

DR 69-7 - Neighborhood Land Use
Design for area north of County Zoo.

ACTION

DATE

COMMITTEE

M.A.P.C.

B.C.C./B. CO. C.

4-28-69

*presented in pro
action taken*

PLANNING COMMISSION'S ORIGINAL DEFERRAL ACTION

NOT A NEIGHBORHOOD LAND USE DESIGN

MAP POINTS OUT EXISTING ZONING, LAND USE CONDITIONS
AND PLANNED PROPOSALS NOW ON THE BOOKS.

POINT OUT FEATURES OF THE MAP

EXISTING CITY LIMITS.

EXISTING ZONING.

RESIDENTIAL - ALL AREAS NOT COLORED.

COMMERCIAL - TYPICAL 24 ACRES ON CORNERS.

INDUSTRIAL - * LARGE AMOUNT - 2 MORE QUARTERS

* ESTABLISHED PRIOR TO AVAILABILITY
OF CONDITIONAL USE PERMITS TO
PERFORM SAND EXCAVATIONS IN LESSER
CLASSIFICATIONS.

* NOTE ACCUMULATIVE USES IN COUNTY'S
LIGHT INDUSTRIAL CLASSIFICATION.

* FLOOD PLAIN

PLANNED PROPOSALS

* ARTERIALS - 25TH ST. OVERPASS - DISTANT FUTURE

* SOUTHWEST SEWER - 1970

* MAJOR PROJECTS OF INTEREST:

26TH PARK

N.W. HIGH SCHOOL HIGH.

CLUSTER SUBDIVISION.

* MAJOR LAND USE PROPOSALS

RESIDENTIAL

NO COMMERCIAL

NO INDUSTRIAL

ON THE BASIS OF OUR PRELIMINARY ANALYSIS

ITS A LITTLE EARLY TO SAY EXACTLY
WHAT SPECIFIC USES WILL OCCUR
IMMEDIATELY ADJACENT TO THE
PARK & ZOO AREA ON THE NORTH.

ALL THAT MAY BE SAID FROM THE
REVIEW OF PLANNING LITERATURE, PERSONAL
OBSERVATIONS OF LOCAL TRENDS &
CURRENT PROPOSALS OF ADOPTED
PLANS IS THAT:

1. Generally speaking, large public park & open space areas provide excellent settings for adjacent medium to high density residential development of a garden, townhouse, or high rise character. Office complexes, institutional uses, and large scale light industrial parks, when properly designed, are also definite possibilities.
2. Large public park and open space areas greatly enhance the market value of adjoining land, particularly for residential, office and service commercial purposes.
3. On the basis of the character of land and flood plain to the north, we would hope to see future development of a nature similar to that now proposed directly to the south of the site - quality lake side apartment complexes and

or cluster subdivisions.

4. On the basis of proposals of the adopted land use plan and existing and proposed utility extensions, we expect the majority of future urban residential development to occur to the west and north of the park-zoo area. We, therefore, recognize that additional service commercial facilities will most likely be needed in the vicinity of the 21st Street and Ridge Road intersection or further west along 21st Street.

5. On the basis of the present and proposed limits of urban utilities and the existence of the physical barriers consisting of the Big Ditch and railroad right of way, urban uses of any type which may eventually require urban services should not be encouraged northeast of the railroad right of way and the land should be preserved for open agricultural or similar non intensive uses. Efforts should be made to upgrade the urban type uses now existing in the area.