

District 14: Southern Hillside

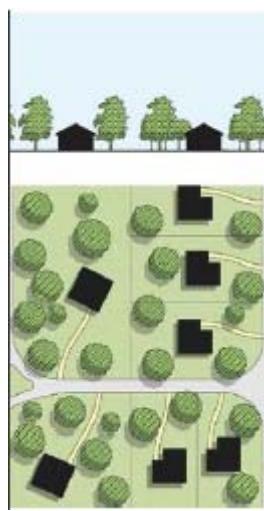
Priority: Uphold “Town as Heart”

The Southern Hillside district is identified as a Town Stable District. It is predominately a single family residential area that is not expected to experience significant change over the life of this Plan. Any development that occurs within the Single Family Low classification is expected to conform to the existing development pattern and densities.

Areas classified as Single Family Mixed-Type currently consist of a mix of higher density duplex and multi-family buildings. Future redevelopment is likely in these areas. A continuation of the current development pattern allowing for higher density residential developments is appropriate.

Improvements to the street network in this district should incorporate the Complete Streets concept. The town encourages the concept in keeping with the existing residential character. It is important to recognize Snow King Avenue as a primary local transportation corridor that will need to be maintained and improved in order to support regional transportation goals.

The location of the Town Public Works facility is an essential community facility, which should be maintained in its current, centrally located facility.



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The Southern Hillside district also functions as a significant wildlife migration corridor between the National Forest, Karns Meadow, and the Southern hillsides of Saddle Butte. All future development, including improvements to existing properties, will need to be sensitive to this issue and allow for wildlife permeability through sites.



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THEME PRIORITIZATION IN THIS DISTRICT

TOWN AS HEART

- Continue support for existing and future neighborhoods as a component of Town as Heart.

RESPONSIBLE GROWTH

- Support the existing residential neighborhoods and development patterns while acknowledging some potential for redevelopment in areas classified as Single Family Mixed-Type and Multi-family.

TRANSPORTATION

- Maintain Snow King Avenue as primary local transportation corridor.

WILDLIFE AND NATURAL RESOURCES

- Ensure development is sensitive and allows wildlife permeability throughout the district.

WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Consider density bonuses in SFM.

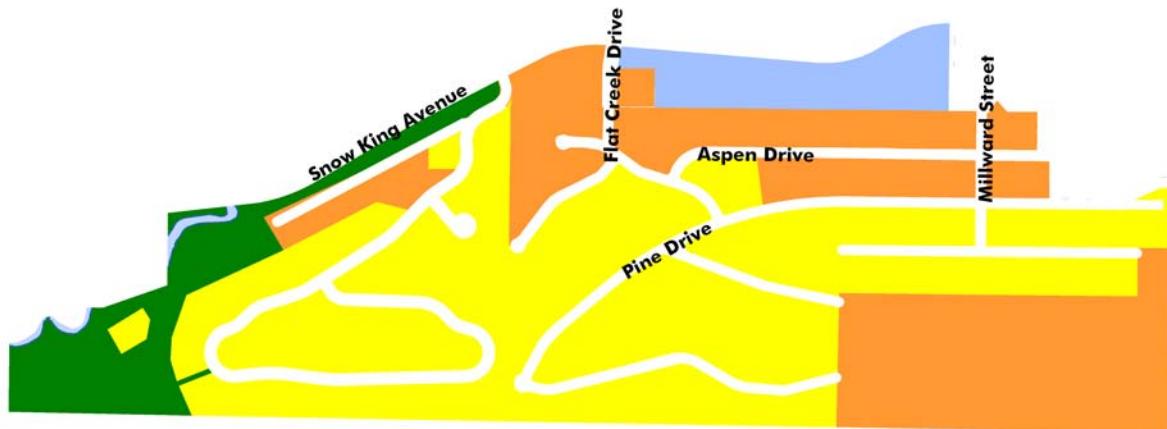
COMMUNITY FACILITIES

- Consider additional community facilities for this central location in the town.
- Retain the Public Works facilities.

BALANCED COMMUNITY/ECONOMY

- Maintain the existing residential neighborhoods as attractive livable places for our local workforce.

Conceptual Future Land Use Map



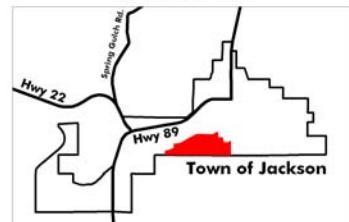
Land Use Classifications

- Orange: Single Family Mixed-Type
- Yellow: Single Family Low
- Blue: Public/Quasi-Public
- Green: Open Space/Parks



0 600 ft 1,200 ft

Vicinity Map



Disclaimer

Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning