

Low Density Mixed Use Neighborhood (LMN) Zoning Pockets

Potential zoning changes to better reflect the desired character of the Westside neighborhood

Existing Conditions:

- Pockets of LMN zoning in the Westside neighborhood (see map)
- The LMN district allows for larger multifamily development and some commercial uses as compared to the surrounding neighborhood conservation zoning
- Some properties in LMN pockets would be non-conforming if placed in a neighborhood conservation zone district
- LMN pockets originally zoned in the 1990’s - these areas differed slightly in character or land uses from the surrounding neighborhoods



Example of an LMN pocket along Laporte Ave

What We’ve Heard:

- Analyze pockets individually
- Zoning should allow uses compatible with the neighborhoods
- The potential for higher intensity and certain non-residential uses in LMN are not compatible with the interior of the Westside neighborhood
- Non-conforming uses should be minimized



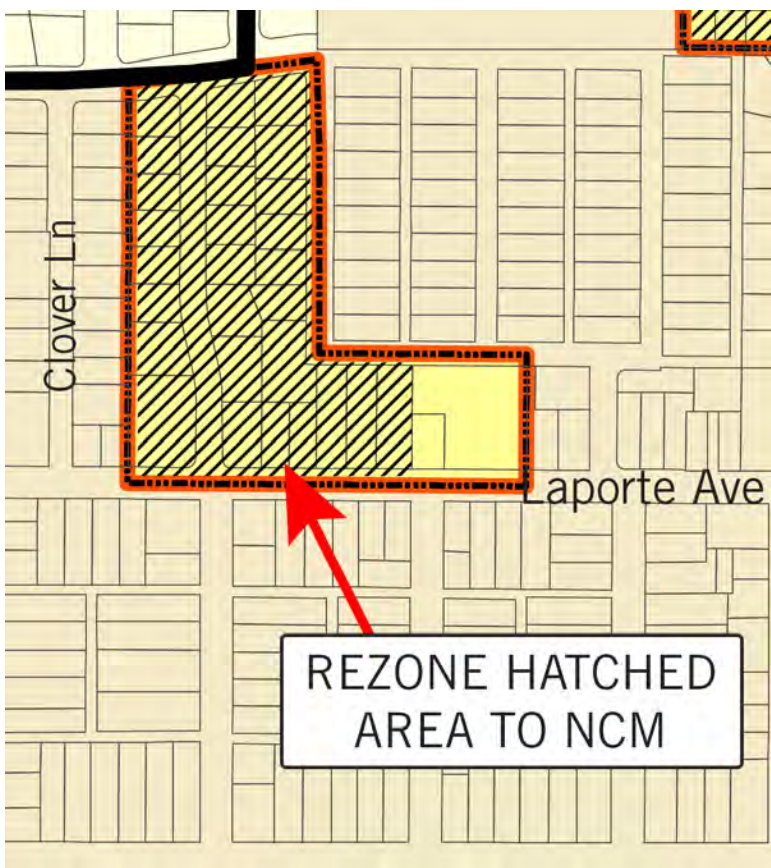
Mountain & Shields is an example of an LMN Pocket

LMN Pockets: Preliminary Concept

- Retain LMN zoning in areas where many existing uses would become nonconforming
- LMN zoning may be more appropriate on neighborhood edges or along busy streets
- Try to create consistency with adjacent neighborhood zoning

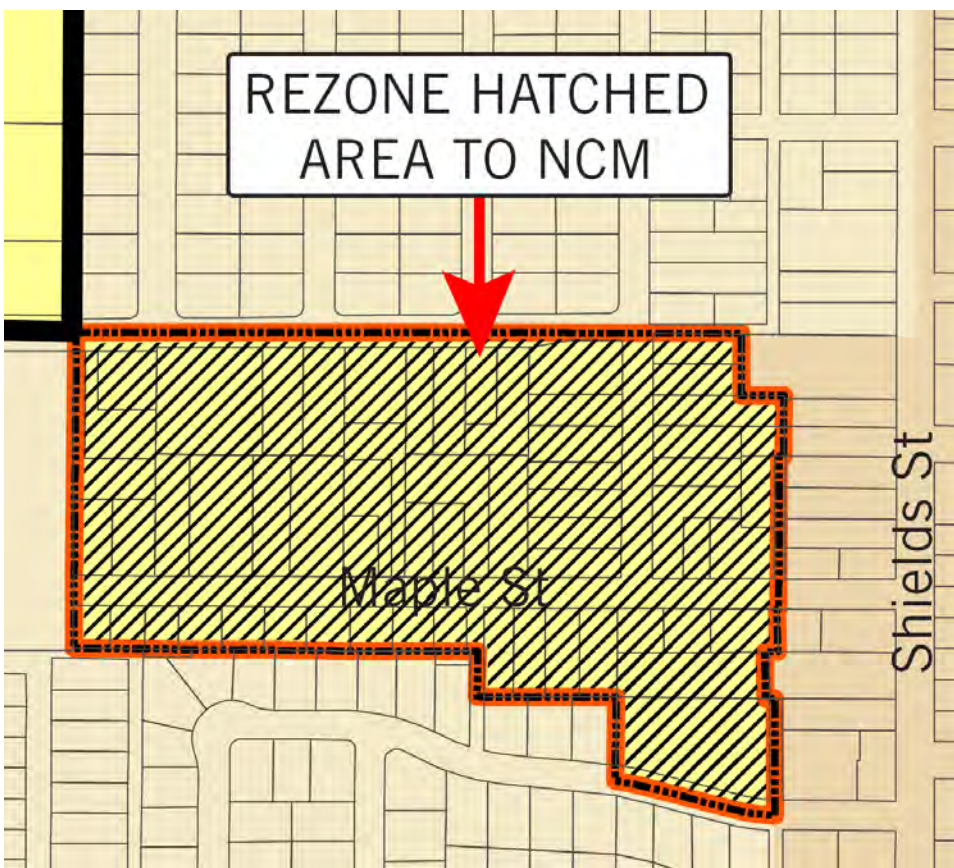
Examples of Potential Zoning Changes

Near Roosevelt and Laporte



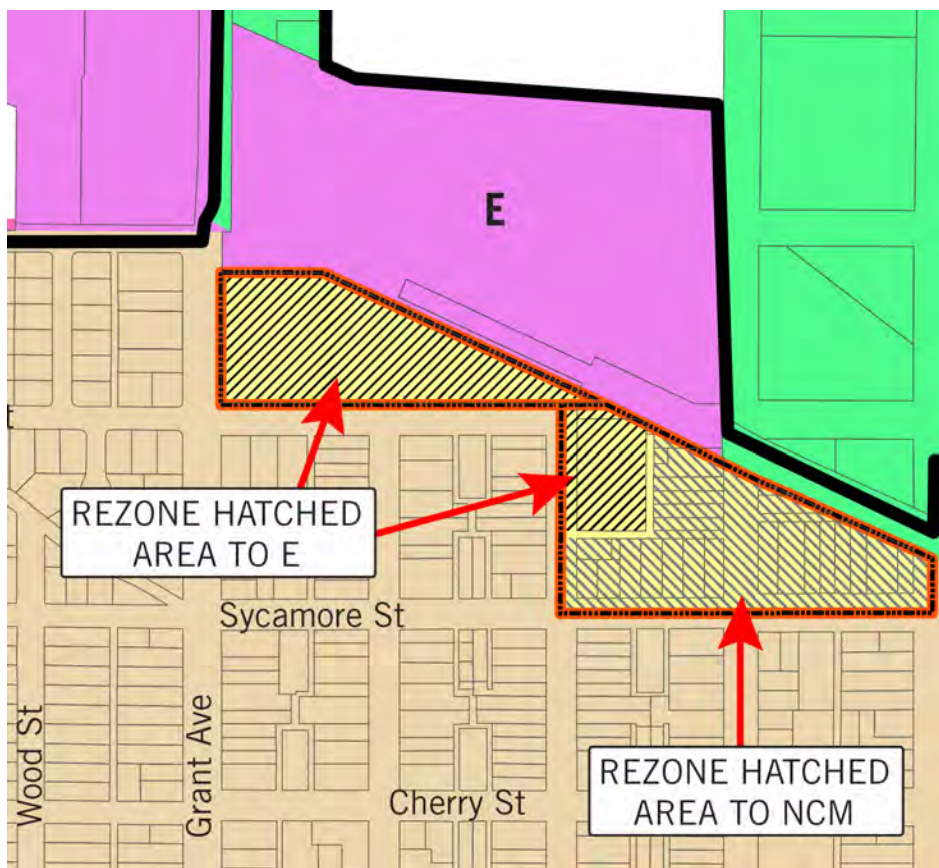
- Area contains mostly duplexes and triplexes, consistent with Neighborhood Conservation, Medium Density (NCM) zone district.
- Retain LMN zoning for mobile home park
 - Mobile home parks would be a nonconforming use in the NCM district
- Rezone hatched area to NCM

Near Shields and Maple



- Area contains a mix of single-family and multifamily uses
- Area borders existing NCM zone district
- Most uses in this area are consistent with NCM zoning

Near Loomis and Sycamore



- Area contains single-family homes and City facilities (utility service center parking lot & warehouse)
- Area borders existing Employment (E) and NCM zone districts
- Rezone City facilities to E zone district
- Rezone remaining portions to NCM zone district to be consistent with adjacent neighborhood zoning

LMN Pockets

Areas of Potential Zoning Changes

