

GLENVAR VILLAGE

A future land use area intended to serve as focal point for the Glenvar Community. This stretch of West Main Street is home to community identifiers such as the new Glenvar Library, Richfield Retirement Community, Fire and Rescue Station, Fort Lewis Elementary, entrance to Glenvar Schools Complex, Pleasant Grove and Fort Lewis Baptist Church. Because of the importance to the community, a high degree of architectural and creative site design is encouraged to enhance the rural and historic character of the area as well as pedestrian and vehicular connectivity between properties.

Land Use Types

A mix of uses on a parcel and/or along the West Main Street Corridor is encouraged in the Glenvar Village designation. Land use types for the Glenvar Village designation include:

Community Activity Centers - Public and private facilities serving surrounding residents including parks, schools, community meeting areas connected to residential areas by sidewalks, bikeways and greenways.

Commercial - Planned small-scale or clustered commercial such as local target area shopping centers with specialty businesses, personal services and sit-down or family-style restaurants. Such facilities should be designed to complement the character of the community.

General Retail Shops and Personal Services - Planned shopping centers and clustered retail uses are encouraged. These centers should incorporate greenways, bike and pedestrian accommodations into their designs to link to surrounding development.

Office and Institutional - Planned office parks and independent facilities in park-like surroundings are encouraged. Such developments should be designed to enhance the rural character of the area.

Limited Industrial - Low intensity industrial uses are encouraged to locate south of Route 11/460; such development should be clustered and should not have an adverse impact on air or water quality, the natural environment or scenic viewsheds.

Mixed Use - Developments that combine retail, service and other commercial uses with office and/or residential use in the same building or on the same site.

Parks and Outdoor Recreation/Ecotourism - Public and private recreation from small-scale community-based facilities to regional attractions with greenway linkages and bike and pedestrian accommodations. Also encouraged are eco- and sustainable tourism businesses.

Residential - Townhouse, low density multi-family, single-family attached and two-family dwellings. Clustering and connectivity are encouraged.

Land Use Determinants

Existing Land Use Pattern - Locations where commercial or industrial uses have been developed or will likely be developed.

Existing Zoning - Locations where commercial or industrial zoning exists.

Access - Locations served by arterial street system.

Utility Availability - Locations where water and sewer service exist.