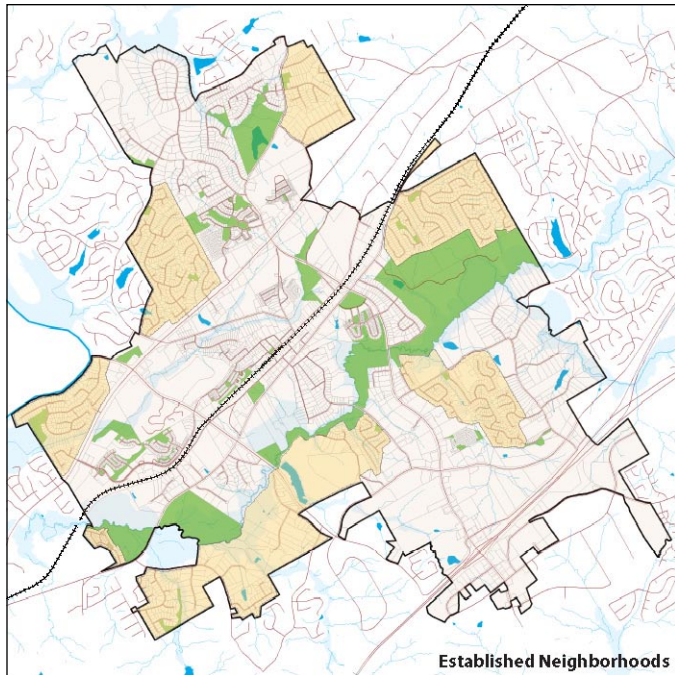


3.10 Established Neighborhoods



The Established Neighborhoods character area consists of established residential areas of the city. The neighborhoods within this character area include:

Bayswater Commons, Abbey Hill, Dollar Acres, Park Point, Ruby Forest, Morningside, Avonlea Crossing, Pierce Point, Martin's Farm, The Estates at Martin's Farm, McGinnis Reserve, Mill Creek, Mill Creek Run, Rising Fawn, Hitching Post Lane, Bend Creek Trail, Maple Ridge, Idlewild, Baxley Point, Chattahoochee Run, Chattahoochee Point, Lansfaire, Forest Plantation, Stoneridge and Lansdowne.

Vision for Established Neighborhoods

As the name suggests, these neighborhoods are established residential areas and should be preserved as such.

Typical Existing Development Character

These neighborhoods are characterized by low-density single family houses built over a number of decades. They vary in lot size; the older ones built on larger rural type lots serviced by septic tanks and the newer homes are built on smaller lots at a higher density than the older developments. The houses are primarily two stories tall, they vary in architectural style and they are built with a variety of building materials. The over-riding trend has been the development of suburban subdivisions with curvilinear streets, cul-de-sacs and recreation amenities. The newer developments are provided with sidewalks on one side of the road whereas the older ones lack sidewalks all together. Most of these neighborhoods do not have open spaces incorporated into their plan and residents depend on community facilities provided by the city or the neighborhood amenity area.

Future Development

The established Neighborhoods will not see any new future development taking place in the near future. Pedestrian connectivity and improvements should be enhanced especially in the older neighborhoods. Multiuse trails should be encouraged to pass through these neighborhoods to connect them to the rest of the city.

LAND USE AREAS AND DEVELOPABLE QUANTITIES IN 2030:

Land Use	Existing Acres	Acres in 2030
Single Family	1,463	1,460
MU Village	0	18
Comm/Retail	8	12
Office	2	2
Institutional	73	78
Parks/Recreation	552	554
Vacant	26	0

Development	New Growth	Total Quantities
Residential	42 units	2,501 units
Comm/Retail	73,339 sf	150,680 sf
Office	9,444 sf	20,000 sf
Institutional	5 acres	78 acres
Parks	1 acre	554 acres

Table 3.10-a¹³

¹³ Calculation of developable quantities:

- Existing residential areas = Existing densities
- Residential: Low density = 4 units per acre
- Commercial/Retail: Stand alone = 0.25 FAR
Within mixed-use developments: Low density = 5,000 sf per acre
- Office: Low density = 5,000 sf per acre
- Mixed-Use Village: 2/3 of total area = residential and 1/3 of total area = commercial/retail