



Policy Area 8

Existing Character

Divided east/west by Wapakoneta Avenue (Policy Area 9), this Policy Area is comprised of single family detached residential developments. The subdivisions west of Wapakoneta Avenue were generally constructed in the 1990's and are generally at a density of 4 dwelling units per acre. Subdivisions east of Wapakoneta Avenue are predominately older homes and were generally constructed in two phases; the older areas in the 1950's and the newer areas in the mid 1970's. These dwellings are generally at a density of 5 dwelling units per acre. These properties, in general, are well kept and maintained. This area also contains a trailer park and multi-family buildings on Northwood Drive and several multi-family buildings on North Main and Collins Drive. Northwood Drive is the northernmost access point to this Policy Area. Northwood drive is in the public right of way, but since its construction, has functioned as a private road.

A significant amount of undeveloped land, approximately 20 total contiguous acres, exists at the northern end of this Policy Area between Hoewisher Road and Northwood Drives. This acreage fronts on Wapakoneta Avenue and Hoewisher Road. A small commercial area exists at the intersection of Main Avenue and Russell Road.

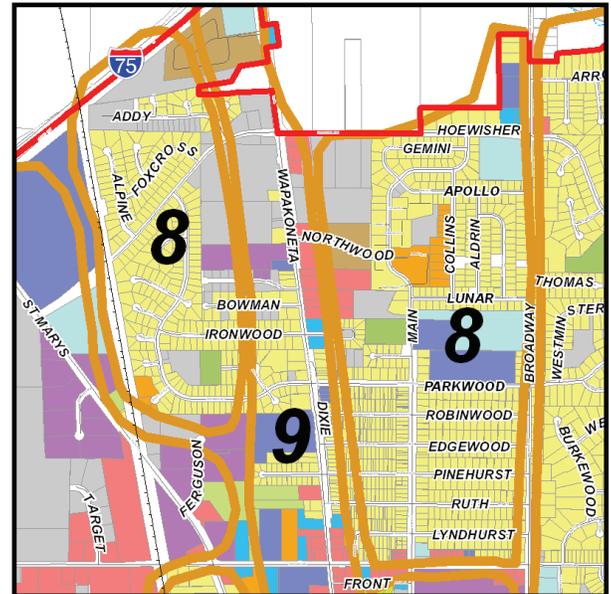
The Sidney-Shelby County YMCA is located in this Policy Area on Parkwood and serves as a community center for the region. Three parks are located in this Policy Area: Deam Park, Detention Basin Park and Chief O'Leary Park.

Existing zoning is primarily R-1 Single Family Residence permitting detached single family dwellings on 6,600 square foot or larger lots, public and institutional uses. R-2 Single Family Residence zoning exists throughout the area along Alpine, Addy, Parkwood (west of Wapakoneta), between Collins and Aldrin and north of Northwood. Small clusters of R-3 Multi-Family Residence zoning are located on Northwood, Parkwood and Collins. B-1 Local Business is located along Russell Road at the Main Avenue intersection. An RPUD Residential Planned Unit Development is established along Main Avenue between Lunar and Apollo.

Both public sewer and water are accessible in this area.

Preferred Future Characteristics, Actions and Needs

- Encourage the continued maintenance and upkeep of the existing residential areas to maintain these as viable and attractive neighborhoods.
- All new development and redevelopment efforts should continue to promote external and internal connectivity through the most appropriate system of pedestrian connectivity including the installation of sidewalks, walking trails, multi-use paths and bicycle trails.





- Development and redevelopment activities in the northern portion of the corridor in the Policy Area should focus on non-residential or transitional residential uses. Commercial, service, office and multi-family uses on the undeveloped property and at the location of the trailer park, should it become available, would be the most appropriate uses.
- Future annexed areas to the north should focus on commercial and service oriented uses along Wapakoneta Avenue and residential uses to the east of those parcels fronting on Wapakoneta Avenue.
- Continue to permit single family residential dwellings at a density and character currently existing in this area where subdivisions can be logically expanded.
- Encourage the extension of West Hoewisher Road, west, over the railroad tracks, and through to St. Mary's Avenue. Currently, West Hoewisher terminates at the eastern side of the railroad tracks.

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
- Multi-family residential at northern end of the Policy Area as possible transition between commercial and single family detached residential uses
- Local commercial transition from Wapakoneta Avenue and along Russell Road
- Small office transition from Wapakoneta Avenue and along Russell Road
- Public parks and open spaces
- Public and semi-public uses

Recommended Density and Open Space Requirement

- Single family detached residential dwellings are preferred at a moderate density of 5 dwelling units per acre, consistent with current development.
- Multi-family residential dwellings are preferred at a moderately high density of 20 units per acre as a transition between commercial uses on Wapakoneta Avenue and the single family detached residential uses. Lower densities are recommended for the trailer park area on Northwood conducive to current multi-family dwelling development densities on Northwood.
- 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

Development and redevelopment activities in this Policy Area should emphasize commercial, office, service, and multi-family uses in the northern parts of the Policy Area. In residential areas, infill residential uses should conform to the existing character of the area with larger lots and large setbacks.

Consider rezoning the existing trailer park area, with property owner consent, on Northwood for multi-family residential use.