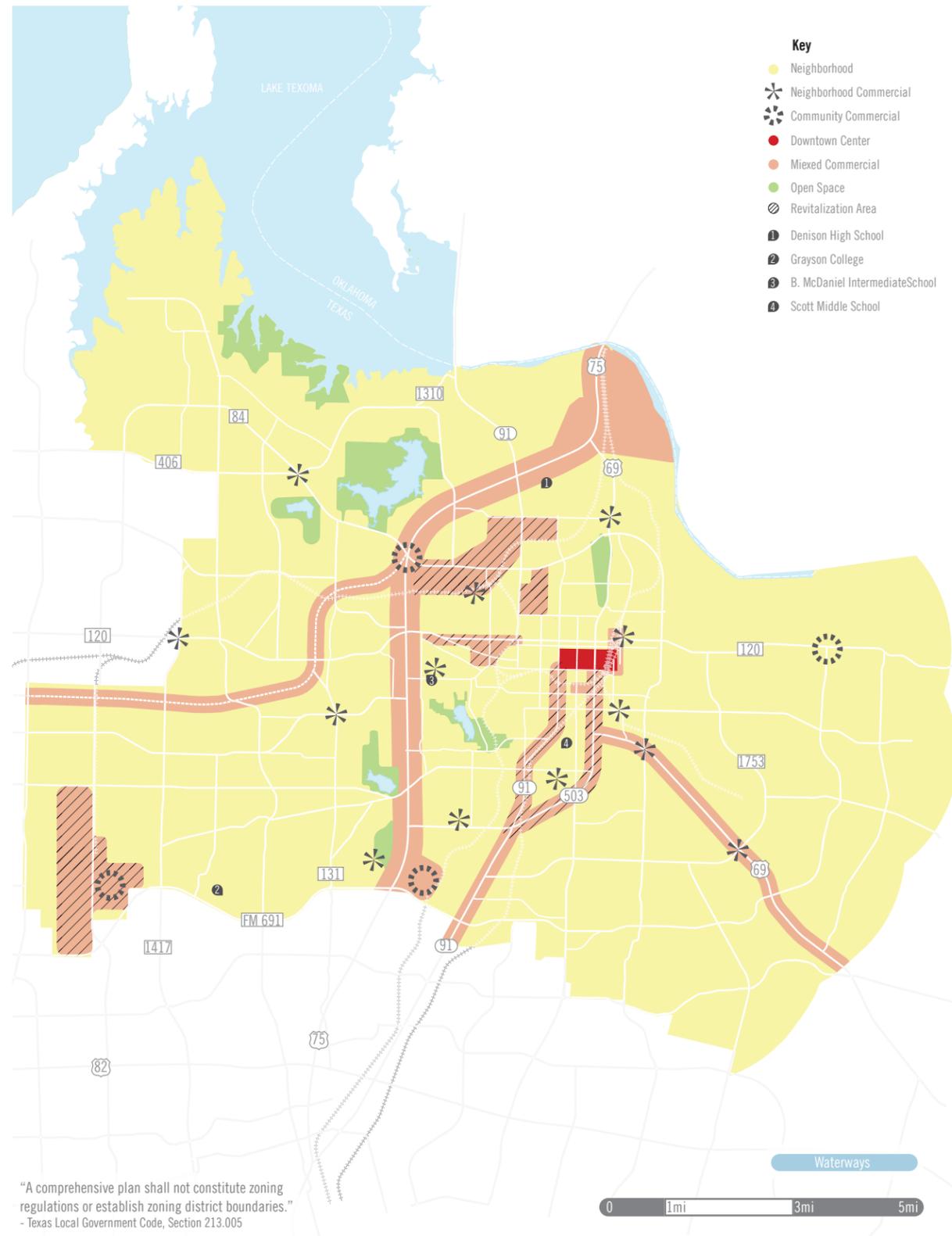


Future Land Use Plan



FUTURE LAND USE PLAN

The Future Land Use Plan (FLUP) is a guide to appropriate land uses across the City and within its ETJ. It is not a zoning map. In currently undeveloped areas around the edges of the City, the land use patterns are schematic; the actual shape of districts should be based on the form of the landscape, property boundaries, the roadway network, and demand. The plan is intended to identify sufficient locations for future growth, but population growth and the development market will determine the pace of development. In reviewing all development, the City should consider more than just the land use or density. The City should take into account the character of the development, its design, its connection to surrounding land uses, and how much new infrastructure and city services are required to support it.

Land Use Categories

Residential

● Neighborhood

In order to grow and attract more residents to Denison as the area around it grows, the City will need to offer high quality residential areas. Some areas will be neighborhoods of primarily detached single-family homes. Others will include denser product types such as townhouses, patio homes, and apartments. Neighborhood areas may include schools, religious institutions, and recreational amenities. At appropriate locations within areas designated as Neighborhoods and with thoughtful integration, Neighborhood Commercial uses are compatible with this category. Higher density housing should be located in or close to Neighborhood Commercial, Community Commercial, and Downtown Denison to form walkable areas. A variety of housing types should be permitted under zoning. Residential neighborhoods should be protected from incompatible uses, such as industrial or similar uses. All neighborhoods should be connected to trails and be within walking distance of a park.

Non-Residential

⌘ Neighborhood Commercial

Well-designed neighborhoods, with daily needs served by local commercial development, can create a sense of community and identity for their residents. This category should include local commercial and services for adjacent neighborhoods, such as dental offices, local grocery stores, cafes, and restaurants. Some multi-family residential may also be appropriate here. This area should be designed so buildings have their front doors facing pedestrian-friendly streets. These areas should also include small public spaces or parks to encourage social interaction among residents. No more than one or two corners should be zoned for this scale of non-residential development.

⌘ Community Commercial

This category should include primarily offices, but also supporting commercial services and housing that complement high-density employment areas. These services include restaurants, retail, entertainment, and higher density residential. Community Commercial areas should feel like activity centers and increase the tax base and

revenue for the City. Sufficient commercial development is critical to the City's economy and tax base.

● Downtown Center

Denison's Downtown Center should be a mixed-use activity center with retail, restaurants, entertainment, offices, and medium-density residential uses. Main Street should have only active retail, restaurants, entertainment, and office uses on the ground floor; side streets may have residential as well. All buildings should be built up to the sidewalk and create an interesting pedestrian environment. The district should focus on historic preservation and develop a coherent way-finding and signage system. Streets should be designed for pedestrians first. It should also include a well-designed public space for gathering.

● Mixed Commercial

These areas are intended to be the employment drivers of Denison, and could be developed as business parks, offices, or mixed-uses. This may include the reuse of existing buildings as well as new development. Mixed Commercial may also include supporting retail, restaurants, services and open spaces for the use of the people working there. These areas should be designed to handle the traffic they will generate, including deliveries and trucks, but also need to accommodate bicycles and pedestrians. Connectivity to surrounding areas is important. Where appropriate, industrial uses, distribution centers, and other similar developments could occur in these areas with careful attention to the effects these uses will have on the surrounding properties. Particularly where these areas are adjacent to residential land uses, adequate sound and visual buffers should be provided.

● Open Space

This category includes regional parks and open spaces intended for recreational use. Additional smaller neighborhood parks are included in their surrounding land use designation. There should be a network of open spaces connected by linear green corridors for hike and bike trails.

⌘ Revitalization Area

These areas have significant vacancies and aging structures that need to be redeveloped in the near future. These areas should redevelop into walkable, neighborhood scale mixed-use areas.