

Uptown Hamel

The Uptown Hamel land use allows for a mix of residential and commercial uses to create a vibrant, walkable, and attractive place; a place to shop, work and live.

Objectives:

1. Allow a mix of residential and commercial uses to co-exist on adjacent parcels as well as within the same structure or on the same parcel. Uptown Hamel is intended to provide flexibility in terms of residential and commercial uses. As a result, it is difficult to project future uses in the area, but it is estimated that approximately 40% of the land will be utilized for residential purposes, 40% for commercial uses, and 20% for office uses.
2. Consider alternatives for meeting parking requirements including parking in the rear of buildings, shared parking, on-street, underground, or ramp parking.
3. Use building standards that enhance and maintain the small town heritage and traditional small-town look including brick facades, traditional street lighting, and overhangs over the sidewalk, boardwalks, and the like. Establishment of design guidelines to support this objective.
4. Involve residents, businesses, community groups and other stakeholders in the planning of these areas.
5. Create master plans for mixed-use areas to ensure integration of uses and responsiveness to adjacent land uses.
6. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.
7. Encourage underground or structured parking through flexibility to standards, including increased residential density up to 20 units per acre.
8. Emphasize resident and pedestrian safety.
9. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
10. Regulate noise, illumination, and odors as needed to maintain public health and safety.