

GENERAL PLAN GOALS/OBJECTIVES

Land Use Goal 1

- Regulate land uses based on compatibility with surrounding uses, the health of residential areas and economic feasibility. Maintain residential, business and industrial areas that are vibrant and where the health and safety of all are protected
 - Objective 1.1 – Preserve existing residential areas
 - Policy 1.1.1 – Do not allow encroachment into existing residential areas on a lot-by-lot basis. If encroachment is allowed into a residential area, it should be done on a larger scale with significant amenities and buffers installed to upgrade the neighborhood
 - Policy 1.1.2 – adopt ordinances that preserve the integrity of a residential area and make it a safer and desirable place to live
 - Policy 1.1.3 – Adopt regulations and rezone where appropriate in order to provide a more effective buffer between residential and commercial uses. An example of a good buffer would be medium density multi—family housing between R-1 and CC zones
 - Objective 1.2 – Preserve business and industrial areas
 - Policy 1.2.1 – Only allow residential uses in business areas that are compatible with surrounding uses by type, scale and size.

GENERAL PLAN GOALS/OBJECTIVES

Land Use Goal 7

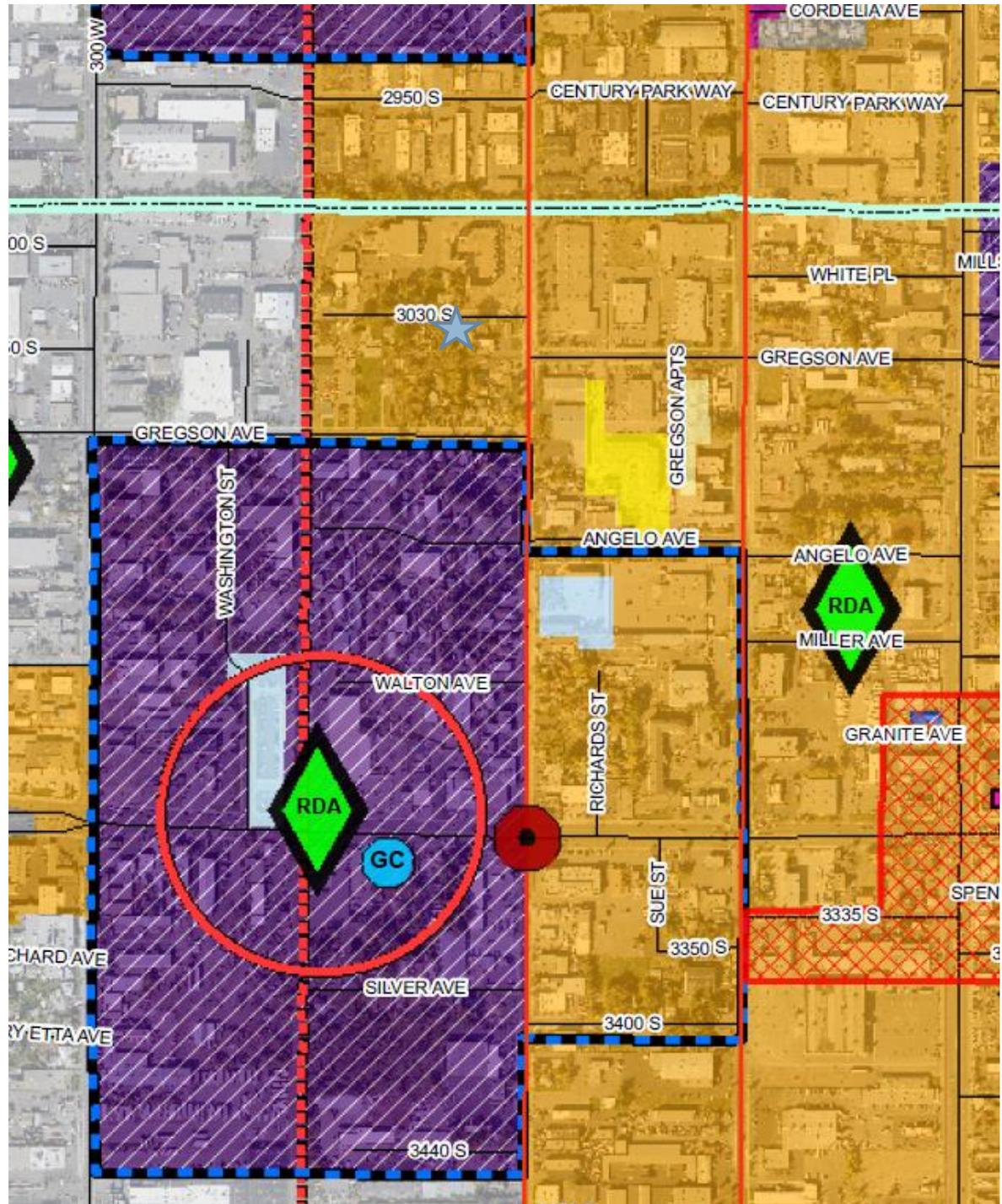
- Protect low density residential areas adjacent to business districts

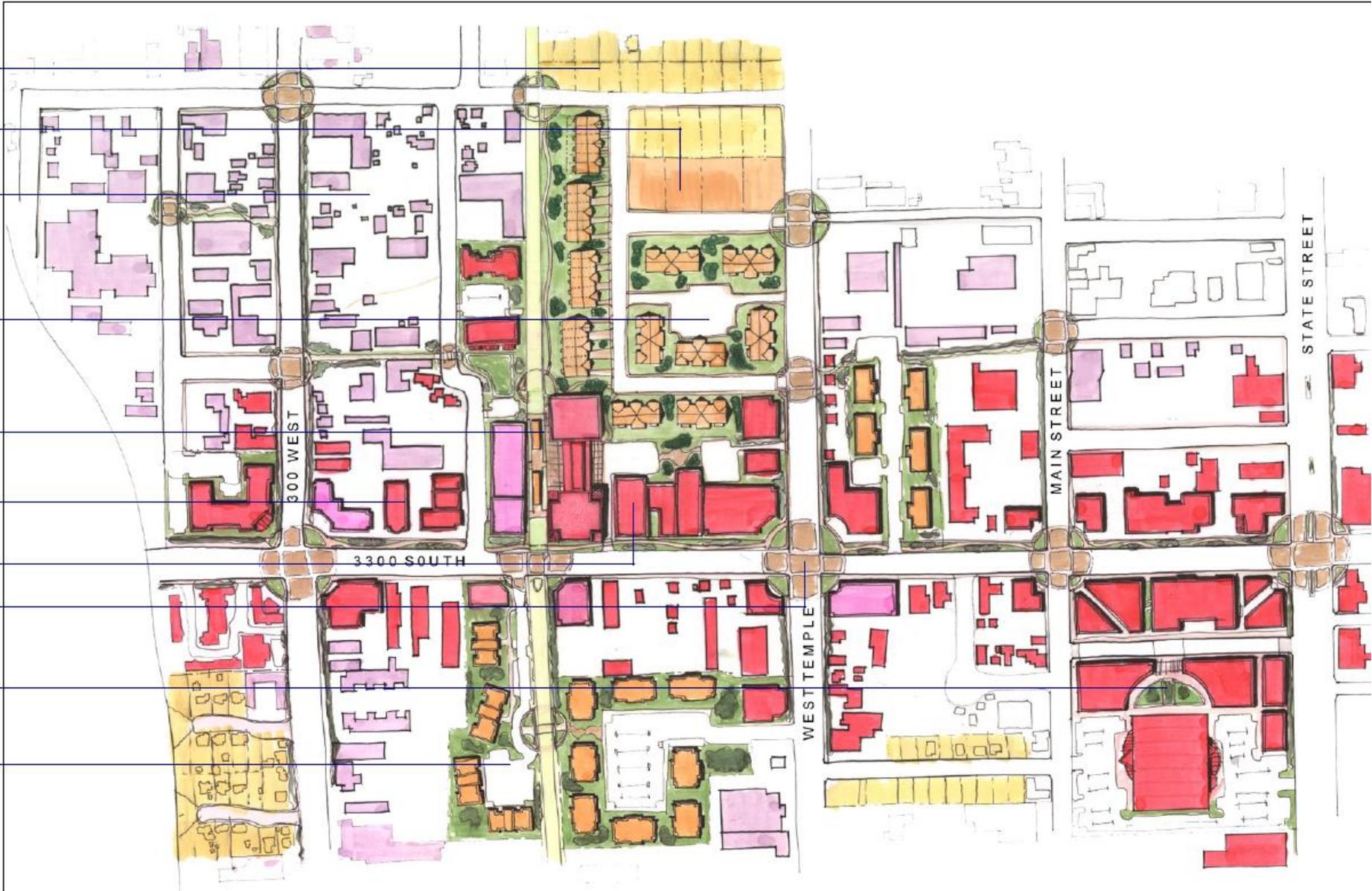
Land Use Goal 8

- Accommodate higher density housing in appropriate areas
 - Policy 8.1.2 – locate higher density housing in TOD areas and areas abutting other forms of mass transit as well as on major arterial corridors

Land Use Goal 13

- Redevelopment of property should be actively pursued and incentives, when deemed appropriate, should be offered to further this goal
 - Policy 13.1 – Identify areas of the City for potential redevelopment including retail, housing and industrial parks and work with interested parties in redevelopment efforts





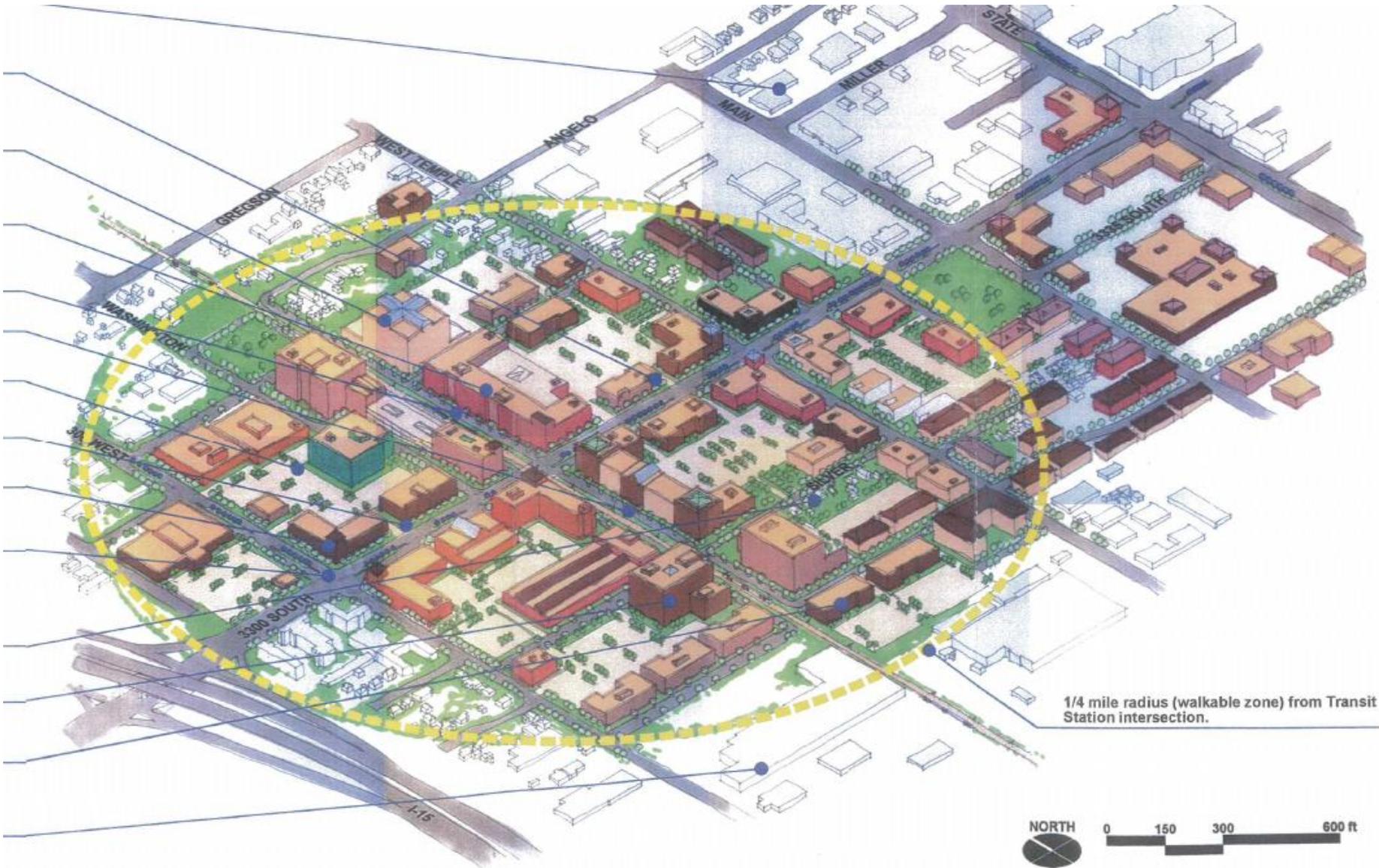
300 WEST

3300 SOUTH

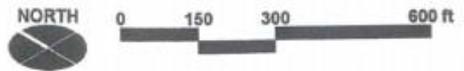
WEST TEMPLE

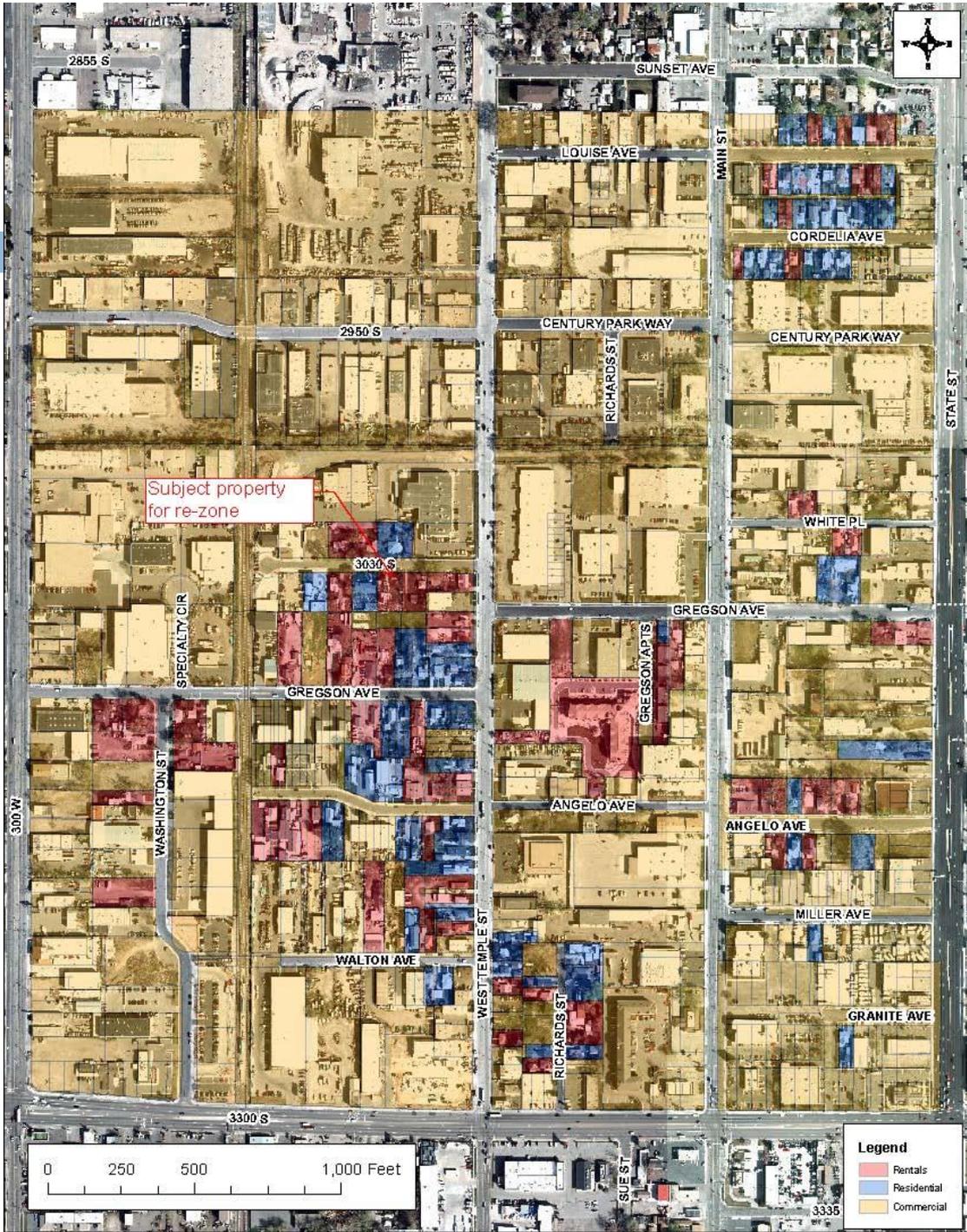
MAIN STREET

STATE STREET



1/4 mile radius (walkable zone) from Transit Station intersection.





Subject property
for re-zone

Legend

- Rentals
- Residential
- Commercial



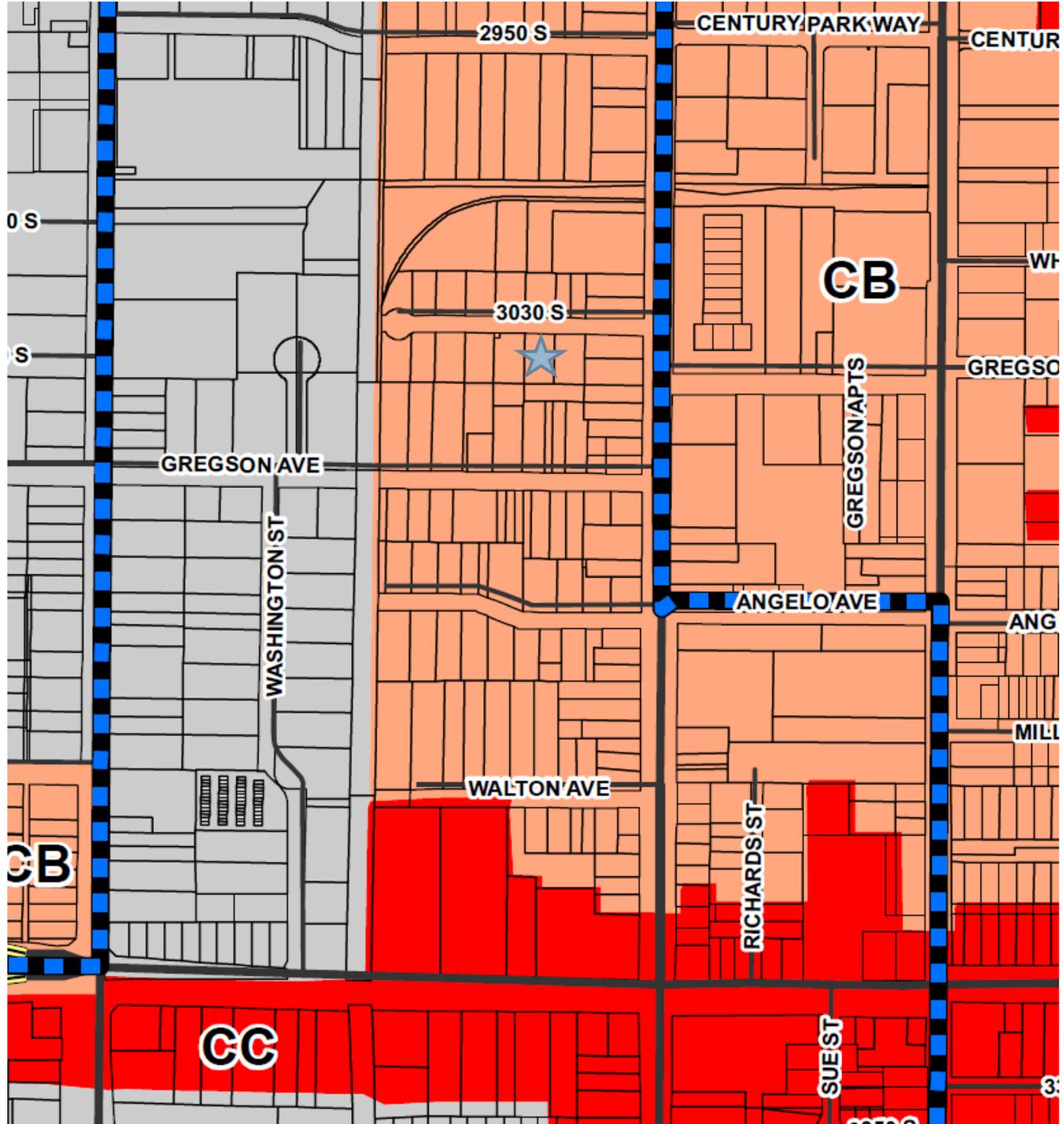
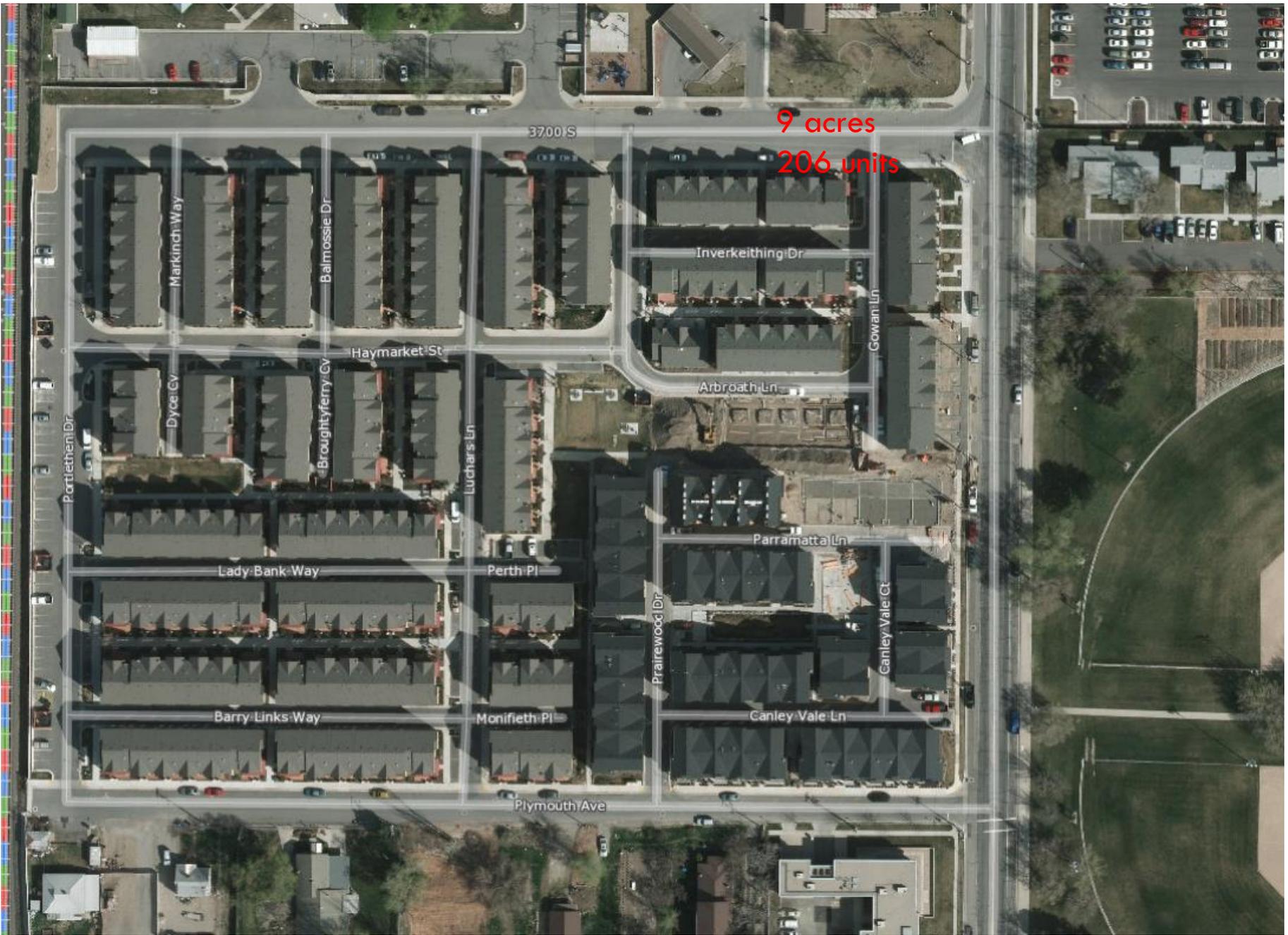




Image © 2014 DigitalGlobe

Google earth



9 acres
206 units

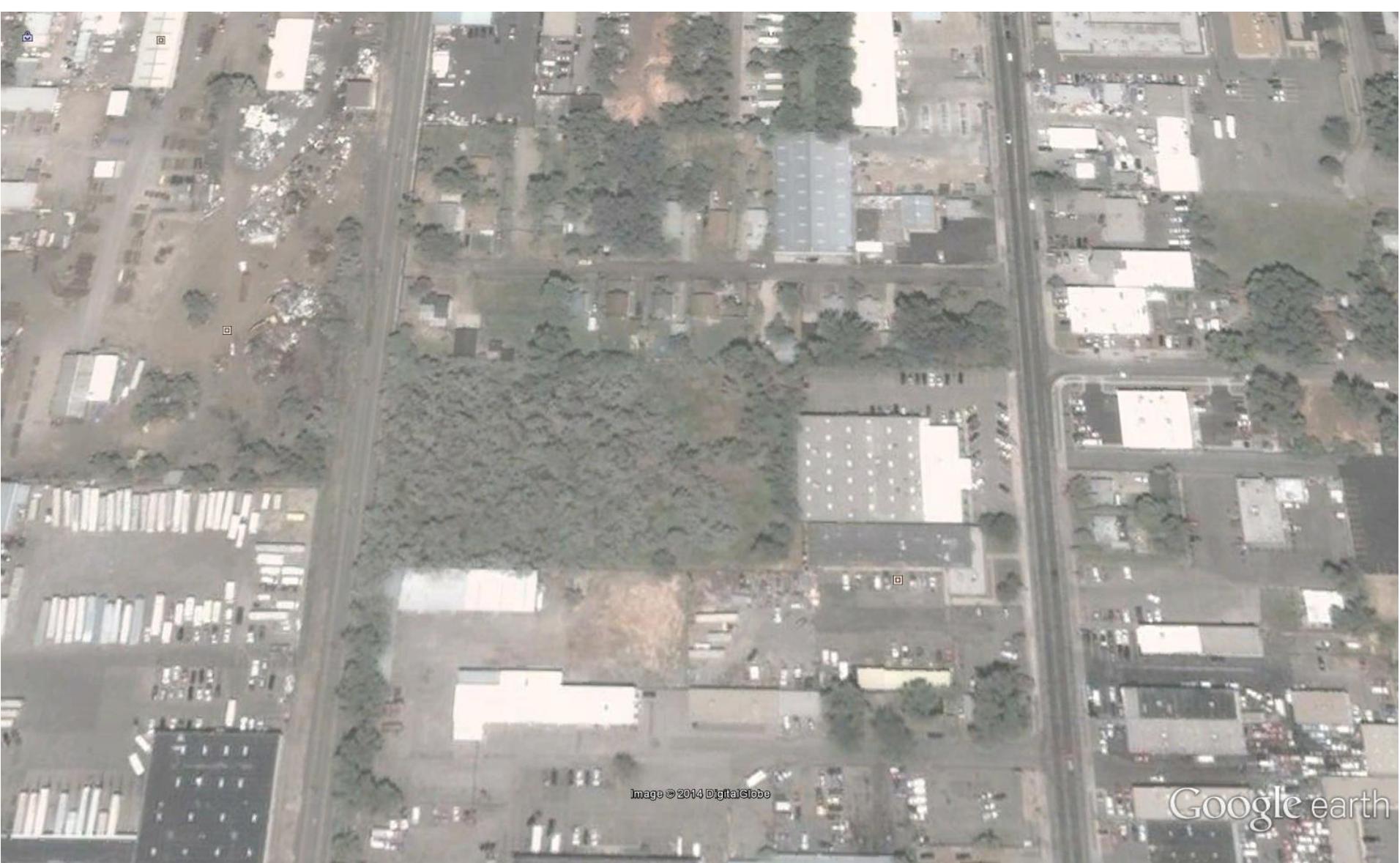


Image © 2014 DigitalGlobe

Google earth



3.8 acres
71 units

Silver Ave

West Temple St

Kinnell Dr

Carrick Dr

Finlay Dr



Image © 2014 DigitalGlobe

Google earth



1.46 acres
18 units

© 2014 Google

Google earth

3.3 acres
57 units

