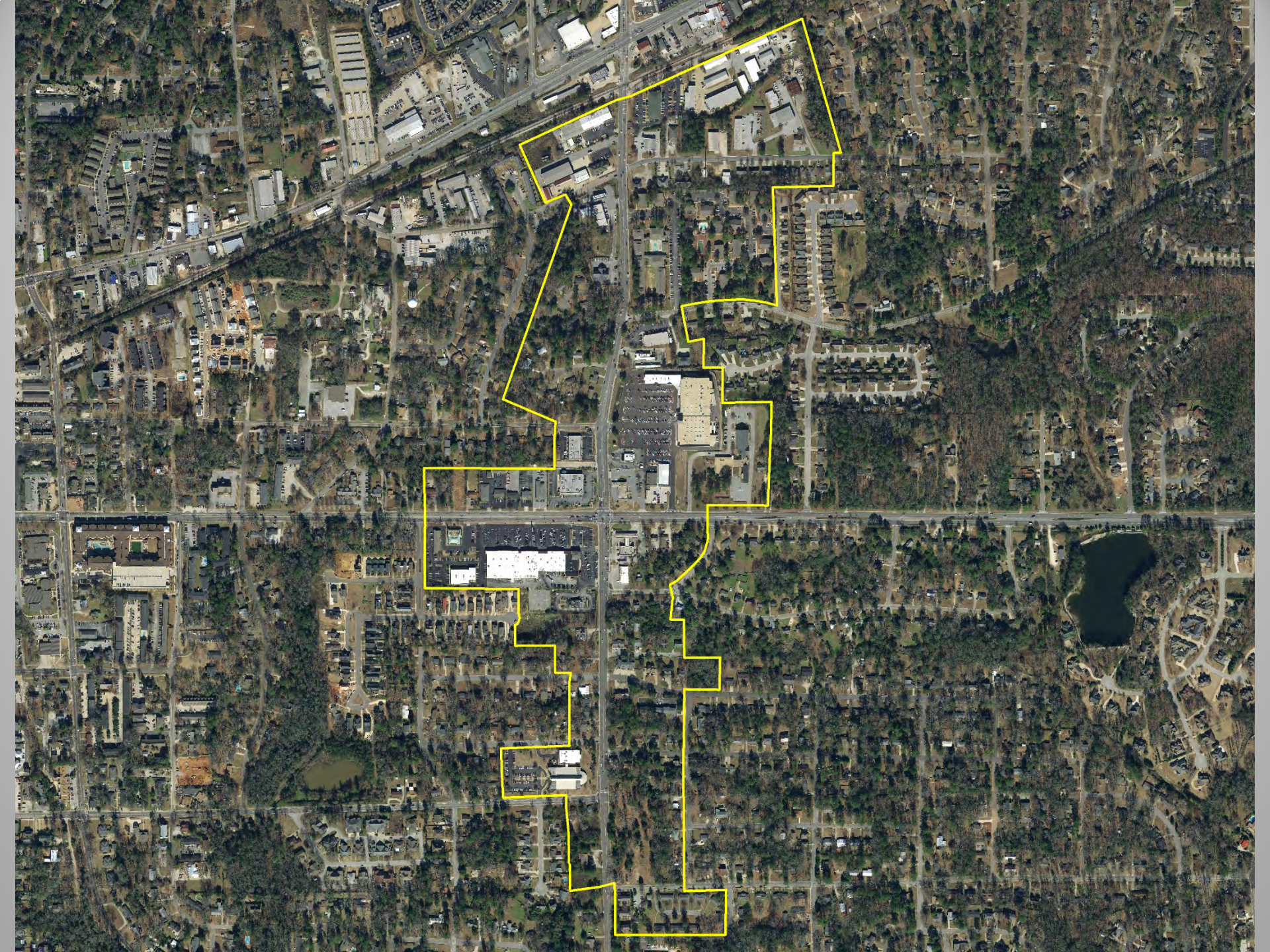


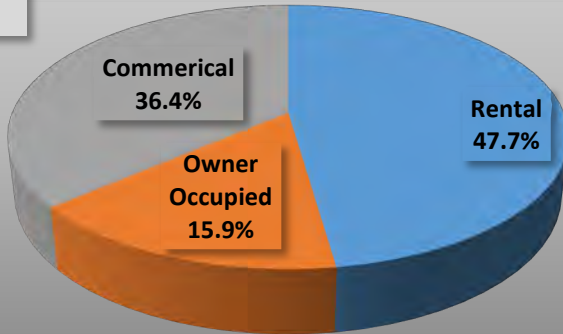
Glenn/Dean Corridor Focus Area Study





West Side of Dean North of Glenn

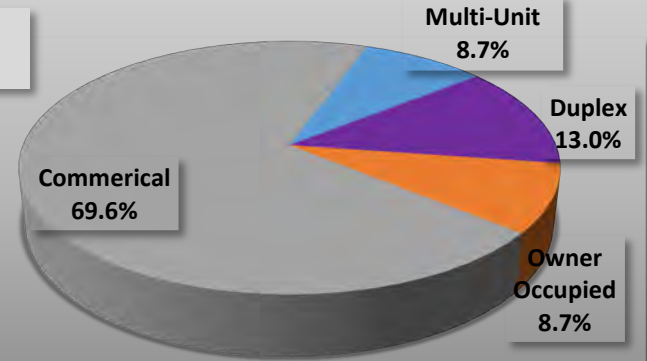
44 Parcels
Total



Rental Owner Occupied Commerical

East Side of Dean North of Glenn

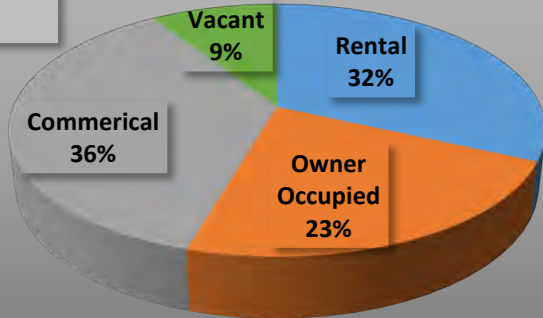
23 Parcels
Total



Multi-Unit Duplex Owner Occupied Commerical

West Side of Dean South of Glenn

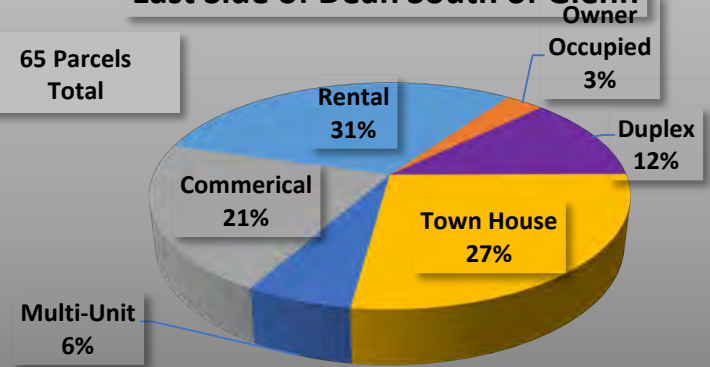
22 Parcels
Total



Rental Owner Occupied Commerical Vacant

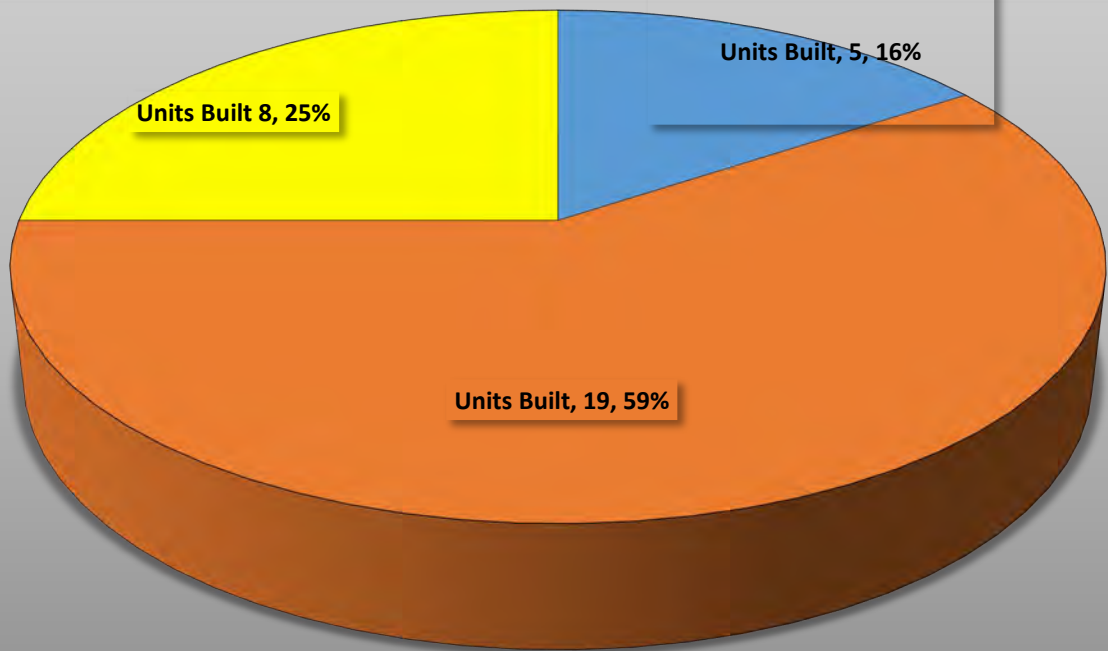
East Side of Dean South of Glenn

65 Parcels
Total



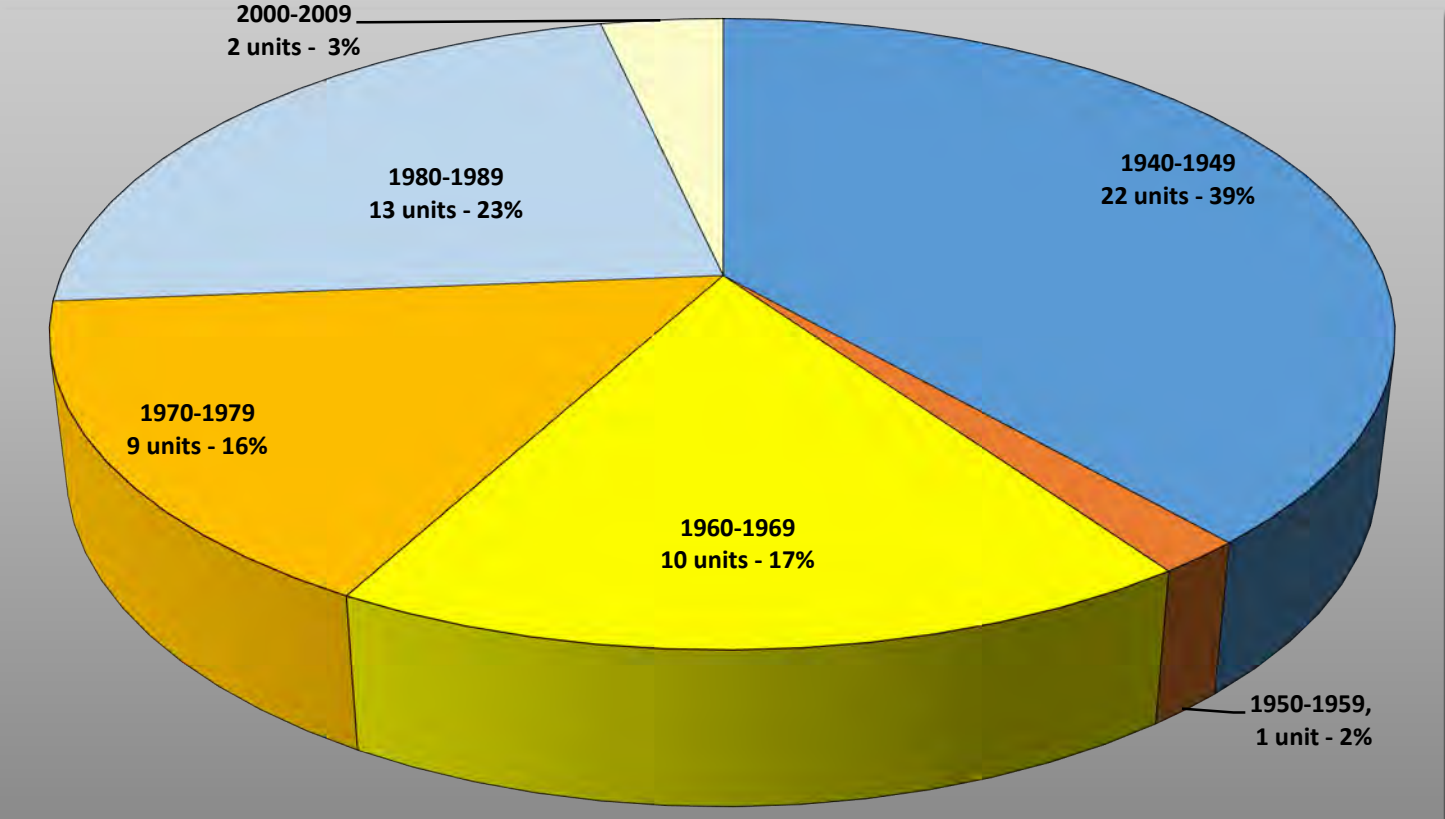
Rental Owner Occupied Duplex
Town House Multi-Unit Commerical

Number of Units Built by Decade (North of East Glenn Avenue)

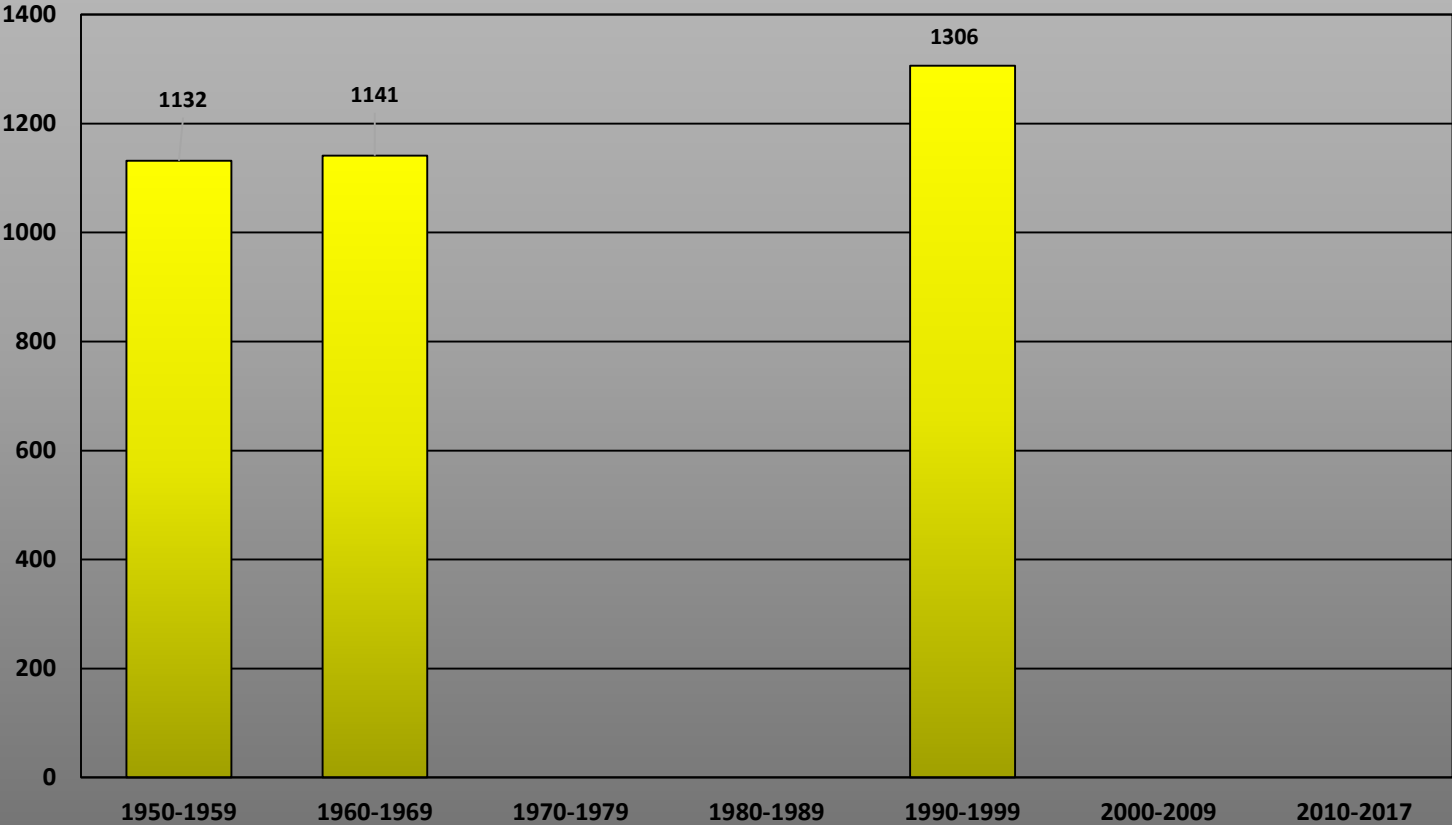


■ 1950-1959 ■ 1960-1969 ■ 1990-1999

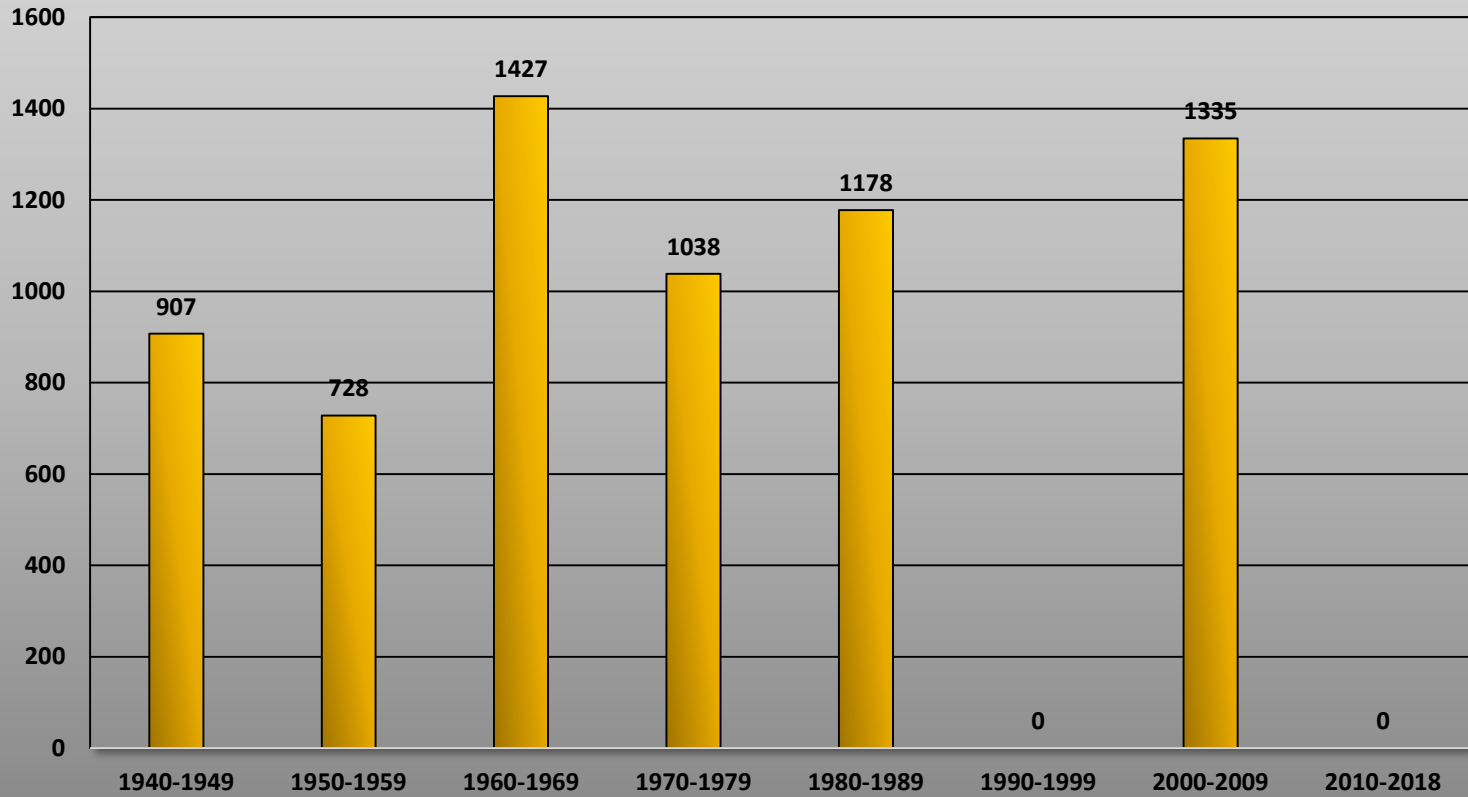
**Number of Units Built by Decade
(South of East Glenn Avenue)**

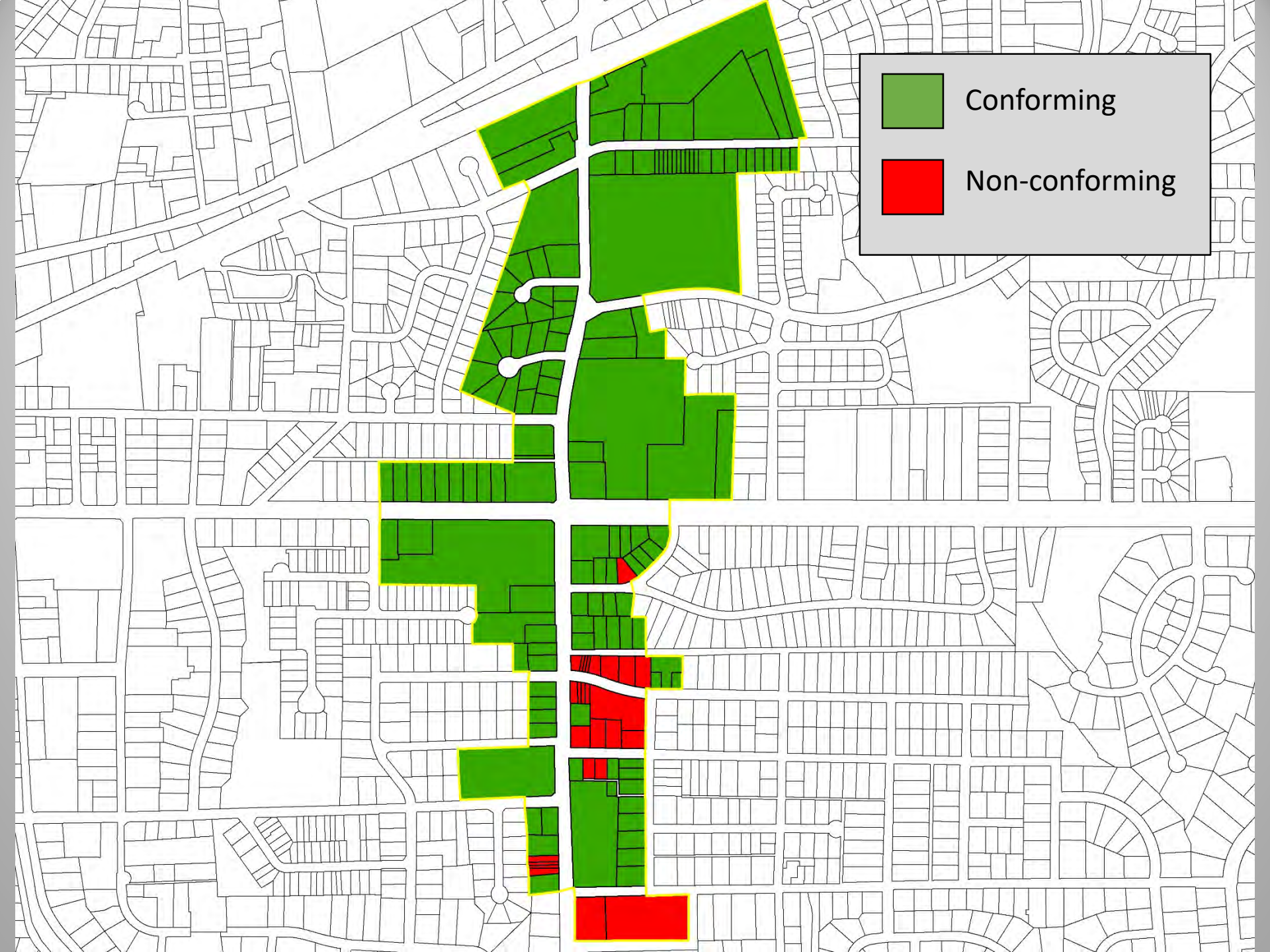




Dwelling Unit Square Footage by Decade (North of East Glenn Avenue)



Dwelling Unit Square Footage by Decade (South of East Glenn Avenue)

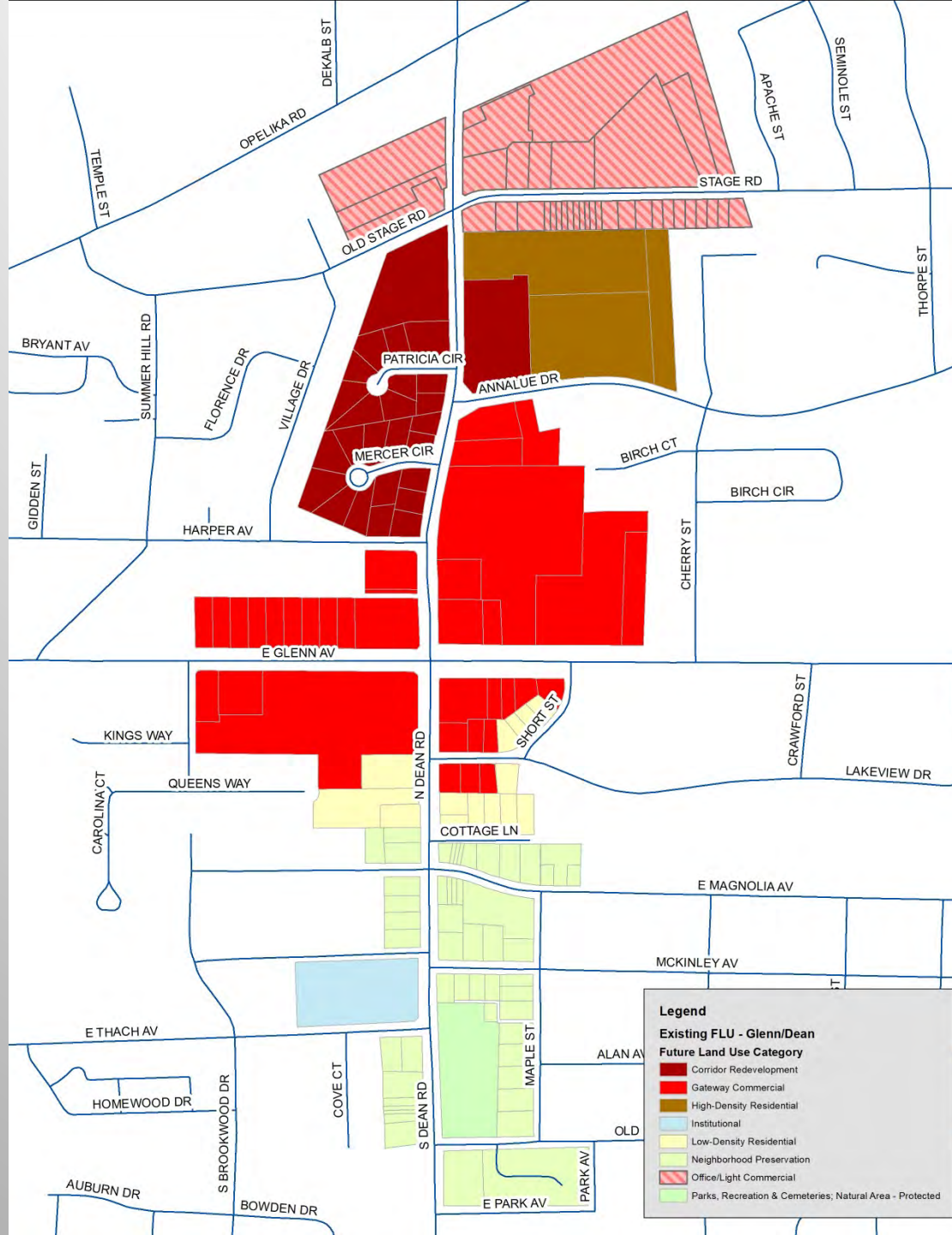




	Conforming
	Non-conforming

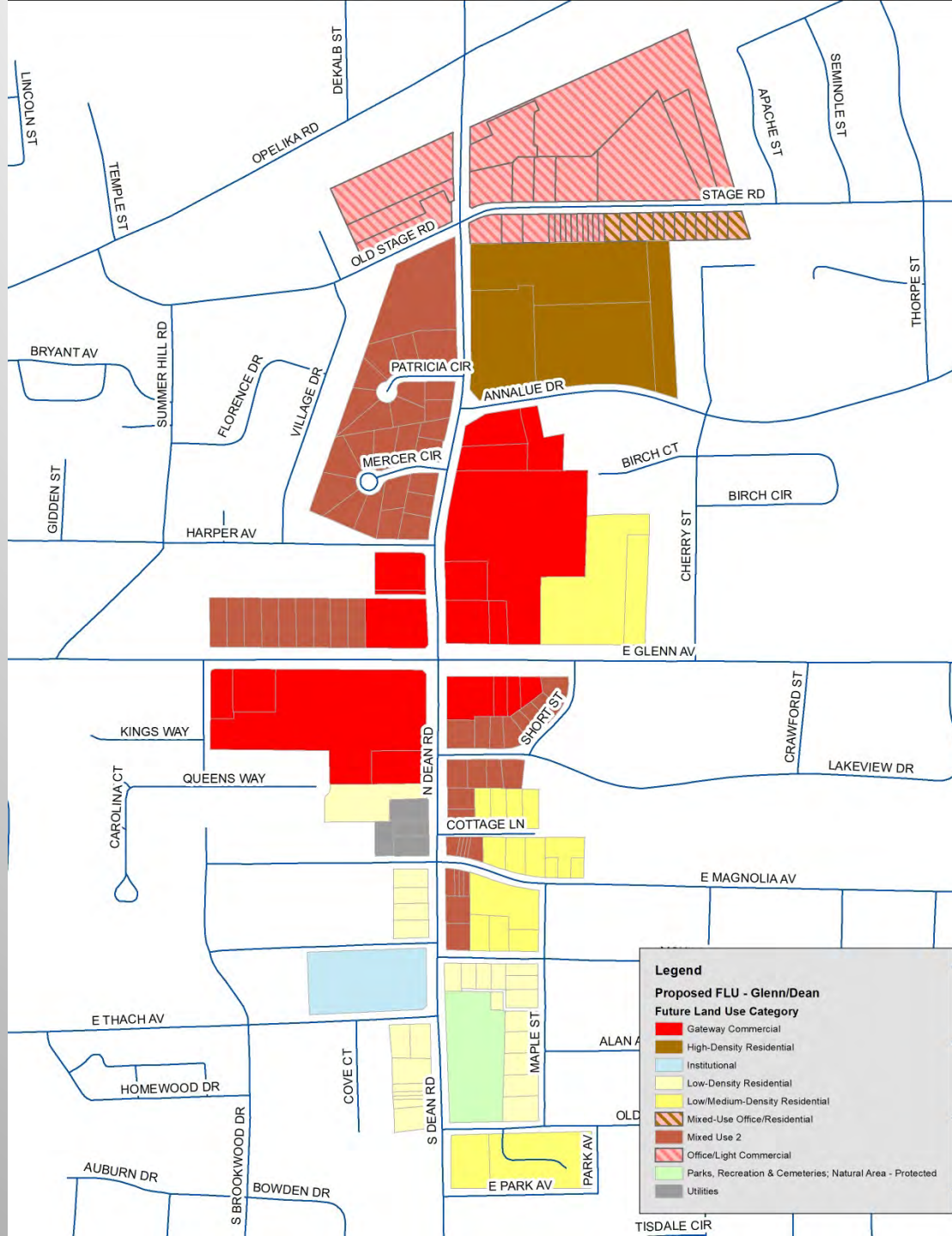
Future Land Use

Existing

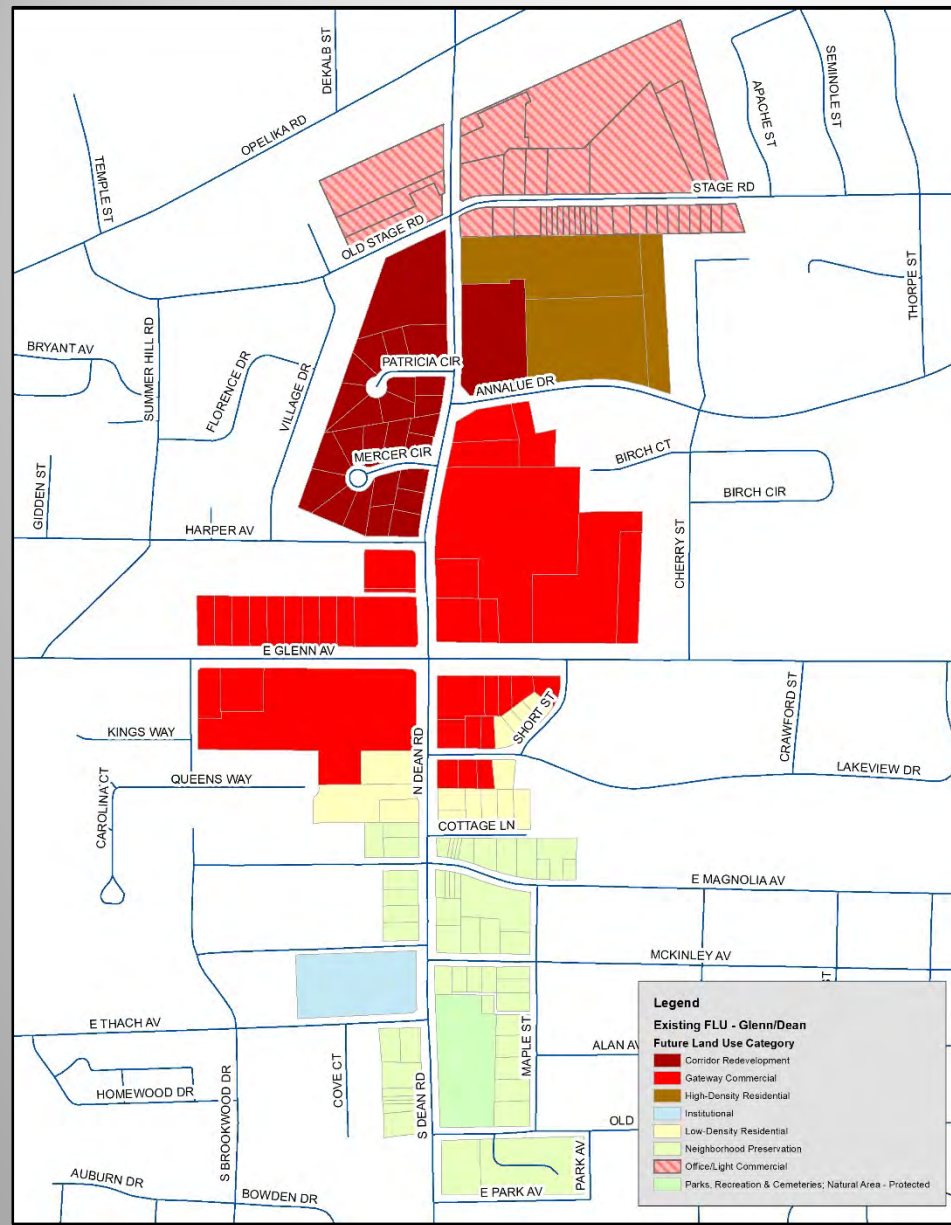


Name	Description
Gateway Commercial	Broad mix of uses (see CDD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. Multi-family uses are conditional.
Office/Light Commercial	Average breakdown of uses is 85% office, 15% commercial. Allows service-oriented commercial uses.
Corridor Redevelopment	Redevelopment is encouraged, with incentives for redevelopment, reduced setbacks, shared parking, and possible City investments in infrastructure. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).
Neighborhood Preservation	Designation for stable existing neighborhoods. Existing density and housing types should be retained.
High-Density Residential	Maximum density of sixteen (16) dwelling units per acre. Permitted uses/development types all residential uses except manufactured homes.
Low Density Residential	Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex. Incentives and assistance may be offered for redevelopment.
Institutional	Institutional uses include schools, churches, and government buildings.
Parks, Rec., Cemeteries	Existing parks & recreation facilities and cemeteries.

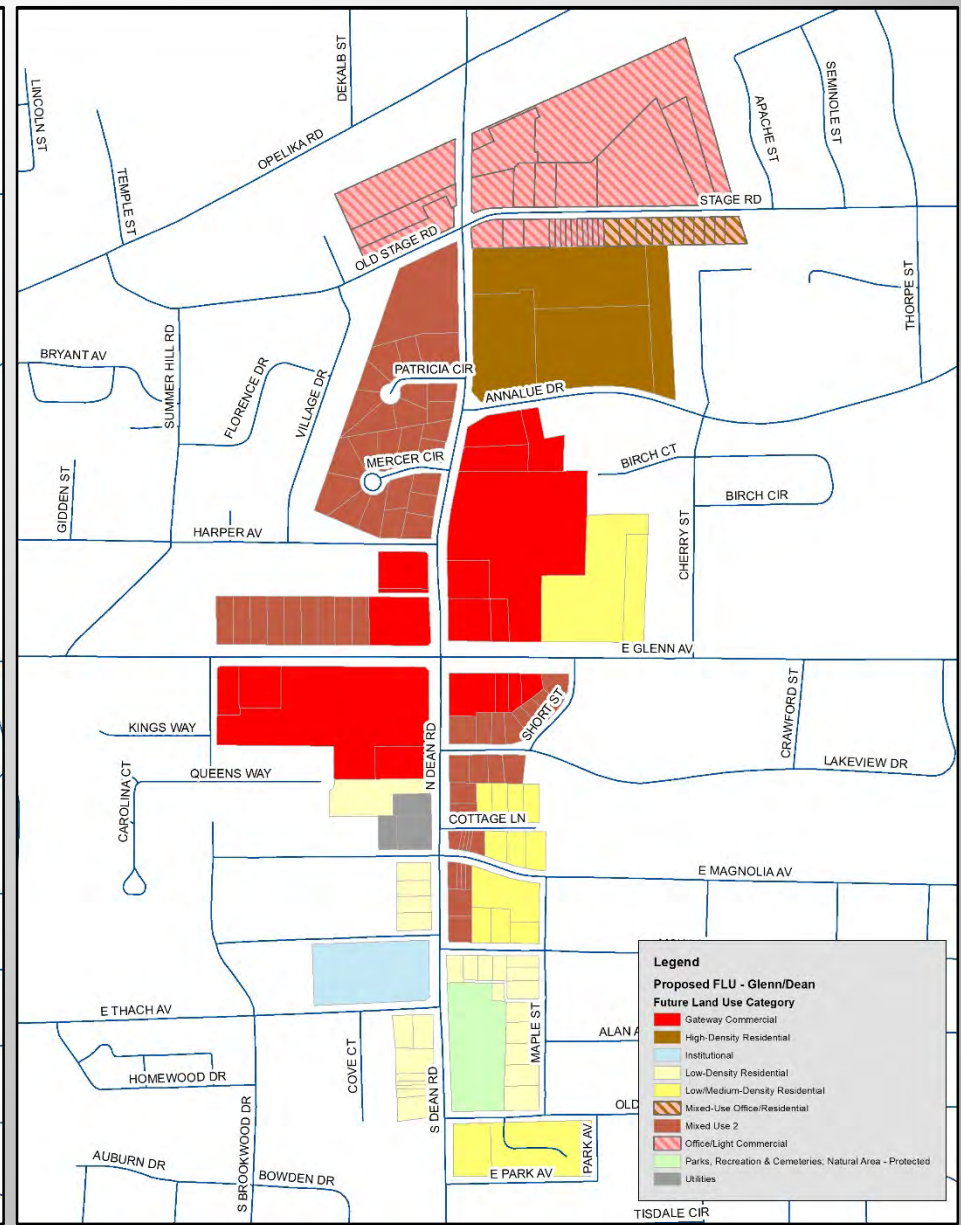
Proposed



Name	Description
Gateway Commercial	Broad mix of uses (see CDD zone) along existing corridors with emphasis on access management, corridor overlay requirements and quality aesthetics. Multi-family uses are conditional.
Office/Light Commercial	Average breakdown of uses is 85% office, 15% commercial. Allows service-oriented commercial uses.
High-Density Residential	Maximum density of sixteen (16) dwelling units per acre. Permitted uses/development types all residential uses except manufactured homes.
Low-Medium Density Residential	Average density of six (6) dwelling units per acre. Permitted uses include single family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.
Mixed Use 2	This category is intended to have more urban feel than the remainder of the corridor and appropriately transition downtown to the regional commercial center to the East. Uses are focused on retail and adaptive reuse of existing structures, where possible. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, while vertical mixtures will tend to be more appropriate closer to downtown.
Corridor Redevelopment	Redevelopment is encouraged, with incentives for redevelopment, reduced setbacks, shared parking, and possible City investments in infrastructure. The average breakdown of uses should be 85% commercial, 5% office, and 10% residential (12 du/ac).
Low Density Residential	Average density of four (4) dwelling units per acre. Permitted uses include single-family detached and duplex. Incentives and assistance may be offered for redevelopment.
Institutional	Institutional uses include schools, churches, and government buildings.
Parks, Rec., Cemeteries	Existing parks & recreation facilities and cemeteries.
Mixed-Use Office/Residential	Allows office and residential uses as horizontal or vertical mixed-uses. Live-work units are encouraged. The average residential density is eight (8) dwelling units per acre, with an average breakdown of uses at 75% office/25% residential.
Utilities	Utilities include water, sewer, power, and telecommunications providers

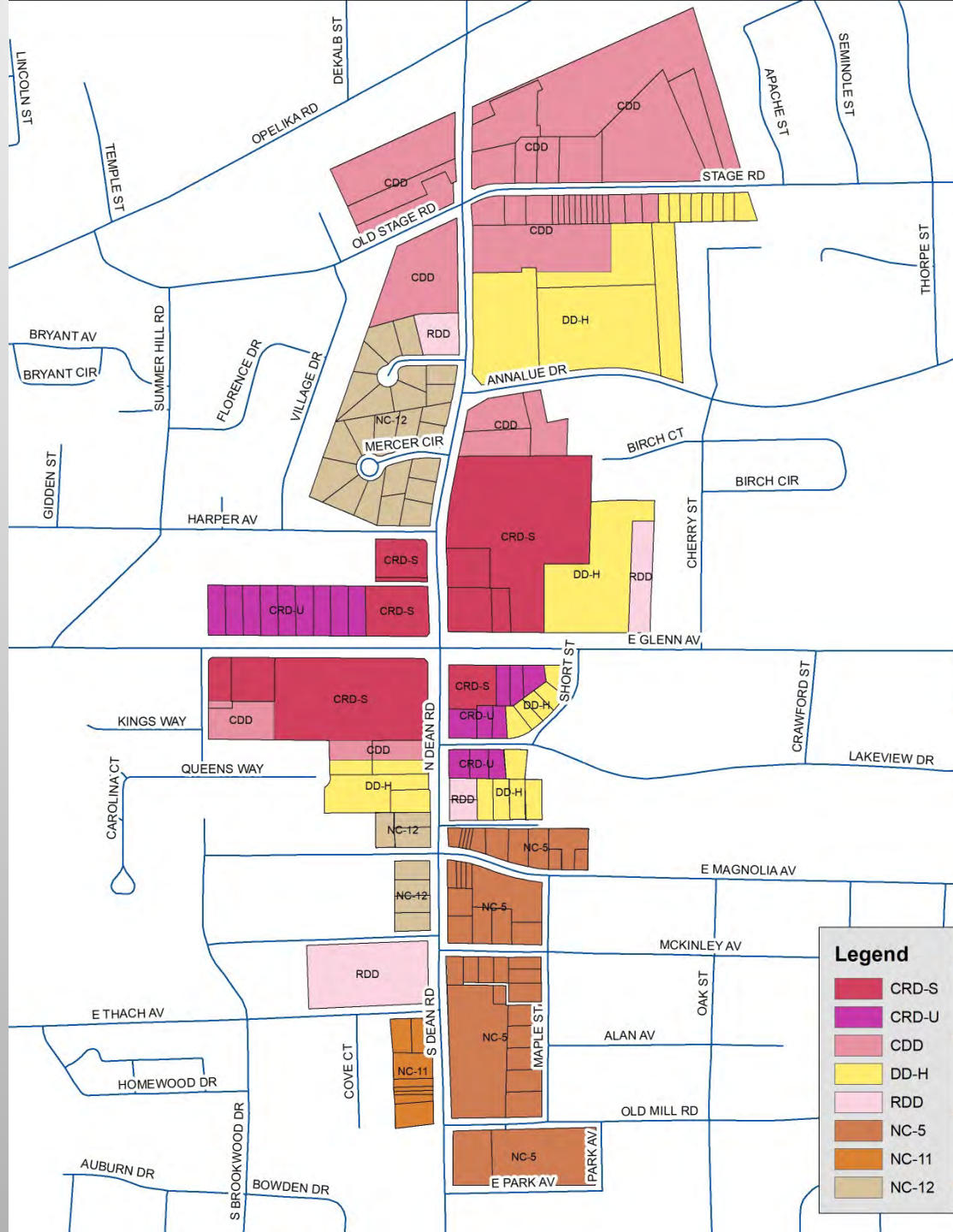


Existing



Proposed

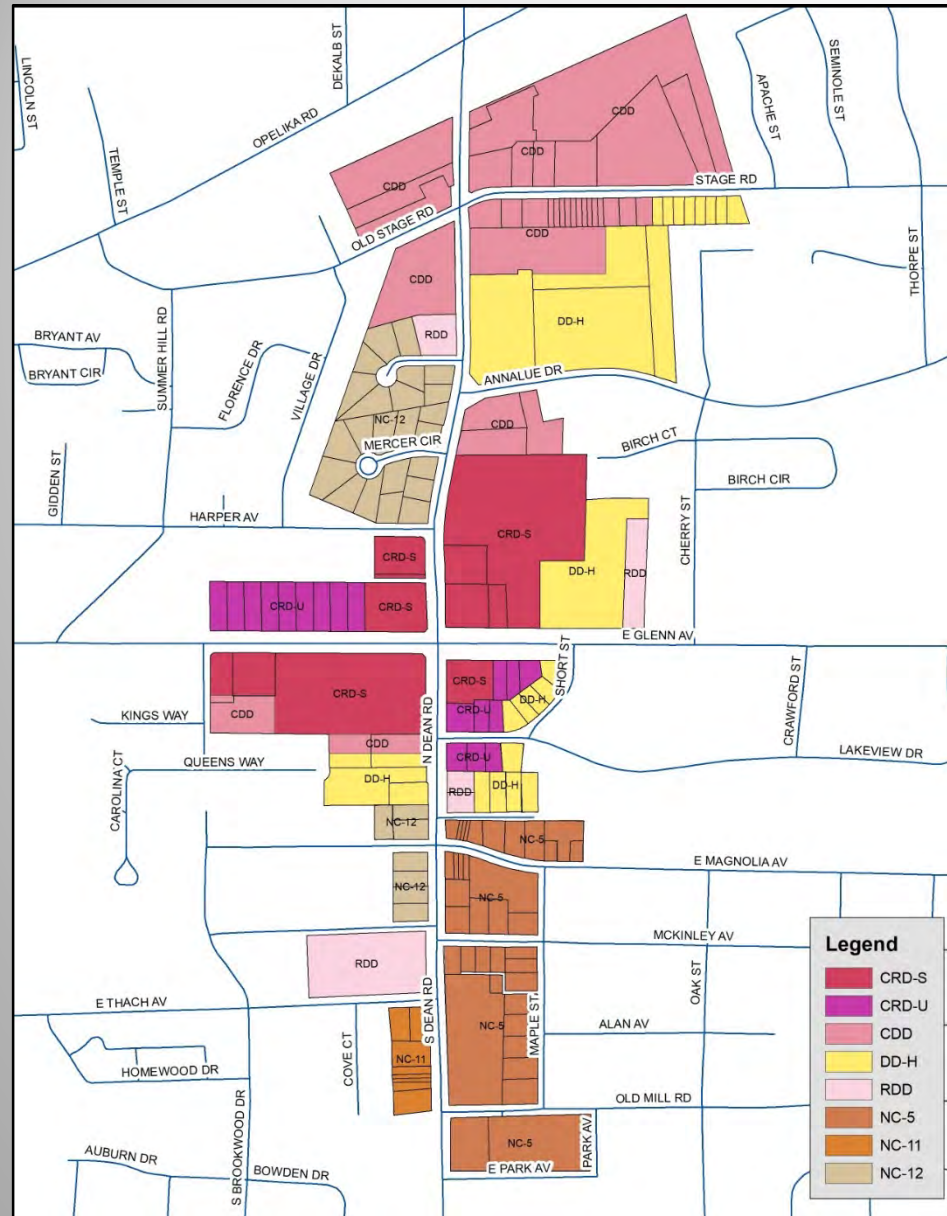
Zoning



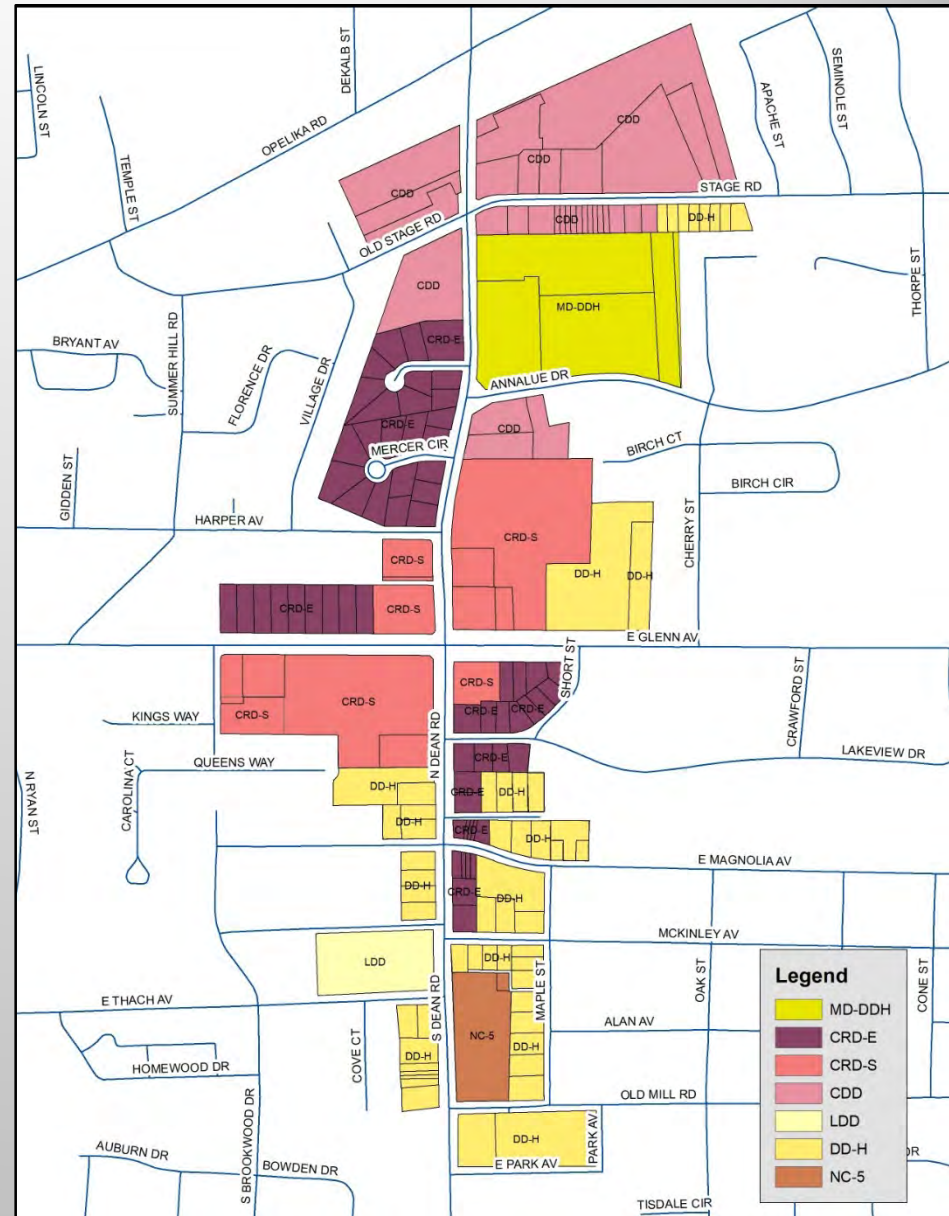
Existing

ZC	Du/ac	Residential	Commercial	Max Height	Open Space	Tenant
DDH	5.5	Single Family permitted by right. All others conditional except Cottage Dev & Private Dorm.	None	1:1 Angle of Light	30%	Family
RDD	16	All residential uses are conditional	All commercial uses are conditional	1:1 Angle of Light	20%	5
CRD-S	10	All residential uses are conditional	Most commercial uses are permitted by right	35 feet	20%	5
CRD-U	16	All residential uses are conditional	Most commercial uses are permitted by right	35 feet	15%	5
NC	Lot Size	Single Family only	None	35 feet	None	Family
CDD	9.5	All residential uses are permitted by right, except for Duplexes & Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	Yes	1:1 Angle of Light	25%	5

ZC	Du/ac	Residential	Commercial	Max Height	Open Space	Tenant
DDH	5.5	Single Family permitted by right. All others conditional except Cottage Dev & Private Dorm.	None	1:1 Angle of Light	30%	Family
MD-DDH*	12	All residential uses are permitted by right, except for Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	None	35 feet	15%	5
CRD-E*	10	All residential uses are permitted by right, except for Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	Limited commercial	35 feet / 45 feet for mixed use projects	15%	5
CRD-S	10	All residential uses are conditional	Most commercial uses are permitted by right	35 feet	20%	5
CRD-U	16	All residential uses are conditional	Most commercial uses are permitted by right	35 feet	15%	5
LDD	5	Single Family only	Neighborhood Shopping Center Only		30%	
NC	Lot Size	Single Family only	None	35 feet	None	Family
CDD	9.5	All residential uses are permitted by right, except for Duplexes & Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	Most commercial uses are permitted by right	1:1 Angle of Light	25%	5



Existing



Proposed