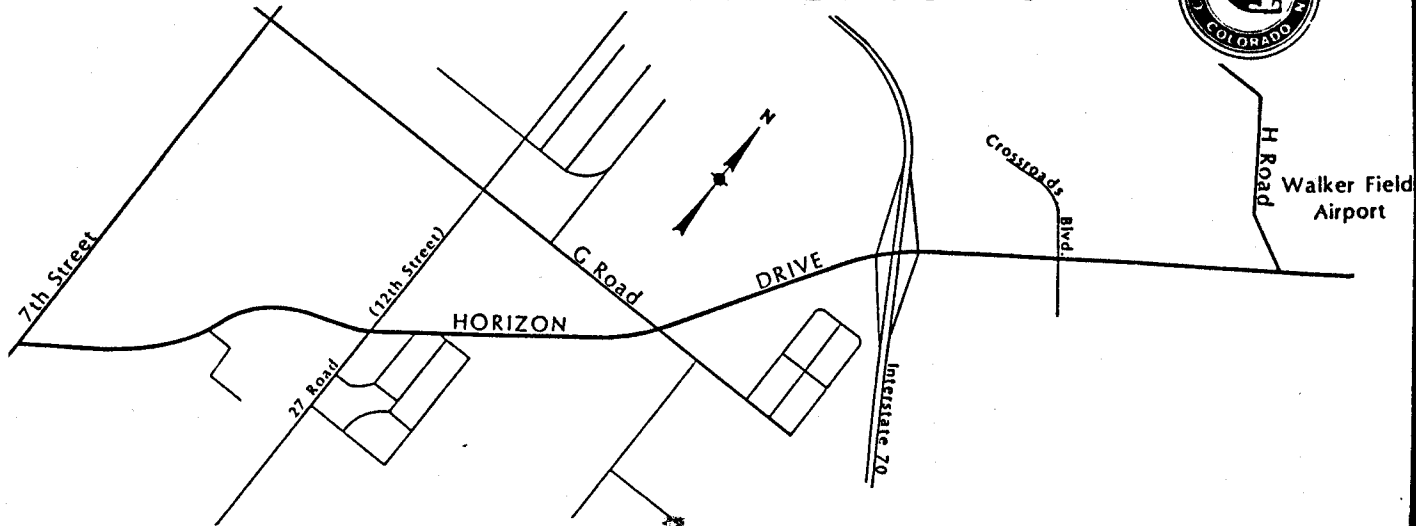


Horizon Drive Corridor Guideline



Horizon Drive Status

According to the Functional Urban Classification System Horizon Drive is classified as a minor arterial from Walker Field (H Road) to the I-70 overpass and as a major arterial from I-70 to 7th Street.

This means:

- As a minor arterial it requires 77 feet of right-of-way from Interstate 70 to H Road.
- As a major arterial it requires 100 feet of right-of-way from Interstate 70 to 7th Street.
- It provides access to the City and Airport from Interstate 70.
- It will have limited driveway access.
- It will not have on-street parking.

For this corridor guideline, Horizon Drive is split into two sections:

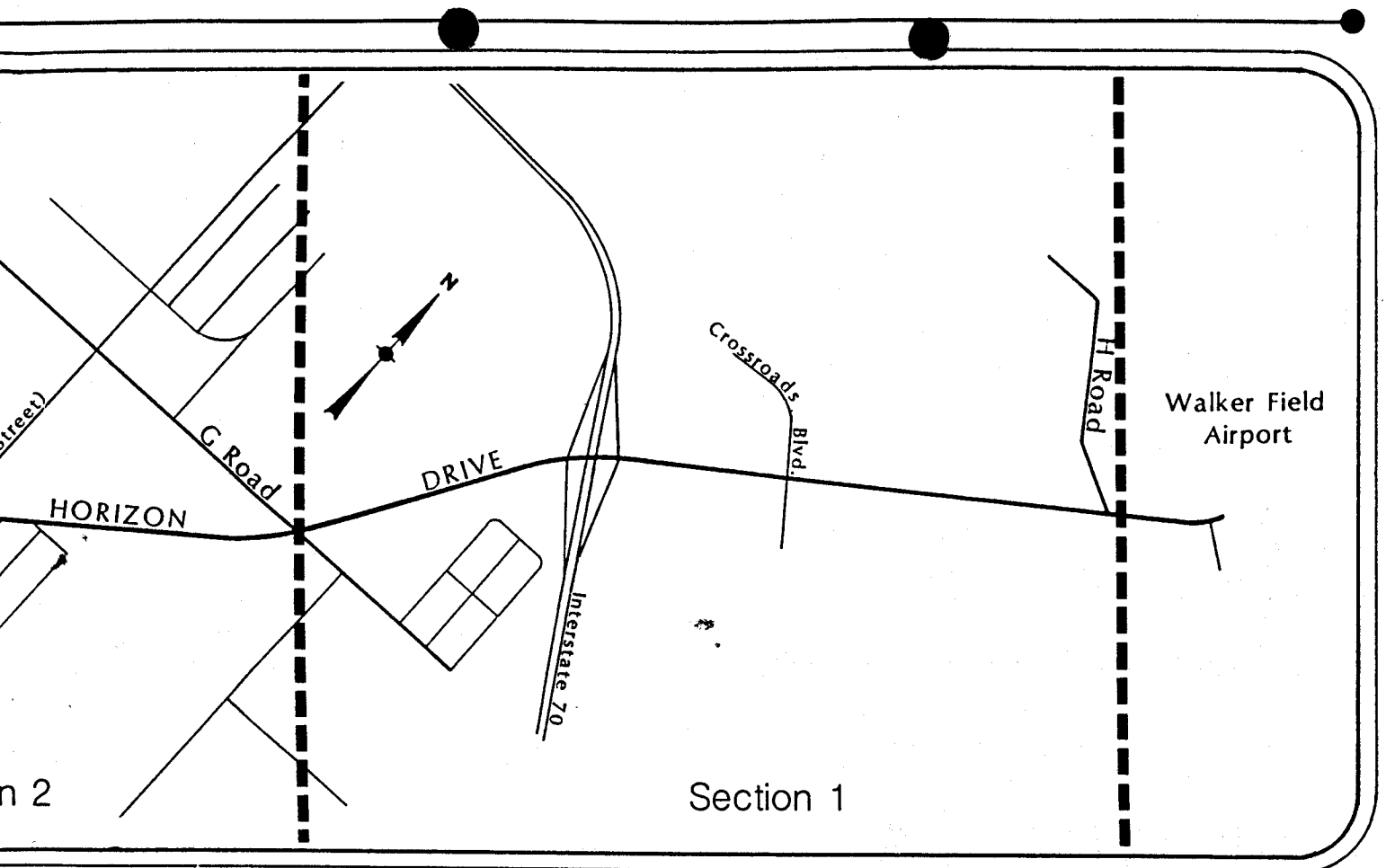
- 1) Walker Field Airport (H Road) to G Road - Highway or Airport oriented uses.
- 2) G Road to 7th Street - primarily residential uses and vacant land.

HORIZON DRIVE CORRIDOR GUIDELINES

Intent: The intent of this corridor guideline is to address the existing and future land uses along Horizon Drive, which serves as a major entry into the City from the Walker Field Airport and Interstate 70.

Goal: As a major entry into the City, the goal is to minimize traffic hazards and encourage a positive community image through landscaping, compatible land uses, and development of vacant lands.

Policy: The policy is to ensure consistency in decision making for new development and redevelopment requests.



H Road to G Road

The intent for this section of the corridor is to provide a positive community image for residents and visitors to our City through careful architectural and landscape design.

In keeping with the existing uses and zoning:

- Airport related technical and commercial development - as described in the adopted Airport PAD (Planned Airport Development) and Airport overlay designation - is appropriate within this section.
- Residential development should be discouraged due to the impacts of airport noises, fumes and inherent hazards which cannot be easily mitigated for residential uses.
- Meandering pedestrian walkways can be considered as an alternative to standard City sidewalk requirements.

This can be designed in conjunction with the landscape plan as part of the H.O. or P.D. process.

- Coordination with the State Highway Department is encouraged for improvements to the landscaping around the I-70 and Horizon Drive interchanges.
- The Airport Master Plan should be considered when reviewing any new development requests in this section of the corridor.

Horizon Drive Corridor Guideline





General Guidelines

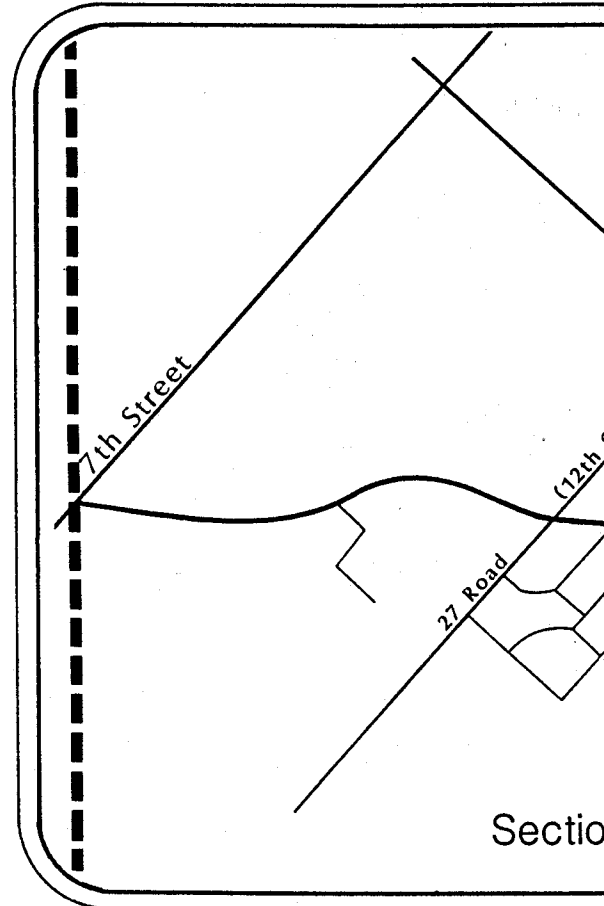
Anywhere along Horizon Drive, regardless of the type or scale of development, projects should accommodate the following:

- 1) Development should be done in a planned development manner (Highway Oriented-HO or Planned Development-PD) to maximize potentials for good site planning.
- 2) Existing residential neighborhoods should be respected and protected.
- 3) Where parcels have frontages on streets in addition to Horizon Drive, those frontages will be preferred access points whenever possible.

- 4) Curb cuts and access points on Horizon Drive should be limited and consolidated to encourage shared access for proposed and future development.

Wherever possible, new accesses should be aligned with existing accesses on the opposite side of the roadway to minimize traffic hazards and help the flow of traffic entering the roadway.

- 5) Access points should be designed to maintain a clear site distance for vehicular, bicycle and pedestrian traffic safety.
- 6) Adequate walkways and bikeways should be provided to encourage and accommodate pedestrian and bicycle uses along Horizon Drive.
- 7) Development should provide adequate setbacks for structures from the public right-of-way, to be used in part for landscaping. The intent is to provide attractive surroundings for residents, tenants, motorists and pedestrians throughout the corridor. Within the setbacks, landscaping amenities such as berms, buffers and streetscapes are encouraged.



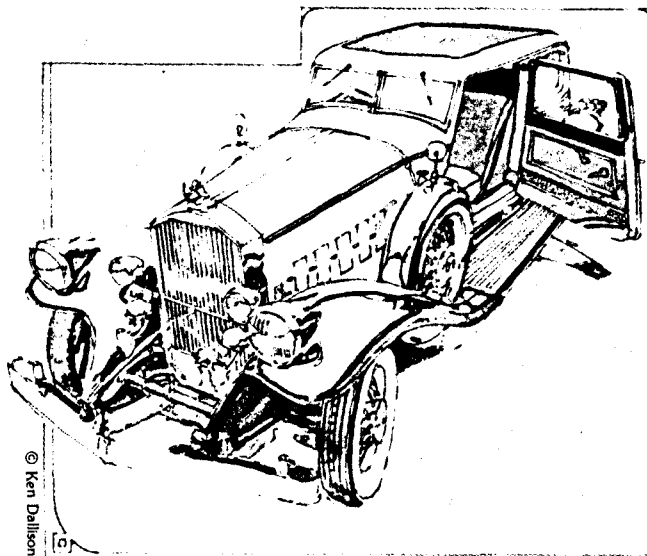
- 8) Drainage considerations to adequately accommodate run-off should be addressed with all new developments.
- 9) The undergrounding of utilities is encouraged where feasible along this corridor.
- 10) Other corridor guidelines may also be applicable and should be considered in the review of new development.

G Road to 7th Street

The intent of this section is to provide a greenbelt atmosphere with extensive landscaping, berming, and buffering to help minimize the adverse traffic effects to residents and tenants along Horizon Drive. New development should consider providing adequate setbacks for landscaping and to accommodate safe pedestrian access.

In keeping with the existing uses and zoning:

- Residential multi-family uses are appropriate and encouraged along this section of the corridor.
- Vacant land is available which is zoned for planned business (PB) between G Road and 12th Street. Any additional business or commercial uses should be discouraged. Residential zoning from 12th Street to 7th Street is appropriate and compatible with existing residential uses in the abutting areas.
- Proposed uses at the intersection of 12th Street and Horizon Drive will be considered on a site-specific basis.
- The intersection and traffic control at 12th Street and Horizon Drive should be upgraded to improve safety and traffic flow.
- The Horizon Channel floodplain should be adequately addressed with any new development to ensure sufficient drainage, avoid encroachment into this floodplain, and to protect adjacent properties from flood damage.
- Development of vacant properties at the intersection of Horizon Drive and 7th Street presents concerns of access, traffic flow, sight distance, and floodplain mitigation. Development proposals in this area should be carefully reviewed to ensure resolution of these concerns.



NOTE:

It is important to note that goals, objectives, policies and guidelines are informational in nature and represent only one of the many factors which must be considered in the decision making process. The Planning Commission and City Council shall determine the applicability of any goal, objective, policy or guideline to any specific development situation.