



Policy Area 18

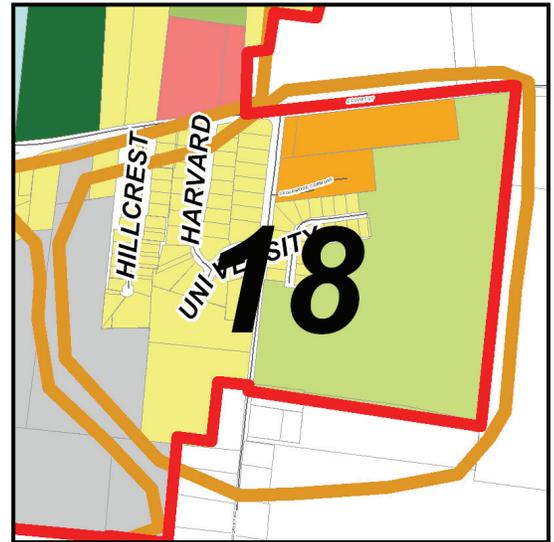
Existing Character

Located in the southeastern portion of the City south of State Route 29, this Policy Area is comprised of older single family detached dwelling units at an overall density of 4 dwelling units per acre. Comprised of the streets of Hillcrest Court, Harvard Avenue, University Drive, Dartmouth Street and Doorley Road, the residential dwellings are primarily two story homes. Low income apartment buildings built in the early 1980's exists at the easternmost portion of this Policy Area in the City on the southern side of State Route 29 and on the eastern side of Doorley Road. The residential development in this area is surrounded by undeveloped land; woodland to the west and south and agricultural farmland to the east and south. Undeveloped Township land (agricultural and woodland) is north of this Policy Area. A majority of the dwellings were constructed between the late 1950's through the early 2000's and are part of the East Cliff and College Hills subdivisions. Housing prices are low to moderate. The residential developments are relatively well maintained. However, some individual properties are experiencing maintenance issues, primarily based on their age.

Significant stands of open space exist in this area totaling approximately 48 acres of agricultural land and 12 acres of woodland. There are no significant environmental issues to hinder development in this area.

Public sewer and water is readily available in this area, providing the necessary utilities for development and redevelopment efforts. Doorley Road serves as a north/south connector between State Route 29 and Gearhart Road. State Route 29 provides excellent east/west access to and from this area.

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) and R-3 Multi-Family Residence district permitting for the potential development of these properties for residential uses at an approximate density of 20 dwelling units per acre.



Preferred Future Characteristics, Actions and Needs

- Continue to enforce property maintenance and zoning codes to prevent blighting and deteriorating conditions, in particular in the older areas of this Policy Area (Hillcrest) and in the areas of multi-family residential development.
- There are significant areas both in and out of the City adjacent to this Policy Area for residential development. New subdivisions should be developed in such a manner that protect the woodland in the west and preserve open spaces to the east.
- Investigate minimum footcandle standards for street lighting to provide for better lit neighborhoods.
- Keep this area residential in nature; discourage commercial and industrial development.



Preferred Land Uses

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

- Single family detached residential dwellings
- Multi-family attached residential dwellings adjacent to existing complexes. This use may provide a transition from State Route 29 to lower density single family detached residential uses to the south.
- 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 subdivision developments.
- Residential subdivisions not in a cluster or conservation subdivision form should not exceed 4 dwelling units per acre to keep in character with existing residential subdivision development.
- 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

This area of the City may be amenable to cluster or conservation type development to promote common open space.