

Houston/Lynn Lane/Washington/Elm Place (Section 14-18-14)

A Level 6 designation is given to industrial tracts in the northeast corner north of the railroad. Level 6 designations are also given to the tracts in the northwest corner in accordance with existing land use and zoning. Level 6 designations are also given to corners at Main and Washington based on existing zoning and land uses. However, there are two tracts, one zoned RMH and one zoned R-1 that are normally not consistent with a Level 6 designation, but should be encouraged to rezone to an appropriate Level 6 district. Level 5 designations are proposed on tracts adjoining Main Street to encourage the continuation of the downtown district south to Veterans Park and Central Park. South of Veterans Park, a Level 4 designation is found along Main street to reflect existing land use and zoning. A Level 3 designation is proposed for the southeast corner based on existing zoning, the LUIS model and proximity to Arrowhead Park. Other Level 3 designations are found along Main Street to reflect existing land use and zoning and along Lynn Lane in the southeast quarter section to reflect existing land use, zoning patterns and the LUIS model. A Level 1 designation is proposed south of the railroad tracts and north of the Home Gardens subdivision based on development constraints caused by poor access and the Haikey Creek that traverses the area. A Level 1 designation is also given to the Home Gardens subdivision to reflect existing land use and zoning, even though such designation is not consistent with the LUIS model for urban areas.

