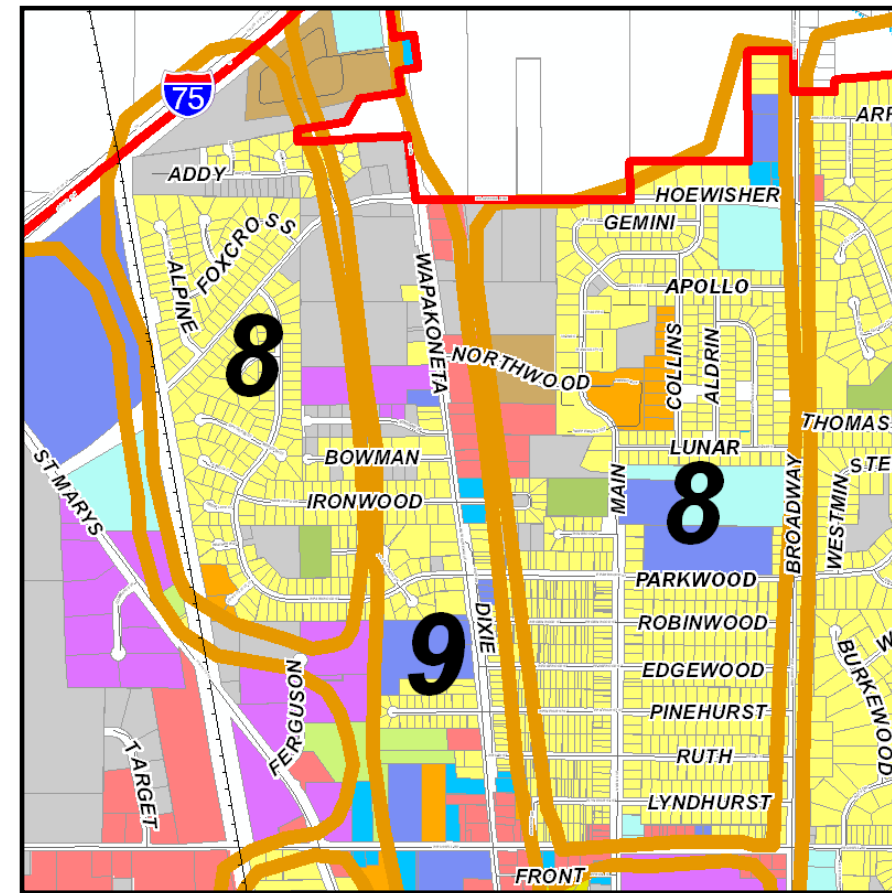


2. Residential infill development, as it occurs, should be of the same massing and size as the surrounding dwellings.
3. Promote additional pedestrian connectivity with the installation of sidewalks or walking/bike paths. The outlet to the Canal Feeder Trail in the Westlake subdivision should be improved to provide better access.

Appropriate Land Uses

- Single family detached dwellings
- Multi-family dwellings
- Public and semi-public uses

Policy Area 8



Existing Character

Divided east/west by Wapakoneta Avenue (Policy Area 9), Policy Area 8 is comprised of single family detached residential developments. The subdivisions west of Wapakoneta Avenue were generally constructed in the 1990's and are generally at a density of 4 dwelling units per acre. Subdivisions east of Wapakoneta Avenue are predominately older homes and were generally

constructed in two phases; the older areas in the 1950's and the newer areas in the mid 1970's. These dwellings are generally at a density of 5 dwelling units per acre. This area also contains a trailer park and multi-family buildings on Northwood Drive and several multi-family buildings on North Main and Collins Drive.

A significant amount of undeveloped land exists at the northern end of this Policy Area between Hoewisher Road and Northwood and Sunshine Drives. This acreage fronts on Wapakoneta Avenue and Hoewisher Road. A small commercial area exists at the intersection of Main Avenue and Russell Road.

The Sidney-Shelby County YMCA is located in this Policy Area on Parkwood and serves as a community center for the region. A Residential Planned Unit Development (RPUD) is established along Main Avenue between Lunar and Apollo.

Recommendations

1. Development and redevelopment activities in the northern portion of the corridor in the Policy Area should focus on non-residential or transitional residential uses, like public and semi-public land

uses. Commercial, service, office and multi-family uses on the undeveloped property and at the location of the trailer park, should it become available, would be the most appropriate uses.

Consider rezoning the existing trailer park area, with property owner consent, on Northwood for multi-family residential use.

2. Encourage the continued maintenance and upkeep of the existing residential areas to maintain these as viable and attractive neighborhoods.
3. Promote additional pedestrian connectivity including the installation of sidewalks, walking trails, multi-use paths and bicycle trails.
4. Future annexed areas to the north should focus on commercial and service oriented uses along Wapakoneta Avenue and residential uses to the east of those parcels fronting on Wapakoneta Avenue.
5. Continue to permit single family residential dwellings at a density and character currently existing in this area where subdivisions can be logically expanded.
6. The City should aggressively use the CRA abatement program and other incentives to help promote reinvestment in this Policy Area.

7. Pockets of this Policy Area are LMI and eligible to target using Ohio DSA CDBG resources for neighborhood and critical infrastructure improvements.

8. Although extensive engineering and construction costs will be necessary, this Plan, like past plans, continues to encourage city officials to look for resources to complete the extension of West Hoewisher Road, west, over the railroad tracks, and through to St. Marys Avenue. Currently, West Hoewisher terminates at the eastern side of the railroad tracks.

Appropriate Land Uses

- Single family detached residential
- Multi-family residential at northern end of the Policy Area as possible transition between commercial and single family detached residential uses. Multi-family residential dwellings are preferred at a moderately high density of 20 units per acre as a transition between commercial uses on Wapakoneta Avenue and the single family detached residential uses. Lower densities are recommended for the trailer park area on

Northwood conducive to current multi-family dwelling development densities on Northwood.

- Local commercial transition from Wapakoneta Avenue and along Russell Road
- Small office transition from Wapakoneta Avenue and along Russell Road
- Public parks and open spaces
- Public and semi-public uses