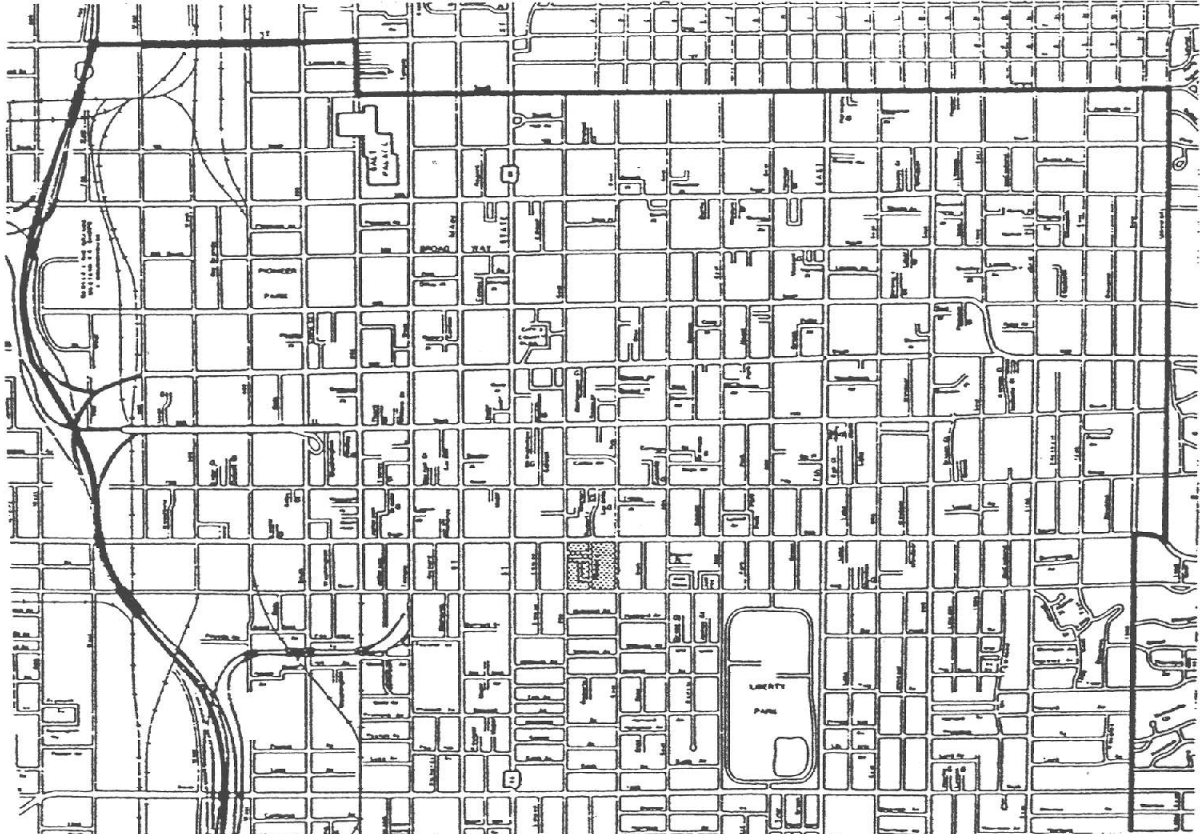


# BLOCK 1/A POLICY PLAN

## INTRODUCTION

This block plan is being prepared in response to development pressures that have created land use conflicts on Block 1/Plat A. The block is located between 800 and 900 South from 200 to 300 East. There has been varied investment in housing and commercial structures on the block. Some structures have seen considerable maintenance and investment, while others have seen dis-investment occur as the owners anticipate redevelopment. The area is managed by the policies outlined in the 1974 Central Community Development Plan. This block plan functions as an amendment and clarification of that plan.

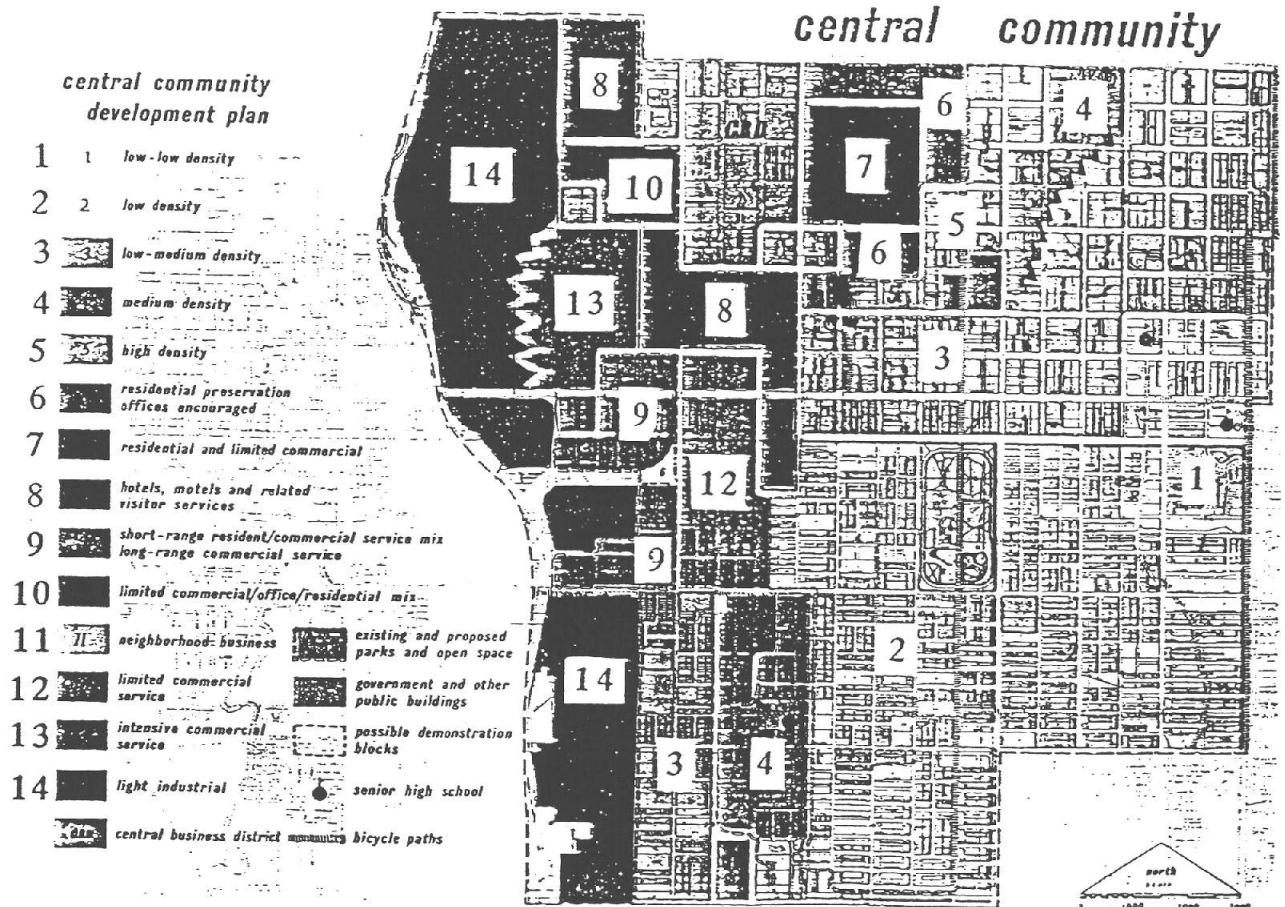
## BLOCK 1/PLAT A VICINITY MAP



## CONTEXT WITH THE 1974 CENTRAL COMMUNITY DEVELOPMENT PLAN

The Development Plan envisions Block 1/Plat A to have a primarily high density residential character, as part of the larger Central City Community. The transition between commercial and residential uses is shown in bubble diagram form along the center line of 200 East. Block 2, to the west is designated for hotels, motels and visitor related services.

### LAND USE MAP FROM 1974 PLAN



### *Present Development Character*

As of July 1992, the character of the Block 1 remains primarily residential, however, there has been significant commercial development. The frontages of 800 and 900 South are zoned for retail uses and have largely been developed as such, with few residential units remaining. The frontage of 200 East is primarily zoned residential but also has some commercial zoning and one large nonconforming non-residential building and several vacant lots. There are only 3 single family homes and one six-plex remaining

along 200 East. The 200 East properties have experienced considerable dis-investment due to the commercialization of the surrounding neighborhood. Block 2, to the west, is considerably more commercial in nature than Block 1, although Block 2 also contains a pocket of residential uses in the interior of the block. The streets surrounding Block 1 are constructed on 132 foot rights-of-way and are capable of carrying large volumes of traffic. 800 South is a major east/west corridor. 900 South is a local retail street. 200 East contains many office and commercial uses to the north. 300 East has retained much of its residential character although it has also been impacted by commercial development to the north. Roberta Street, through the interior of the block, remains primarily residential.

#### *Future Development Character*

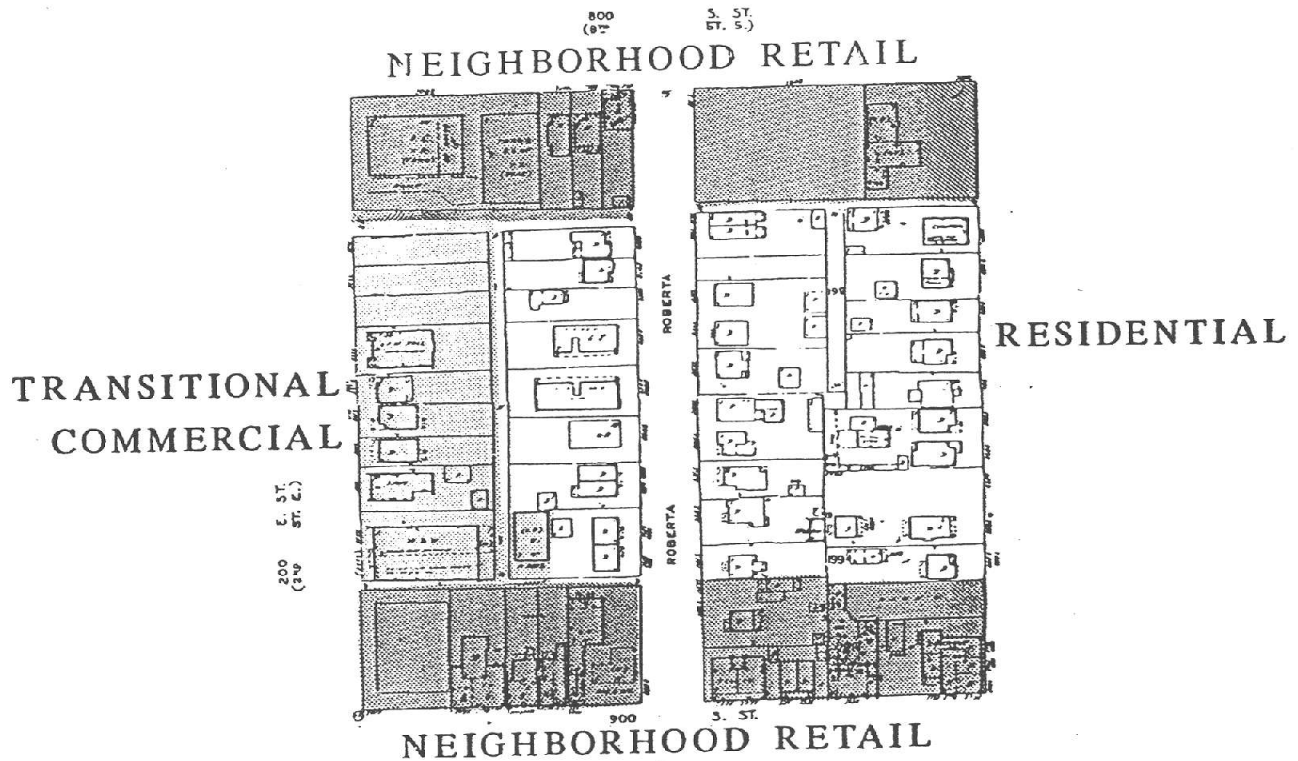
Future land use on the block should remain primarily residential, however, there should be an effective transition zone between surrounding commercial uses and the residential neighborhood. Simply zoning land residential is inadequate if there are not mitigating measures taken to soften the transition between commercial and residential uses. Since 800 and 900 South are already developed with retail uses, it is unlikely they will be returned to a residential uses. The key to their compatibility is retaining the neighborhood retail zoning that presently exists on the site to maintain the small scale of buildings and limited uses allowed. No variances from rear landscape standards should be allowed if the retail uses abut either residential properties or uses. The 200 East frontage should also be allowed to develop with compatible non-residential uses. Landscaping should be provided along side and rear yards with buffering and screening as the primary objective. Residential uses fronting on 300 East and Roberta Street should remain and receive reinvestment.

#### FUTURE LAND USE

Appropriate land uses for the block include residential uses and nonresidential uses that can be designed to be compatible with a residential setting. Non-residential uses should be limited to the frontages of 200 East, 800 South and 900 South. Non-residential uses may include offices, assembling, neighborhood services, limited distribution/warehousing, limited restaurants and retail, but not manufacturing, industrial uses or any use that would cause a nuisance due to excessive noise or traffic. Peripheral parking for any

non-residential uses should not be allowed on any lot that fronts onto Roberta or 300 East. The only exception would be corner lots. Parking should only be allowed on these lots as part of the development and not as an accessory use.

### MAP OF FUTURE LAND USE



### **BUILT FORM**

#### *Height and Scale*

Block 1 is primarily a low to medium density neighborhood, so heights should be in keeping with low rise development, generally 35 feet. The frontage of 200 East provides the transitional area between higher density uses to the west and the medium density neighborhood to the east. Taller heights are acceptable on a limited basis along 200 East if it results in a more compatible design with the neighborhood or is the result of increased residential density.

#### *Building Facades*

Since the primary use of the block is residential, all non-residential structures should be designed to be compatible in architecture to a residential setting. This would mean adopting styles of architecture that respect the historical scale and style of the adjacent homes.

### *Materials, colors and finishes*

Building material should be used that reinforce the residential character of the block. Appropriate building materials are brick, stucco, wood and residential siding. Inappropriate building materials include mirrored reflective glass, highly polished metals and unfinished concrete.

### *Alignment and orientation*

All structures should align their main entry toward the street. Side entries, as primary entrances, are inappropriate.

### *Density*

Medium density residential development is preferred on the entire block and is acceptable even in commercially zoned parcels. Higher residential densities are appropriate along the 200 East frontage. Non-residential densities should remain less intense than residential uses.

### *Townscape context*

The maintenance of street trees and lawn in the park strip are important to maintain the integration of this block with the surrounding neighborhood. Any street lighting or paving pattern improvements should also be done in context with the larger community.

## ENVIRONMENT

### *Access and service*

All major access and service entries should be from 800 South, 900 South or 200 East, although delivery service should not be directly from the street. Commercial traffic along 300 East and Roberta is discouraged. The use of alleys for non-residential purposes should be limited to daytime hours. Alleys should be effectively screened and buffered from commercial uses. The City should be amenable to alley vacation requests in situations where the closure and removal of the alley will help buffer residential uses.

### *Parking*

Parking for non-residential uses should be designed to avoid creating traffic problems in residential areas. Parking in the rear of buildings is encouraged if it is screened from residential uses and can be secured in non-operating hours.

### *Signage*

Signs should be compatible with a residential neighborhood. Low profile signs and wall mounted identification signs are appropriate. Pole signs, banners, billboards and animated signs are not acceptable. Neon outlining of buildings and extensive flood lighting are also prohibited.

### *Landscape open space*

All front yards should be landscaped to be compatible with the adjacent residential neighborhood. Rear yards and side yards of non-residential structures should provide adequate landscaping to effectively buffer adjacent residential uses. The deciding factor in determining the level of rear and side yard landscaping should be the effectiveness of the screening, not necessarily the depth or extent of the landscaping.

### HOUSING POLICY

The City's policy on housing for Block 1/Plat A should be to support a general increase in the number of residential units contained on the block. Any decrease in the number of housing units without a corresponding replacement of units should be mitigated according to adopted City policies or ordinances.

### CONCLUSION

Block 1/Plat A is primarily a residential block, however, because of its location between more commercial blocks to the west and residential blocks to the east, it is important that the transition between uses be effectively handled within this block. Both frontages of 200 East (east and west sides) should allow similar uses, with the east side of the street being less intensive than the west to allow for an effective transition. No further commercial encroachment should be allowed beyond the rear property line of lots facing 200 East, with the exception of existing neighborhood business uses along 800 and 900 South which should remain residentially compatible in scale and should not be rezoned to allow more intensive non-residential uses.