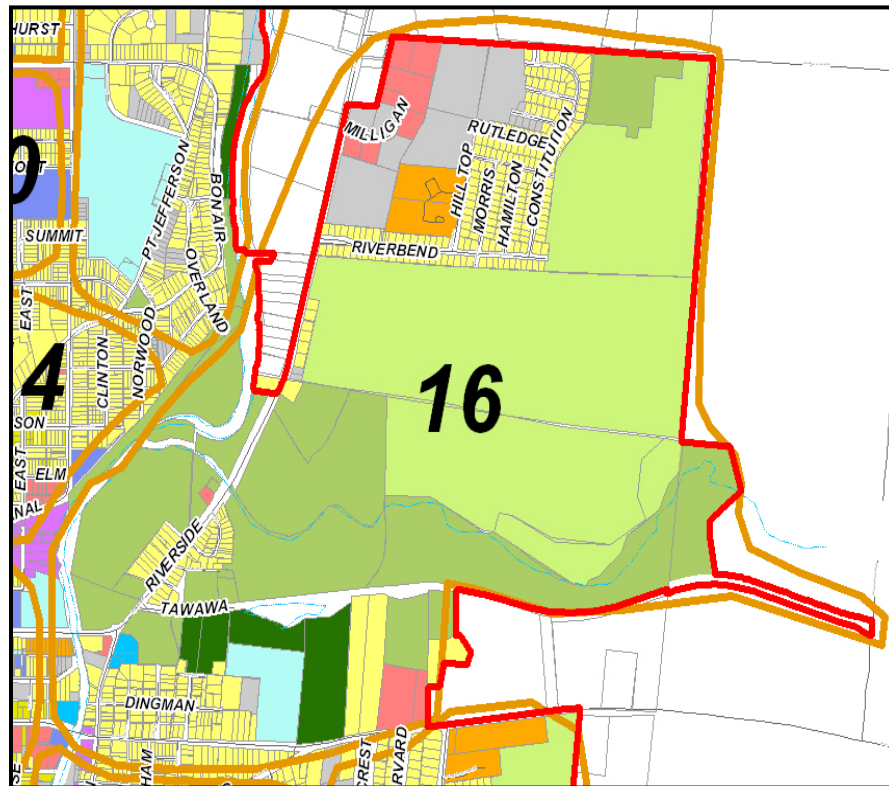


Policy Area 16



Existing Character

Policy Area 16 is a largely undeveloped area comprised of six city parks, agricultural fields and woodland in the easternmost area of the City located east of the Great Miami River and along Riverside Drive (SR 47). Three pockets of single family detached residential dwellings also exist in this area. Sporadic residential development exists along Riverside Drive (SR 47) with dwellings constructed as early as 1900.

Small scale commercial, public, and industrial land uses are scattered throughout this area along Riverside Drive and Milligan Court. The Sidney Metropolitan Housing Authority (SMHA) operates an apartment complex adjacent to the Riverbend development.

Recommendations

1. The promotion, maintenance and support of public parks and recreational uses are recommended for this area. Programming needs and additional parkland in this area should follow the recommendations of the Sidney Parks and Recreation Master Plan.
2. Establish a multi-use (bike, walking) path along Brooklyn Avenue from Tawawa Park, south to Graceland Cemetery.
3. Any common open space should be situated in a manner to connect with other open spaces in the parks system or other subdivision developments.
4. Non-residential uses should be limited to the Milligan Court/SR 47 corridor area.

Preferred Land Uses

- Parks and recreation uses
- Single family detached residential dwellings
- Commercial uses restricted to the Milligan Court/SR 47 corridor area
- Public and semi-public uses