

(PROPOSED) MAHAN DRIVE LAND USE CATEGORIES

The following land use categories implement the Mahan Drive Corridor Study and are applicable within the Mahan Drive Corridor Study area only (reference map below). The application of these categories to the Mahan Drive Corridor is intended to preserve neighborhood character while fostering a mix of land uses along the corridor in a nodal fashion by concentrating low (0 – 8 dwelling units per acre) to medium density (0 – 16 dwelling units per acre) residential and limited minor office and commercial development within desirable areas. The nodal approach has been developed in order to assure that non-residential land uses are not applied geographically in a strip fashion along the corridor thereby preserving the scenic and residential character of a majority of the corridor. These land use categories are intended to provide for low (0 – 8 dwelling units per acre) to medium density (0 – 16 dwelling units per acre) residential development within the Urban Service Area (USA) promoting the efficient use of infrastructure and transit. The inclusion of the Residential Corridor Node category is also intended to provide opportunity for neighborhood serving minor commercial and minor office land uses nearby to residential land uses promoting shorter vehicular trips.

Note: Study area map will be inserted here should amendment be approved.

RESIDENTIAL CORRIDOR

The primary intent of the Residential Corridor land use category is to protect existing stable and viable residential areas from incompatible land use intensity and density intrusions while encouraging the location of low density (0 – 6 dwelling units per acre) housing adjacent to the corridor. Residential may also be developed at a maximum density of 8 dwelling units per acre when innovative design is utilized including, but not limited to, mixed use developments incorporating the Residential Corridor Node category, centralized stormwater facilities, or condominium developments that follow the implementing design standards. The provision of low density housing reduces urban sprawl by encouraging infill development within the USA boundary and provides opportunities for establishment of transit facilities along the corridor. A related intent is to support the establishment of the Mahan Drive corridor as a 'Gateway' to the Capital City. This will require maintaining the corridor's scenic character by adhering to development and design standards that require site design qualities compatible with those of The Residential Corridor category allows single-family attached, single family detached, two-family and zero lot line residential dwelling units as well as community facilities related to residential uses including religious facilities, police/fire stations, elementary and middle schools limited to 15,000 gross square feet of building area per acre. Libraries, vocational schools and high schools are prohibited.

This category is intended to serve as a transition category between the more intensive Residential Corridor Node category and the less intensive existing Residential Preservation category. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use category are encouraged and shall be enabled within the implementing zoning districts. The maximum residential density

within the Residential Corridor category shall be 6 dwelling units per acre or 8 dwelling units per acre when innovative design is utilized.

RESIDENTIAL CORRIDOR NODE

The Residential Corridor Node category encourages limited minor commercial, minor office and medium density (0 – 16 dwelling units per acre) residential land uses in close proximity to one another to reduce traffic impacts and facilitate the use of alternate modes of transportation such as walking and transit. This category is intended to provide opportunity for neighborhood serving limited minor office and commercial land uses nearby to residential land uses promoting shorter vehicular trips, to reduce urban sprawl by encouraging infill development within the USA boundary and to provide opportunities for establishment of transit facilities along the corridor. A related intent is to support the establishment of the Mahan Drive corridor as a ‘Gateway’ to the Capital City. This will require maintaining the corridor’s scenic character by adhering to a nodal concept as opposed to a strip development scenario and development and design standards that require site design qualities compatible with those of existing neighborhoods. The implementing zoning district shall contain design standards as well as locational criteria in order to accomplish these goals. The Residential Corridor Node category allows limited minor commercial, minor office development, daycares, bed and breakfast establishments, nursing homes/residential care, and medium density residential uses. Small scale mixed use developments combining the Residential Corridor and Residential Corridor Node land use categories are encouraged and shall be enabled within the implementing zoning districts. The maximum residential density within the Residential Corridor Node category shall be sixteen (16) dwelling units per acre. Single-use non-residential development within the category is limited to 4,000 square feet of gross building floor area per building and 8,500 square feet of gross building floor area per acre. Non-Residential uses developed as part of a mixed-use development under a common plan of development are permitted up to 10,000 square feet of non-residential gross building floor area per parcel and 20,000 square feet per acre except when located on the ground floor of a structure also containing residential uses in which case there is no size limitation on non-residential uses.