

## 4. Recommended Land Uses

The land use vision for the Plaza-Central District is somewhat different from what was proposed in the *Central District Plan*, which called for undifferentiated retail/commercial use throughout the entire district except for some areas along the perimeter. This *Pedscape Plan* recommends a number of changes to the proposed land uses. The changes are generally consistent with existing land uses and the intent of the Pedestrian Overlay District. The recommended land uses, as shown on Map 5, are as follows:

- The bulk of the district east of the railroad tracks is recommended for Retail Mixed-use, including office and residential uses as well as retail and restaurant use. New development or redevelopment of any one or more of these uses would be permitted.
- A second node of Retail Mixed-use is recommended at the Central Five Points intersection (at Tenth Street and Louise Avenue) to serve neighborhood shopping needs. New development of any one or more of retail, restaurant, office, and/or residential uses would be permitted.
- The portion of the district extending between these two Retail Mixed-use Nodes, generally from Louise Avenue to the railroad track and Clement Street, is recommended for Office Mixed-use. As larger new development occurs, this plan recommends that office and residential uses predominate, with retail and restaurant uses on the ground floors. Existing smaller retail properties would remain. This portion includes all of the land within the district currently zoned I-2 Industrial.
- The portions of the district on Central Avenue west of the Central Five Points Retail Mixed-use area is recommended for Office Mixed-use. This particular area has wide building setbacks, trees, and a residential feeling not conducive to intensive retail use. Again, appropriate uses are offices and residential, with retail and restaurants permitted on the ground floors.

- Portions of the district in the southeast corner along Commonwealth Avenue and McClintock Road designated for office use are recommended for Office Mixed-use, with a mix of residential, and limited retail also permitted. This is intended as a transition to the adjoining single-family residential areas in the Commonwealth Morningside neighborhood.
- A section of the district along Hamorton Place east of The Plaza extending to Nandina Street, previously was shown as single-family residential, but occupied by a church and school. These areas and the portion of the school property previously shown as commercial are now recommended for institutional use to reflect their present and anticipated continuing use.
- A small section southwest of Hamorton Place and The Plaza previously was shown as single-family residential, but zoned as office. This area is recommended for Office Mixed-use as a transition to the adjoining single-family residential to the north.

***As authorized in the Pedestrian Overlay District section of the Zoning Ordinance, nightclubs, bars and lounges shall be allowed as a principal use, provided that they are located in an underlying zoning district that permits these uses and located at least 225' feet from a residential district (R-3, R-4, R-5, R-6, R-8, R-8MF, R-12MF, R-17MF, R-22MF, R-43MF, UR-1, UR-2, UR-3).***

Most aspects of these land use recommendations either are consistent with existing underlying zoning, or are addressed through the establishment of the PED overlay itself. However, portions of the district are zoned I-2 for industrial uses. For the most part, these areas have transitioned to retail and office uses appropriate to the district. There remains potential for new incompatible uses unless the underlying industrial zoning is changed.

Rezoning recommendations are further defined in Part IV, the Implementation component of this report.