

Albany/Lynn Lane/Kenosha/Elm Place (Section 2-18-14)

Level 6 is designated in the northwest quartersection based on existing zoning and proximity to the BA Expressway corridor per the LUIS model. Level 6 is also designated for tracts adjoining Lynn Lane in the southeastern quarter section based on existing zoning, traffic access and the LUIS model and for commercial tracts in the southwest corner along Elm and Kenosha. Level 6 is also designated for tracts currently zoned C-4 in the center of the section along Kenosha Street. There is, however, a concern regarding traffic, site access and land use conflicts that could occur along Highland Drive and Madison Avenue if the Lutheran Church property were developed according to another use allowed by the existing C-4 zoning. A Level 4 designation is proposed for the northeast corner per the LUIS model and based on proposed designations and zoning on other corners of Lynn Land and Albany. Level 3 designations are concentrated in the northeast quartersection due to topographic and access considerations as well as existing zoning north of Albany. The remaining Level 3 designations are located south of the BA Expressway as buffers between existing Level 1 and Level 2 residential development areas and Level 6 areas. This designation reflects current zoning and the LUIS model. The existing Kenwood Hills subdivision is designated Level 2, including tracts that front Kenosha. A Level 1 designation is given for the existing low density residential development along 4th Street as an exception to the LUIS model for urbanized areas.

