

LU6: Limit Future Commercial Zoning within the Town Center and Neighborhood Activity Centers/Nodes

To preserve and protect the existing neighborhood character, future commercial development should be limited to the Town Center and limited within Neighborhood Activity Centers/Nodes as illustrated in red circles in *Figure 3.7*. Concentrating commercial development helps build a critical mass that is beneficial to both the commercial uses and preserving the character of the remainder of the neighborhood by limiting potential expansion of fragmented incompatible uses.

LU7: Limit Multifamily Residential to within or Immediately Adjacent to the Town Center and Neighborhood Activity Centers/Nodes

The Town Center and Commercial Nodes are designed to accommodate more dense land uses such as commercial and multifamily residential. To help protect the single family residential character, future multifamily development will be limited to the Town Center and Commercial Nodes as illustrated in *Figure 3.7* (See CF3 below for design guidelines for Multifamily Residential).

CF3: Incorporate Design Principles for New Development/Redevelopment of Multi-Family Residential

To ensure a high-quality of multi-family development in Highview, design guidelines should be developed and adopted for all multi-family development. The design guidelines should incorporate the following design elements:

- New multi-family development should be designed to a scale (both height and mass) to be cohesively integrated into the surrounding existing development.
 - Small sites should act as infill development and focus on design over density
 - Medium-scaled sites should take advantage of opportunities for a variety of housing types and options
 - Larger sites should provide a range of housing types with a centralized common open space or focal point, interconnected system to streets, sidewalks and paths to create a neighborhood feel
- New development should connect to surrounding neighborhoods through an integrated car, bike and pedestrian network with adequate and appropriately sited parking (i.e., not located between a building and public street).
- Both public and private open spaces (scaled appropriately for the design of the development) should be incorporated into the design. The orientation of buildings around common spaces should also be designed to face the public space or streets.
- Landscaping treatments, including trees, planting and other treatments,

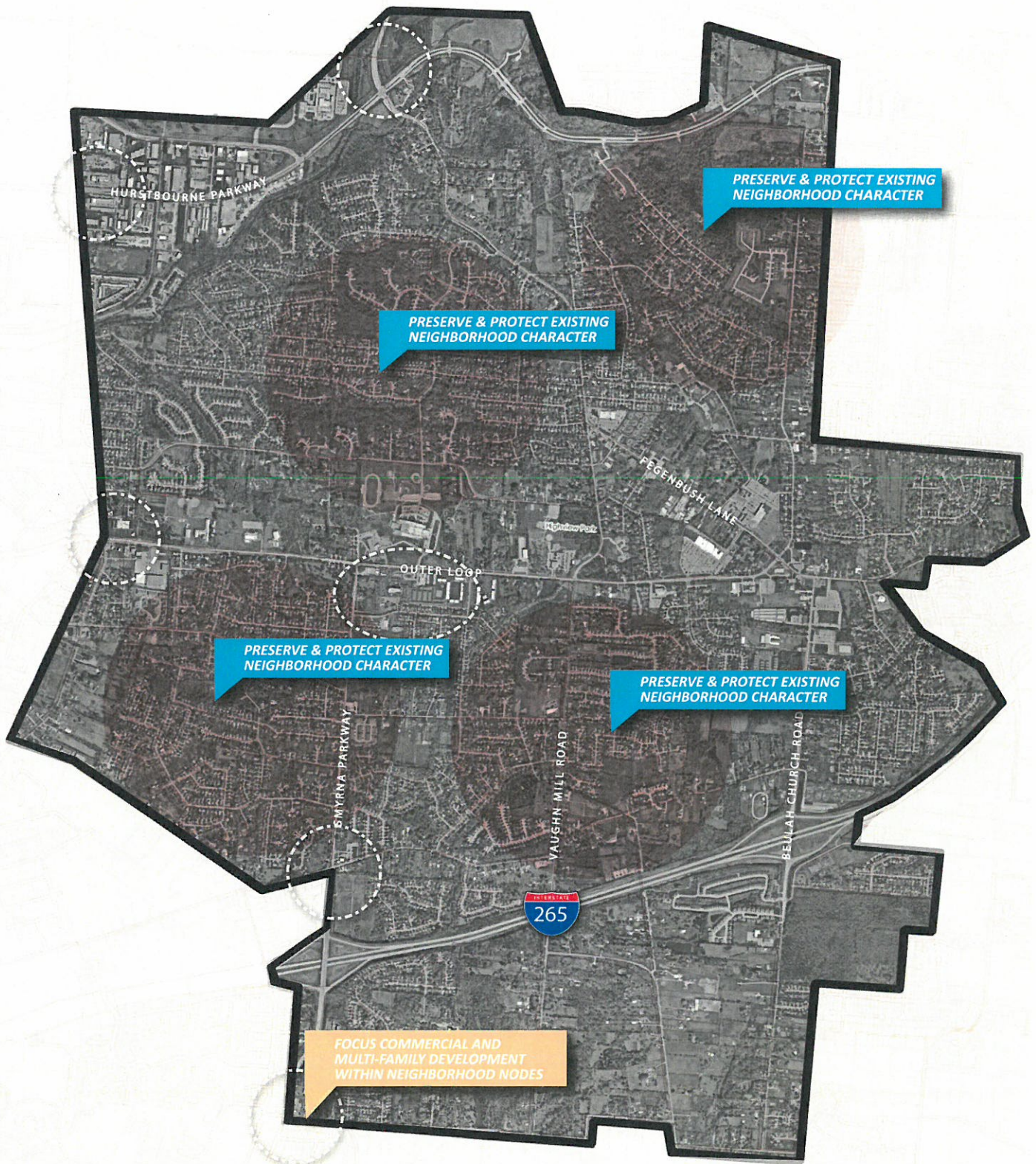


Figure 3.7 - The large red circles represent existing residential communities that are desired to be preserved and protected by limiting future commercial zoning within the Neighborhood Nodes and focusing those uses within Neighborhood Activity Centers (white circles).

should be incorporated throughout the development with utilities and service structures screened from view.

- The architectural design of new multi-family developments should vary to create interest rather than duplicating the same facade or building design in a continuous row or in multiple locations. The scale of buildings should be pedestrian-friendly and highlight the entry to individual units. The buildings should have proportions and massing that creates a higher-density residential neighborhood (compared to a large apartment building with large parking lot). High-quality and durable materials, such as brick, stone, etc., should be used in all multi-family developments and changes in colors and materials should be encouraged.

CF4: Seek to Enhance Design Guidelines for Conservation Subdivision Through Revising Enhanced Standards Citywide.

Conservation Subdivision Design Guidelines should be adopted to ensure that future Conservation Subdivisions are sensitive to an area's unique qualities. The design guidelines should incorporate the following design elements:

- Preserve the existing context of the area as experienced by surrounding developments and streets
- Preserve open space or environmentally sensitive areas
- Connect to trails, and recreation sites

LU8: Encourage enhanced conservation subdivision development south of I-265 corridor

Conservation Subdivision is a tool in the Land Development Code that allows for more compact development in exchange for protecting/preserving a site's most sensitive environmental features and providing functional open space. As illustrated in *Figure 3.8*, the area south of the Gene Snyder has been recognized specifically for the large canopy cover, sensitivity to endangered species, and hydrologic features. This is also an area that has traditionally maintained a more rural character, but has experienced new development that reflects a more traditional "suburban" pattern. Encouraging review of these tools for future application of Conservation Subdivisions with area specific design guidelines, will help to preserve the rural character and environmental qualities of this area as development pressure grows, especially as roadway improvements are made to Cooper Chapel Road.

LU9: Develop a Highview Greenway Master Plan

Greenways are corridors of primarily undeveloped land set aside for the purpose of recreation and environmental protection. A Greenway Master Plan will provide help to establish a healthier community while promoting a higher quality of life by helping connect various communities throughout Highview. The Greenways will include improved bicycle and pedestrian facilities that provide additional