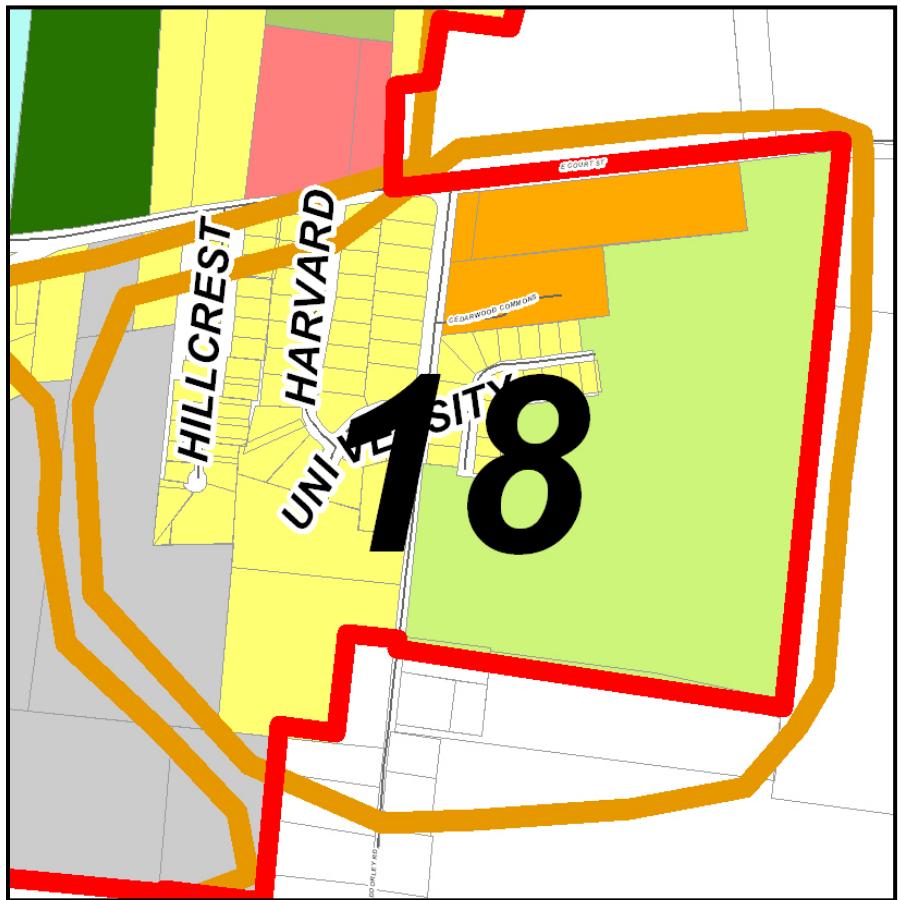


Policy Area 18



Existing Character

Located in the southeastern portion of the City south of State Route 29, Policy Area 18 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.

Recommendations

1. Continue to enforce property maintenance and zoning codes to prevent blighting and deteriorating conditions, in particular in the older Hillcrest area, and areas of multi-family residential development.
2. New residential subdivisions should be developed in such a manner that protect the woodland in the west and preserve open spaces to the east.
3. Investigate the need to improve street lighting.
4. Keep this area residential in nature; discourage commercial and industrial development.
5. Any common open space should be situated in a manner to connect with other open spaces in the parks system or other subdivision developments.
6. 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.

Appropriate Land Uses

- 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

Future Land Use

This Plan supports the following general future land use recommendations in support of its established Policy Areas.

Residential Reinvestment

The City contains a wealth of housing stock in existing residential neighborhoods surrounding the central business district. These neighborhoods reflect the historic fabric of Sidney and are fully supported by community services and facilities. Supporting these neighborhoods is a sound land use policy because it will result in less capital investments by the City, such as sewer and water extensions. Already developed and serviced land should be the first choice before expansion into areas that are not currently developed.

The City should continue to encourage a host of activities to ensure these assets are fully utilized by creating an atmosphere that encourages reinvestment and rehabilitation. The last three planning efforts going