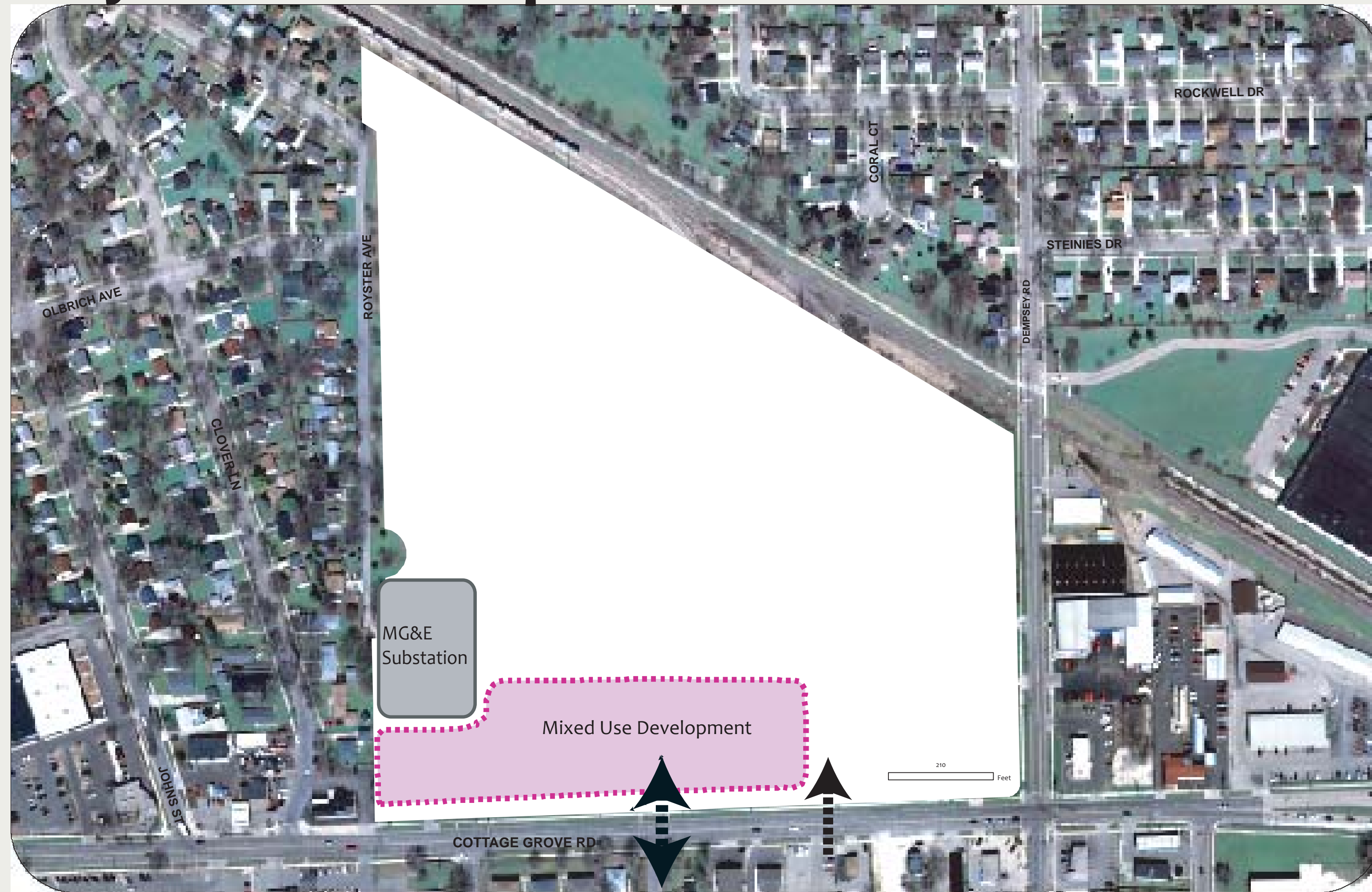


Royster Clark Special Area Plan Recommendations: Mixed Use



MIXED-USE AREA SUMMARY RECOMMENDATIONS

- Rec 16. Develop the Cottage Grove Road frontage with a variety of mixed-use activities, including developments combining ground floor retail with residential or employment uses on the upper stories, as well as dedicated office or residential buildings.
- Rec 17. Concentrate retail businesses into relatively few nodes designed to create engaging neighborhood activity centers. In general, large-scale and freestanding retail developments are not recommended.
- Rec 18. Encourage relatively large developments comprised of multi-use and mixed-use buildings within the Royster-Clark Site mixed-use area, rather than uncoordinated development of many individual buildings on small frontage parcels.
- Rec 19. To help frame the Cottage Grove Road corridor and provide good pedestrian accessibility, new development in the mixed-use area on the north side of Cottage Grove Road and incremental redevelopment on the south side of Cottage Grove Road should follow these guidelines:

CIVIC AND INSTITUTIONAL USE RECOMMENDATION

- Rec 20. Neighborhood-serving institutional uses should be located within the recommended mixed-use area, and are encouraged to co-locate with supporting uses that can create a multiple-purpose destination.

Mixed Use Building Examples

