



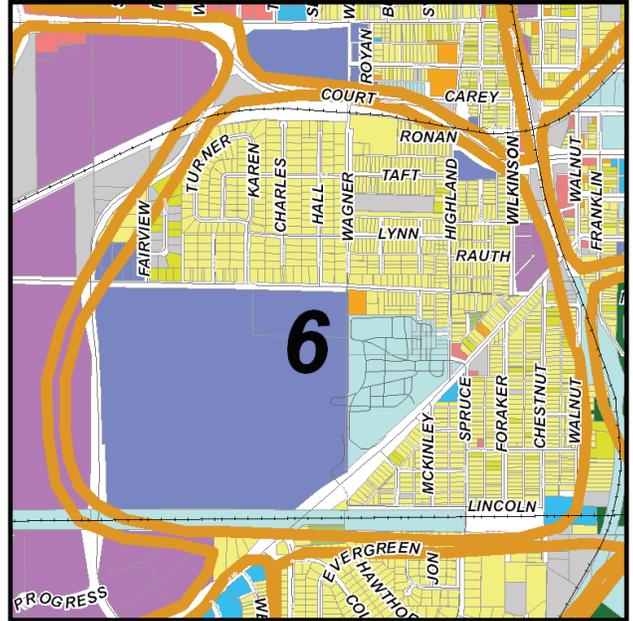
Policy Area 6

Existing Character

Located between three active rail lines to the north, east and south, this Policy Area is home to the Shelby County Fairgrounds, Emerson Elementary School, the Sidney Middle School (grades 6-8) and the Sidney High School (grades 9-12) as well as many older residential dwellings both north and south of Fair Road. Established in a grid street and alley system, a majority of the residential dwellings in this area are 40-70 years old and are located on smaller lots, typically 6,000 – 7,000 square feet in size (6-7 dwelling units per acre). Because of the age of the dwellings, dilapidation, deterioration and maintenance issues exist throughout the area. Housing styles differ from ranch to two story dwellings. Several smaller businesses exist in the area including banks, carry outs, doctors and personal services. A small abandoned industrial area exists on the northeastern edge of this area at Fair Road and Wilkinson. The Elementary, Middle School and High School bring approximately 2500 students into and out of this area during the school week via pedestrian, bus and car access. This area is also home to the former Wagner Manufacturing Company which now sits vacant. Wagner was incorporated in 1891 and produced cast iron and aluminum products. Pedestrian access is well established with a sidewalk system. Public water and sanitary sewer are readily available.

There has been some recent discussion about the Fairgrounds moving to another location in the City, west of its current location in this Policy Area. If this move eventually occurs, significant land, adjacent to the Middle and High School, will be available for redevelopment.

Current zoning consists primarily of R-1 Single Family Residence and S-1 Suburban Residence (County Fairground and schools). Small pockets of R-2 Single and Two Family Residence exists in the north western portion of the area. Two pockets of R-3 Multi-Family Residence exists near the fair ground and between Highland and Wilkinson in the northern portion of the area. B-1 Local Business zoning exists at the intersection of Spruce and Fair Road and I-2 General Industrial exists along the eastern side of the Policy Area between Wilkinson and the railroad.



Preferred Future Characteristics, Actions and Needs

- Continued maintenance and upkeep in the residential neighborhoods to prevent deterioration is of paramount importance in this area. Programs offering home incentives for maintenance and improvement should be investigated and offered to assist residents.
- Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
- All new development and redevelopment efforts should continue to promote external and internal connectivity through the most appropriate system of pedestrian connectivity with the installation of sidewalks or walking/bike paths.



- Open spaces should be connected to the fullest extent possible, in and between developments, to create links between open space and naturally preserved areas.
- The removal of the former Wagner building and clean up of the existing complex should be a priority for this area. Potential reuse includes higher density housing such as condominiums or apartments.
- If the County Fairgrounds relocates, recommended potential reuse includes use by the school system or for a logical expansion of the residential uses north of this area. Other appropriate uses may include public or institutional uses that are compatible with the school campus and residential uses that surround the property. It is not recommended that the industrial uses west of this location extend into this area due to potential land use conflicts.

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 dwellings
- Duplex dwellings
- Multi-family dwellings
- Public parks and open spaces
- Public and semi-public uses
- Limited neighborhood service uses

Recommended Density and Open Space Requirement

- Detached single family residential dwellings and duplexes are preferred at a moderately high density of 6-7 dwelling units per acre.
- Attached multi-family residential dwellings are preferred in select areas at a moderately high density of 10 dwelling units per acre.
- Maximum lot coverage for non-residential uses should not exceed 85%. Lot coverage is inclusive of building footprints and paved areas. All other areas should be landscaped, seeded with grass or left in its natural state.

Implementation Recommendations

Development and redevelopment activities in this Policy Area should emphasize the continual maintenance and upkeep of residential properties to prevent deterioration and blighting conditions in this area. Infill development should conform to the size and shape of the existing built character of the area. If the Fairgrounds were to relocate out of this area, dialogue must include the School District to identify potential interest in the property. Alternatively, a traditional type subdivision, as is established north of this area, may be an option with a small, common open space area being preserved for the use and enjoyment of residents in this Policy Area. Pedestrian linkages between existing and new neighborhoods should be promoted.