



Policy Area 16

Existing Character

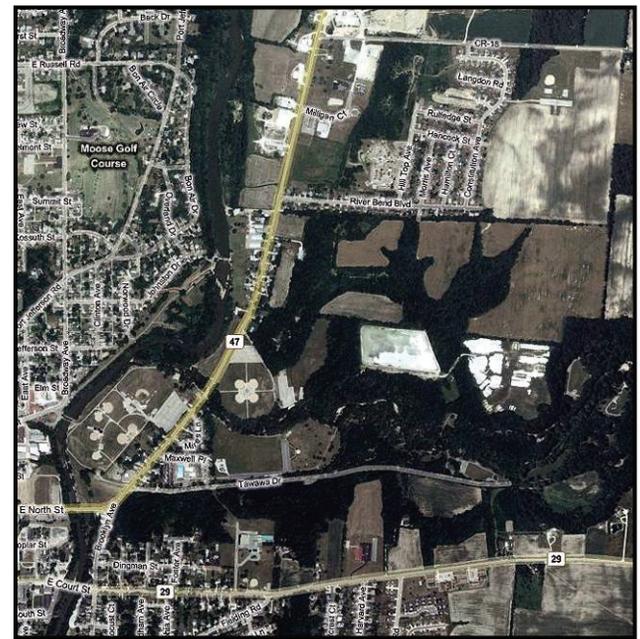
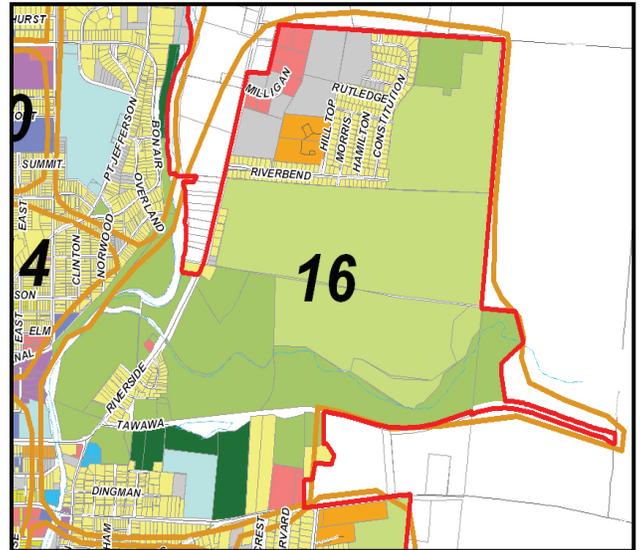
Policy Area 16 is a largely undeveloped area comprised of agricultural fields and woodland in the easternmost area of the City located east of the Great Miami River and along Riverside Drive (State Route 47). Three pockets of single family detached residential dwellings also exist in this area. The Dingman Street area is primarily a 1950's subdivision located in the lower portion of this Policy Area off of State Route 29 (2-8 dwelling units per acre) and is located adjacent to the City water treatment plant. The Mires Lane/Maxwell Place area was constructed in two phases, 1900's and in the 1950's (5 dwelling units per acre). This area is directly adjacent to the community pool located south on Tawawa Drive. The third residential area is the Riverbend Boulevard area developed in the 1970's and 1980's located in the northern part of this Policy Area (6 dwelling units per acre). The Metropolitan Housing Authority operates an apartment complex adjacent to the Riverbend development. Sporadic residential development exists along Riverside Drive (State Route 47) with dwellings constructed as early as 1900.

This area includes 6 parks including: Orbison Park, Flanagan Field, Tawawa Park, Custenborder Fields, Johnston Park and Riverbend Park. Activities in these parks include active and passive recreation pursuits including walking, running and bicycle trails, athletic fields, community swimming pools, picnic areas and fishing ponds. The parks are well maintained and generally considered safe. The parks are well utilized by residents of the City and surrounding areas in the region.

Small scale commercial and industrial development is scattered throughout this area along Riverside Drive and Milligan Court. Uses include the Shelby County Clerk of Courts, Title Offices and Bureau of Motor Vehicles, automotive, and truck repair facilities. The Shelby County Recycling and Waste Center is located just north of this Policy Area, just outside of the City's jurisdictional boundary.

Public sewer and water is readily available in this area, providing the necessary utilities for development and redevelopment efforts.

Zoning in this area is primarily R-1 Single Family Residence permitting dwellings at a density of 6-7 dwelling units per acre (6,600 square foot lots). Other zoning includes the R-2 Single and Two Family Residence District, the R-3 Multi-Family Residence district, the B-1 Local Business and B-2 Community Business districts and the I-2 General Industrial district. All park, recreation and agricultural areas are currently zoned as R-1 Single Family Residence permitting for the potential development of these properties for residential uses.





Preferred Future Characteristics, Actions and Needs

- The promotion, maintenance and support of public parks and recreational uses are recommended for this area. Programming needs and additional parkland in this area should follow the recommendations of the Sidney Parks and Recreation Master Plan.
- Establish a multi-use (bike, walking) path along Brooklyn Avenue from Tawawa Park, south to Graceland Cemetery.
- Any common open space should be situated in a manner to connect with other open spaces in the parks system or in other subdivision developments.
- Non-residential uses should be limited to the Milligan Court/State Route 47 corridor area.

Preferred Land Uses

The following land uses are preferred in this area in order to ensure the proper reuse or development of available land:

- Parks and recreation uses
- Single family detached residential dwellings
- Commercial uses restricted to the Milligan Court/State Route 47 corridor area
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Any common open space should be situated in a manner to connect with other open spaces in the parks system or in other conservation/cluster subdivision developments.
- To promote green spaces and reduce surface water runoff, the maximum coverage for lots with non-residential uses should strive for a maximum coverage of 85% of the total lot considering existing site conditions. Lot coverage includes building footprints and all paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

Residential developments that contain common open space are encouraged to connect those open spaces to the existing park system in the southern part of this Policy Area.