



**Policy Area 5**

**Existing Character**

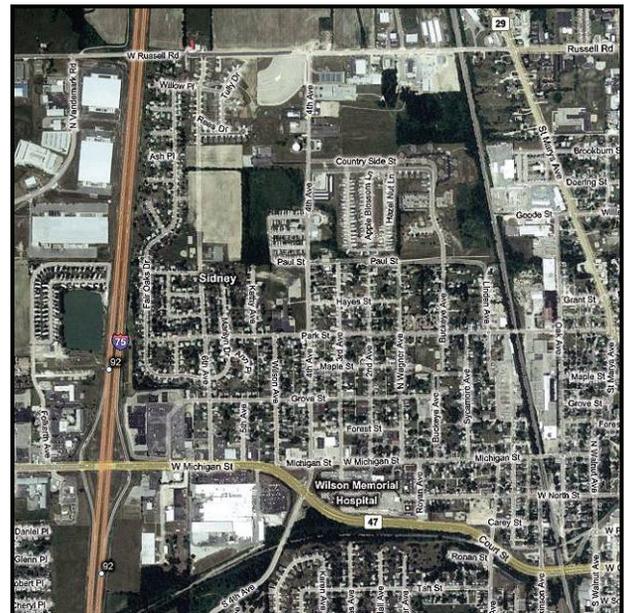
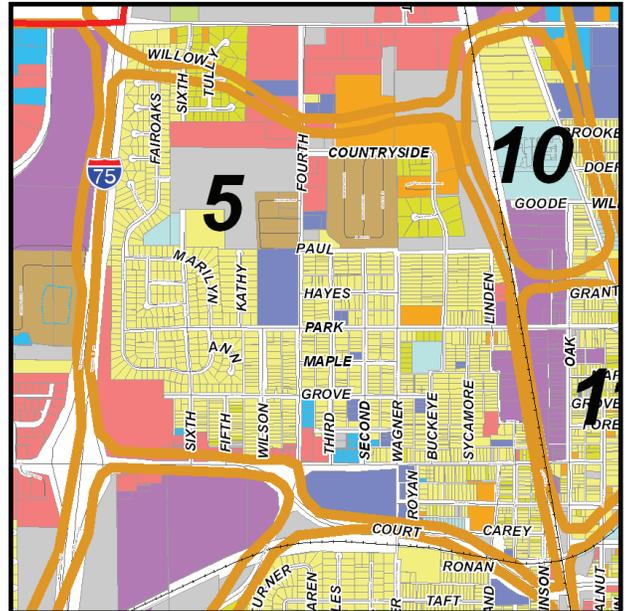
Located east of I-75 and west of the CSX rail line, this Policy Area is a mix of single family detached residential dwellings, multi-family dwelling units, manufactured housing/trailers, commercial, small light industrial and office uses. Small areas of undeveloped land exist along 4<sup>th</sup> Avenue and along the rail line. Neighborhoods are a mix of older street and alley's and newer subdivisions with curvilinear streets. Residential uses in the southern part of this area abut commercial uses along Michigan Street. Dwellings in this area are generally lower priced than in other areas of the City. Densities generally range between 5-9 dwelling units per acre. Maintenance and upkeep issues exist in some areas, in particular around the Park Street area.

This area is easily accessible from I-75 and provides a full complement of utility uses including public sewer and water. The Wilson Memorial Hospital is located in the southern portion of this area and serves the regions emergency, birthing, surgical, rehabilitation and cardiac needs. Longfellow Elementary is located in the center of this Policy Area on Park Street. Three parks serve the neighborhoods in this area: Green Tree, Humphrey and McMillen Parks.

Existing zoning for this area is primarily residential in nature comprised of R-1 Single Family Residence and R-3 Multi-Family Residence. Residential zoning is primarily in the core of this Policy Area. B-2 Community Business zoning exists along Michigan/Court Streets in the south and along Fourth Street in the north. I-2 General Industrial exists along Linden and the CSX rail line on the eastern side of this area.

**Preferred Future Characteristics, Actions and Needs**

- Development and redevelopment efforts in this area should focus on the maintenance and upkeep of the existing uses. Encourage existing commercial developments to invest in their properties to visually enhance and modernize their look. Consider approaching non-profit organizations (i.e. Habitat for Humanity, United Way) to assist in resolving maintenance issues in the residential neighborhoods.
- Should the trailer park become available, infill development should occur that transitions the higher intensity uses to the north (commercial and multi-family dwellings) to the lower intensity single family dwellings to the south.
- All new development and redevelopment efforts should continue to promote external and internal pedestrian connectivity through the most appropriate system including the installation of sidewalks, walking trails, multi-use paths and bicycle trails. This includes the continued maintenance of the existing sidewalk system.
- Work with the Wilson Memorial Hospital to discuss future expansion needs and attempt to accommodate such needs in this area as necessary to ensure the viability of this institution.
- As development and redevelopment efforts continue in this area, the City should connect Sixth Street in order to provide the appropriate access to the undeveloped areas in this Policy 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:

- Single family detached residential
- Duplex residential
- Multi-family residential
- Commercial along Michigan Street
- Public parks and open spaces
- Public and semi-public uses

### **Recommended Density and Open Space Requirement**

- Detached single family residential dwellings are preferred at a moderate density of 5 dwelling units per acre.
- Attached multi-family residential dwellings are preferred at a moderately high density of 7-8 dwelling units per acre.
- 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**

As a priority, residential development comprised of site built dwellings should be considered for the trailer park site as it becomes available (trailer type dwellings should be discouraged). This development should provide a transition from the higher intensity commercial uses north and the lower intensity single family neighborhoods to the south. Duplex or multi-family uses should be considered. Infill development (residential), where it occurs, should focus on dwellings that are similar in size and character to the neighborhood. The continued maintenance and upkeep of residential and commercial areas is essential to the quality of life for residents and businesses in this Policy Area.