



STOP 30 ROAD FUTURE LAND USE & TRANSPORTATION PLAN

RECOMMENDATIONS

Recommended Plan



2

Land Use Legend

- IM - Institutional Mixed (Religious with ancillary residential, limited retail)
- OM - Office Mixed (Office with limited flex commercial)
- ER - Estate Residential
- GP - Greenspace / Park
- R - Retail
- RP - Religious Preservation
- E - Existing Use to Remain



IM – Institutional Mixed (Religious with ancillary residential and limited retail)



The primary use of these sites are religious institutions. They can also include single family uses accessory to religious use, such as cottage-style homes. Limited retail uses are allowed along arterial frontages.

Character Area	Land Use Mix*	Density (Floor area Ratio)	Average Building Height (Stories)
Religious Institution	60%	0.2-0.3	1-2
Accessory Residential	10%	0.55 units per acre	1-2
Retail	10%	0.2 – 0.4	1

*excludes right-of-way

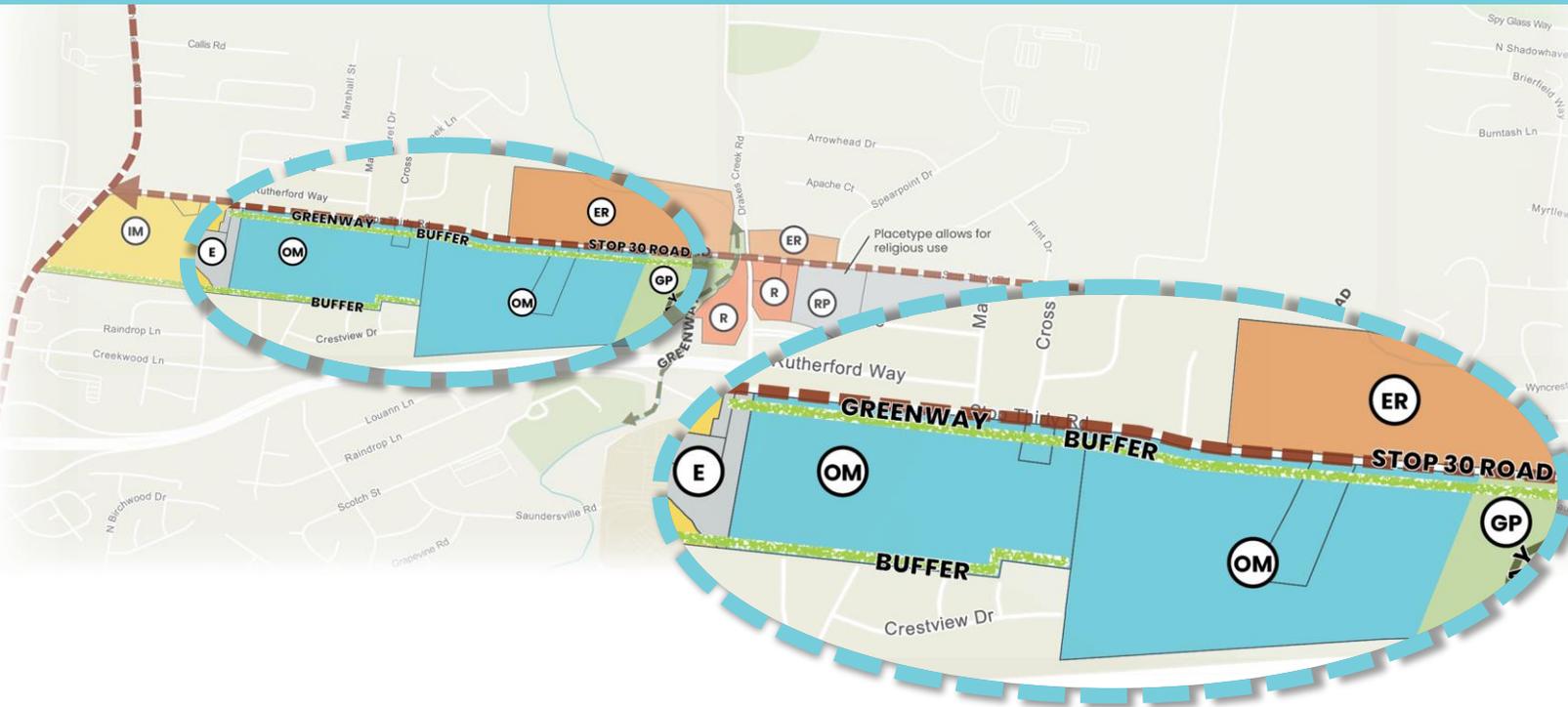
Free-Standing Retail



Ancillary Residential



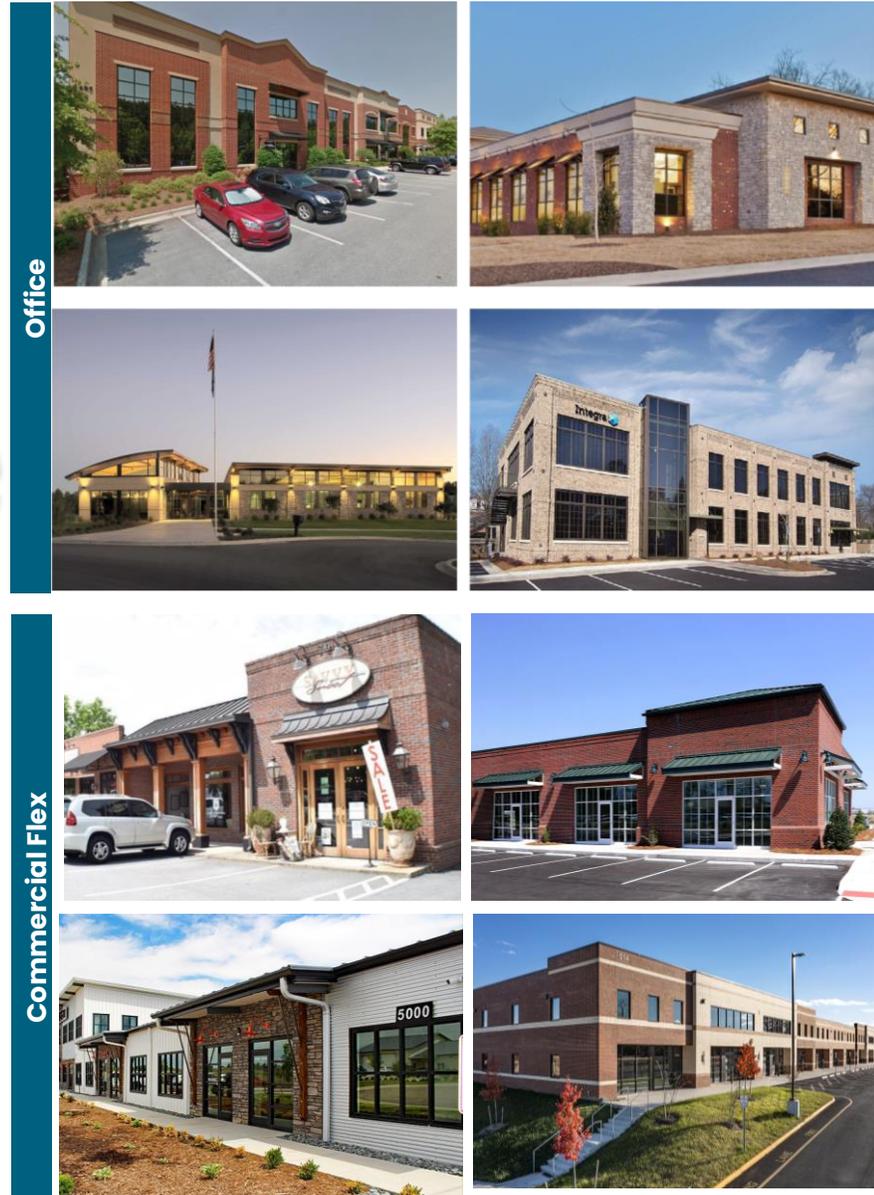
OM – Office Mixed (Office with limited commercial flex)

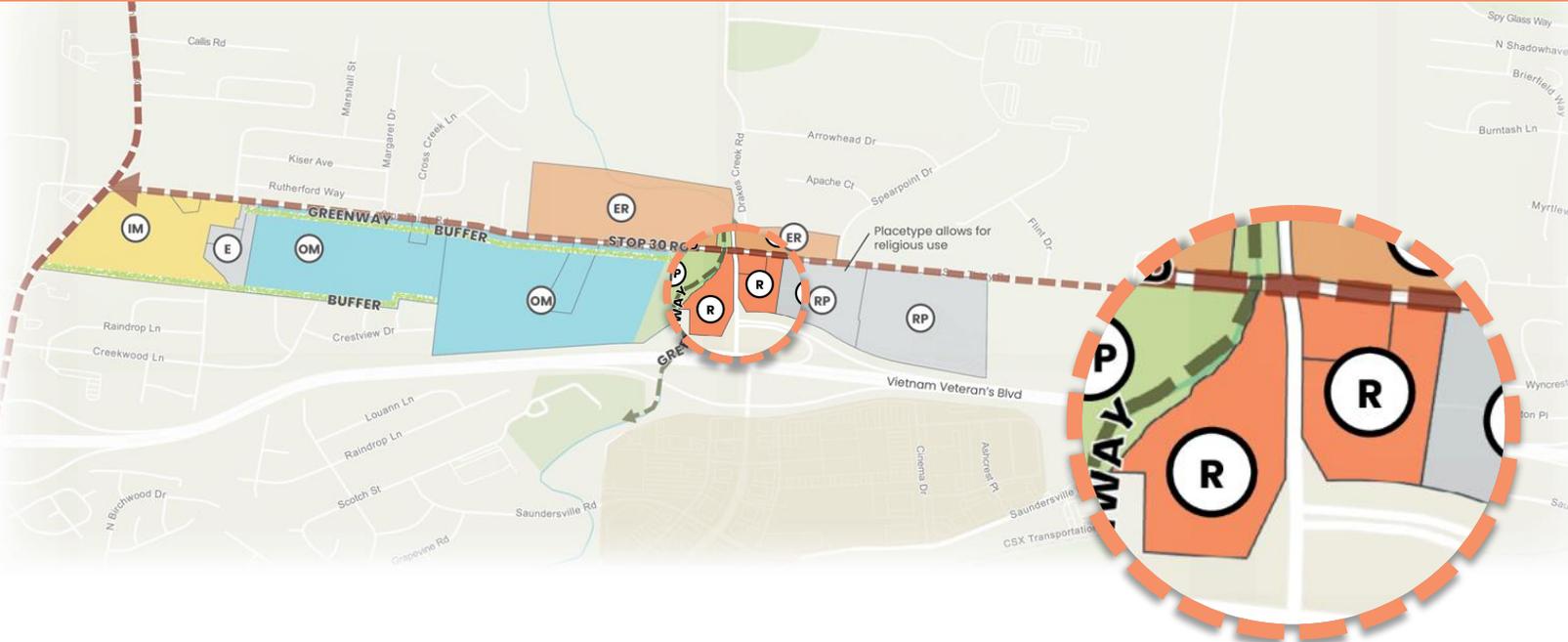


These sites are primarily multi-tenant office space. They could also include limited commercial flex space, such as light manufacturing, crafts, technology, production, services and associated office functions.

Character Area	Land Use Mix*	Density (Floor area Ratio)	Average Building Height (Stories)
Commercial Flex	20%	0.25	1-2
Office	60%	0.2 – 0.4	1-2

*excludes right-of-way





This area will accommodate consumer retail uses serving residents in the study area and surrounding neighborhoods. The scale of uses will be based on the parcel size. If the parcel occupied by the church building does not change use, the remaining parcels will consist of small-scale free-standing retail uses. If that parcel changes use, the area can accommodate a commercial planned development.

Character Area	Land Use Mix*	Density (Floor Area Ratio)	Average Building Height (Stories)
Commercial	75%	0.25	1

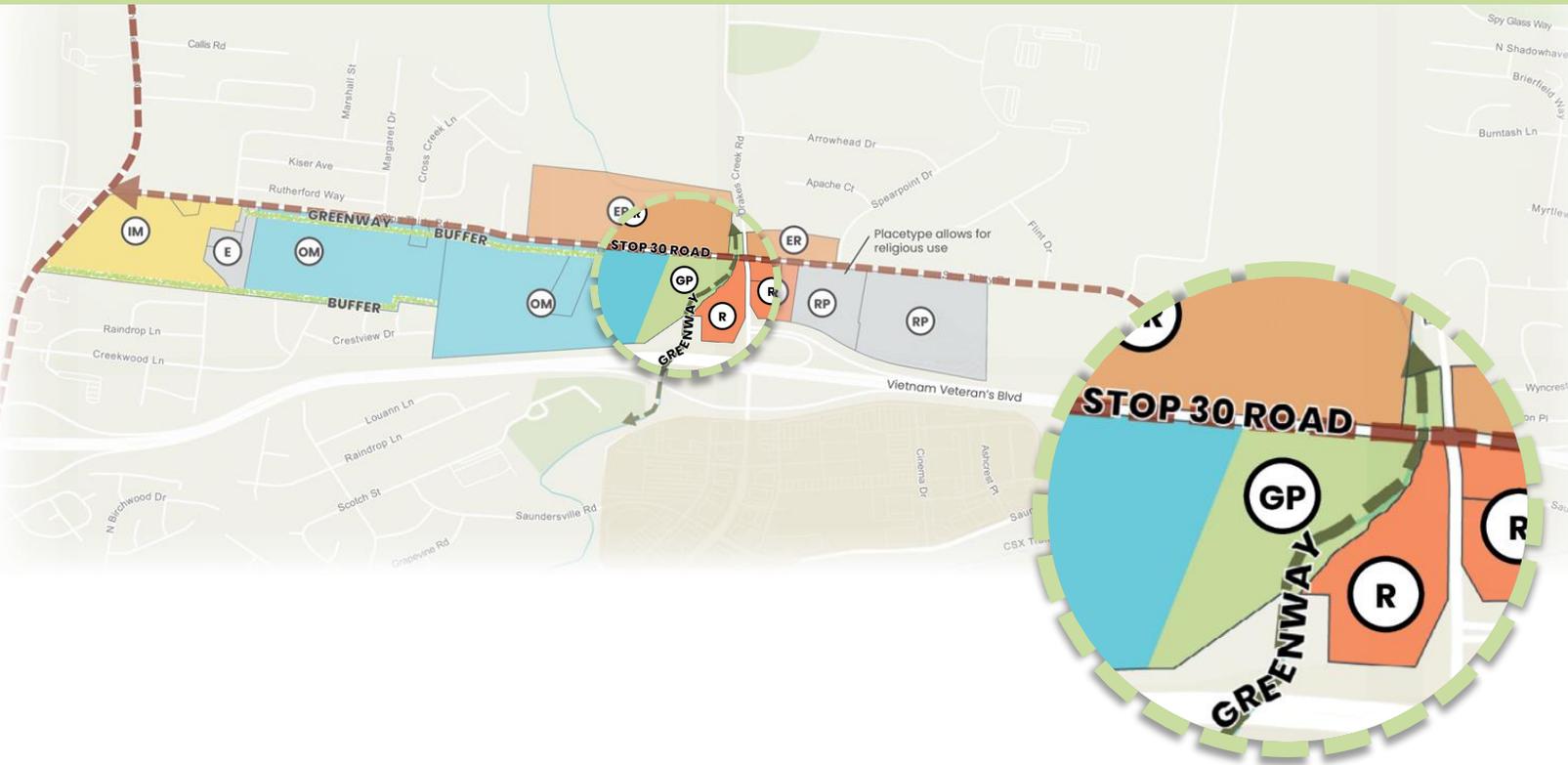
*excludes right-of-way

Free-Standing Retail



Large-Scale Retail





This area recognizes land that is not likely to develop due to floodplain constraints. A park with natural programming such as bike trails, walking trails, benches and riverside gathering areas will provide recreation to existing and future population. A greenway will run through the park parallel to the river.

Character Area	Land Use Mix	Density (Floor Area Ratio)	Average Building Height (Stories)
Park / Open Space	100%	0	0



Greenspace/Park



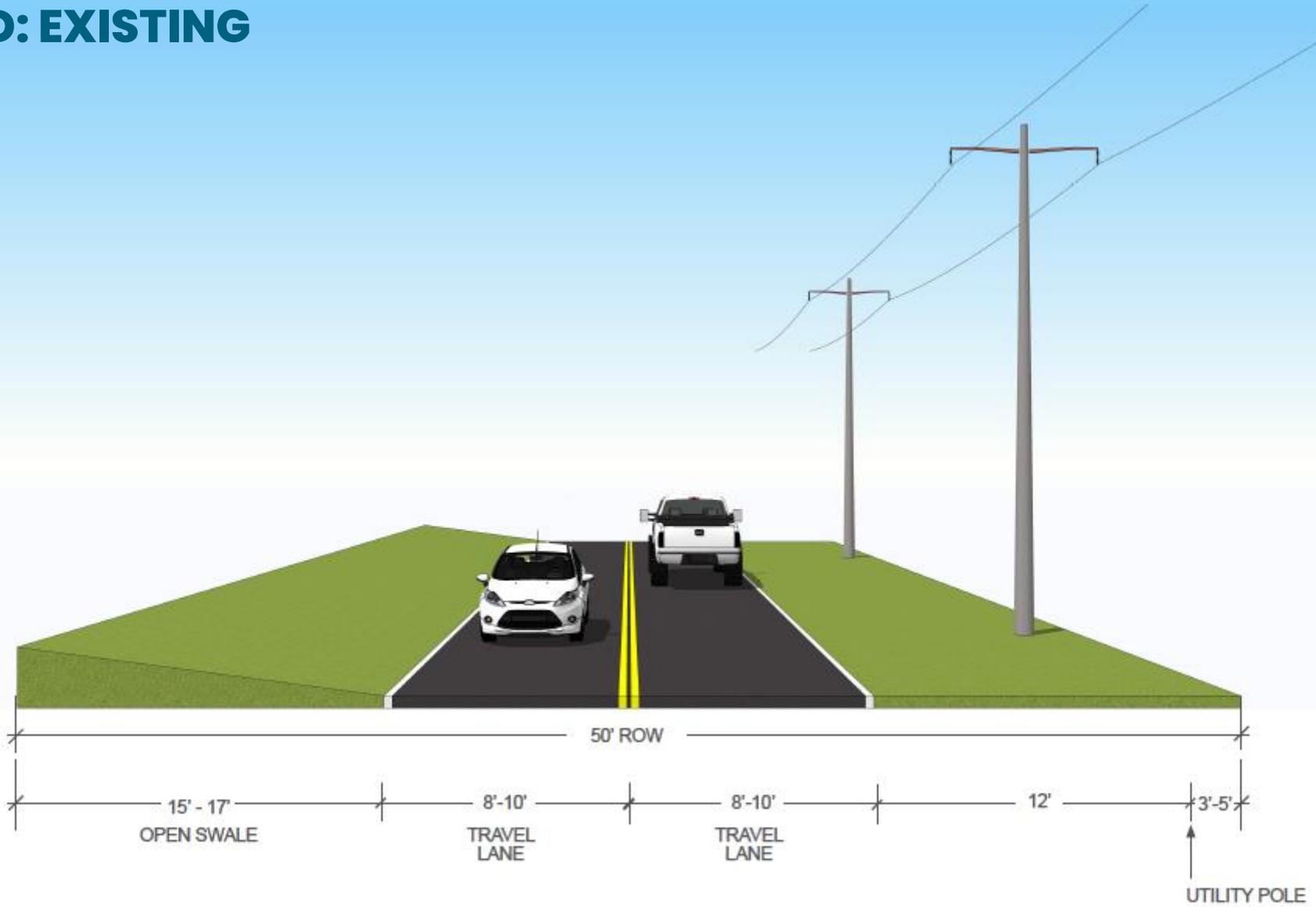
This area will consist of single-family residential homes at a density of 1 unit/acre.

Character Area	Land Use Mix*	Density	Average Building Height (Stories)
Single-family Residential	80%	1 Unit/Acre	2

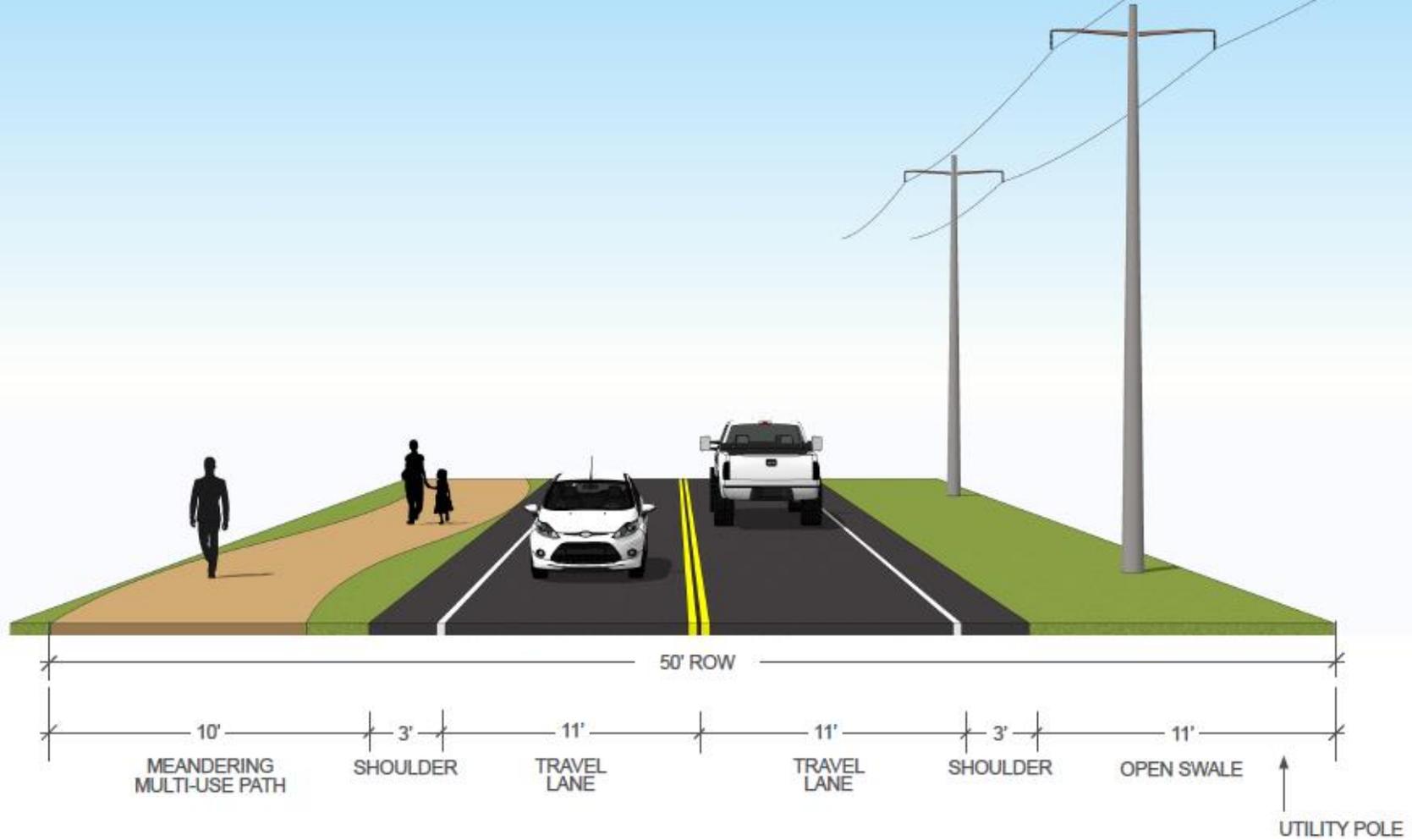
*excludes right-of-way



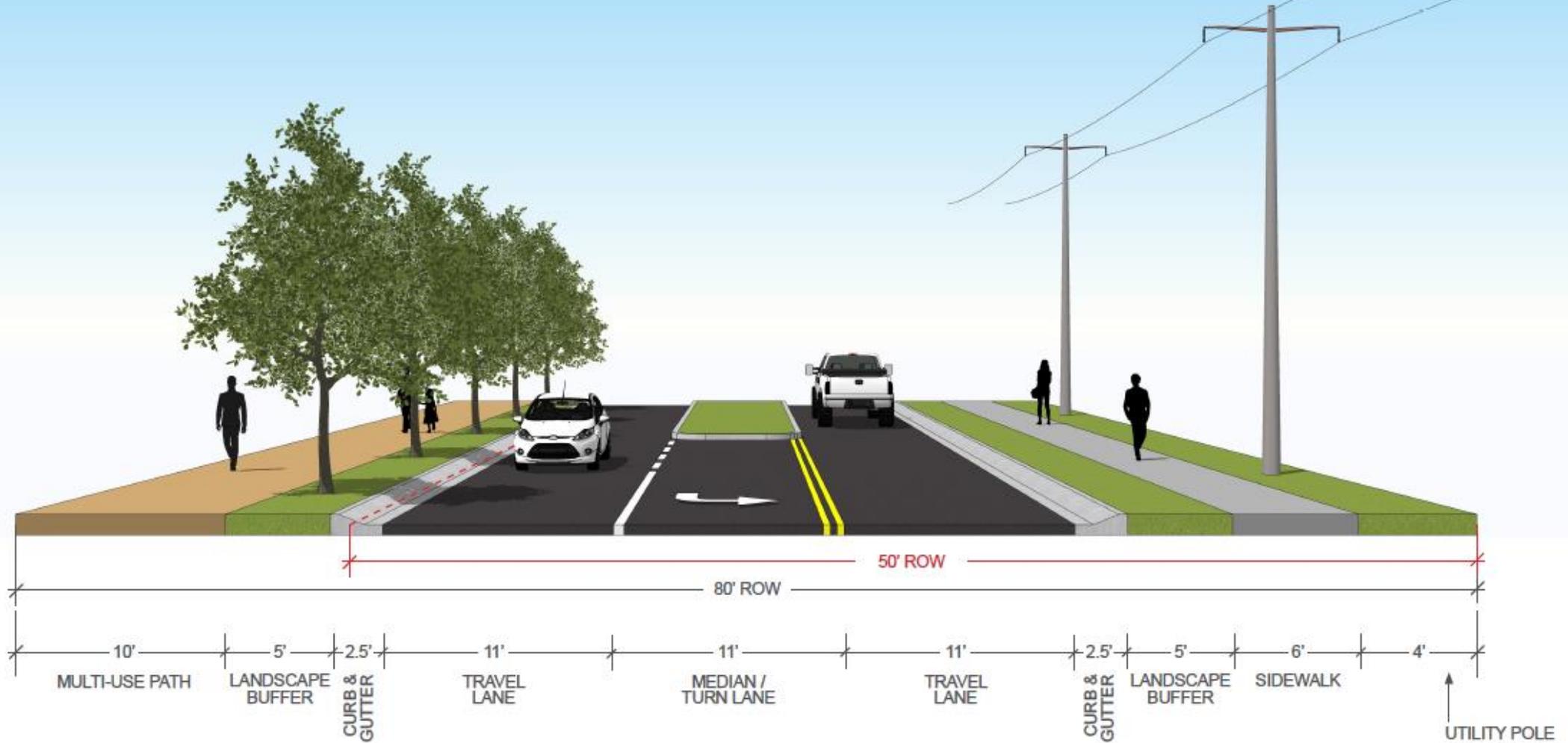
STOP 30 ROAD: EXISTING



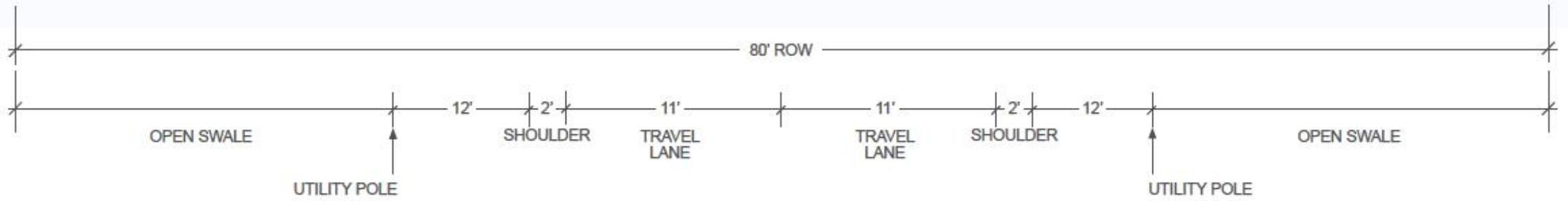
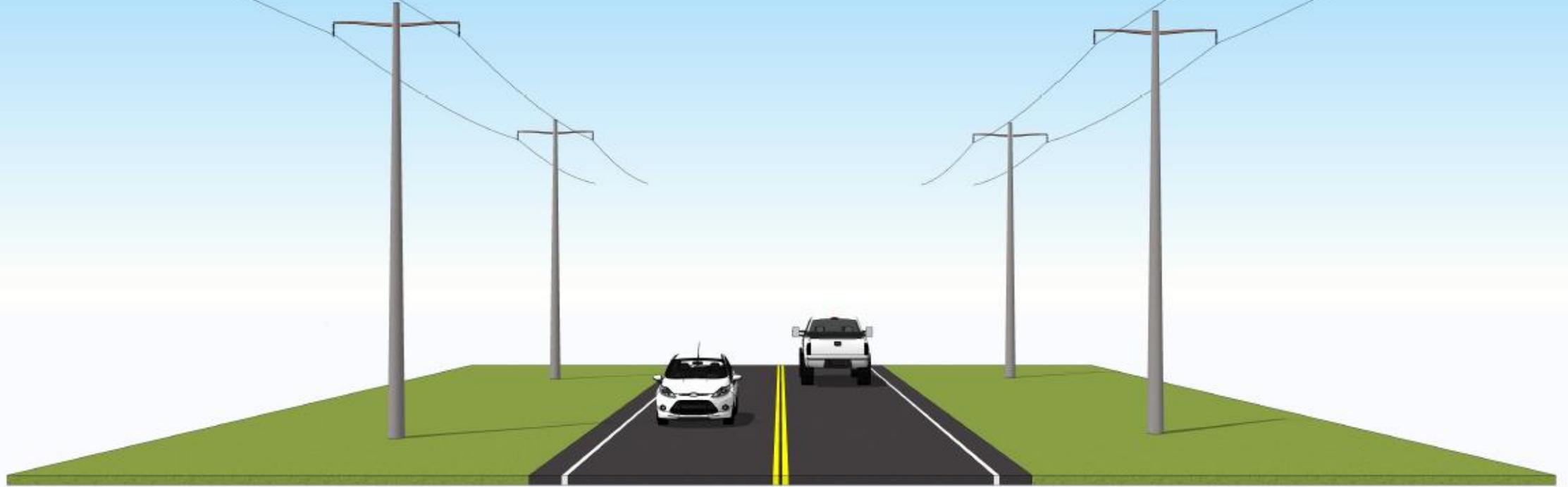
STOP 30 ROAD NEAR TERM PLAN



STOP 30 ROAD LONG TERM VISION



NEW SHACKLE ISLAND ROAD: EXISTING



NEW SHACKLE ISLAND ROAD: PROPOSED

