

Draft CONCEPT 1: 2030 Old Village Land Use Plan

Existing/Current:

Village Urban Low Density (V-ULD): Density is 1.5 - 2.49 Units / Acre

Village Urban Medium Density (V-UMD): 2.5 - 4.0 Units / Acre

Village Mixed-Use (V-MX): 5-10 Units / Acre

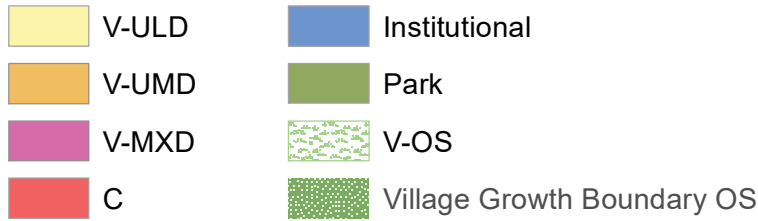
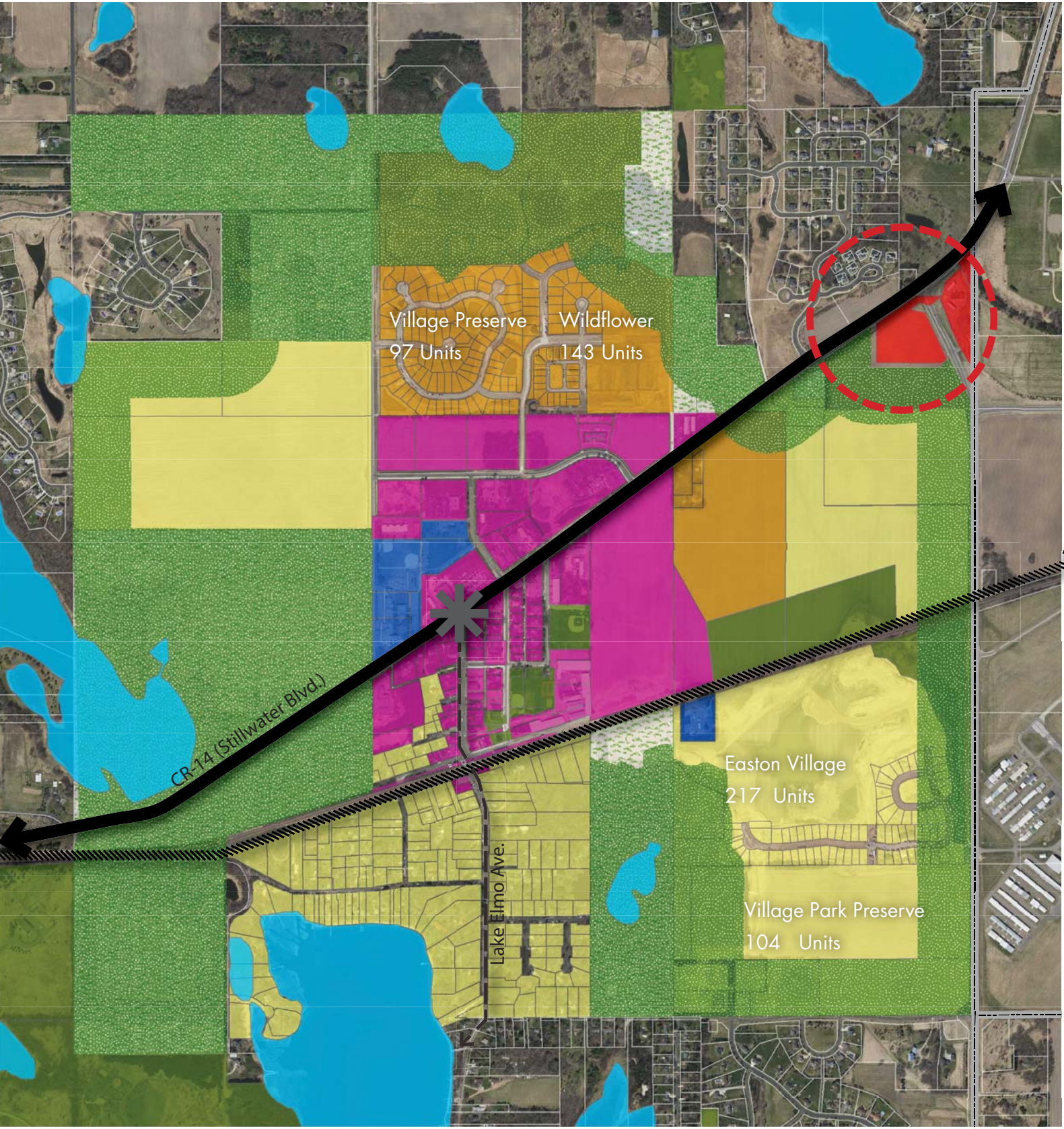
Commercial (C)

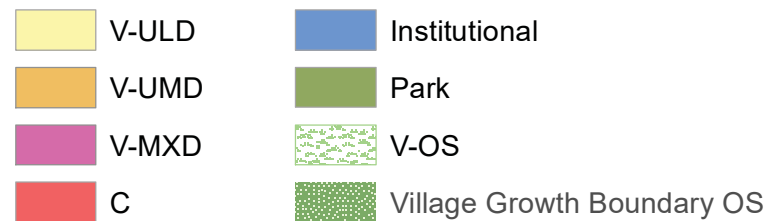
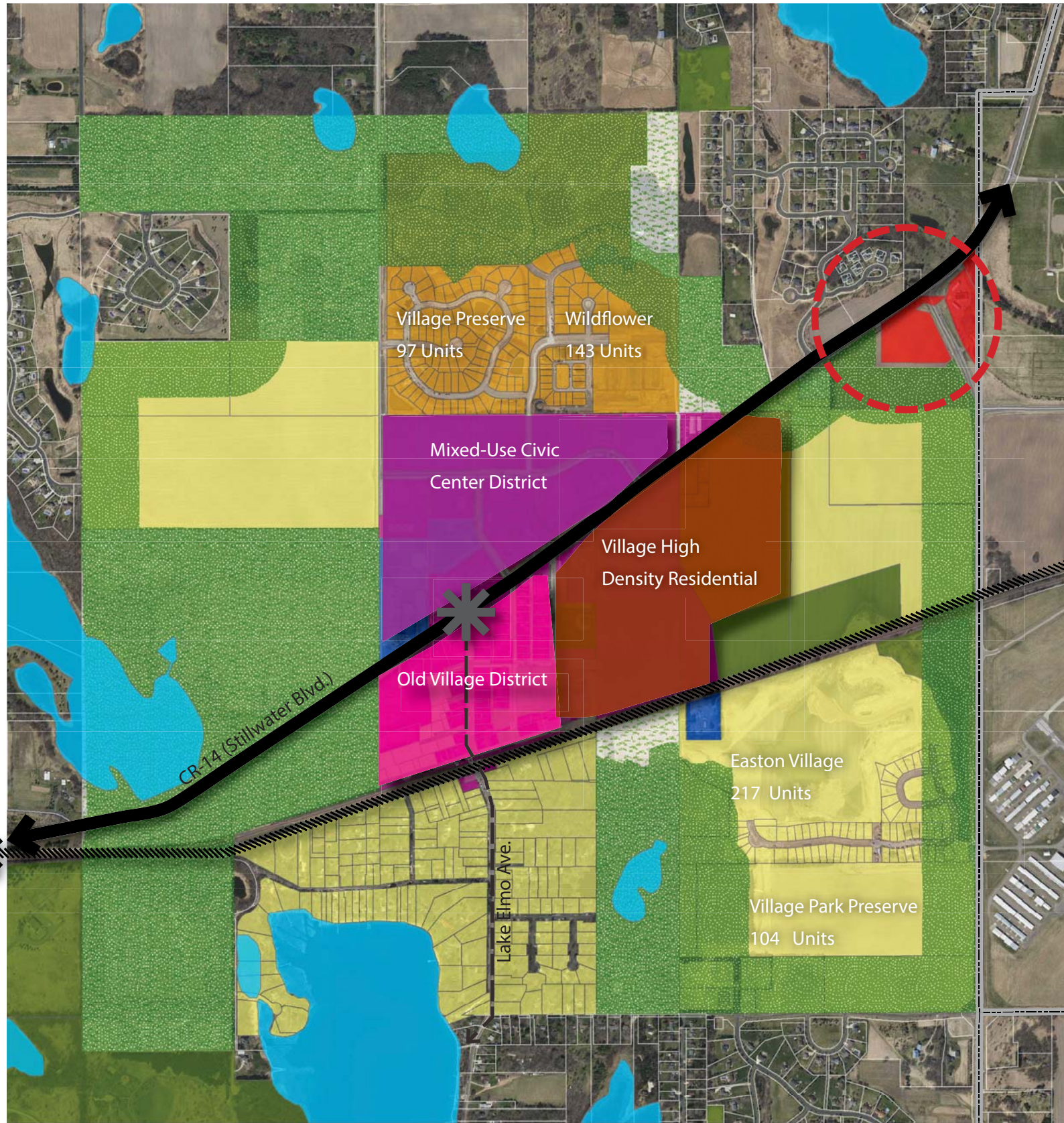
Proposed Additions for Consideration:

None - leave plan as-is

Concept 1 Creates the Following Opportunities:

- » Flexibility across entire V-MX land use designation - option be commercial or residential (could be preserved, or redeveloped)
- » Allows for businesses throughout entire V-MX area, no centralization (i.e. current light industrial users can co-exist with Main Street)
- » Total Village area households anticipated to total approximately 934 +/-
- » At build out, will likely support existing businesses, and may leave Main Street in tact
- » Maintains status-quo, suburban development pattern surrounding core
- » Provides options to locate civic center uses north or south of Stillwater Blvd.
- » Explore medical users and/or office based businesses - embrace current users with no direct effort required to increase retail
- » May keep 'activity' lower in the DT





DRAFT MAP: 7/26/2017



Draft CONCEPT 2: Create an Old Village District,

Proposed Land Use Designations & Densities:

Existing/Current:

Village Urban Low Density (V-ULD): Density is 1.5 - 2.49 Units / Acre

Village Urban Medium Density (V-UMD): 2.5 - 4.0 Units / Acre

Village Mixed-Use (V-MX): 5-10 Units / Acre
Civic District

Commercial (C)

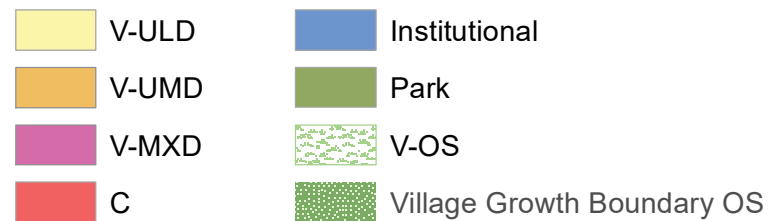
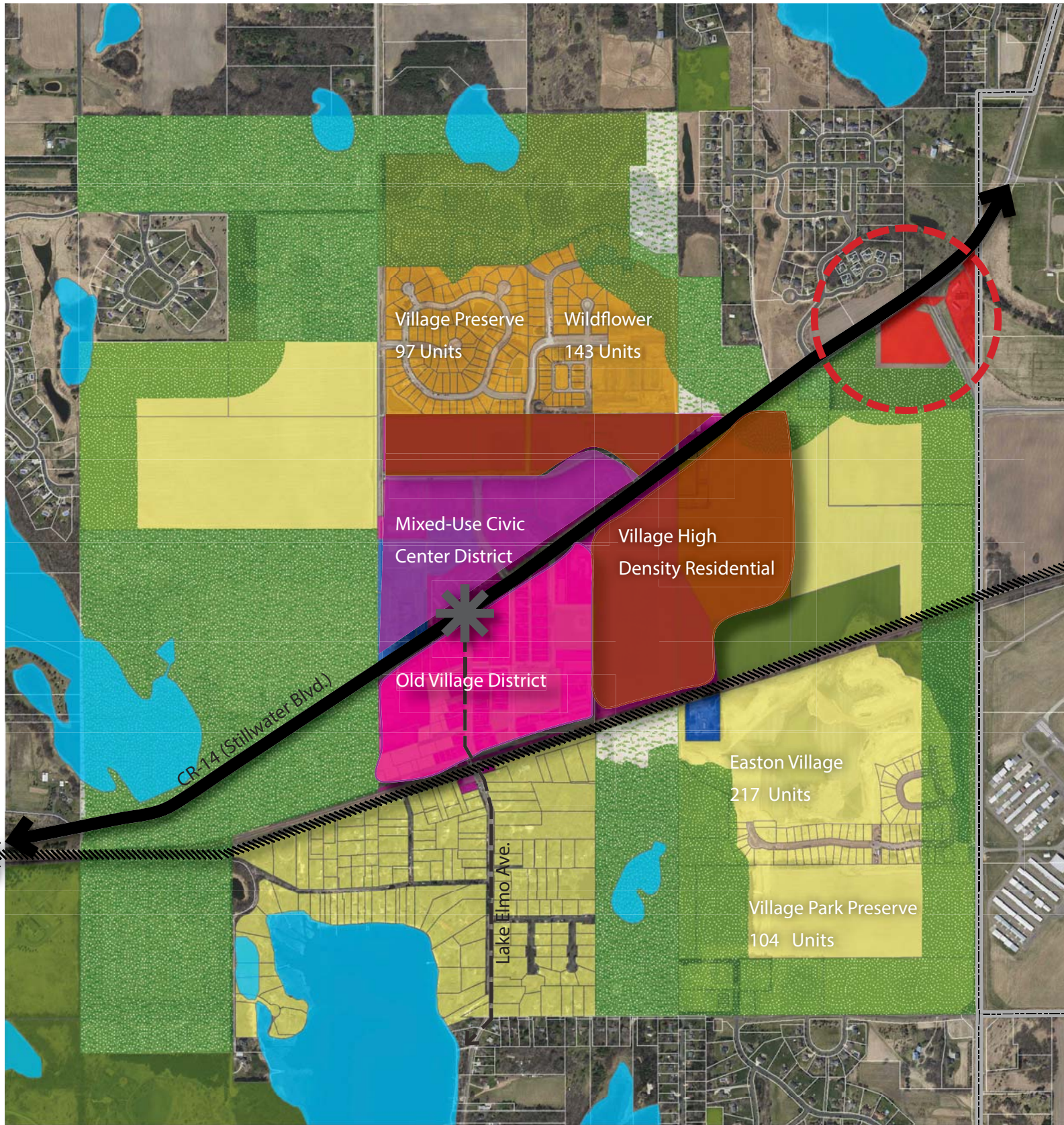
Proposed Additions for Consideration:

Village Urban High Density (V-UHD): 6-10 Units / Acre

Old Village District: Overlay to V-MX, preservation of historic development pattern (e.g. Design Guidelines)

Concept 2 Creates the Following Opportunities:

- » Additional **350-500** +/- Households to 2030 Old Village Plan
- » Distinct "Old Village District" that requires preservation of Main Street & historical structures
- » Create a Civic Center District, focused North of Stillwater Boulevard
- » Provide additional (incremental) increase of retail opportunities to fill in gaps on Main Street, while providing greater stability to existing businesses
- » Creates demand for additional retail/business in Old Village District area by increasing households, and reducing opportunities for businesses to locate outside the district
- » May provide more affordable options in the Village
- » Preserves densities of V-ULD, V-UMD, and V-MX



DRAFT MAP: 7/26/2017



Draft CONCEPT 3: Create an Old Village District, Increase in Households

Proposed Land Use Designations & Densities:

Existing/Current:

Village Urban Low Density (V-ULD): Density is 1.5 - 2.49 Units / Acre

Village Urban Medium Density (V-UMD): 2.5 - 4.0 Units / Acre

Commercial (C)

Proposed Additions for Consideration:

Village Urban High Density (V-UHD): 8 - 20 Units / Acre

Mixed Use Civic Center District: 8 - 20 Units/Acre

Old Village District: Overlay to V-MX, preservation of historic development pattern (e.g. Design Guidelines)

Concept 3 Creates the Following Opportunities:

- » Additional **750** +/- Households to 2030 Old Village Plan
- » Distinct "Old Village District" to require preservation of Main Street & Structures
- » Create a "Civic Center District", focus North of Stillwater Boulevard, mix with residential uses
- » Provide opportunity for potential doubling of existing commercial/retail/business space in Village core
- » Creates demand for additional retail/business focused in Old Village District by increasing households, and reduced opportunities to locate outside of Old Village District and Civic Center District
- » Provides/meets 'affordable' density land use guide, may allow for some reduction South of 10th Street
- » Preserves densities of V-ULD, V-UMD