

Berkman Drive & Vicinity



0 0.125 0.25 0.5
Miles

2003 Aerial Photograph

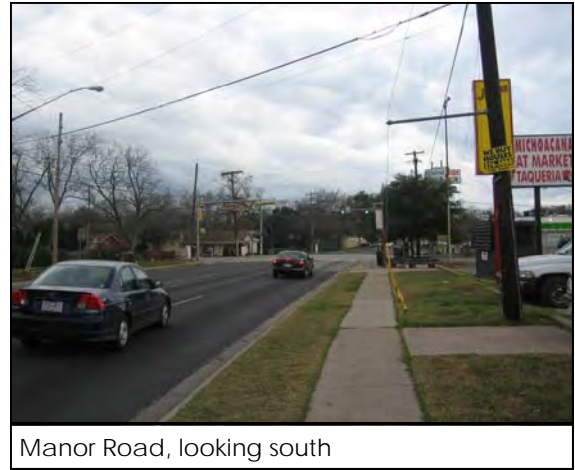


LAND USE AND DEVELOPMENT

also includes space for neighborhood gatherings and allows for residential mixed-use development.

Recommendations:

- Apply the Neighborhood Urban Center infill option to the Windsor Village Shopping Center.
- Opt-in to the Vertical Mixed Use (VMU) overlay for the Windsor Village Shopping Center properties.
- Restrict automobile-oriented uses (such as car washes, car repair shops, etc.) at Windsor Village and nearby Gaston Place properties with a conditional overlay.
- Commercial development at Windsor Village and nearby commercial sites on Gaston Place does not encroach into the existing adjacent neighborhoods. Commercial development in this portion of the planning area should be limited to the existing commercially zoned sites.



Manor Road, looking south

MANOR ROAD & VICINITY

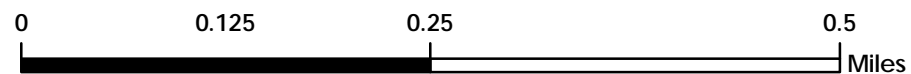
Land Use Workshop held on May 20, 2006

At the land use workshop for Manor Road, neighborhood stakeholders envisioned Manor Road to be a pedestrian and bicycle-friendly street with a wide range of land uses. Stakeholders expressed that both the Springdale Shopping Center and the Loyola Business Park could be revitalized to be more attractive retail centers with additional area-wide and neighborhood-serving businesses.

The east side of the Loyola Lane / Manor Road intersection has the foundation to be a vibrant town center. There are several neighborhood oriented businesses and a police substation in the Loyola Lane Business Park. The University Hills Branch Library is just across Loyola Lane and is adjacent to an undeveloped green space. The Library could help coordinate use of this land if converted into a park (See parkland acquisition sites in the Appendix), or it could also be used as a location for expanding the Library.

For additional recommendations regarding bike lanes and sidewalks along Manor Road, see the Transportation Networks & Infrastructure Chapter. Also see the aerial photographs on Pages 48 and 49 for reference.

North Manor Road & Vicinity



2003 Aerial Photograph