

The North Lamar Combined Neighborhood Planning Area

Land Use Workshop 5

May 18, 2009



Tonight's Presentation

- Overview of Last Workshop
- Review of Land Use
- Group Discussion
 - Future Land Use Map Recommendations



Last Workshop

April 27, 2009

Received Land Use Recommendations for:

- Church property on Wonsley Drive
- Properties on East Powell and Oertli Lanes
- Properties on Hackberry Lane



Land Use

What is “land use”?

- Broad description of how property is used

What is “future land use”?

- Vision of how property should be used in the **future**
- Categorization
 - Residential, Commercial, Civic, Open Space, Etc.

Land Use

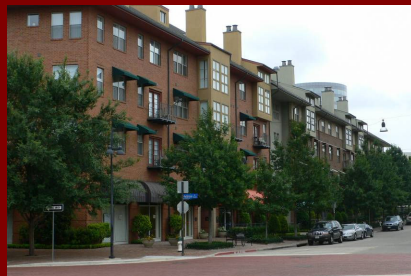
What does “land use” look like?

Single-Family		Mixed-Use	
Higher-Density Single-Family		Office	
Multifamily		Civic	
Neighborhood Commercial		Industry	
Commercial		Parks and Open Space	

Neighborhood Mixed-Use – Small-Scale Retail with Small to Medium-Density Residential Uses



Mixed-Use / Office – Mixture of Office and Residential Uses



<http://www.grovetheoffice.org/Photos/Revised/State/1820/Maple%20over%20Image.JPG>



<http://www.transit.org/images/uploads/Meadowbrook%20Request%20for%20Approval%20Package-1.jpg>

Mixed Residential – A Variety of Housing Types with Limited, Neighborhood-Serving Retail



All images from: Jones, T.; Pettus, W.; Pyatak, M. *Good Neighbors: Affordable Family Housing*, McGraw Hill: New York, 1997.

Mixed Residential – A Variety of Housing Types with Limited, Neighborhood-Serving Retail

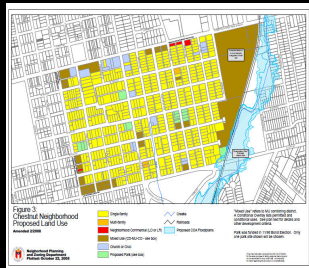
Corresponds to land use regulations

Land Use	Minimum	Maximum
Single-Family	40% of total units	80% of total units
Duplex	None	10% of total units
Townhouses & Multi-Family	10% of total units	20% of total units
Neighborhood Commercial	None	1,000 sf of building area per acre of site area
Community Open Space	<ul style="list-style-type: none"> • 10% for 2 - 5 acre Infill parcels • 20% for Infill parcels > 5 acres 	---

Land Use

What is a land use map?

- Tool to depict the relationship between land use categories



- Future Land Use Map (FLUM)
 - sets forward a community vision for the future of the neighborhood

Land Use

What is land use planning?

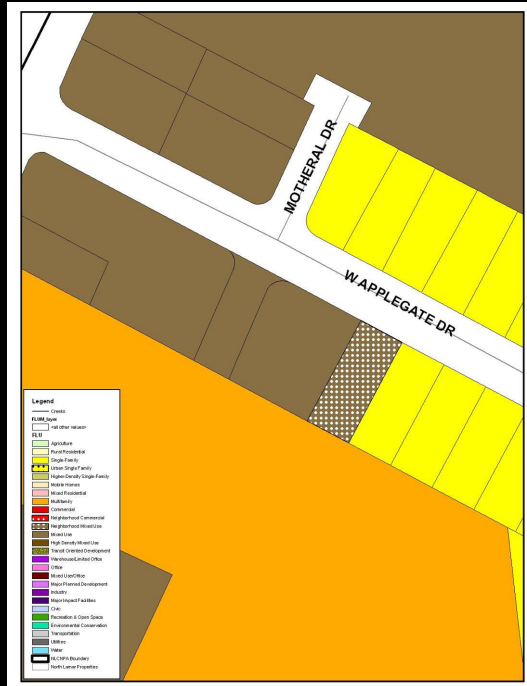
- Developing a logical, complementary land use pattern
- Providing a well-balanced and livable community
- Accommodating the future changes of the neighborhood



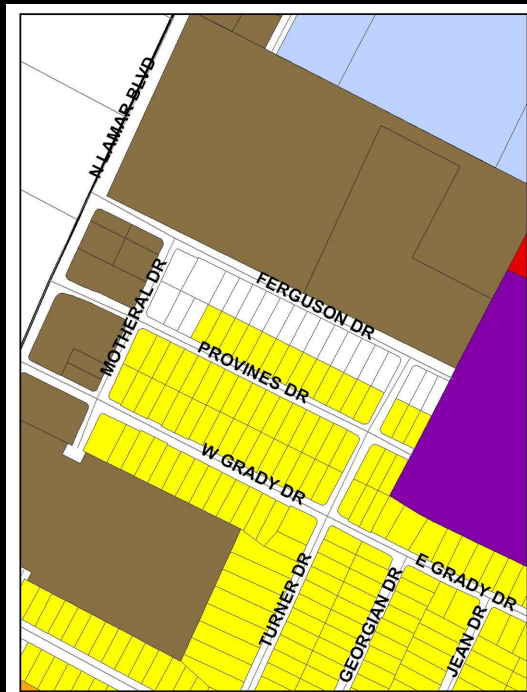
Motheral Drive and Applegate Drive

Staff Suggestion:

- mixed-use
- neighborhood mixed-use



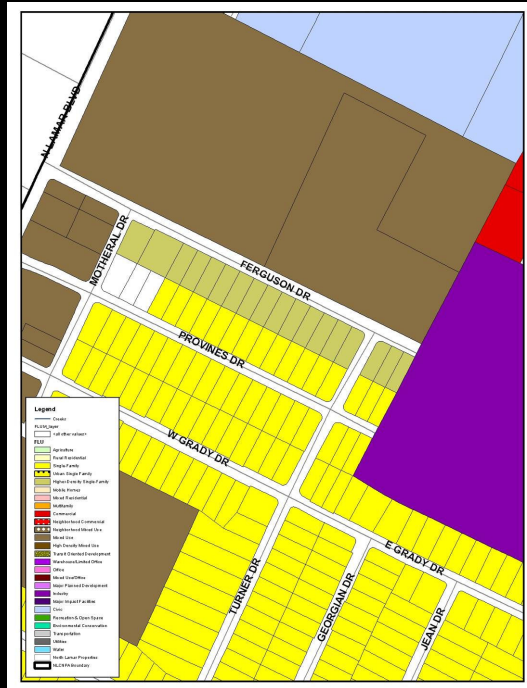
Ferguson Drive



Ferguson Drive

Previous Recommendations:

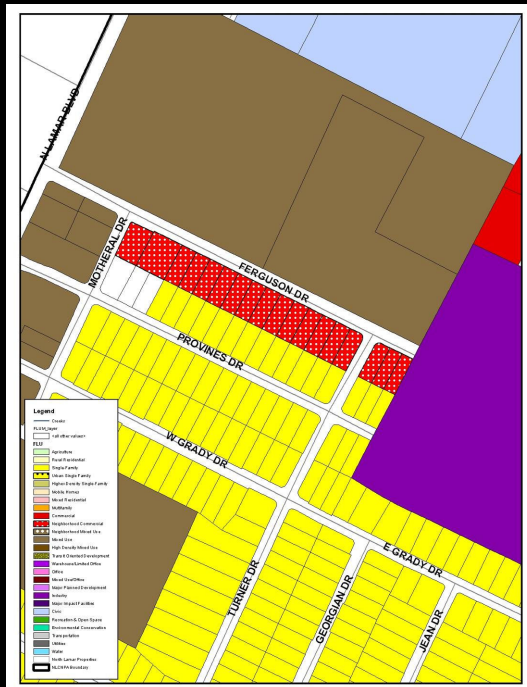
- higher-density single-family



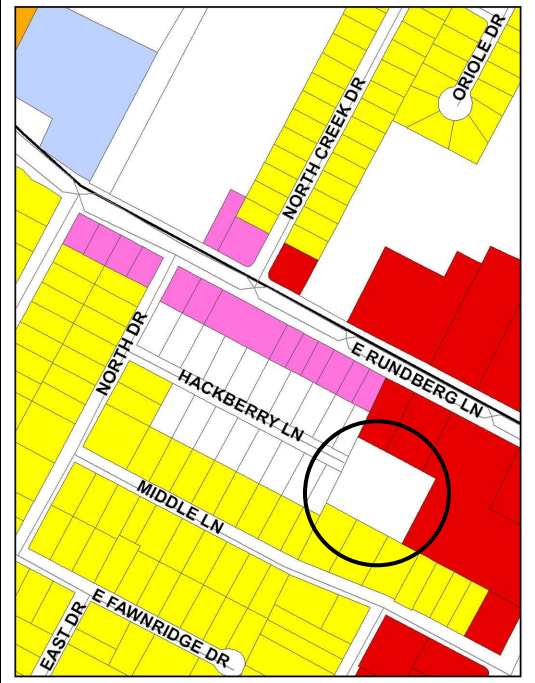
Ferguson Drive

Previous Recommendations:

- neighborhood commercial



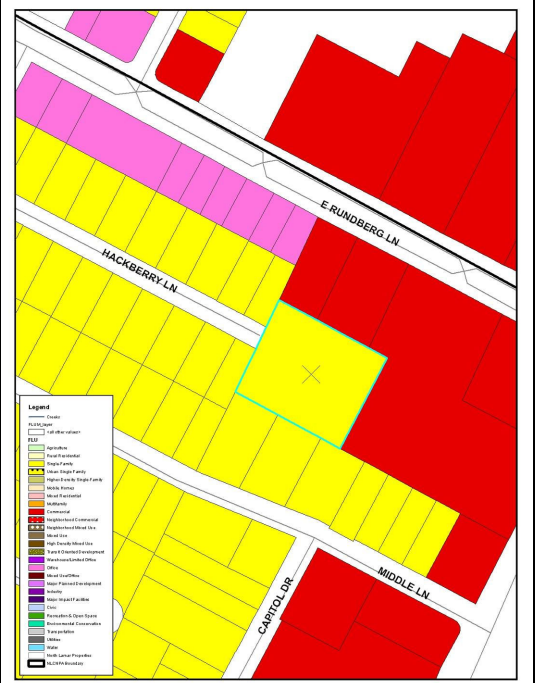
Hackberry Lane



Hackberry Lane

Previous Recommendations:

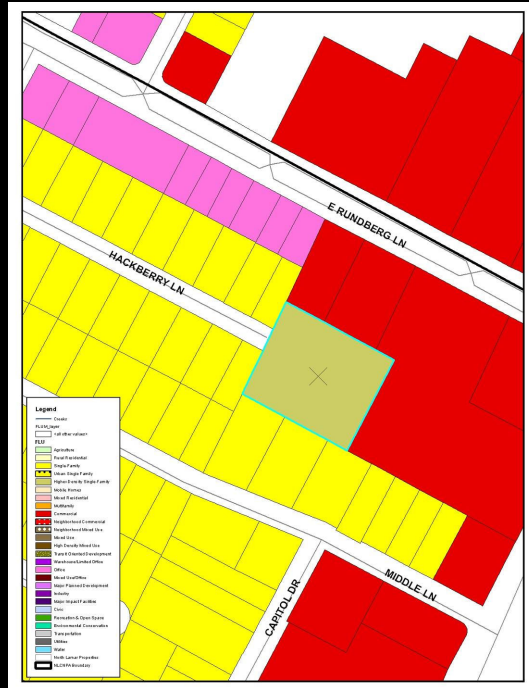
- single-family



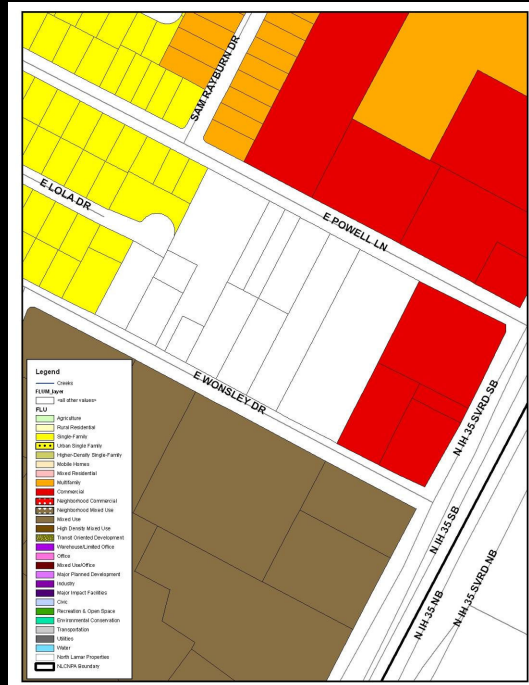
Hackberry Lane

Previous Recommendations:

- higher-density single-family



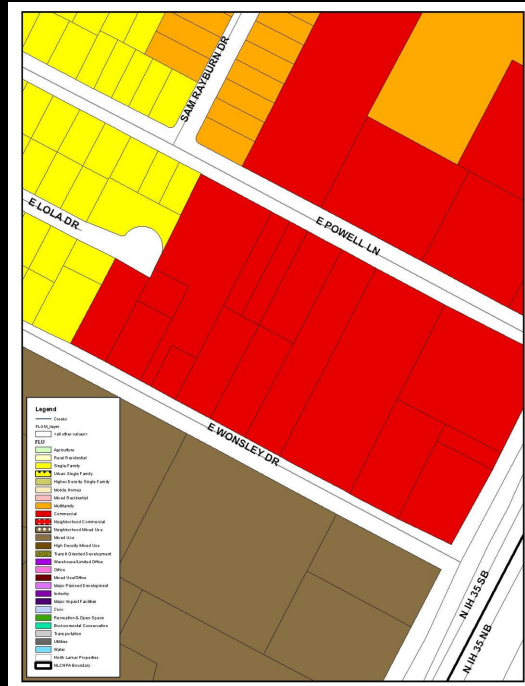
E. Powell Lane & E. Wonsley Drive



E. Powell Lane & E. Wonsley Drive

Previous Recommendations:

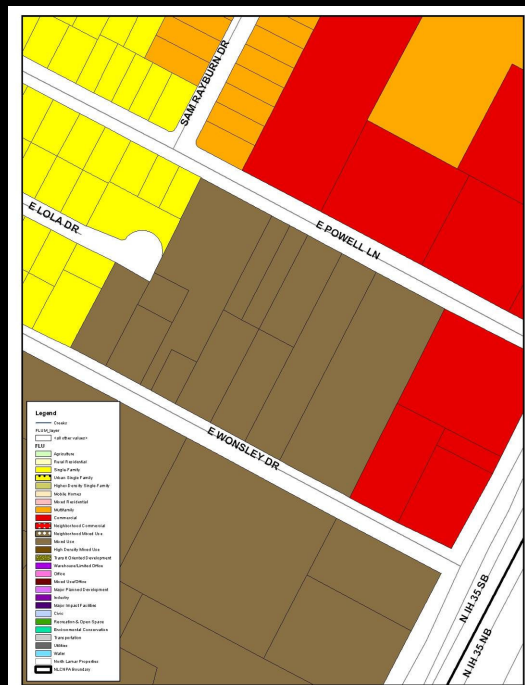
- commercial



E. Powell Lane & E. Wonsley Drive

Previous Recommendations:

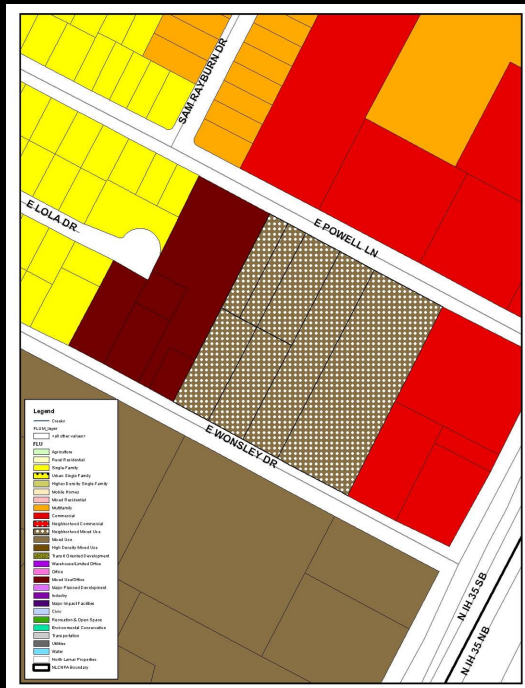
- mixed-use



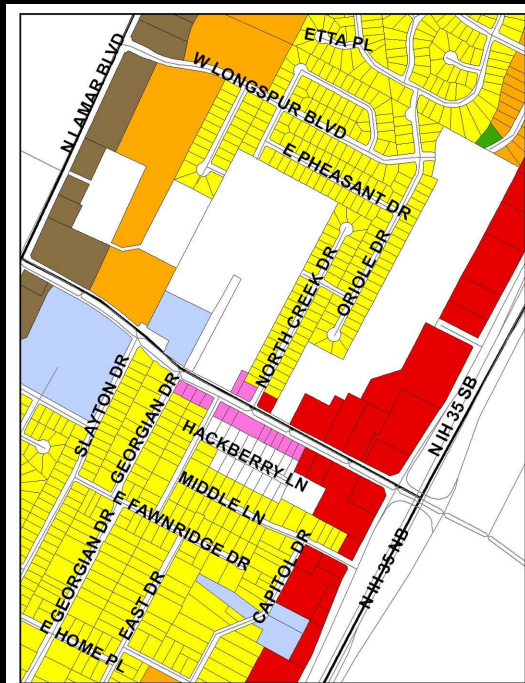
E. Powell Lane & E. Wonsley Drive

Staff Suggestions:

- mixed-use/office
- neighborhood mixed-use



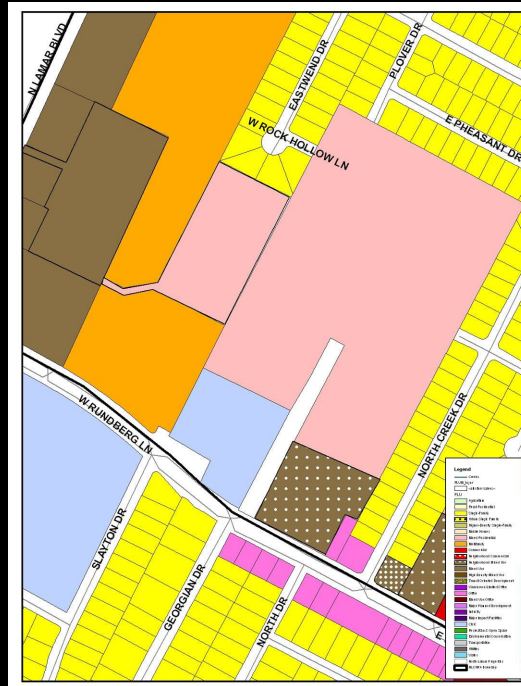
Rundberg Lane



Rundberg Lane

Staff Suggestions:

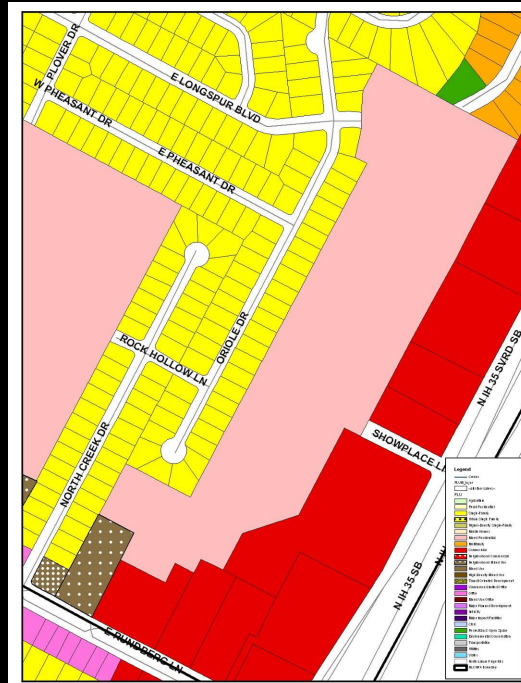
- mixed-residential
- neighborhood mixed-use



Rundberg Lane

Staff Suggestions:

- mixed-residential
- neighborhood mixed-use



Next Meeting

Zoning Workshop

Wednesday, June 24, 2009

Little Walnut Creek Library

6:30 p.m. to 8:45 p.m.