

Community Mixed-Use

The Community Mixed-Use District is recommended for a site along the west side of Junction Road. This site is located within an area recommended for General Commercial Land Uses and a Transit-Oriented Development node in the City's Comprehensive Plan. The area includes a two-story retail building on a 1.3-acre site on the northern end of the site, and the remaining 6 acres are currently undeveloped or utilized as surface parking. Across Junction Road to the east are the City Center West office development, the Portofino Place retail center, retail and office building, and an extended stay hotel. The recommended TOD area is relatively well-served by transit, with two weekday routes, which together provide all-day service to the West Transfer Point and Downtown, and one weekend route providing service to the West Transfer Point. Attic Angels retirement community is located to the west, and low-density residential uses, primarily detached single-family homes on a variety of lot sizes, are located to the south.

It is recommended that the site be primarily developed with mixed-use buildings and multi-family residential buildings as a transition between the entirely commercial sites to the north and east and the single-family residences to the south. Non-residential uses should be incorporated on the first floor, and potentially upper floors of buildings placed along the Junction Road frontage. The remainder of the site is recommended for residential uses. Buildings located along the south side of the site should be shorter, or be sufficiently setback, from the adjacent single-family homes.

Recommended Non-Residential Uses:

Ground floors: retail, office, service uses

Upper floors: office, service uses

Recommended Residential Uses:

- Rowhouses and townhomes
- Apartments and condominium buildings
 - Buildings between 2 and 6 stories in height, with any buildings over 4 stories located along the eastern portion of the site oriented to Junction Road
 - Densities between 26 and 60 units per acre
 - Buildings placed close to streets, with individual entrances to the ground level
 - Buildings may also front plazas or be grouped around central courtyards
 - Off-street parking is primarily located underground