

Changes to the land use plan per City Council's request from the August 26<sup>th</sup> meeting.

- Rock Park should be designated Parkland on the Future Land Use Map (FLUM)
  - Verified that Rock Park is designated Parkland
    - No changes necessary
- Shull Park Reserve changed from Mixed Use to Parkland
  - FLUM changed on pages 49, 50, and 52
- Rocky Fork Reserve changed from Mixed Use to Parkland
  - FLUM changed on pages 49, 50, 51, 52, 53, and 77
- Stoneridge should be commercial and not Mixed Use
  - FLUM changed on pages 49, 50, 51, 81
  - Development concept for Stoneridge (depicted mixed use development) on page 83 deleted in its entirety (see below)

Before

After

FIGURE 5-13: DEVELOPMENT CONCEPT: MORSE & HAMILTON\*



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\* This development concept is meant only to show one potential scenario of build-out based on the development principles.

#### CONCEPT FEATURES

- A** Buildings address the street, framing the public realm and promoting walkability. These mixed use buildings may be any combination of commercial, office, and residential uses.
- B** Parking lots are situated to the rear of buildings and screened from view.
- C** Residential uses are included in the urban framework, increasing the households within the immediate market area and creating a neighborhood where none existed previously. Shown here are townhomes, a medium density option for multifamily housing.
- D** Parks and open space are thoughtfully integrated into the urban framework supporting both residents and daytime users with recreation and gathering spaces. Greenspace may occur as larger neighborhood parks or as smaller pocket parks and plaza areas.
- E** Outdoor dining areas are encouraged to improve the sense of place and blend the public and private realm.
- F** Structured parking should be screened from view with buildings, decorative elements, landscaping, and/or greenspace on the top floor.