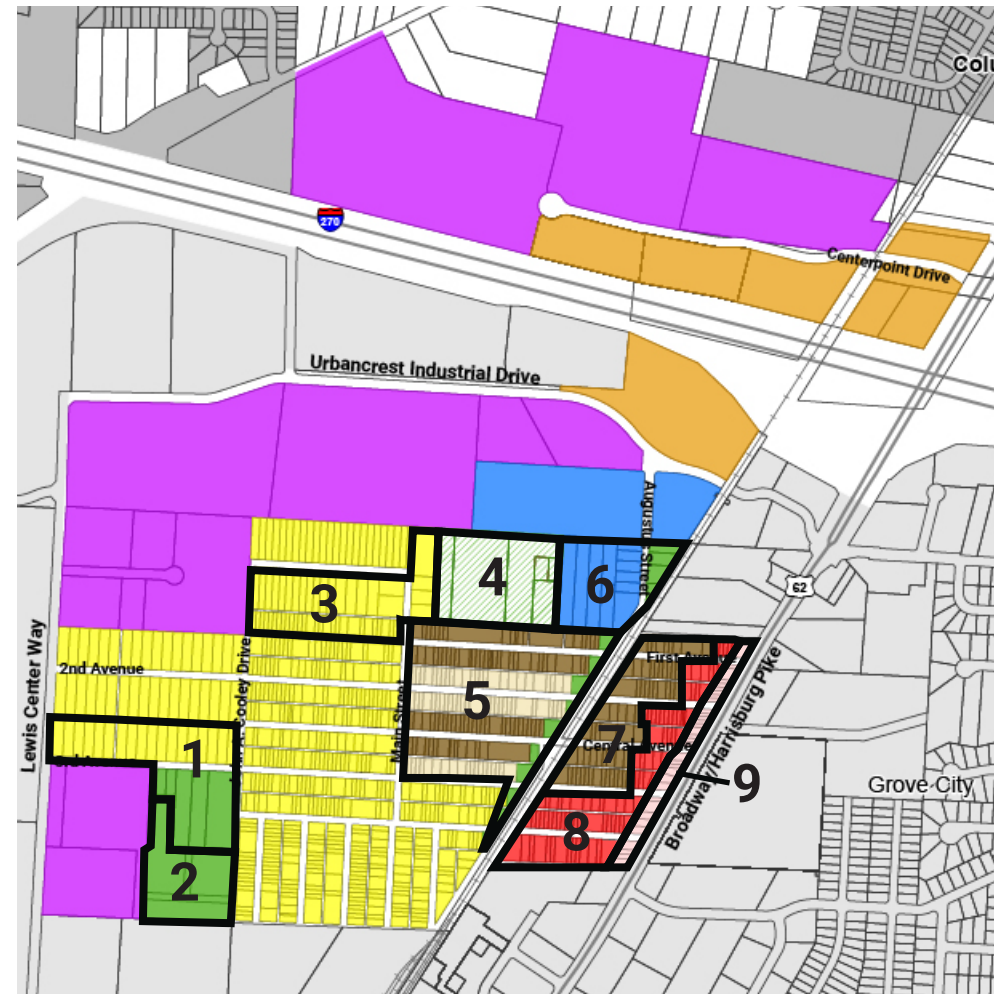
Current Zoning



- Single-Family Residential District
- Two-Family Residential District
- Medium Density Multifamily Residential District
- High Density Multifamily District

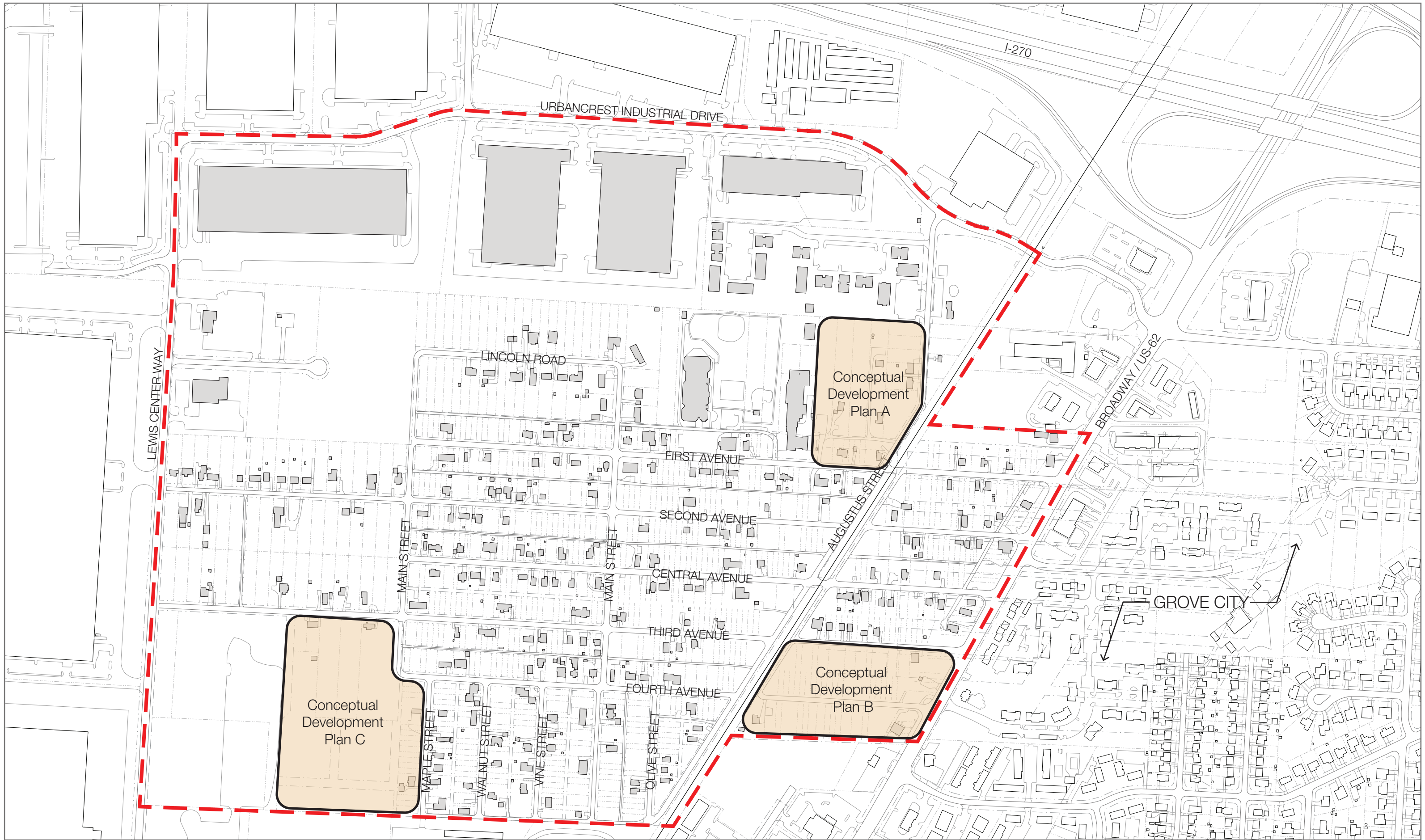
- Office and Commercial District
- General Commercial District
- Light Industrial District
- Heavy Industrial District

Future Land Use



- Single-Family Residential (detached)
- Single-Family and Duplexes
- Single-Family, Duplexes, and Townhomes
- Townhomes and Multi-Family
- Limited Commercial

- Residential and Limited Commercial
- Full-Range Commercial
- General Industrial
- Parks/Natural Space
- Parks and Recreation



URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan A1



URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan A2

neighborhood
DESIGNcenter



URBANCREST INFILL DEVELOPMENT

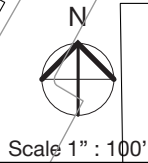
Conceptual Development Plan A3



URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan B1

neighborhood
DESIGNcenter



URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan B

neighborhood
DESIGNcenter



URBANCREST INFILL DEVELOPMENT

Conceptual Development Plan C

neighborhood
DESIGNcenter

LEWIS CENTER WAY

THIRD AVE

MULTI-PURPOSE FIELD

Open Shelter

Parking Lot

CHURCH

PARK
≈/- 10.2 Ac.

Perimeter Path

MAPLE STREET



Scale 1" : 100'







A



B



C



D



A



B



C



D



A



B



C



D



A - Brick Pier and evergreen hedge



B - Brick Wall with special plantings



C - Stone wall with decorative fence



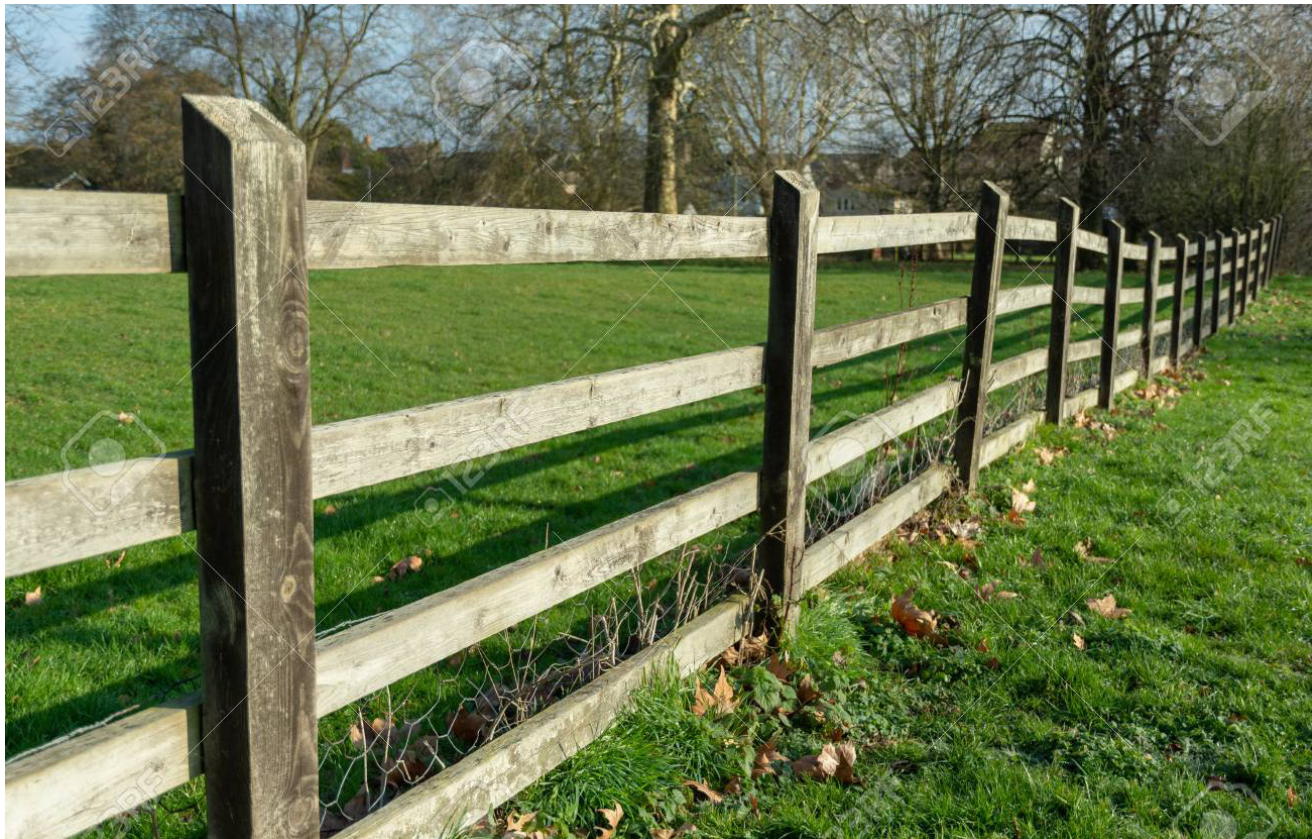
D - Stone wall with extensive landscaping



A - Metal post and rail



B - Steel Pipe with wood posts



C - Traditional four rail wood



D - two rail low



A - Residential scale street lighting



B - Residential street scale lighting



C - Commercial scale lighting along Broadway



D - Commercial scale lighting along Broadway