

Royster Clark Special Area Plan Recommendations: Utilities & Urban Design

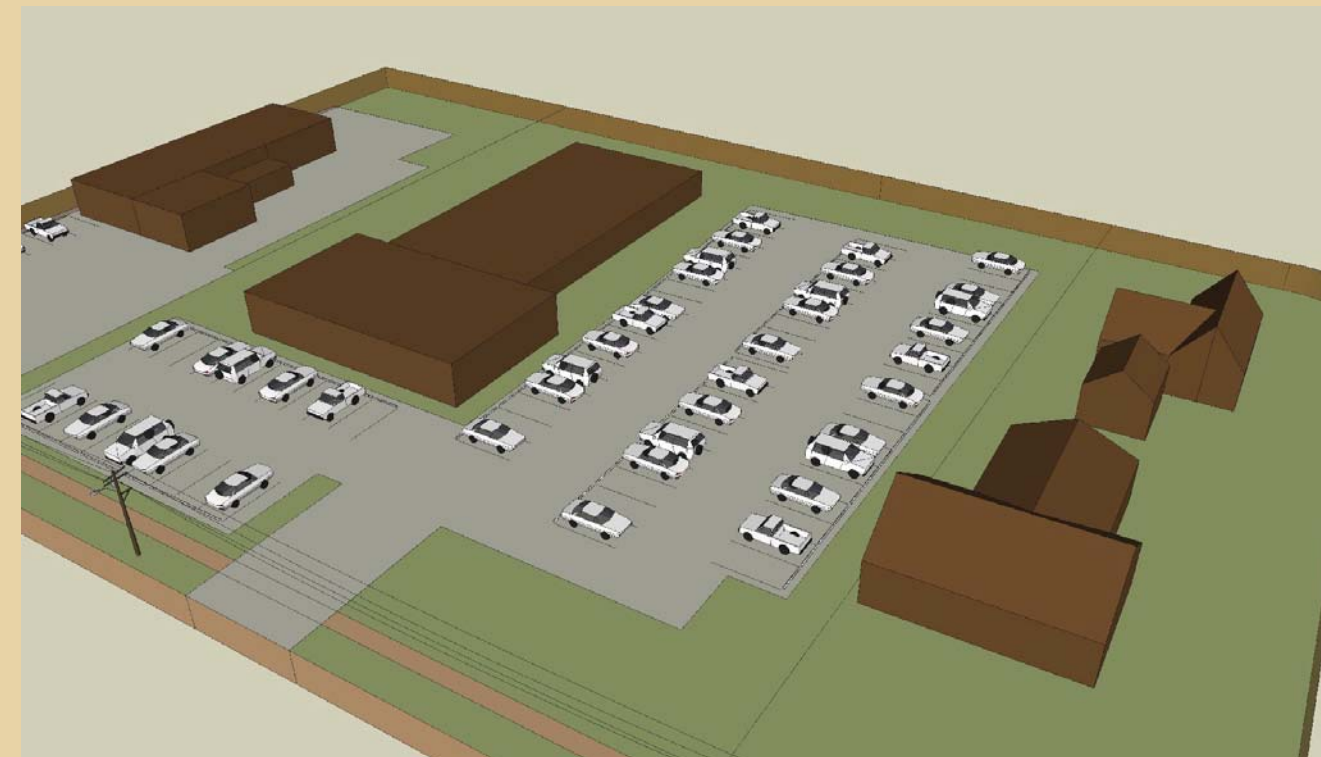
UTILITIES AND STORMWATER MANAGEMENT SUMMARY RECOMMENDATIONS

- Rec 35. Extend public sanitary sewer and water service to the Royster-Clark Site as needed to support redevelopment.
- Rec 36. Provide on-site and regional stormwater facilities as required to protect surface and groundwater quality and meet or exceed all applicable regulatory standards.
- Rec 37. Encourage stormwater infiltration beyond existing city requirements on individual development sites and/or in regional facilities serving the Royster-Clark Site as a whole.
- Rec 38. Reserve space for a potential future doubling in size of the MG&E Royster Substation in the southwestern corner of the Royster-Clark Site, including a 25-foot buffer area and access driveway.
- Rec 39. Visually screen the MG&E Royster Substation from adjacent uses with landscaping or other appropriate materials.
- Rec 40. Promote the use of alternative energy sources as an integral component of the Royster-Clark Site redevelopment, including installations serving individual projects and larger-scale installations benefiting the entire development.
- Rec 41. Encourage burial of the overhead transmission lines along the north side of Cottage Grove Road when there is an opportunity to do so.

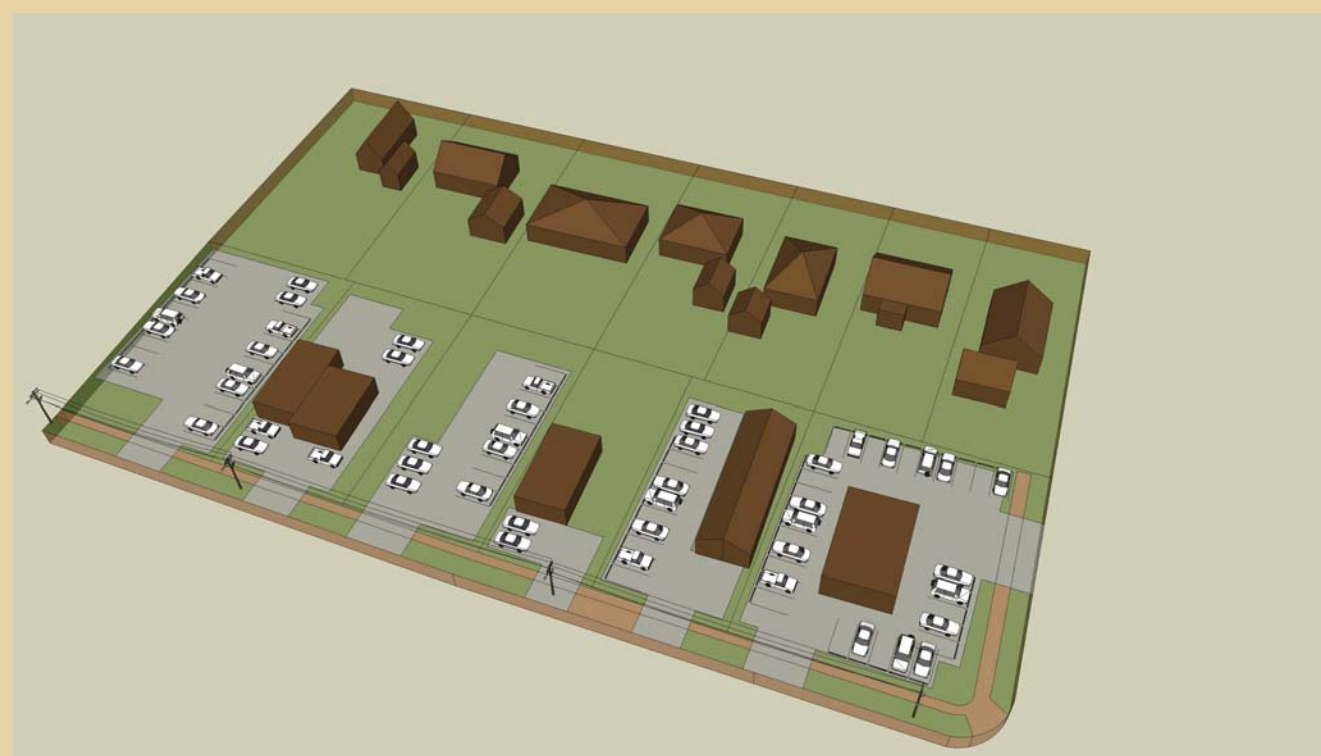
Incremental Infill Along the South Side of Cottage Grove Road

New development may enhance the existing business district along Cottage Grove Road utilizing vacant lots and combining parcels if redevelopment is desired. Driveways may be combined, and landscaping along the street can be coordinated to provide an enhanced business district.

Types of Existing Development



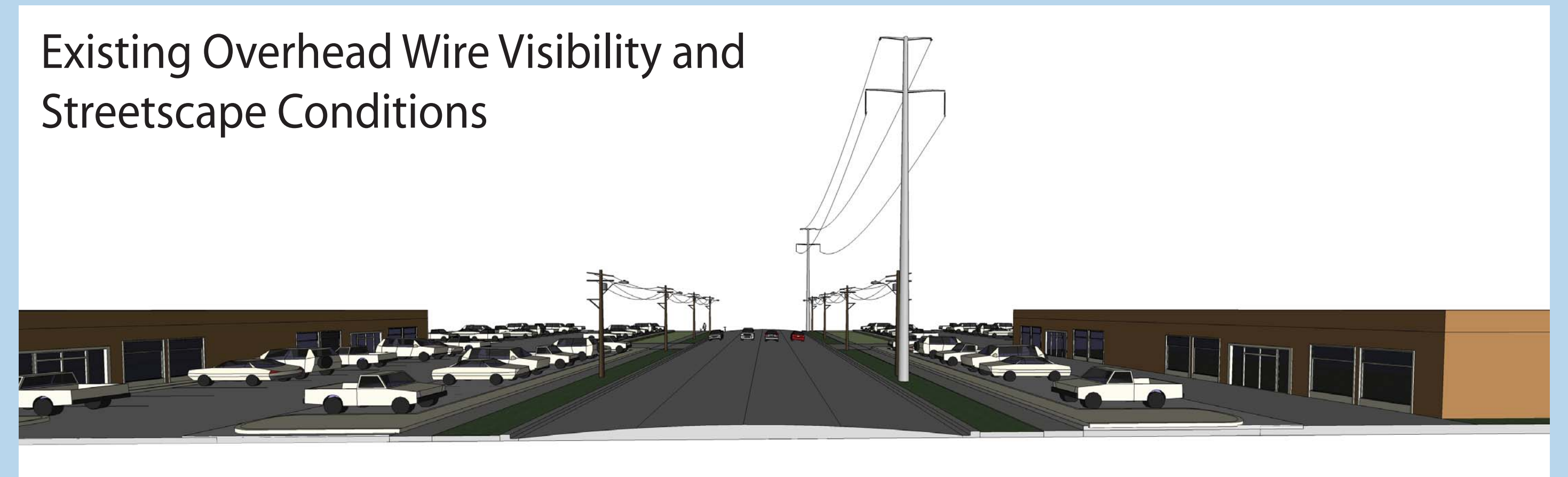
Potential Redevelopment Opportunities



Visual Impact of the Overhead Wires

A 20-foot setback on Cottage Grove Road for new development will make room for either a planting buffer to minimize the impact of the overhead wires, or create space if the wires were to be buried underground.

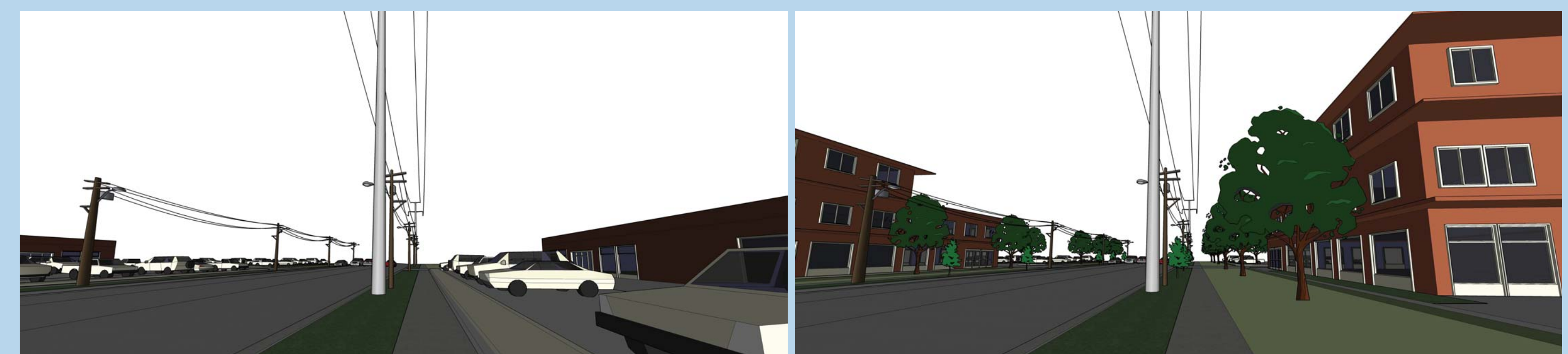
Existing Overhead Wire Visibility and Streetscape Conditions



Potential Redevelopment Opportunities and Enhanced Streetscape



Examples of Redevelopment & Infill Along Streets with Mixed-Uses



As redevelopment Opportunities occur, designing buildings closer to the street, with adjacent entryways, and attractive landscaping create a safer and more pleasant pedestrian experience.