

District 19: Rodeo Grounds

Priority: Manage Growth Responsibly

The Rodeo Grounds district is identified as a Town Targeted Growth District and is characterized as a residential growth area. The Future Land Use Plan classifies areas within the district as Single Family Mixed-Type and Multi-family. This district is targeted for housing growth because it is within walking distance of the Central Business District and has convenient access to public transportation.



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The area classified as Single Family Mixed-Type currently consists of single family homes with accessory residential units and multi-family residential structures located at the periphery. The land use pattern in this area will continue to be dominated by single family residences (with and without accessory units) with some multi-family projects at the edge of the area.

The Multi-family classified area contains a mix of multi- and single family development. Due to its close proximity to downtown and its existing development pattern, this area is appropriate for duplex, triplex and four-plex structures, and possibly multiple story apartment style buildings. The anticipated development pattern will allow higher density residential developments appropriate for workforce housing. Single use and one-story structures are discouraged.

THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Classify as suitable location for future higher intensity and density residential uses.

TOWN AS HEART

- Provide a key component of Town as Heart, with this future high intensity residential neighborhood near downtown.

WORKFORCE HOUSING

- Appropriate location for workforce housing.
- Consider density bonuses for workforce housing.

TRANSPORTATION

- Maintain Snow King Avenue and Millward Street as primary local transportation corridors.

COMMUNITY FACILITIES

- Consider additional community facilities for this central location in the town.
- Rodeo Grounds may be maintained.

WILDLIFE AND NATURAL RESOURCES

- Ensure development is sensitive to Karns Meadow and Flat Creek.

BALANCED COMMUNITY/ECONOMY

- Maintain residential neighborhoods as attractive places for our local workforce to live.

Conceptual Future Land Use Map



Buildings constructed in the Multi-family area should be located on the street frontage, and site design should take advantage of alleys for vehicular access and parking. Building massing and appearance will be consistent regardless of the number of units included therein.

The current location of the Rodeo Grounds, classified as Public/Quasi-Public, is also an important characteristic of this district. The current use is found to be acceptable; however, the community recognizes recent consideration of relocation to another location. Should such relocation occur, the town will reclassify the Rodeo Grounds property to Multi-family.



Karns Avenue, single family home