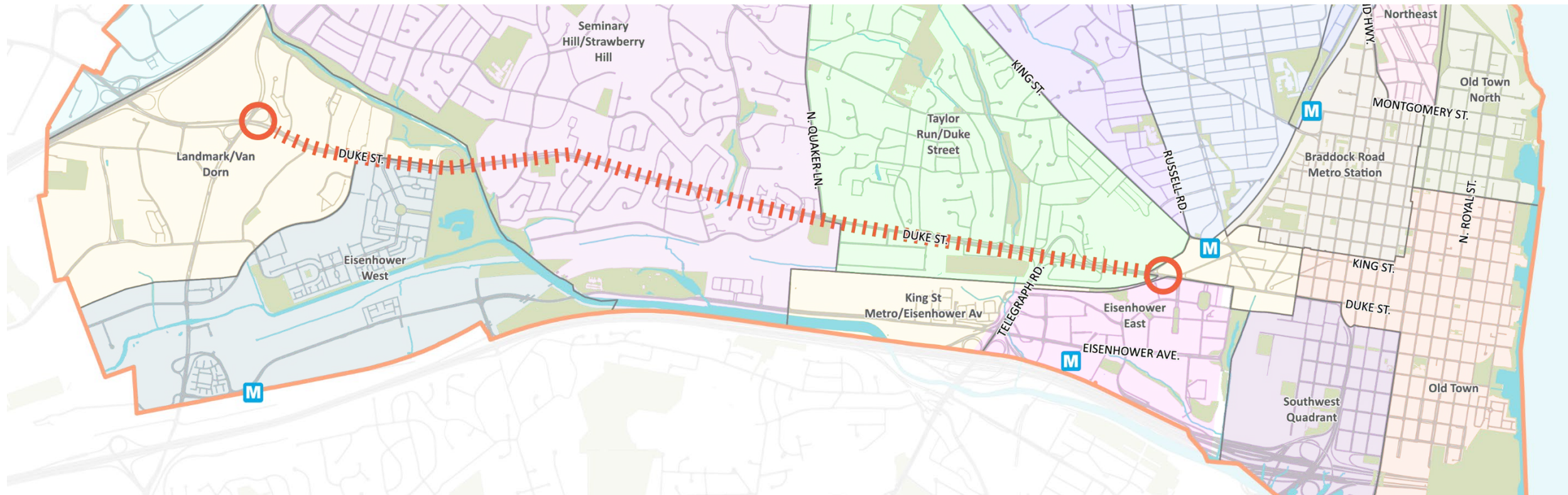


# Duke Street Land Use Plan

Small Area Plan

15-20 year plan

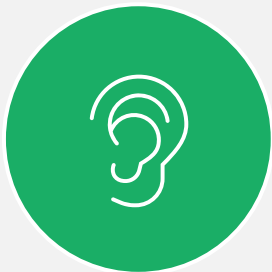
+/- 3.0 miles in length





# Process and Roadmap

Dec. 2024 – May 2025



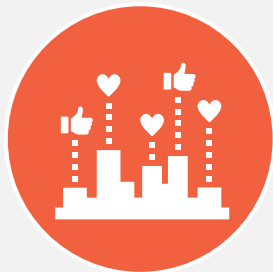
## Listen & Learn

Listening sessions with stakeholders

Pop-ups around the corridor

Background and existing conditions

Summer-Fall 2025



## Consult

Gather feedback

Develop Plan Objectives

Draft technical analyses

Updates to Planning Commission and City Council

Winter-Spring 2026



## Share & Draft

Develop Plan Recommendations

Develop land use concepts that provide a vision for community growth in the future

Final technical analyses

Summer-Fall 2026



## Refine

Refine and incorporate land use concepts and recommendations into a full Draft Plan for community review and comment.

Updates to Planning Commission, City Council, and Boards and Commissions

Late 2026-Early 2027



## Adopt

Public Hearing and Consideration for Plan Adoption: Planning Commission and City Council





# Yale Drive



## Zoning

- RB/Townhouse Zone
- Max. FAR 0.75
- Min. open space: 35% of lot
- 45 feet in building height
- (parcel size – 3ac)

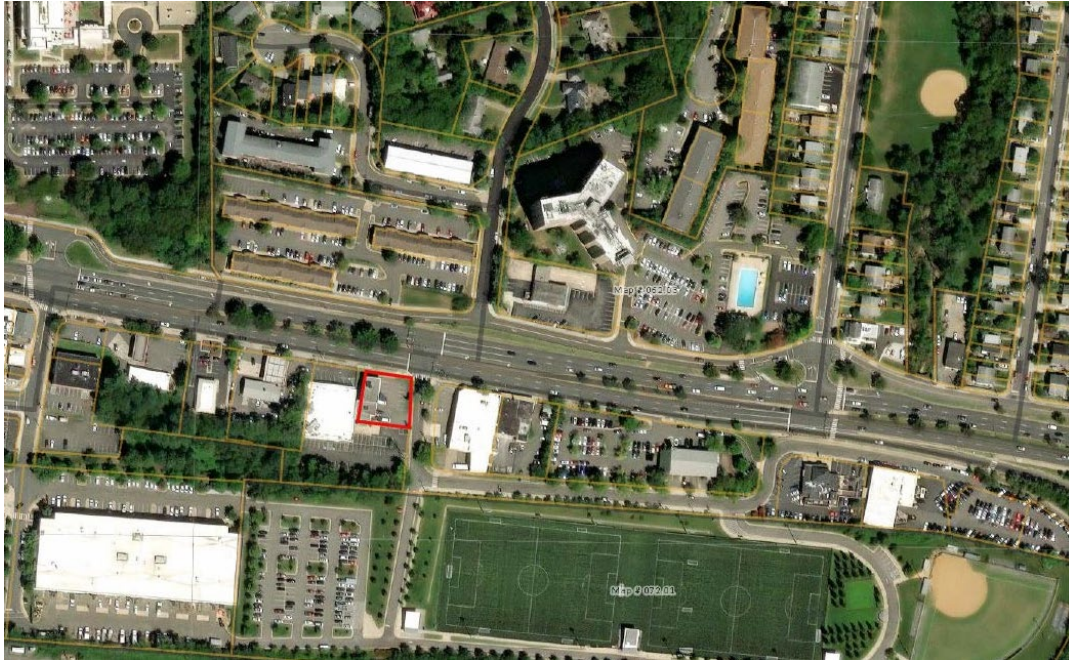
## Small Area Plan

- Duke Street Planning Process ongoing





# Witter & Duke St.



## Zoning

- CG / Commercial General Zone
- Residential Lot Size: Single: 5,000 sf, Two-Unit: 2,500 sf, Townhouse: 1,980 sf
- Min. open space: 35% of lot
- Max. height: 50 ft
- FAR: Nonresidential: Max. 0.5, Residential: Max. 0.75
- (Parcel size .25ac)

## Small Area Plan

- Duke Street Planning Process ongoing



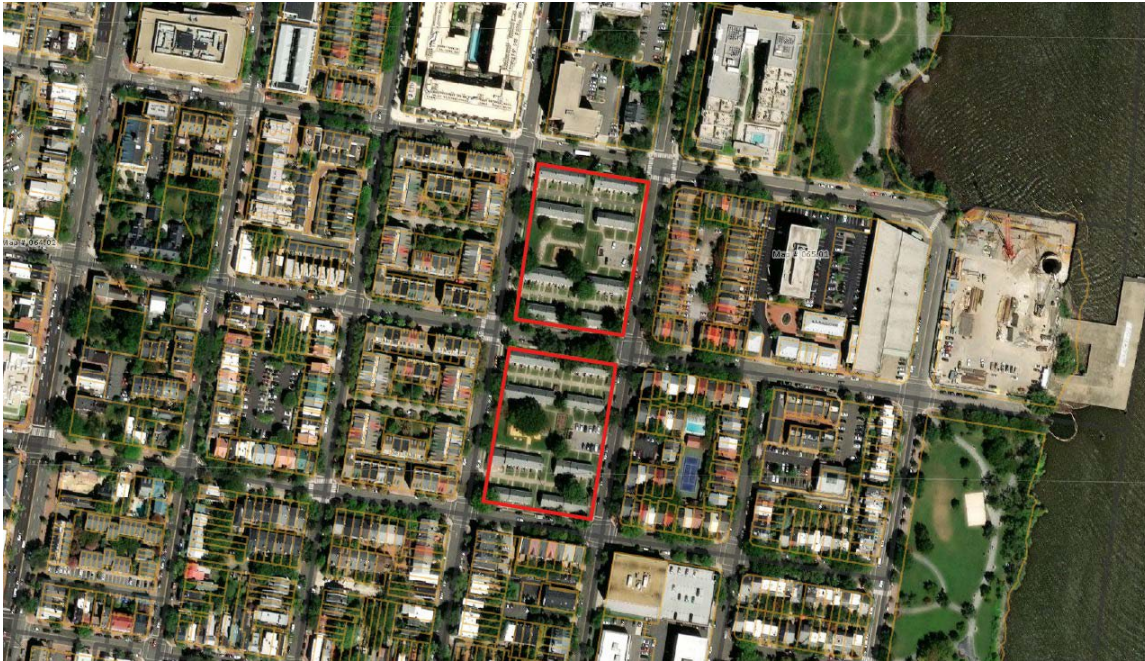


# Old Town North – Old Town

## Hopkins Tancil Court



# Hopkins Tancil Court



## Zoning

- RM Townhouse Zone
- Gross Density: 30 units per acre
- Residential Lot Size: Single and Two-Unit: 1,452 sf
- Min. Lot width: Single and Two-Unit: 25 ft, Townhouse: 18 ft
- Min. open space: 35% of lot
- Max. Height: 35 ft
- (parcel size 4ac)

Small Area Plan (northern block in OTN 2014, southern block in OT 1992):

## OTN Plan:

- Identified as potential redevelopment site
- Proposed Zoning: CRMU-X / Commercial Residential Mixed Use (Old Town North)
- Proposed FAR 2.5
- Proposed Allowable Development: 217,928 sf
- Recommended Height: 45 ft, 77 ft on half of northern block





# Braddock

## Andrew Adkins



# Andrew Adkins



## Braddock East Small Area Plan (2008)

- High density residential w/ ground floor retail
- Range of housing options
- The continuation of Payne Street through the site
- (Parcel size 3.5ac)

