

RESOLUTION NO. 09-2007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, RECEIVING AND ADOPTING THE SHERWOOD FOREST NEIGHBORHOOD PLAN AS THE COLLECTIVE VISION OF NEIGHBORHOOD RESIDENTS FOR THE IMPROVEMENT AND REVITALIZATION OF SHERWOOD FOREST.

WHEREAS, on October 18, 2004, the City Council of the City of Mesquite, Texas, adopted Resolution No. 45-2004 designating certain target neighborhoods to receive technical assistance and other resources for purposes of developing a comprehensive revitalization strategy that includes housing rehabilitation, land use planning, investment in public infrastructure and code enforcement; and

WHEREAS, the Sherwood Forest subdivision, identified as Census Tract 176.03, Block Group 2, and bounded by Scyene Road, S. Sam Houston Road, W. Bruton Road, Peachtree Road and Stadium Drive, was one of four neighborhoods designated to receive neighborhood revitalization assistance; and

WHEREAS, the Sherwood Forest neighborhood qualifies as a low- to moderate-income area and is eligible for the use of Community Development Block Grant (CDBG) funds; and

WHEREAS, staffs from the Community Development Department and other departments have held seven meetings with neighborhood residents beginning on June 21, 2005, to explain the benefits of the Addressing Mesquite Program, discuss issues and concerns that impact neighborhood appearance, public infrastructure and safety, and develop strategies for positive change in the neighborhood; and

WHEREAS, prior to each neighborhood meeting, the City staff notified every property owner and resident of the Sherwood Forest area to ensure that the discussion and work of the residents represented the diversity of opinion throughout the neighborhood; and

WHEREAS, interested residents of Sherwood Forest met on May 18, 2006, to prioritize the strategies and determine which ones should be given the greatest consideration when the City allocates staff and financial resources for neighborhood revitalization; and

WHEREAS, the neighborhood residents have completed the Sherwood Forest Neighborhood Plan, attached hereto as Exhibit "A," and it represents the consensus of opinion of residents as to the problems and solutions that must be addressed to improve their quality of life and promote the health and sustainability of their neighborhood.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Sherwood Forest Neighborhood Plan, attached hereto as Exhibit "A," is hereby adopted as the official statement of the residents of Sherwood Forest and their collective vision for the improvement of their neighborhood.

SECTION 2. That the Sherwood Forest Neighborhood Plan shall be used in conjunction with the Rental Certificate-of-Occupancy and Enhanced Code Enforcement components of the Addressing Mesquite Program to bring about comprehensive neighborhood revitalization in Sherwood Forest.

SECTION 3. That the Sherwood Forest Neighborhood Plan shall be used as the basis for allocating financial assistance, including but not limited to Community Development Block Grants funds, for neighborhood revitalization in Sherwood Forest.

SECTION 4. That the Community Development Director shall work with residents from Sherwood Forest from time to time to revise and amend the Sherwood Forest Neighborhood Plan as conditions change.

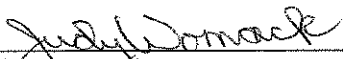
DULY RESOLVED by the City Council of the City of Mesquite, Texas, on the 5th day of March, 2007.



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Mike Anderson  
Mayor

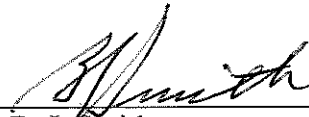
ATTEST:



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Judy Womack  
City Secretary

APPROVED:



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B. J. Smith  
City Attorney

# The Sherwood Forest Neighborhood Plan

S.M. SEABOURN  
PARK

Prepared by Neighborhood Residents and Community Development Department

**MESQUITE**  
T E X A S  
Real. Texas. Service.

City of Mesquite  
2006



# ACKNOWLEDGEMENTS

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## City of Mesquite Sherwood Forest Neighborhood Plan

The Community Development Department would like to acknowledge the following residents of Sherwood Forest for their support and commitment in the creation of the Sherwood Forest Neighborhood Plan.

### Participating Neighborhood Residents:

Supreya Akers	Liz F. Garcia	Luetta Parson	Tim Simmons
Bruce Akers	Barbara Hanson	Brad Penner	Patricia Solano
Virginia Balderas	Henry Hawkins	Jose Perez	R. L. Townzen
Gerri Baldwin	Martin Hernandez	J.C. Petrea	Weldon Watson
Richard Banks	Bud Ivey	Don Peterson	Sue West
Russell Brewer	Sandy Ivey	Helen Ritchie	Dwight West
Linda Brewer	Nelly De La Rosa	Miram Ritchie	Yolanda Valdez-
Ana Bucio	Carol Mitchell	Sherri Robinson	Plunk
George Cole	Mildred Morgan	Bill Russell	Gabrail Yousif
Jack Daily	Mario Moschioni	Chuck Schmitt	
Elvia Elisa	Jeff Muha	Dennis Schultz	
Blanca Espincza	Jose Nunez	Lisa Shepherd	
Max Falagan	Rita Nunoz	Walter Sims	

# **ACKNOWLEDGEMENTS**

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# **CITY OF MESQUITE**

## **SHERWOOD FOREST NEIGHBORHOOD PLAN**

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### **City Council**

Mike Anderson, Mayor

John Heiman

Dennis Tarpley

John Monaco

Stan Pickett

David Paschall

Shirley Roberts

### **Planning & Zoning Commission**

Tony Apel, Chair

Richard Allen

Jane Ann Cruce

Emmanuel Holloman

Ginny Stuit

Sandy Thompson

Emily Tosch

Bob Johnson (alt.)

### **City Administration**

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Carol Zolnerowich, Deputy City Manager

### **Neighborhood Planning Team**

Richard G. Gertson, AICP, Director of Community Development

Garrett Langford, Planner

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Ted Perez, Environmental Code Field Supervisor

Andy Wise, Animal Services Field Supervisor

Glenn Woodham, Residential Building Inspector

Cheryl Gregg, Police Officer

Tim Tumulty, Director of Public Works

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Cliff Keheley, Director of Community Services

Shane Medlin, Environmental Code

Tony Raymond, Environmental Code

Pat Killingsworth, Housing Assistant

Oscar Martinez, Parks and Recreation

Alfred Pastor, Fire Marshal

Don Williams, Police Officer

Valerie Bradley, Senior Management Analyst

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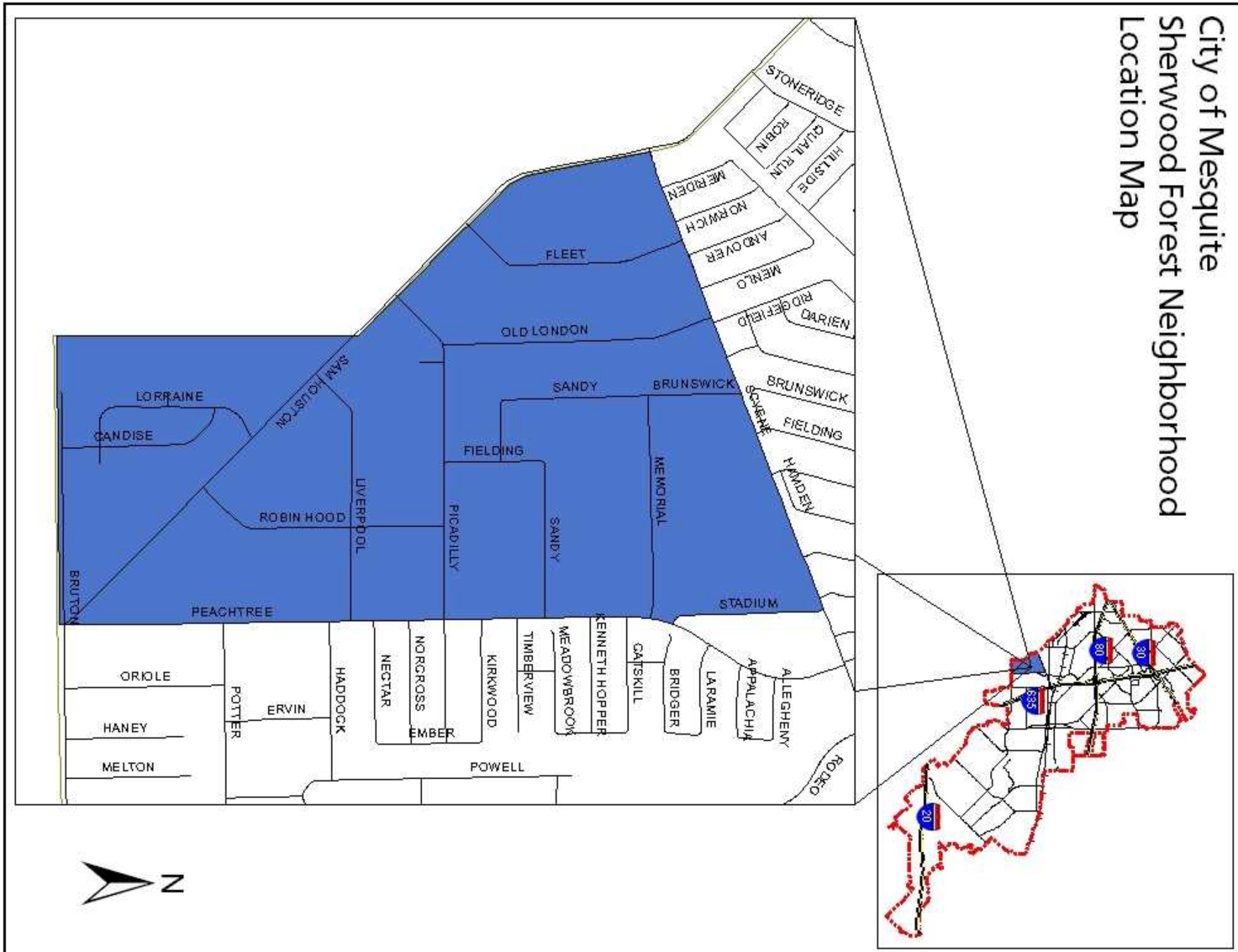
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City of Mesquite  
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# OVERVIEW

## ORIGINS OF ADDRESSING MESQUITE

The city recognizes that its older neighborhoods are aging and showing signs of deterioration. Some of these neighborhoods, built during the 1950's, provided the strong foundation for the growth that the City has enjoyed over the years. As these neighborhoods continue to age and evolve, proactive intervention will be necessary to prevent further decline.

In 2004, the City Council commissioned a Residential Building Condition Survey to analyze the state of the city's neighborhoods. The Residential Building Condition Survey included a general assessment of the conditions of every single-family home throughout the City. The Survey found, for the most part, that neighborhoods are in good shape. Eighty-four percent of all single-family homes within the city are in Grade A, or good condition. However, there were neighborhoods where nearly 40% of the structures were rated below Grade A condition.

In 2005, to address overall building conditions and other critical issues that affect the quality of life in these neighborhoods, the City Council initiated a comprehensive neighborhood revitalization program called **ADDRESSING MESQUITE**. The **ADDRESSING**

**MESQUITE** program involves three major initiatives: neighborhood planning, a Rental Certificate-of-Occupancy program, and enhanced code enforcement.

For now, the primary source of funding for the **ADDRESSING MESQUITE** program is the Community Development Block Grant (CDBG). As a result, the city must focus its neighborhood revitalization efforts within the Census 2000 block groups that qualify as low- to moderate-income areas. These areas must also be eligible for the use of CDBG funds. The city reviewed its 26 CDBG-eligible neighborhoods and selected four priority neighborhoods based on several different factors. Based on the analysis of the different factors, the four neighborhoods identified by the City Council as priority neighborhoods are:

- Casa View Heights
- Mesquite Park
- Sherwood Forest
- Truman Heights

<p><b>Priority Neighborhood Selection Factors:</b></p> <ol style="list-style-type: none"><li>1. CDBG Eligible</li><li>2. Single-family building conditions</li><li>3. Number of environmental code violations</li><li>4. Median age of single-family structures</li><li>5. Median housing value</li><li>6. Within a problem-oriented policing district</li><li>7. Elementary school within the block group</li></ol>
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# OVERVIEW

## THE ROLE OF NEIGHBORHOOD PLANNING

Neighborhood planning is a major component of the *ADDRESSING MESQUITE* program. It includes an in-depth examination of neighborhood conditions and identifies strategies that are designed to bring about change. A neighborhood plan is intended to achieve several goals leading toward overall improvement in the health and sustainability of the neighborhood:

- To provide a systematic framework for residents to identify issues and solutions
- To educate the city about the neighborhood's concerns
- To address a wide range of interrelated issues
- To initiate and coordinate neighborhood improvement projects and activities
- To propose proactive strategies for change

### Anatomy of a Neighborhood Plan

A neighborhood plan has many of the same features of a community-wide comprehensive plan. But, because it is much smaller in scale, a neighborhood plan can focus on a street-level assessment of issues and opportunities that residents contend with on a daily basis. For purposes of planning in Sherwood Forest, the discussion, analysis

and recommended strategies were grouped into four major planning elements:

### **Neighborhood Appearance:**

Issues that affect the appearance and aesthetics of the neighborhood, such as code enforcement, building conditions, and property maintenance

### **Neighborhood Infrastructure:**

Issues that are important to essential functionality, such as street and sidewalk conditions, drainage problems, and water and sewer lines

### **Neighborhood Safety:**

Issues that impact vehicle and pedestrian safety or personal security, such as speeding, street lighting, animal control, and the design of public spaces

### **Neighborhood Land Use and Zoning:**

Issues that arise from conflicting land uses or the city's development regulations, such as inappropriate commercial encroachment, infill housing, home occupations, and inconvenient access to goods and services

# OVERVIEW

## Planning in Sherwood Forest

The **Sherwood Forest Neighborhood Plan** is the result of a systematic neighborhood planning process. This Plan is a snapshot of the issues that currently impact quality of life for residents of Sherwood Forest. The Plan is also a call-to-action that sets the stage for implementing objectives and strategies designed to foster positive change.

The Sherwood Forest planning process relied heavily on public participation to identify neighborhood issues and opportunities; outline goals and a vision for the neighborhood; and develop a strategy. With guidance and assistance from a neighborhood planner in the Planning Division of the Community Development Department, the neighborhood actively worked to forge its own neighborhood plan that outlines what residents would like see accomplished.

The planning process consists of collecting data, conducting analysis, identifying the issues, developing objectives, and creating an action plan. The source of information collected during the planning process includes Census 2000 data, the building condition survey, City of Mesquite Zoning Ordinance,

neighborhood questionnaires, Dallas Central Appraisal District records, and input from neighborhood residents.

The primary source of information and support for the neighborhood planning process is public participation by the neighborhood residents. Throughout an 18-month period, the city staff met with the Sherwood Forest neighborhood residents to discuss the issues or concerns that were important to them. The city staff held a total of 8 neighborhood meetings with the neighborhood residents, which included two introductory meetings on the *ADDRESSING MESQUITE* program and 4 neighborhood planning sessions.

The neighborhood meetings on June 21, 2005, and August 25, 2005, gave the residents an opportunity to learn about the *ADDRESSING MESQUITE* program. The staff briefed the neighborhood residents on the state of the building conditions within the neighborhood and the benefits of neighborhood planning. In addition, the residents had the opportunity to meet with city staff from various departments to discuss generally their concerns or ask questions. The residents that attended the first introductory meeting were able to complete a questionnaire. The results from the questionnaire and

## OVERVIEW

the comments from the first two meetings directed the topics of discussion at the neighborhood planning sessions that followed.

### The Planning Sessions

Neighborhood planning sessions were held with the neighborhood residents on four separate occasions, October 20, 2005, November 15, 2005, January 24, 2006 and February 7, 2006. Session participants discussed in detail specific issues related to their neighborhood. Each planning session dealt with a range of issues that fell under the four major planning elements: appearance, infrastructure, safety, and land use & zoning.

Staff facilitated the discussion by organizing each session around only one planning element at a time.



## OVERVIEW

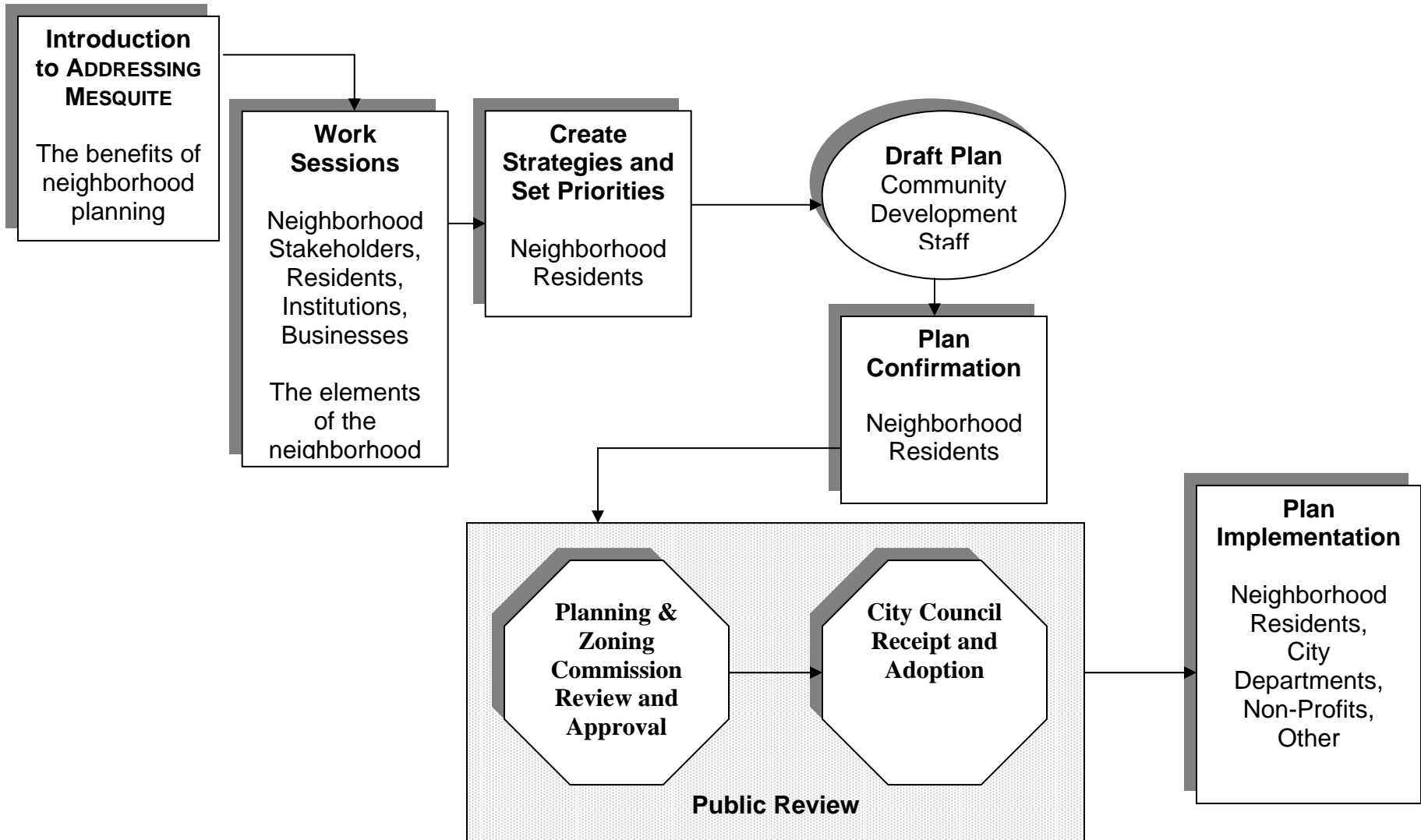
On May 18, 2006, the city staff presented a draft set of implementation strategies to the neighborhood residents. The participants clarified the issues, added their comments, voted and prioritized the implementation strategies that would comprise the substance of the neighborhood plan. A draft of the Sherwood Forest Neighborhood Plan was confirmed during a final meeting held on February 15, 2007.

The residents of Sherwood Forest Neighborhood presented the Sherwood Forest Neighborhood Plan to the Planning and Zoning Commission on February 26, 2007. After the presentation and affording all parties an opportunity to be heard, the Commission voted to recommend adoption of the plan. The Sherwood Forest Neighborhood Plan was officially received and adopted by the Mesquite City Council on March 5, 2007.

<b>Meeting Date</b>	<b>Subject</b>	<b>Attendance</b>
June 21, 2005	Introduction	36
August 25, 2005	Introduction	33
October 20, 2005	Neighborhood Land Use & Zoning	19
November 15, 2005	Neighborhood Infrastructure	19
January 24, 2006	Neighborhood Appearance	25
February 7, 2006	Neighborhood Safety	18
May 18, 2006	Strategy Prioritization	24
February 15, 2007	Draft Plan Presentation	23

# OVERVIEW

Figure 1: Addressing Mesquite Neighborhood Planning Model



# NEIGHBORHOOD PROFILE

## Sherwood Forest Neighborhood Profile

The Sherwood Forest neighborhood is located in the southwest part of the city, just west of West Mesquite High School and borders the City of Dallas to the west. The neighborhood boundaries are Scyene Road to the north, Peachtree Road to the east, W. Bruton Road to the south, and S. Sam Houston to the west. The neighborhood is located in the City Council District 4 and Census Tract 176.03 Block Group 2. The Sherwood Forest Neighborhood Plan includes the following subdivisions: Sherwood Forest #1, Sherwood Forest #2 and Oak Ridge Estates. Map 1 depicts the neighborhood boundary.

<b>Neighborhood Boundaries</b>	
North	– Scyene Road
West	– S. Sam Houston Road
South	– W. Bruton Road
East	– Peachtree Road

The neighborhood has a unique rural feel with large, deep lots and low-density development. The large lots were developed with single-family homes that were built individually and not as part of a large subdivision project, with the exception of Oak Ridge Estates. Some of the

homes were built in the 1940's; however, there have been a number of recent infill developments within the neighborhood. While a majority of the older homes are small, woodframe units with siding, the new homes from recent infill development are considerably larger and are mainly constructed with brick.

Today, even with recent infill construction, the neighborhood retains its rural character. The neighborhood amenities include the close proximity to the Seabourn Elementary School and Seabourn Park. Additionally, the neighborhood offers access to major arterial routes and a close proximity to IH-635.

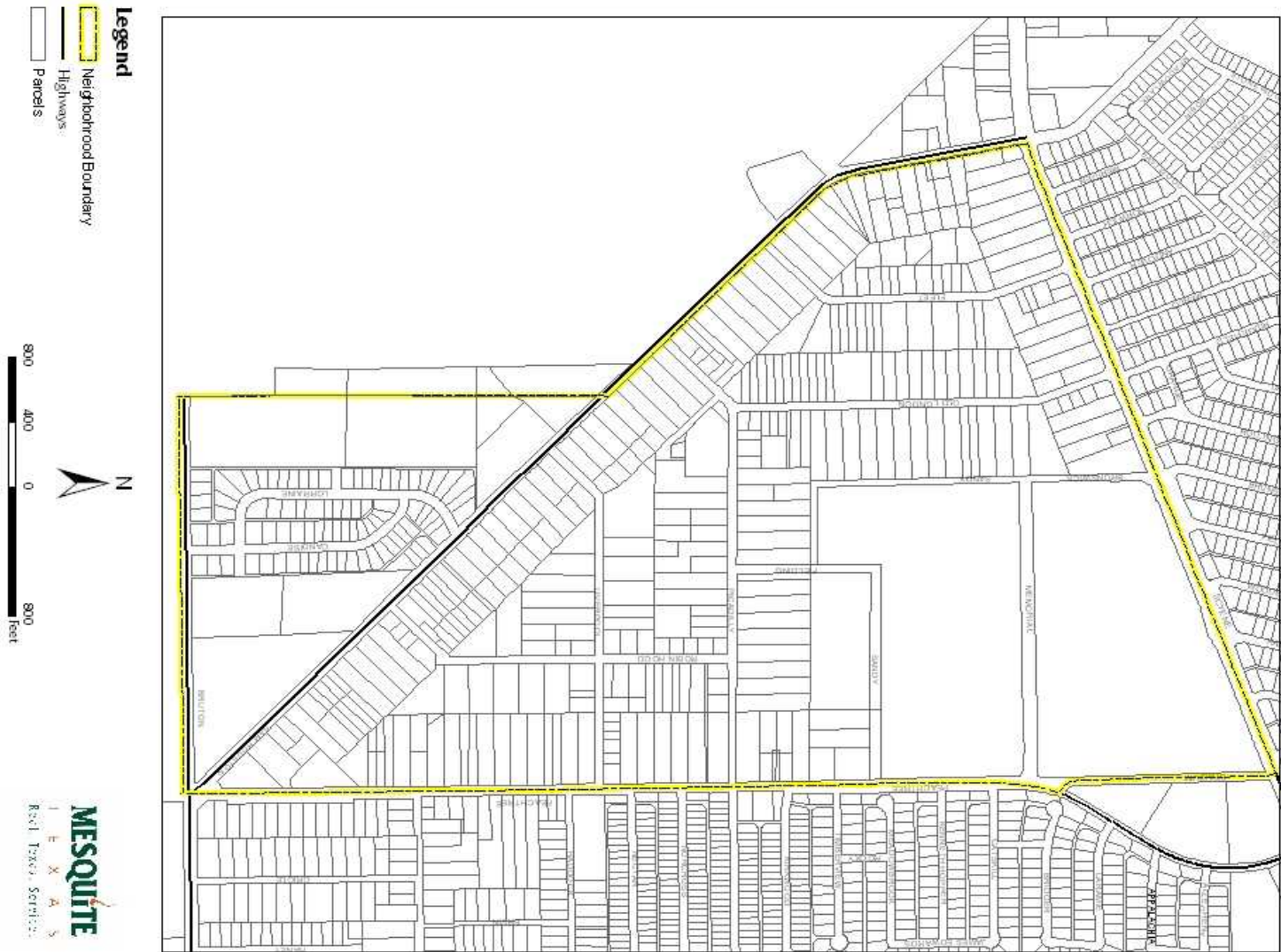
### Housing

There are 267 housing units within the Sherwood Forest neighborhood. According to the 2000 Census data of the 267 housing units, 251 are occupied. Of the 267 occupied housing units, there are approximately 191 or 72% owner occupied and 60 or 22% renter occupied. According to the Dallas Central Appraisal District records, the average appraised market value in 2005 for single-family home in Sherwood Forest was approximately \$79,026.



# NEIGHBORHOOD PROFILE

Map #2: Sherwood Forest Neighborhood Boundary Map



# NEIGHBORHOOD PROFILE



# NEIGHBORHOOD PROFILE

## Demographics

A review of the 2000 Census data places the population of the neighborhood in 2000 at 749 persons living in 251 households. Demographically, the neighborhood is predominately Caucasian with 76% of the population. African-Americans comprise 6% of the population, followed by other races at 17% of the population. Ethnically, Hispanics make up 27% of the neighborhood population.

The neighborhood demographics are consistent with the demographics for the City of Mesquite. Citywide, Caucasians makes up 78% of the population. The only noticeable difference between the citywide data and the neighborhood data is the percentage of the African-American population. The citywide data shows that African-Americans make up 13% of the overall population. The Hispanic population is slightly less on a citywide level with 24% of the population. Figures 1 and 2 compare the demographic characteristics between Sherwood Forest and the City of Mesquite for the 2000 Census.

Figure 2: Population by Race

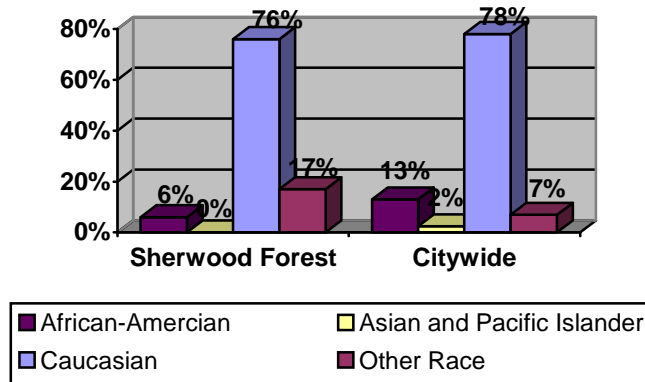
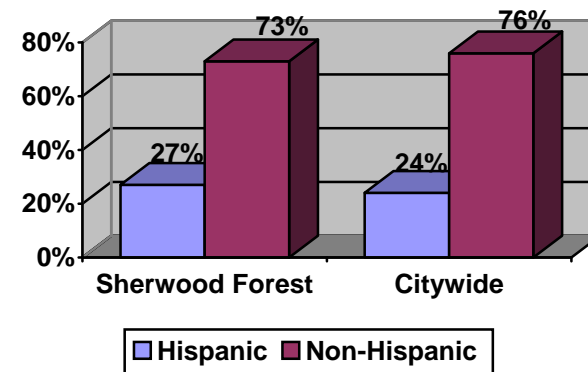


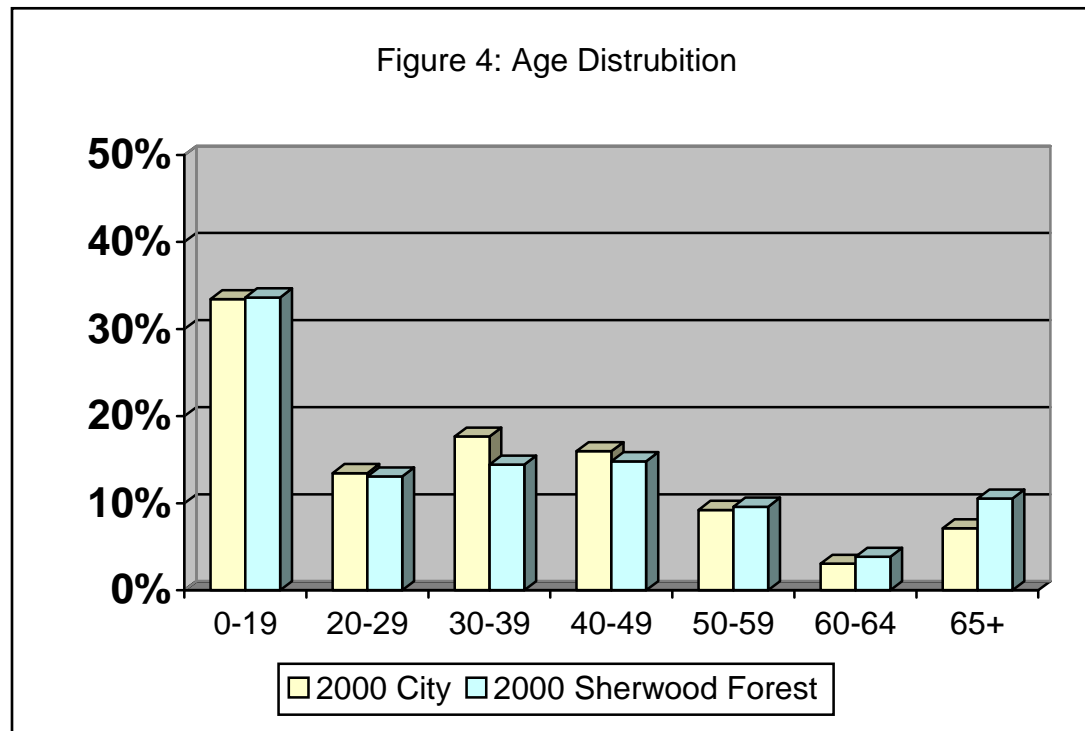
Figure 3: Hispanic Population



Census data shows that the age distribution for the neighborhood is consistent with citywide data, with the exception of the 30-39 and 65 and older age groups. Census 2000 data citywide shows that 18% of the population is between the ages of 30-39 while the

## NEIGHBORHOOD PROFILE

neighborhood is only 14% of the population. Sherwood Forest has a greater percentage of elderly compared to the rest of the city. Within the neighborhood, 11% of the population falls in the 65 and older age bracket while the citywide data stands at just 7% of the population. Figure 4 shows the percentages of the different age groups in 1990 and 2000.





# NEIGHBORHOOD INVENTORY & ANALYSIS

## INVENTORY AND ANALYSIS

*This section provides an inventory and analysis of the Sherwood Forest neighborhood. The neighborhood stakeholders, with the assistance of the city staff familiar with the area, took an inventory of the issues affecting the neighborhood under four traditional neighborhood planning elements: neighborhood appearance, neighborhood land use and zoning, neighborhood infrastructure, and neighborhood safety. Using that information, the Planning staff prepared the following analysis that led to the development of the neighborhood objectives. Findings are presented in greater detail following the Summary below.*

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## SUMMARY

The Sherwood Forest neighborhood is a quality neighborhood that is described by its residents as a quiet neighborhood with large trees and neighbors that look out for each other. The goal of the Sherwood Forest Neighborhood Plan is to sustain these qualities of the neighborhood while addressing the issues that the neighborhood faces.

Neighborhood reinvestment activity increased in 2005. The building permit activity for home improvements, home additions, foundation repairs, and garage conversions have all shown an increase in number and value compared to the last five years (Appendix A). Continued growth in property owner reinvestment combined with increased investments from the city will greatly assist in revitalizing and ensuring a strong, sustainable neighborhood.

Through the neighborhood planning process, the information provided by the neighborhood stakeholders, combined with the following staff assessment for each of the four planning elements, identified the issues and concerns that need to be addressed.

### **Neighborhood Appearance**

The neighborhood residents who attended meetings and returned neighborhood questionnaires identified housing conditions and property upkeep as major issues for the neighborhood. The meeting attendees were particularly concerned with the maintenance of the large vacant tracts and the open drainage ditches that run throughout the neighborhood. Additionally, concerns were expressed over continuing environmental code violations,

## NEIGHBORHOOD INVENTORY & ANALYSIS

such as high grass and weeds, trash and junk, fence conditions, building conditions, etc.

The staff assessment confirmed the neighborhood residents' concerns related to the housing conditions and property upkeep. While the data shows the housing conditions have improved between 2004 and 2005, the neighborhood still faces a challenge in bringing the housing conditions up to par with the citywide average.

The neighborhood residents voiced strong opinions regarding the parking ordinance enacted in 2005 that limits rear yard parking to two vehicles. The residents stated that the 2005 parking ordinance was too restrictive given the larger lots within the neighborhood. The residents expressed the desire to revisit the parking ordinance to allow additional parking within the rear yard for large lots.

The neighborhood residents recognize property upkeep or environmental code violations as an important issue for the neighborhood. In addition, the review of the number and type of environmental code violations shows a high percentage of severe code violations. As a result of the information provided by neighborhood residents, the city's environmental code enforcement staff

immediately initiated new enforcement techniques in order to make a more positive impact on the appearance of the neighborhood. However, more strategies will be needed in order to promote a positive neighborhood appearance.

### **Neighborhood Land Use & Zoning:**

The Sherwood Forest neighborhood is predominately residential. Within the neighborhood, there is a small amount of commercial and institutional uses. However, there is a significant amount of open space that mainly serves as large detention ponds for not only the Sherwood Forest Neighborhood but also the Rollingwood Hills Neighborhood from the north. Additionally, the Sherwood Forest Neighborhood has a number of vacant tracts that present infill development opportunities.

A significant issue for the neighborhood, as identified by staff and residents, is the mismatch between the existing residential development and the newer infill development. The older existing development tends to be smaller wood frame houses with siding, while the newer infill is considerably larger and constructed mainly of brick. Utilizing planning tools such as overlay districts and/or design standards should be explored to allow future infill development that conforms to the existing development.

## NEIGHBORHOOD INVENTORY & ANALYSIS

Additionally, the neighborhood residents expressed misgivings with a tract near the five corners that was designated for limited neighborhood retail by the *2003 Mesquite Development Guide*. The residents believe that a commercial development at the five corners would have a negative impact on the neighborhood. They would prefer the tract to be maintained as open space. A review and update of the *2003 Mesquite Development Guide* is needed for the Sherwood Forest neighborhood to accommodate the needs of neighborhood residents.

The neighborhood residents expressed a tremendous opportunity to improve neighborhood linkage and offer a strong neighborhood amenity by utilizing the existing neighborhood drainage system. Within the neighborhood, there is a series of detention ponds that run from north to south. These ponds could be used as part of an improved and landscaped trail system. Work is currently under way to ensure that the 2007 Trails Master Plan includes possible trail paths for the Sherwood Forest Neighborhood.

### **Neighborhood Safety**

The main safety concerns expressed by the neighborhood residents during the neighborhood

planning meetings were speeding along the border streets, the lack of streetlighting, and the concerns with crime spilling over from adjacent neighborhoods.

The overall number of crimes within the neighborhood is low; however, there has been an increase in the number of crimes over the past few years. In addition, crime stats show that the adjacent neighborhood to the west, within the City of Dallas, has a high number of crimes. As a result, there are concerns with the residents about being vulnerable to the migration of criminal activity from the adjacent neighborhoods within the City of Dallas.

Another safety issue concerns the streetlight coverage within the neighborhood. It has been noted by residents about the lack of streetlights around Seabourn Park and the park parking lot. Residents also identified additional areas where there is a lack of streetlight coverage. An initial review by city staff found that all street intersections had streetlights. However, further review with residents is needed to identify streetlights that could be added in the mid-block range of the street. The neighborhood residents at the neighborhood meetings did list streetlight issues as a major safety issue for their neighborhood.



## NEIGHBORHOOD INVENTORY & ANALYSIS

### Neighborhood Infrastructure

The main infrastructure concerns expressed by neighborhood residents were: the drainage system and the lack of sidewalks throughout the neighborhood. The existing drainage system in the neighborhood was a product of a major drainage project conducted in 1980 to build large detention ponds throughout the neighborhood. The 1980 improvements have assisted with the flooding issues; however, a number of lots continue to experience flooding. A 1998 drainage study of the neighborhood identified five areas with problems that need to be addressed. The residents voiced a strong opinion for updating and implementing the 1998 drainage study.

The Sherwood Forest neighborhood has a limited number of sidewalks. Currently, there are sidewalks located within the Oak Ridge subdivision and on a portion of Picadilly Blvd near Seabourn Park. Most of the streets within the neighborhood are two-lane streets with open bar ditches that make the installation of sidewalks a challenge. However, staff working with the residents should identify high traffic areas to install sidewalks to improve safety and neighborhood linkages.

For the Oak Ridge Estate subdivision, the sidewalk condition survey in 2004 revealed that large sections of

the sidewalks within the neighborhood are in need of minor or major repairs. The City of Mesquite has a sidewalk improvement program that splits the cost 50/50 with the property owner. Increasing the city's share of the program may increase property owner participation.

The only alleys in the Sherwood Forest Neighborhood are in the Oak Ridge Estates subdivision. The alleys in Oak Ridge are unimproved which can lead to rut formation and standing water. The city has an alley-paving petition program where the city pays 1/3 cost and the property owners on either side of the alley each pay 1/3 cost of the alley improvement. The cost of the program to residents of lower income neighborhoods, such as the Oak Ridge subdivision, may be contributing to the historical low level of participation. As a result, modifying the alley paving petition program to decrease the share of the property owners' cost may increase participation among the residents.

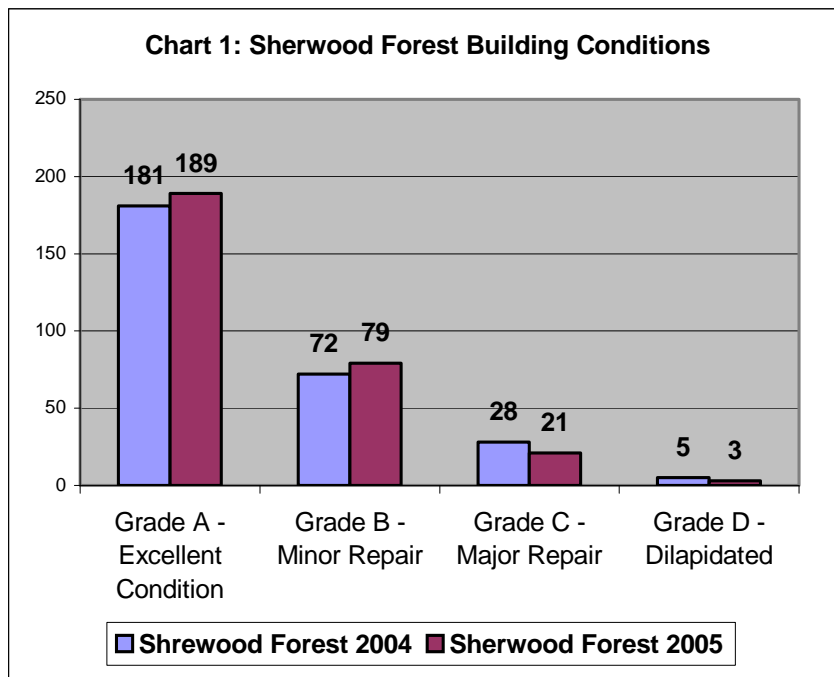
# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Appearance

Neighborhood appearance is concerned with how the neighborhood looks, how the properties are maintained, and the condition of the housing stock. The following assessments of housing conditions and property upkeep provide the current status of the appearance of the neighborhood. The neighborhood stakeholders identified neighborhood appearance, particularly with property upkeep, as a major issue in the neighborhood.

The information collected through the 2004 Residential Building Condition Survey shows a 63% rate of Grade A single-family homes within the neighborhood compared to an 84% rate of Grade A single-family homes citywide. The 2004 Residential Building Condition Survey evaluated the exterior condition of every single-family home throughout the city including Sherwood Forest. The evaluations took place from the public right of way to review the condition of the structure, sidewalk, and

**Figure #5: Building Conditions Chart**



**Grade A – Excellent Condition:**

Adequate weather protection; no deterioration to roof; exterior surfaces, cornice, siding, windows, driveways, or sidewalks

**Grade B – Minor Repair:**

Slight deterioration of weather protection found to the roof, exterior surfaces, cornice, or siding; minor widow damage due to cracks or breaks; driveways and sidewalk with minor cracks presenting safety or trip hazards

**Grade C – Major Repair:**

Found inadequate exterior paint with less than 50% of all having exposed wood; some roofing materials missing or loose, waves in roof and missing grit; two or more windows broken; driveway and sidewalk in need of repair due to safety and trip hazards

**Grade D – Dilapidated:**

Eaves and cornice need replacing; large amount of roofing is missing; greater than 50% of wall area with exposed, bare, or decayed wood; numerous windows are broken or missing

## NEIGHBORHOOD INVENTORY & ANALYSIS

driveway of each single-family and duplex property. The structure, driveway, and sidewalk were each given one of four grades, based on their conditions: Grade A, Grade B, Grade C, or Grade D. The Rental Inspection program and enhanced code enforcement components of the *ADDRESSING MESQUITE* initiative, implemented in 2005, produced improvements in the building conditions within Sherwood Forest.

Community Development Department inspectors, in the role of trained observers, are constantly updating building condition grades throughout the City. At the end of 2005, the survey of building conditions shows an increase in the number of Grade A properties. See Figure 5 for a breakdown on the building conditions. Maps 3 & 4 show the building conditions in 2004 and 2005 respectively.

There was an increase in neighborhood reinvestment in 2005. The building permit activity for home improvements, home additions, foundation repair, and garage conversion have all shown an increase in number and value compared to the last five years (Appendix A). As a result, the 2005 building survey shows an increase in the percentage of Grade A homes from 63% in 2004 to 64% in 2005. The neighborhood residents and property owners have made significant improvements in the building conditions between 2004 and 2005. However, the neighborhood still faces challenges in improving overall building conditions to a level comparable with the citywide average of 84% Grade A.

# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #3: Sherwood Forest Building Conditions 2004



# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #4: Sherwood Forest Building Conditions 2005



## NEIGHBORHOOD INVENTORY & ANALYSIS

### Property Upkeep:

In recent years, the number of environmental code violations has risen within the neighborhood. Environmental code violations include high grass and weeds, trash and junk, parking on the grass, inoperable vehicles, overhanging limbs, etc. In reviewing the number and type of violations, the staff focused on the more severe violations that have the greatest impact on neighborhood appearance, such as, inoperable vehicles, unsafe structures, high grass and weeds, and fencing. To ascertain a measure of how the appearance of the neighborhood is being affected by these code violations, the staff took the number of severe violations and divided by the number of total violations for the neighborhood to obtain a severe violation index. A higher index indicates that the neighborhood is experiencing a decline in overall appearance. For 2005, the citywide severe violation index was 0.31 while the Sherwood Forest neighborhood was 0.36. Table 2 provides a three-year history of the severe violation index.

Table #2: Severe Violation Index

	2004	2005	2006
Citywide	0.24	0.31	0.38
Sherwood Forest	0.48	0.36	0.41

## NEIGHBORHOOD INVENTORY & ANALYSIS

### Neighborhood Infrastructure

Neighborhood Infrastructure covers issues that deal with drainage, sidewalk conditions, streets, and alleys. During the course of the neighborhood planning meetings, the residents were primarily concerned with the drainage, streets, and the lack of sidewalks.

#### Drainage

The Sherwood Forest neighborhood currently has a series of detention ponds that run from north to south. Staff assessment of the area shows that neighborhood and surrounding area's topography is flat which has presented a major challenge to drain water out of the area into Hickory Creek, south of W Burton Road. Due to frequent flooding in the neighborhood, the city completed a major drainage project in 1980 to alleviate the issue. As part of the 1980 drainage project, the city purchased significant portions of land through out the neighborhood to construct large detention ponds. See Map 5: Drainage.

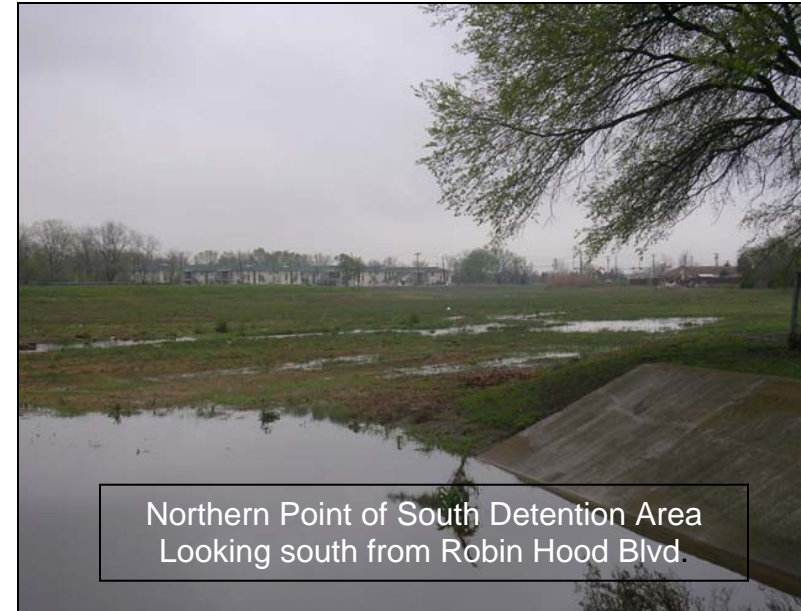
While the 1980 drainage project assisted in the drainage for some areas of the neighborhood, there are still other areas of the neighborhood that need to be addressed. It has been noted by residents and staff that lot flooding is an issue for some areas of the neighborhood. In 1998, a drainage study was conducted for the Sherwood Forest

neighborhood. The 1998 drainage study identified and recommended the following areas, within the neighborhood, need to be addressed.

- Sherwood Forest Subdivision, Old London Lane
- Oak Ridge subdivision, Northeast Area at Candise Court
- Oak Ridge subdivision, at Lorraine Lane and Candise Court
- Oak Ridge subdivision, northwest area near city's tree farm

The neighborhood residents expressed strong support for updating and implementing the 1998 drainage study.

## NEIGHBORHOOD INVENTORY & ANALYSIS





# NEIGHBORHOOD INVENTORY & ANALYSIS



# NEIGHBORHOOD INVENTORY & ANALYSIS



# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #5: Sherwood Forest Drainage Map

## NEIGHBORHOOD INVENTORY & ANALYSIS

It is important to note that drainage improvements cannot be addressed in isolation, without considering street conditions or future street improvements. Street repairs or reconstruction should be timed in a manner so that an affected street does not remain in worse condition after a stormwater project than it was before the project took place.

### Streets & Alleys

The City of Mesquite's *2005 Thoroughfare Plan* groups the streets within the Sherwood Forest neighborhood in the following classifications.

#### Sherwood Forest Neighborhood Street Classification

*See Map 6: Street Classification*

Arterial Street:      West Scyene Road  
                             West Bruton Road

Secondary Arterial Streets:      Peachtree Road  
   South Sam Houston Road

Residential Streets: Candise Court  
                             Lorraine Lane  
                             Fleet Circle  
                             Old London Lane  
                             Piccadilly Blvd.

Robin Hood Blvd.  
Liverpool Drive  
Sandy Lane  
Memorial Drive  
Fielding Drive

The arterial streets listed above do provide multiple access points in and out of the neighborhood. According to the City of Mesquite *2005 Thoroughfare Plan*, within the neighborhood Sam Houston Road and Peachtree Road should be undivided four-lane streets. Currently, Sam Houston Road and Peachtree Road are two lane roads without curbs or gutters. However, it is important to note that a portion of Sam Houston Road falls under the jurisdiction of the City of Dallas. The City of Dallas portion of Sam Houston runs from just north of the intersection of Liverpool Drive and Sam Houston Road to the intersection of Scyene Road and Sam Houston.

West Bruton Road and West Scyene Road are classified as arterial roadways with a divided six-lane street. Currently, only Scyene Road is up to standard as specified in the *2005 Thoroughfare Plan*. West Bruton Road remains a two-lane road.

The residential streets, which provide interior access throughout the neighborhood, are without curbs and

## NEIGHBORHOOD INVENTORY & ANALYSIS

gutters. The exception is for the Oak Ridge Estates subdivision where Candise Court and Lorraine Lane are curbed and guttered. Staff review found the streets through out the neighborhood in good and fair condition. However, the two streets in the Oak Ridge Estates subdivision are in need of repairs.

### Sidewalks

The Sherwood Forest neighborhood has a limited number of sidewalks. The existing sidewalks are limited to the Oak Ridge Estates subdivision and on a small portion of Picadilly. According to the 2004 Sidewalk Condition survey, a majority of the sidewalks that do exist require minor repair. See Map 6.

The neighborhood residents voiced support for installing new sidewalks throughout the neighborhood, particularly along .arterial ways. Staff has found evidence of a trail established by foot traffic that crosses along Scyene Road between Fleet Circle and Sam Houston intersections. Establishing new sidewalks along streets that have open bar ditches may present some challenges. However, staff working with the neighborhood will identify suitable locations to install new sidewalks particularly along areas with high foot traffic.

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# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #7: Sherwood Forest Sidewalk Conditions 2004



# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Land Use & Zoning

Neighborhood Land Use and Zoning deals with issues related to the use of land and zoning destinations within the neighborhood. The following staff assessments of the neighborhood land use and zoning will identify the current land uses and zoning within the neighborhood. In the initial review of the neighborhood, the Community Development staff did find some land use conflicts. Moreover, the neighborhood residents expressed concerns about future land uses, particularly with infill development that has been occurring within the neighborhood. The residents and staff identified key areas of the *2003 Mesquite Development Guide*— the city’s Comprehensive Plan — that need to be updated.

### Land Use

The Sherwood Forest neighborhood has a mixture of residential and commercial land uses within its border. Residential uses predominate and account for 72% of all land uses within the neighborhood. Sherwood Forest residential uses consist entirely of single-family homes that are distributed evenly throughout the neighborhood.

The limited commercial uses within the Sherwood Forest neighborhood include such uses as small restaurants, an auto repair shop, a gun store, and a small office building. Commercial uses account for 2% of the land uses within

the neighborhood. The commercial uses are primarily located along the neighborhood boundaries on Sycene Road and Sam Houston Road. However, the gun store is located on Old London Lane, a residential street.

Institutional uses such as churches and schools make up 2% of the land uses. The neighborhood has three churches within its boundaries with one located on a residential street, Old London Lane. The other two churches are located along the border streets of Sycene Road and Peachtree Road. Additionally, there are two schools within the neighborhood: Seabourn Elementary and West Mesquite High School.

Open space land use includes land reserved for detention ponds and the city’s tree farm. The bulk of the open space is located throughout the center of the neighborhood and accounts for 20% of the total neighborhood land use. While there has been recent infill development, a number of vacant tracts remain throughout the neighborhood. The vacant land use accounts for 4% of all land use. See Map 8: Land Use and Map 9: Zoning.



## NEIGHBORHOOD INVENTORY & ANALYSIS

### Zoning

The Sherwood Forest neighborhood includes multiple zoning designations. (See Map 6: Zoning) Zoning governs how the land is used and how it is developed. The zoning districts included in the neighborhood are: R-3 Single-Family Residential, O-Office, GR-General Retail, and Planned Development #2472 for single-family residential. The current zoning corresponds with actual land use, except for a few cases where there are legal non-conforming uses.

A non-conforming use is a use that is not permitted in the district that it is located in. There are two cases where there are commercial uses on lots zoned for single-family residential. These lots are located near the intersection of Sycene Road and Sam Houston Road.

There are 452 parcels zoned R-3 within the neighborhood. The large tract of land located off of W. Burton Road. is zoned for single-family residential; however, the PD zoning on the tract allows design standards for development at a higher density than is currently permitted under the R-3 zoning district. During the land use and zoning planning sessions the residents expressed concerns with high-density development.

Eleven parcels are zoned General Retail and are located primarily along Sycene Road. However, there is an isolated lot zoned General Retail on Peachtree Rd. Additionally, there is one large parcel that is zoned Office which is owned by the Mesquite Independent School District. This parcel is currently being used as a parking lot for the high school football stadium and for the high school baseball field.

In addition to the standard zoning district, there are two instances of special zoning on a lot. There is a special use permit #209 to allow a day care center within a single-family residential zoning. Within the past year and half, the use has been abandoned longer than six months. Therefore, the special use permit #209 has expired. The second special use permit is #1692 for a General Retail lot located on Peachtree Road. It allows a distribution center for small auto parts. Again, the special use permit has expired due to a change of use. A list of permitted and conditional uses for each zoning district is presented in the Appendix B.

### *City of Mesquite 2003 Development Guide: Establish Neighborhoods*

The *2003 Mesquite Development Guide* is the official guide for future development of the City of Mesquite that

## NEIGHBORHOOD INVENTORY & ANALYSIS

is used by city departments, citizen boards and commissions, other governmental agencies, developers, homebuilder and the citizens of Mesquite. The policies and standards set out in the Development Guide are primarily used to evaluate requests for rezoning.

For the Sherwood Forest neighborhood, the *2003 Mesquite Development Guide* defines the neighborhood as an Established Neighborhood designation. An Established Neighborhood is identified as a residential area of average densities offering a variety of single-family detached housing. Moreover, the Development Guide indicates that in Established Neighborhoods, such as Sherwood Forest, there will be little or no additional construction anticipated. However, it has been noted through the neighborhood planning process that there is a constant flow of residential infill development.

The October 25, 2006 planning session saw an in-depth discussion on how current and future infill developments will affect the neighborhood. Concerns were expressed by the neighborhood residents in regards to maintaining the neighborhood's characteristics, such as, large lots and consistency in building appearance. It has been noted that recent infill developments are required to build to 75% to 90% masonry. As a result, the newer development does not conform to the existing

development, which is consisted mainly of frame housing with siding.

The neighborhood residents indicate more could be done to protect the existing residential character of the neighborhood. Planning tools, such as a neighborhood overlay district, could be used to establish customized design standards that better meet the needs of the Sherwood Forest neighborhood. Additionally, a review of the Established Neighborhood designation, outlined in the *2003 Mesquite Development Guide*, is recommended to take in account for future development.

### City of Mesquite 2003 Development Guide: N – Neighborhood Retail Limitation

The *2003 Mesquite Development Guide* designated two areas within the Sherwood Forest neighborhood for Neighborhood Retail Limitation. The Neighborhood Retail Limitation designation identifies sites that are in very close proximity to an adjoining neighborhood. The intention is to limit both size and use to reduce the impact on adjacent residences. Additionally, the uses should only offer goods or services that would predominately serve the immediately surrounding residents. The *Development Guide* identified two areas for limited neighborhood retail. The first area is a large triangle

## NEIGHBORHOOD INVENTORY & ANALYSIS

shape tract located west of the “five coroners” intersection of Sam Houston, Bruton, and Peachtree. The second area consists of several small lots located at the southeast corner of the Old London and Scyene intersection. See Map 11: Development Guide Update.

The neighborhood residents reviewed the Neighborhood Retail Limitation designation during the October 25, 2006 planning session. During the planning session, the residents spoke of misgiving concerning the tract located west of the five corners, while supporting the area located at Old London and Scyene intersection. The residents believed that a commercial development on the five corners tract would ultimately have a negative impact on the neighborhood. The second area, southeast corner of Old London and Scyene, is believed to be properly designated for limited neighborhood retail and that the Neighborhood Retail Limitation designation should be expanded west along Scyene Road.

### **Open Spaces = Opportunities**

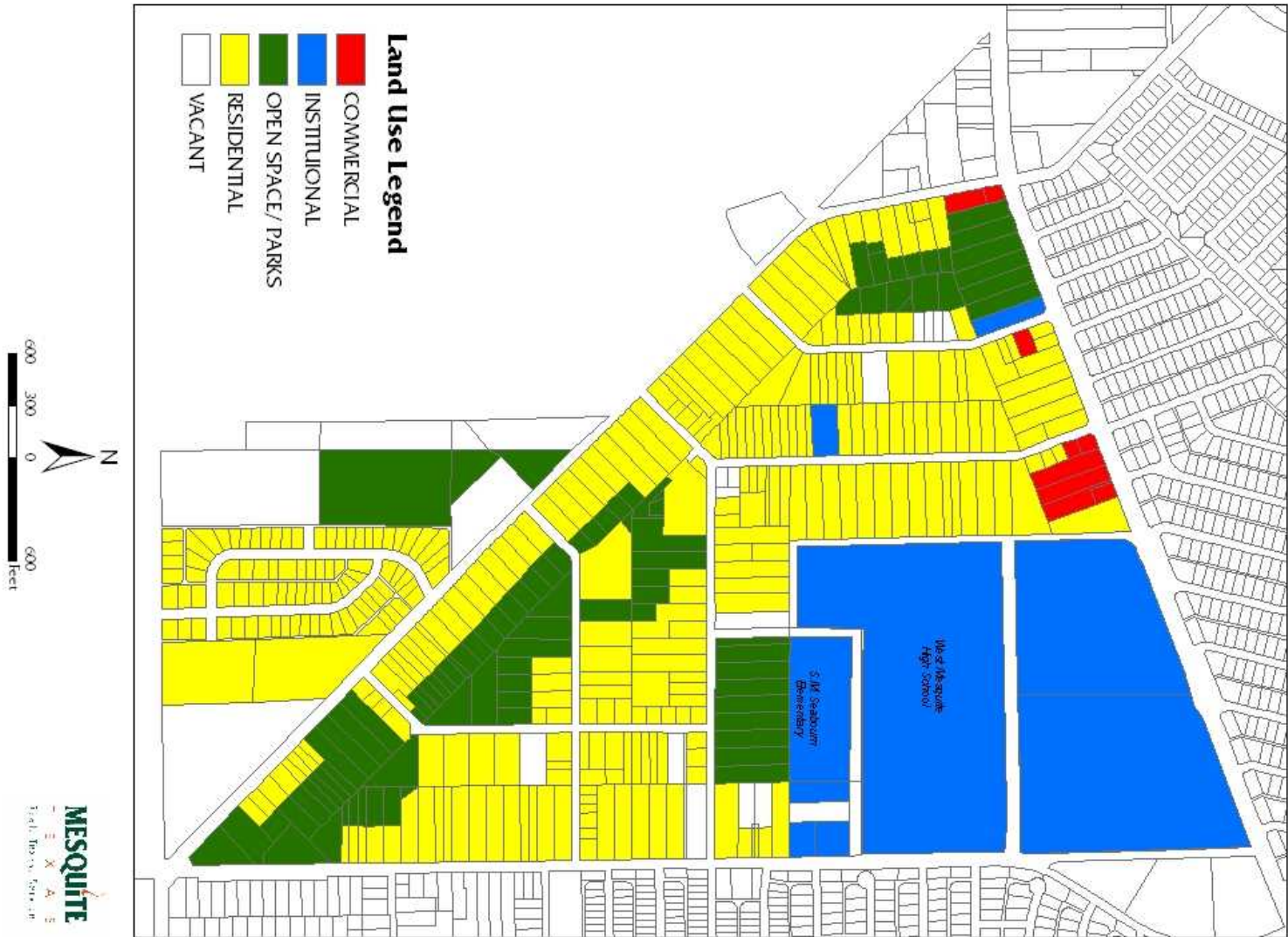
During the October 25, 2006 session on land use and zoning, the residents identified a potential opportunity for the detention ponds located throughout the neighborhood. Map 5 shows that there is a large amount of land that is used strictly as detention ponds. The residents believed that the detention ponds and other city

owned property in the area could be further utilized as part of a unique nature trail system.

Residents and staff believe that improving the detention ponds with improved landscaping and trails would create a valuable amenity not only for the immediate Sherwood Forest neighborhood but also for the surrounding neighborhood. Additionally, with a trail that follows along detention pond system runs the length of the neighborhood from north to south; this would greatly improve neighborhood linkages.

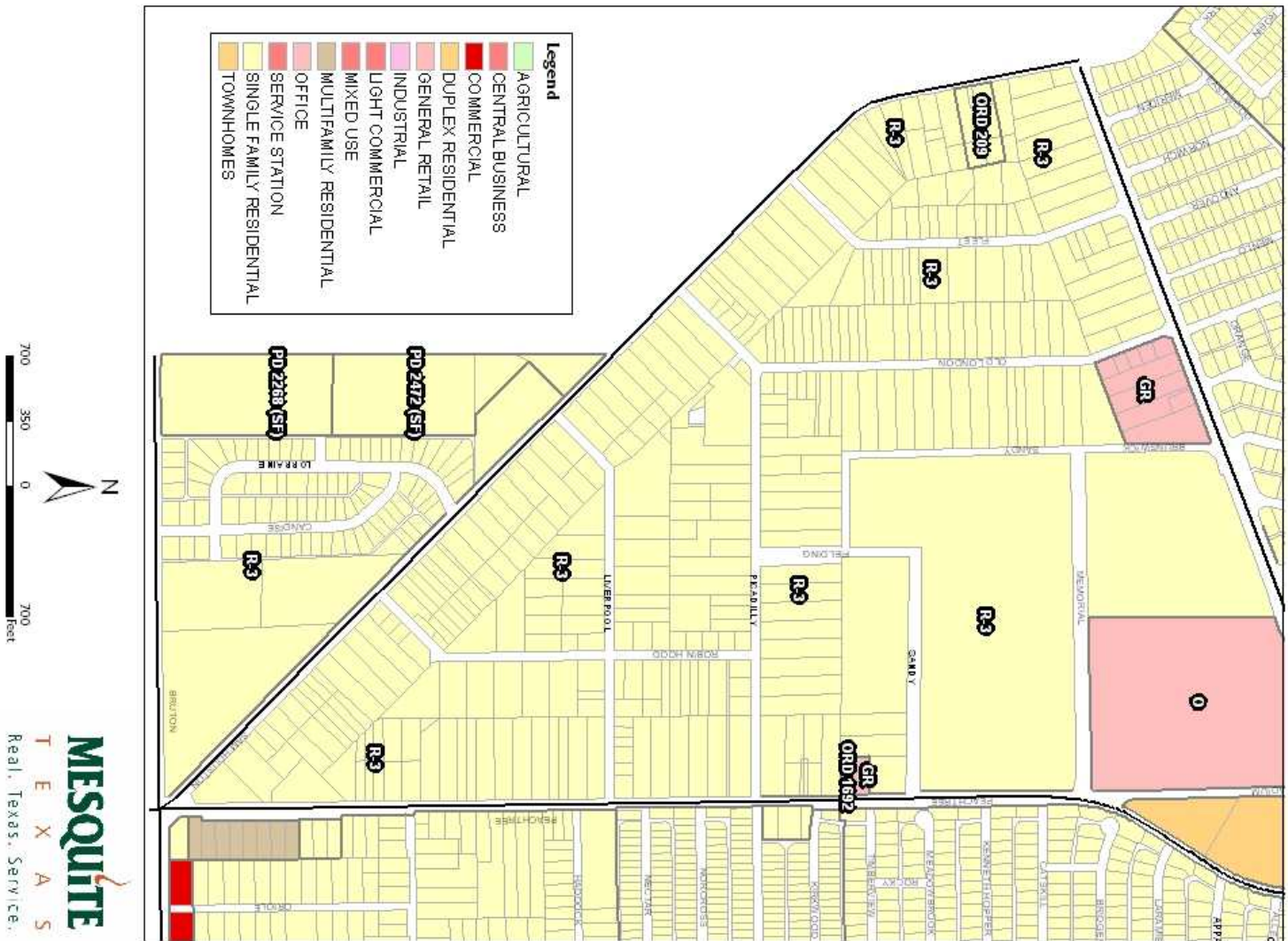
Currently, the Parks and Recreation Department is developing a Master Bike and Trail Plan for the City of Mesquite. Through joint department cooperation, proposed sketches of a potential Sherwood Forest trail is being developed to be included in the 2007 Trail Master Plan. See Map 12 for a conceptual sketch of possible locations of trails and trail heads within the neighborhood.

# NEIGHBORHOOD INVENTORY & ANALYSIS



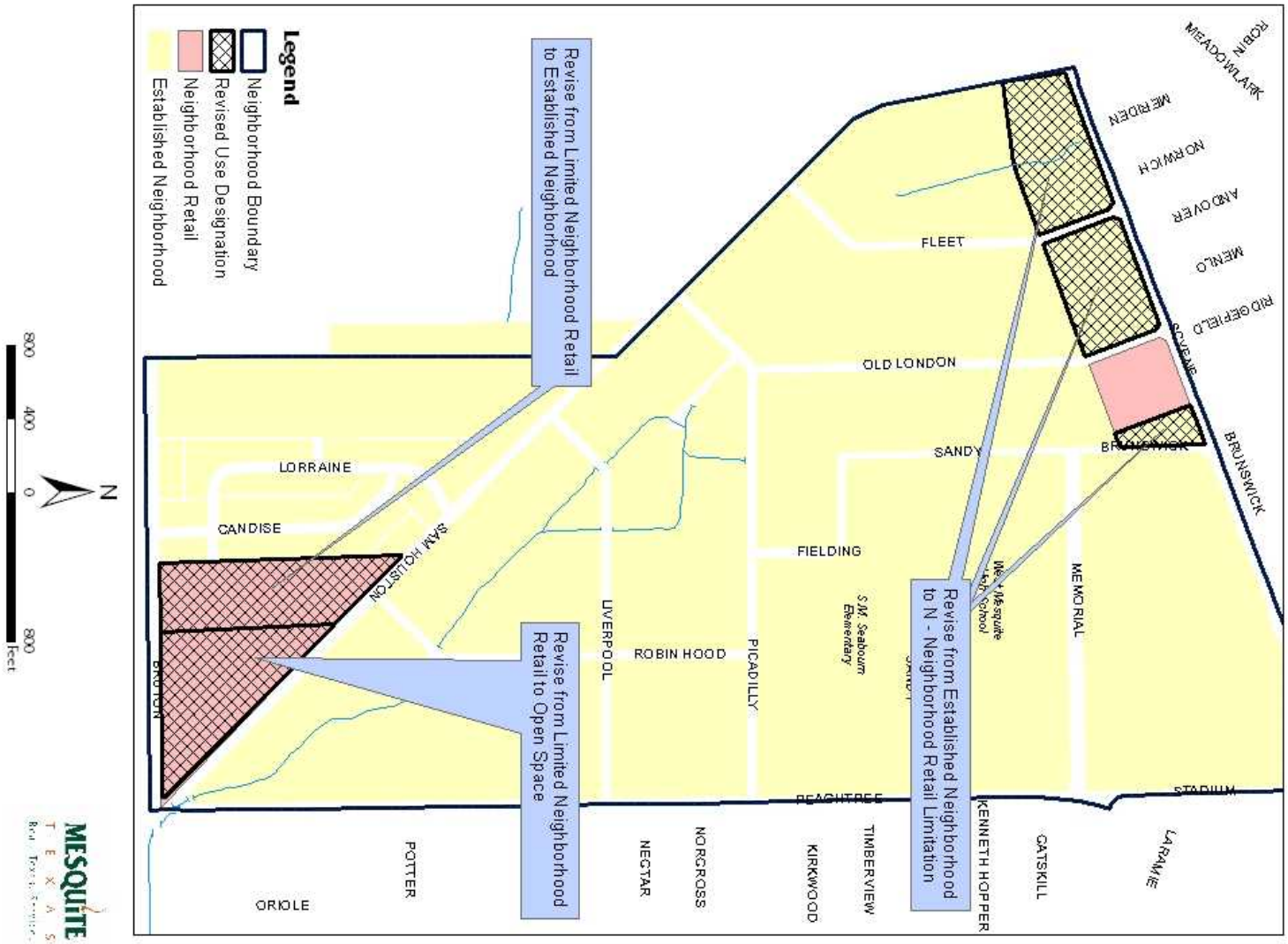
Map #8: Sherwood Forest Land Use Map

# NEIGHBORHOOD INVENTORY & ANALYSIS

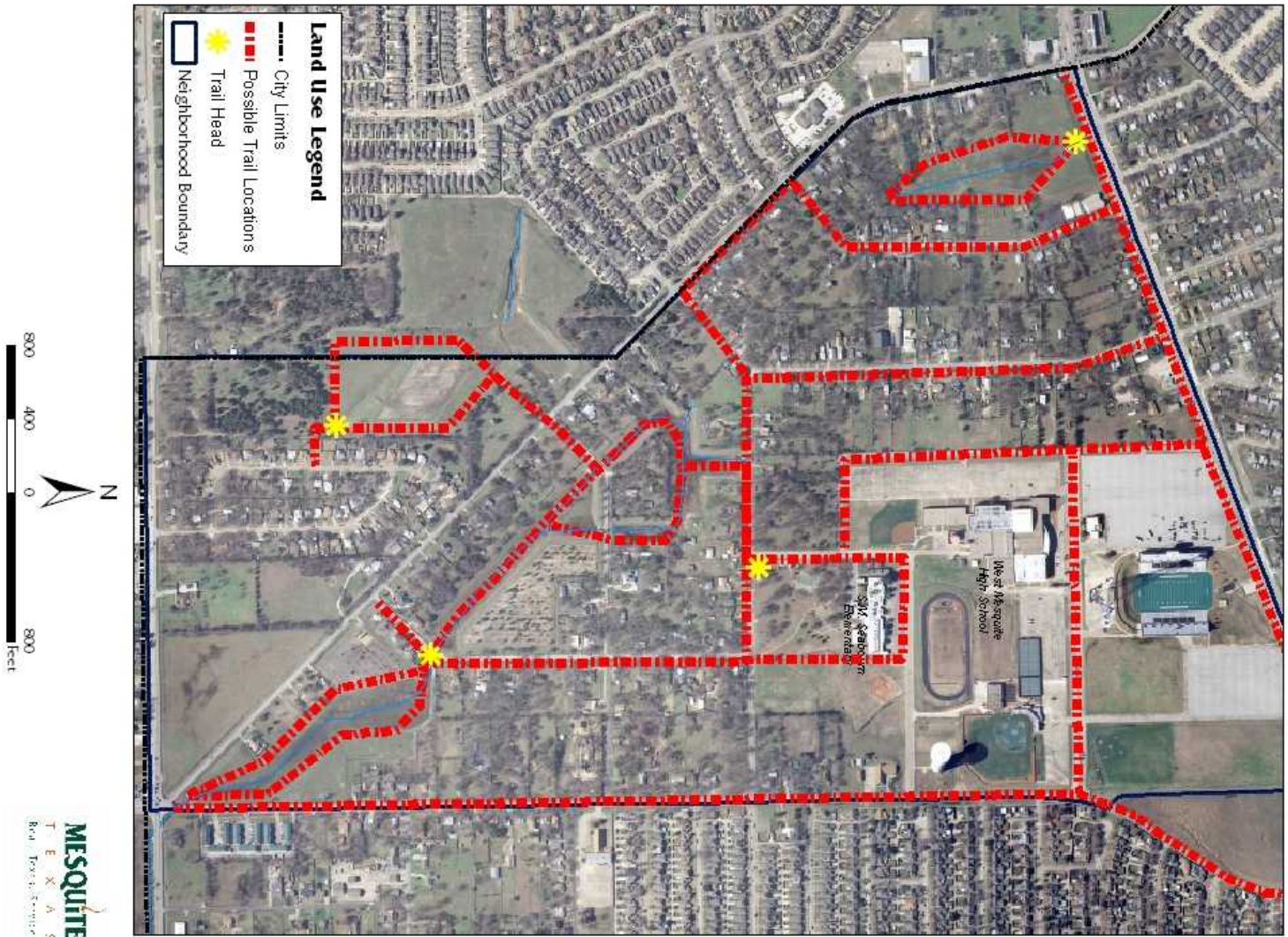


# NEIGHBORHOOD INVENTORY & ANALYSIS

Map #10: Sherwood Forest Development Guide Update Map



# NEIGHBORHOOD INVENTORY & ANALYSIS



Map #11 : Sherwood Forest Trail System Map (Conceptual)

# NEIGHBORHOOD INVENTORY & ANALYSIS

## Neighborhood Safety

Neighborhood Safety includes issues related to crime, streetlights, traffic, and personal security. The neighborhood residents mainly expressed concerns related to speeding.

### Crime

The stakeholders that attended the neighborhood meetings did not indicate any crime issues within the neighborhood. However, a review by city staff of the Crime-Reporting District 422 indicates an increase in criminal activity each year from 2000 to 2005 with the exemption of 2003. As shown in Table 3: Crime Reporting District 422 larceny has the highest number of incidences; followed by burglary, auto theft, and assault. The residents expressed concerns with crime in the nearby City of Dallas just west of Sam Houston Road and west of the Oakridge subdivision. A review of the City of Dallas crime statistics for Crime Reporting District 1247 shows a higher number of reported crimes. Given its proximity and the migration that normally occurs in criminal activity, it is reasonable to assume that Sherwood Forest may suffer from some of the problems attached to the criminal activity that has occurred in the nearby City of Dallas. See Map 12: Police Reporting District

Table 3: City of Mesquite Crime Stats for 442

Crime	2000	2001	2002	2003	2004	2005
Rape	0	0	0	0	0	0
Robbery	0	0	3	0	0	2
Assault	3	2	6	2	5	4
Burglary	5	8	4	9	14	10
Larceny	13	27	29	27	27	41
Auto Thief	1	4	2	0	3	3
Homicide	0	0	0	0	0	0
Total	22	41	44	40	49	60

Table 4: City of Dallas Crime Stats for 1247

Crime	2000	2001	2002	2003	2004	2005
Rape	0	1	0	0	2	1
Robbery	4	9	14	12	12	14
Assault	18	6	17	14	14	23
Burglary	80	74	66	68	80	120
Larceny	28	33	42	24	27	31
Auto Thief	63	41	46	25	38	24
Homicide	0	0	0	0	0	0
Total	193	164	185	143	173	213

### Street Lighting

As shown in Map 13: Neighborhood Streetlighting, streetlights exist throughout the neighborhood. The general standard for streetlights in a residential district is



## NEIGHBORHOOD INVENTORY & ANALYSIS

that they be a minimum of 500 feet apart. In addition, streetlights should be present at each street intersection. Visual inspections by Community Development Department staff found 30 streetlights attached to wooden utility poles maintained by TXU Electric Delivery within the neighborhood.

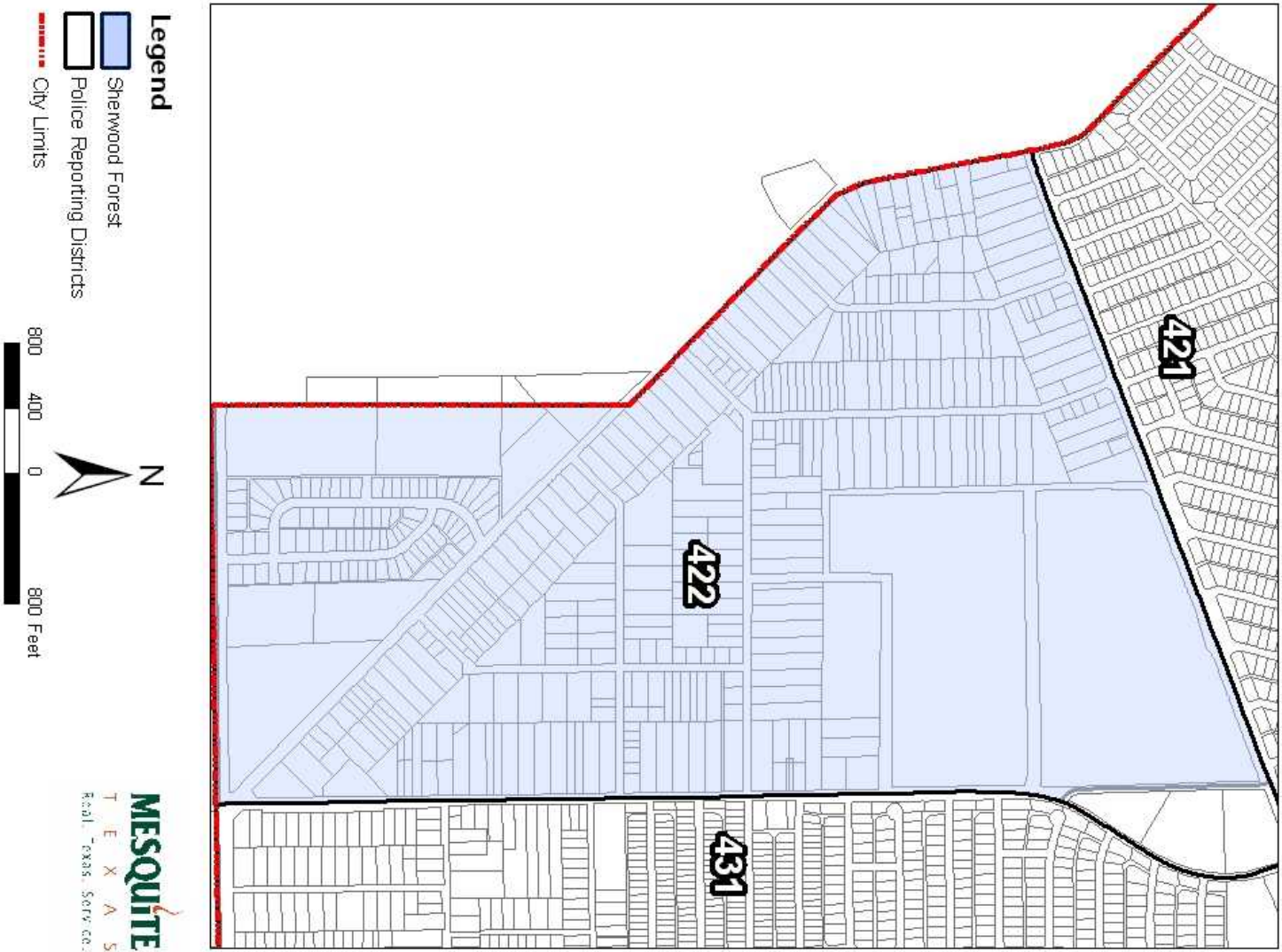
The staff review found that the neighborhood has limited streetlight coverage. The residents identify a lack of streetlight coverage on Old London Lane and Picadilly Drive. The residents also expressed the need for additional lighting around Seabourn Park, particularly around the parking lot. The residents did identify streetlighting as an important safety issue for the neighborhood.

### Traffic

During the neighborhood planning session on February 7, 2006, residents, identified speeding along the border streets of Peachtree Road, S. Sam Houston Road, W. Scyene Road, and W Bruton Road as safety issues for the neighborhood. Additionally, during the planning sessions, the residents indicated speeding and cut through traffic as a hazard along Old London Lane and Picadilly Drive. According to the residents, vehicular traffic will try to avoid the traffic light at the intersection of S. Sam Houston Road and W. Scyene Road by taking

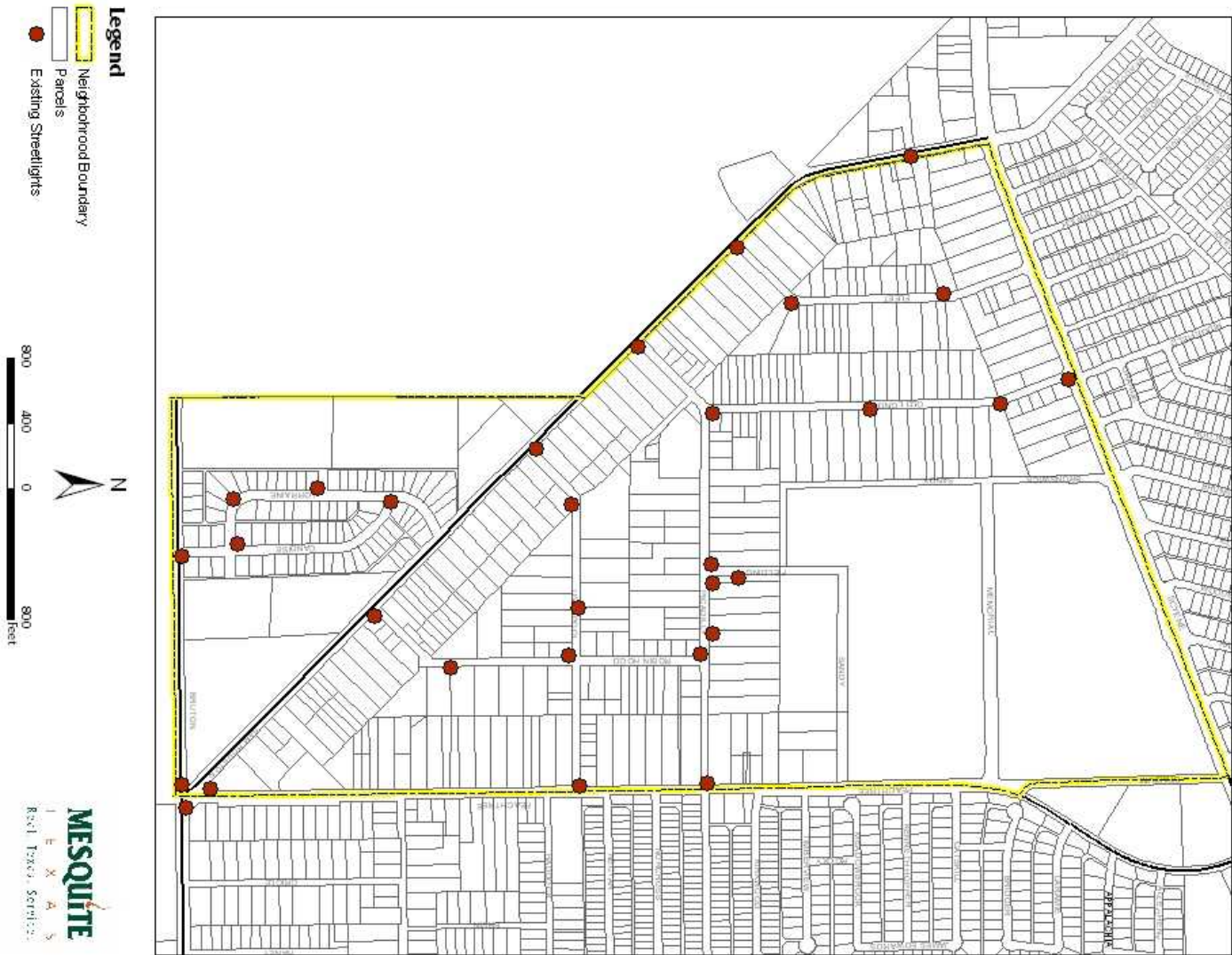
Picadilly and Old London. There are also concerns with cut through traffic along Liverpool going to and coming from Sam Houston Road and Peachtree Road. Strategies to address cut through traffic should take in to account the impact of diverting traffic from one area to another within the neighborhood.

# NEIGHBORHOOD INVENTORY & ANALYSIS



# NEIGHBORHOOD INVENTORY & ANALYSIS

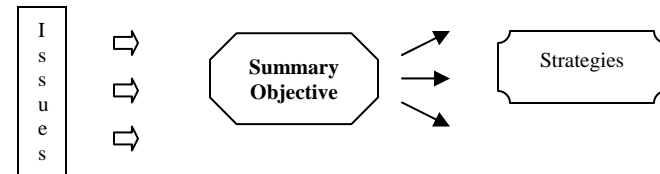
Map #13: Sherwood Forest Existing Streetlights



# NEIGHBORHOOD STRATEGIES for CHANGE

The Sherwood Forest Neighborhood Plan is derived directly from the input of neighborhood residents and stakeholders. Most of their time, in the planning meetings, was spent discussing the impacts, causes and effects of the **Issues and Concerns** that impact the quality of life in the neighborhood. As issues were raised, the group brainstormed specific actions for dealing with the problems. At each meeting, an interdepartmental team of city staff provided practical guidance on the merits of ideas, options for implementation, and assessments of the potential for successfully grappling with the issues.

On May 18, 2006, the Community Development staff presented a set of **Summary Objectives** and **Strategies** to address the issues debated during the planning process. Twenty-four residents attended. The participants had the opportunity to question, comment, revise, and ultimately vote on which strategies should have the highest priority.



# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD APPEARANCE

### Neighborhood Appearance Issues and Concerns

- The large number of poorly maintained, privately owned vacant lots adversely affect neighborhood appearance
- The generally poor state of building conditions and property maintenance creates a negative impact on property values and neighborhood appearance
- The parking ordinance that limits the number of vehicles that can be parked does not take in account the large tracts of land that most residents have available

### Summary Objective

Customize the code enforcement methods to meet the needs of the neighborhood by concentrating enforcement on a subset of codes, providing different times for enforcement surveys, and reducing the amount of time to correct violations.

### Strategies for Change

- NA1. Initiate more aggressive code enforcement on vacant tracts
- NA2. Revise parking ordinance to allow additional rear yard parking for larger lots
- NA3. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance
- NA4. Require compliance with exterior appearance standards for owner-occupied properties, upon a change in ownership

# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD INFRASTRUCTURE

### Neighborhood Infrastructure Issues and Concerns

- Inadequate drainage leads to frequent lot and street flooding, and detention ponds are infrequently maintained, which reduces their effectiveness
- The vast majority of the neighborhood has open ditches along residential street frontage with no curb and gutter
- There are little to no existing sidewalks within the neighborhood, with the exception of Oak Ridge Estates
- Candise Court and Lorraine Lane have a grade level 3 rating and need repair

### Summary Objective

Improve or repair streets, sidewalks, alleys, and drainage system where appropriate.

### Strategies for Change

- NI1. Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 75% city share and 25% owner share**
- NI2. In the Oak Ridge area, increase the city's share of the cost in the alley petition-paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%**
- NI3. Update and implement the following recommendations from the 1998 Sherwood Forest Drainage Study:**
  - Sherwood Forest subdivision, Old London Lane
  - Extend storm sewer to the north on Old London; install Y-inlets periodically along existing bar-ditches; stub-out PVC piping to property lines so that the property owners can tie private yard drainage into the storm sewer
- NI4. Update and implement the following recommendations from the 1998 Sherwood Forest Drainage Study:**
  - Oak Ridge Estates, northeast area at Candise Court
  - Oak Ridge Estates, at Lorraine Lane and Candise Court
  - Oak Ridge Estates, northwest area near city's tree farm
- NI5. Repair the following streets with a level 3 assessment:**
  - Candise Court
  - Lorraine Lane

# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD SAFETY

### Neighborhood Safety Issues and Concerns

- Speeding along the border streets such as Peachtree Road, S. Sam Houston Road, and Sycene Road
- Lack of streetlighting within the neighborhood particularly around Seabourn Park
- Concerns for pedestrian safety due to the lack of sidewalks and neighborhood linkage
- Cut through traffic on Old London Lane from Sycene Road to Sam Houston Road
- Review the spacing of fire hydrants within the neighborhood
- Street parking restricting accesses and visibility, particularly on Old London Lane

### Summary Objective

Improve overall safety and security of the neighborhood by working with the neighborhood residents to tailor specific actions to address their safety needs.

### Strategies for Change

- NS1. Research and implement innovative traffic calming devices to reduce speeding within the neighborhood
- NS2. Research and implement innovative methods to prevent cut-through traffic at Old London Lane and Picadilly
- NS3. Install signs to prohibit parking on Old London Lane
- NS4. Control speeding on border streets
- NS5. Work with residents to identify areas to install additional streetlighting for security and safety
- NS6. Install sidewalks at high foot traffic areas identified by residents to improve pedestrian safety and neighborhood linkages
- NS7.** Improve the spacing of the fire hydrants within the neighborhood for adequate coverage

# NEIGHBORHOOD STRATEGIES for CHANGE

## NEIGHBORHOOD LAND USE & ZONING

### Neighborhood Land Use & Zoning Issues and Concerns

- The large undeveloped tract of land at 2600 Bruton Road has PD zoning that permits a high-density single-family development with a minimum lot size of 4,500 square feet and minimum unit size of 1,100 square feet
- The impact of infill development that does not conform to current patterns and rural character of the neighborhood
- The 75% masonry requirement for infill housing does not match the existing single-family houses with wood siding and results in new construction that is out-of-character for the neighborhood
- There is an opportunity to use the large unimproved drainage system that runs throughout the neighborhood as part of city's parks and trails system
- The high number of rental properties within the neighborhood is indicative of neighborhood instability

### Summary Objective

Revise the city's planning and development policies to ensure compatible infill development.

### Strategies for Change

- NLZ 1. Develop a neighborhood overlay district with larger lot size and minimum home size of 1,700 sq. ft. for infill development, with setbacks conforming to the existing pattern within the neighborhood**
- NLZ 2. Consider amendments to the Comprehensive Plan for development of convenient neighborhood services along Scyene Road and to exclude neighborhood services at the five corners**
- NLZ 3. Rezone 2600 Bruton Road from PD to Single Family R-3**
- NLZ 4. Consider changes to the acceptable building materials listed in the design standards for single-family homes with alternative and innovative building materials to meet the masonry requirement**
- NLZ 5. Develop and implement a design plan to utilize the neighborhood-wide drainage system as a park with a walking trail connecting to the City of Mesquite Park Trail system**
- NLZ 6. Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home**



## NEIGHBORHOOD STRATEGIES for CHANGE

The ultimate purpose of providing the opportunity for the neighborhood residents to vote on the strategies is to prioritize. Prioritizing the strategies gives residents a voice on the issues that require immediate attention, and the process informs decision-makers of the neighborhood's view on where the city should invest its limited resources and time. While the planning process gives the neighborhood plan its credibility, voting and prioritizing provides a structure for implementation.

### VOTING RESULTS

Each neighborhood resident had the opportunity to vote for only five of the twenty-two different strategies. The residents were given five colored stickers to represent their votes. Each vote carried a different weight for scoring the final results. The weights were assigned by color, as shown below.

Highest Priority	Red = 5 points
	Green = 4 points
	Blue = 3 points
Lowest Priority	Yellow = 1 point

Each participant was given one vote of red, green, and blue, and two votes of yellow. A voter could only vote once for a given strategy. All of the strategies were posted on the wall of the meeting room, and residents

placed their stickers next to the strategies they deemed to be most important. The city staff photo-documented the results to preserve a record of the vote. See Appendix B.

Using a weighting scheme, rather than simply counting votes, yields a more reliable indication as to which strategies are most critical to the neighborhood. The number of votes does not reveal how committed voters are to a particular strategy. However, through weighting, and forcing the voter to ration his or her votes among competing choices, the results provide a clear picture as to the direction that neighborhood residents want the city to follow during implementation. The two strategy tables below display the results of voting by the residents who attended the meeting on May 18, 2006. Priorities are presented for the strategies grouped by planning element, and then relative to all other neighborhood strategies.

# NEIGHBORHOOD STRATEGIES for CHANGE

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY PLANNING ELEMENT AND RANK

Strategy	# Red Votes 5pts	# Green Votes 4pts	# Blue Votes 3pts	# Yellow Votes 1pt	Total Votes	Weighted Value	
Appearance	NA 2	7	11	4	7	29	98
	NA 4	3	0	0	1	4	16
	NA 3	0	1	3	1	5	14
	NA 1	0	0	0	1	1	1
Infrastructure	NI 3	6	1	1	2	10	39
	NI 4	2	1	1	1	5	18
	NI 1	1	1	0	3	5	12
	NI 5	1	0	1	0	2	8
	NI 2	0	0	0	4	4	4
Safety	NS 5	0	4	5	4	13	35
	NS 6	3	0	0	2	5	17
	NS 2	1	0	3	0	4	14
	NS 4	0	0	1	0	0	3
	NS 7	0	0	0	1	1	1
	NS 1	0	0	0	0	0	0
	NS 3	0	0	0	0	0	0
Land Use	NLZ 1	0	3	1	2	6	17
	NLZ 4	0	2	1	4	7	15
	NLZ 3	0	0	1	5	6	8
	NLZ 2	0	0	2	2	4	8
	NLZ 5	0	0	0	5	5	5
	NLZ 6	0	0	0	0	0	0

# NEIGHBORHOOD STRATEGIES for CHANGE

## STRATEGIES BY OVERALL RANK

Strategy (High priority) ↓ (Low priority)		Strategy Statement
HIGH	NA2	Revise parking ordinance to allow additional rear yard parking for larger lots
	NI3	Update and implement the following recommendations from the 1998 Sherwood Forest Drainage Study: <ul style="list-style-type: none"> <li>• Sherwood Forest subdivision, Old London Lane</li> <li>• Extend storm sewer to the north on Old London and place Y-inlets periodically along the existing bar-ditches. Stub-out PVC piping to the property lines so that the property owners can tie private yard drainage into the storm sewer</li> </ul>
	NS5	Work with residents to identify areas to install additional streetlighting for security and safety
MODERATE	NI4	Update and implement the following recommendations from the 1998 Sherwood Forest Drainage Study: <ul style="list-style-type: none"> <li>• Oak Ridge subdivision, northeast area at Candise Court</li> <li>• Oak Ridge subdivision, at Lorraine Lane and Candise Court</li> <li>• Oak Ridge subdivision, northwest area near city's tree farm</li> </ul>
	NLZ1/ NS 6	Develop a neighborhood overlay district with larger lot size and minimum home size of 1,700 sq. ft. for infill development, with setbacks conforming to the existing pattern within the neighborhood Install sidewalks at high foot traffic areas identified by residents to improve pedestrian safety and neighborhood linkage
	NA4	Require compliance with exterior appearance standards for owner-occupied properties, upon a change in ownership
	NLZ4	Consider changes to the acceptable building materials listed in the design standards for single-family homes with alternative and innovative building materials to meet the masonry requirement
	NA3/ NS2	Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance Research and implement innovative methods to prevent cut through traffic at Old London Lane and Picadilly
	NI1	Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 75% city share and 25% owner share
	LOW	NLZ3/ NLZ2/ NI5

## NEIGHBORHOOD STRATEGIES for CHANGE

NLZ5	NLZ5	Develop and implement a design plan to utilize the neighborhood-wide drainage system as a park with a walking trail connecting to the City of Mesquite Park Trail system
	NI2	Increase the city's share of the cost in the alley petition paving program from 33% to 70% and lower the property owner cost on each side of the alley to 15%
	NS4	Control speeding on border streets
	NA1/	Initiate more aggressive code enforcement on vacant tracts
	NS7	Improve the spacing of the fire hydrants within the neighborhood for adequate coverage
	NS1/	Research and implement innovative traffic calming devices to reduce speeding within the neighborhood
	NS3/	Install signs to prohibit parking on Old London Lane
NLZ6	Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home	

# NEIGHBORHOOD ACTION MATRICES

## PLAN IMPLEMENTATION: An Action Matrix

Planning is a proactive process that should extend into and through the established timeline for completion. The strategies outlined in the neighborhood plan will not implement themselves. There are many variables involving different actors, schedules, and precedent events, thus taking a passive approach to implementation will doom the plan to failure. Cities that are committed to neighborhood planning devote the resources necessary to coordinate, manage, and oversee the implementation phase.


When a neighborhood plan is completed, there is a great sense of pride and a strong desire among participants to produce results. The feeling of accomplishment provides important momentum for a brief time to “keep the ball rolling.” That period provides the opportunity to secure the resources and put a mechanism in place for oversight. However, interest can wane quickly. Without a tangible and immediate organizational commitment to bring the strategies and ideas to fruition, the opportunity to ensure the success of the neighborhood planning effort may be irretrievably lost.

An Action Matrix is a plan for implementing the strategies for each of the four neighborhood planning elements. In

the following tables, each strategy is presented along with the actors, potential funding sources, and a general timeframe for achieving the strategy.

Actors	The neighborhood residents, absentee property owners, the city, and other entities all have mutual responsibility for carrying out the plan.
Funding	Sherwood Forest is an income-qualifying neighborhood and CDBG funds will remain a principal, though not exclusive, funding source.
Time Frame	All strategies are deemed important, but they cannot all be accomplished immediately. They vary in complexity, and some require extensive work in advance. In general, the strategies with higher priority have the shorter timeframes for implementation.

# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD APPEARANCE					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NA1. Initiate more aggressive code enforcement on vacant tracts	L	NR City CDD	City CDBG	6-18 mos.	✓ Achieve 100% compliance
NA2. Revise parking ordinance to allow additional rear yard parking for larger lots <sup>1</sup>	H	NR City CDD	City	6-12 mos.	✓ Policy change adopted
NA3. Focus code enforcement efforts on 5 code items that have the biggest impact on neighborhood appearance (determined by the neighborhood residents)	M	NR City CDD	City CDBG	6-18 mos.	<ul style="list-style-type: none"> <li>✓ Upgrade 25% of Grade B properties to Grade A</li> <li>✓ Reduction in severity index</li> </ul>
NA4. Require compliance with exterior appearance standards for owner-occupied properties, upon a change in ownership <sup>1</sup>	M	NR City CDD	City CDBG	6-12 mos. 	<ul style="list-style-type: none"> <li>✓ Policy change adopted</li> <li>✓ Upgrade owner-occupied properties to Grade A</li> </ul>

Abbreviations:	
NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning
Actors and Funding Sources:	
CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

<sup>1</sup> City Council policy change required.

# NEIGHBORHOOD ACTION MATRICES

NEIGHBORHOOD INFRASTRUCTURE						
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure	
NI1. Update the 2004 Sidewalk Conditions survey; target properties with sidewalks that are in Grade B condition or lower for sidewalk improvements at 75% City share and 25% owner share <sup>1</sup>	M	City	City CDBG CIP	12-36 mos.	<ul style="list-style-type: none"> <li>✓ Update survey</li> <li>✓ Policy change adopted</li> <li>✓ Increase % of Grade A sidewalks by 25%</li> </ul>	
NI2. Increase the City's share of the cost in the alley petition paving program from 33% to 70% and lower the property owner cost on each side of alley to 15% <sup>1</sup>	L	City NR	City	3-12 mos.	<ul style="list-style-type: none"> <li>✓ Policy change adopted</li> </ul>	
NI3. Update and implement the following recommendations from the 1998 Sherwood Forest Drainage Study: <sup>2</sup> <ul style="list-style-type: none"> <li>▪ Sherwood Forest subdivision, Old London Lane</li> <li>▪ Extend storm sewer to the north on Old London and place Y-inlets periodically along the existing bar-ditches. Stub-out PVC piping to the property lines so that the property owners can tie private yard drainage into the storm sewer</li> </ul>	H	City	CIP	24+ mos. →	<ul style="list-style-type: none"> <li>✓ Projects completed</li> </ul>	
NI4. Update and implement the following recommendations for Oak Ridge Estates from the 1998 Sherwood Forest Drainage Study: <ul style="list-style-type: none"> <li>▪ Northeast area at Candise Court</li> <li>▪ Lorraine Lane and Candise Court</li> <li>▪ Northwest area near city's tree farm</li> </ul>	M	City	CIP	24+ mos. →	<ul style="list-style-type: none"> <li>✓ Projects completed</li> </ul>	
NI5. Repair the following streets with a level 3 assessment: <ul style="list-style-type: none"> <li>▪ Candise Court &amp; Lorraine Lane</li> </ul>	L	City	CIP	24-60 mos.	<ul style="list-style-type: none"> <li>✓ Projects completed</li> </ul>	

<sup>1</sup> City Council policy change required.

<sup>2</sup> Stormwater improvements cannot be implemented without giving consideration to the condition of streets that are affected by a particular project. Street repairs or reconstruction should be timed in a manner so that an affected street does not remain in worse condition after a stormwater project than it was before the project took place.

Abbreviations:

NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning

Actors and Funding Sources:



# NEIGHBORHOOD ACTION MATRICES

CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
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4B MQL	4B Quality of Life Corporation

NEIGHBORHOOD SAFETY					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NS1. Research and implement innovative traffic calming devices to reduce speeding within the neighborhood	L	City	City	6-48 mos.	✓ Project(s) completed
NS2. Research and implement innovative methods to prevent cut through traffic at Old London Lane and Picadilly	M	City	City	12-36 mos.	✓ Project(s) completed
NS3. Install signs to prohibit parking on Old London Lane	L	City	City	6-12 mos.	✓ Project(s) completed
NS4. Control speeding on border streets	L	City	City	6-12 mos.	✓ Project(s) completed
NS5. Work with residents to identify areas to install additional streetlighting for security and safety	H	NR CDD	City	12-36 mos.	✓ # of lights installed
NS6. Install sidewalks at high foot traffic areas identified by residents to improve pedestrian safety and neighborhood linkage	M	NR CDD	City	12-60 mos.	✓ Project(s) completed
NS7. Improve the spacing of the fire hydrants within the neighborhood for adequate coverage	L	City	City	12-48 mos.	✓ Conduct analysis

Abbreviations:	
NA	Neighborhood Appearance
NI	Neighborhood Infrastructure
NS	Neighborhood Safety
NLUZ	Neighborhood Land Use and Zoning
Actors and Funding Sources:	

# NEIGHBORHOOD ACTION MATRICES

CDD	Community Development Department
City	City Departments (unspecified)
CDBG	Community Development Block Grants
CIP	Capital Improvements Program
NR	Neighborhood Residents
4B MQL	4B Quality of Life Corporation

NEIGHBORHOOD LAND USE AND ZONING					
Strategy Item	Priority	Actors	Funding Source	Timeframe	Performance Measure
NLZ 1. Develop a neighborhood overlay district with larger lot size and minimum home size of 1,700 sq. ft., with setbacks conforming to the existing pattern of development	M	CDD	City	12 mos.	✓ District created
NLZ 2. Consider amendments to the Comprehensive Plan for development of convenient neighborhood services along Sycene Road but excluding commercial services at five corners	L	NR CDD	City	6-18 mos.	✓ Plan amendments adopted
NLZ 3. Rezone 2600 Bruton Road from PD to Single Family R-3	L	CDD	City	18 mos.	✓ Rezoning completed
NLZ 4. Consider changes to the acceptable building materials listed in the design standards for single-family homes with alternative and innovative building materials to meet the masonry requirement	M	NR CDD	City	12-24 mos.	✓ Policy change adopted
NLZ 5. Develop and implement a design plan to utilize the neighborhood wide drainage system as a park with a walking trail connecting to the City of Mesquite Park Trail system	L	City CDD NR	City	12-36 mos.	✓ Integrate area into citywide trails plan
NLZ 6. Research and implement a first-time homebuyer program to assist potential homeowners in purchasing a home	L	City	CDBG	12 mos.	✓ New CDBG activity adopted

Abbreviations:

# NEIGHBORHOOD ACTION MATRICES

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Actors and Funding Sources:	
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## NEIGHBORHOOD PLAN EVALUATION, MONITORING, AND UPDATING

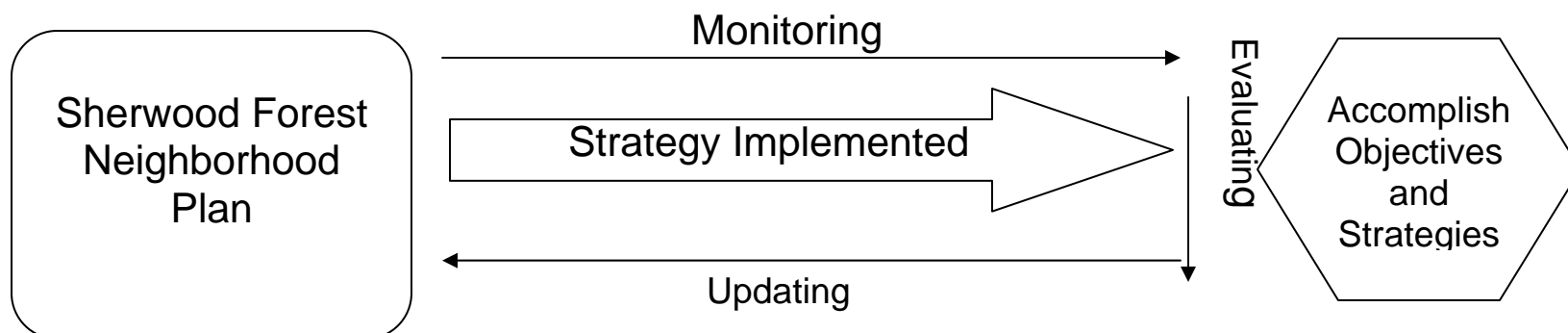
Planning adapts to changing conditions in a neighborhood. In order to ensure successful implementation of the Sherwood Forest neighborhood Plan and its continuing viability, the neighborhood residents and Community Development Department must work collaboratively to monitor and evaluate the plan's effectiveness.

The action matrices suggest the use of certain performance measures that are associated with each strategy. The measures are of two types: *Output* and *Outcome*. Output measures are quantitative methods that tabulate up program results. Outcome measures are qualitative in nature, and are more indicative of whether

ultimate program goals are being reached. A mix of output and outcome measures should be used whenever possible in order to draw multiple inferences about the effectiveness of a particular strategy.

A static neighborhood plan loses its relevance and support as an instrument for bringing about positive change. In the future, city staff and residents will hold additional meetings to assess progress toward meeting the plan objectives and strategies. Amendments and updates to the Sherwood Forest Neighborhood Plan will be made when necessary to re-energize the initial objectives outlined in the plan, or adapt to new problems and opportunities.

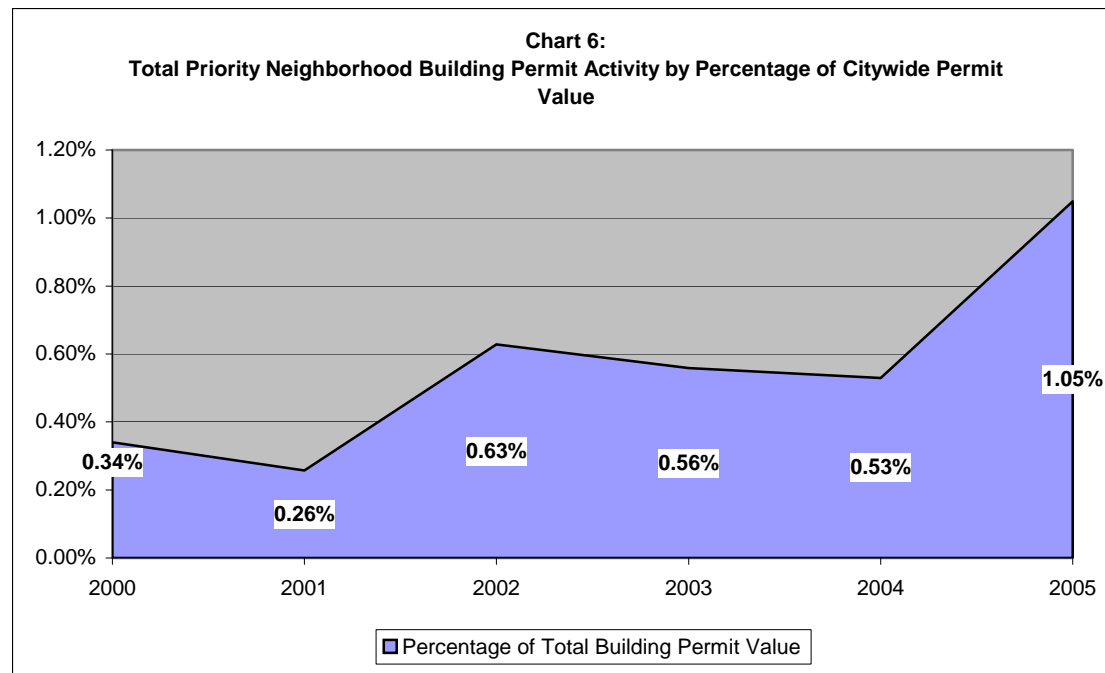
### Process of Monitoring, Evaluating, and Updating Sherwood Forest Neighborhood Plan Strategies



# APPENDICES

Table 5: Residential Building Permit Activity																		
Priority Neighborhood	2000			2001			2002			2003			2004			2005		
	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide	#	\$ Value	% of Citywide
Casa View Heights	6	\$44,900	0.12%	12	\$71,400	0.13%	14	\$59,590	0.15%	7	\$48,393	0.13%	10	\$61,736	0.14%	18	\$108,775	0.26%
Mesquite Park	4	\$38,084	0.10%	9	\$30,800	0.06%	13	\$78,248	0.19%	17	\$99,845	0.26%	14	\$95,667	0.22%	17	\$146,120	0.35%
Sherwood Forest	9	\$45,573	0.12%	9	\$29,099	0.05%	15	\$93,585	0.23%	16	\$41,263	0.11%	13	\$44,695	0.10%	15	\$164,825	0.39%
Truman Heights	1	\$300	0.00%	2	\$10,800	0.02%	4	\$21,499	0.05%	3	\$22,500	0.06%	3	\$27,080	0.06%	3	\$21,700	0.05%
<b>Total Priority Neighborhoods</b>	<b>20</b>	<b>\$128,857</b>	<b>0.34%</b>	<b>32</b>	<b>\$142,099</b>	<b>0.26%</b>	<b>46</b>	<b>\$252,922</b>	<b>0.63%</b>	<b>43</b>	<b>\$212,001</b>	<b>0.56%</b>	<b>40</b>	<b>\$229,178</b>	<b>0.53%</b>	<b>53</b>	<b>\$441,420</b>	<b>1.05%</b>
<b>Citywide</b>	<b>1,319</b>	<b>\$37,936,720</b>		<b>1,522</b>	<b>\$55,177,897</b>		<b>1,681</b>	<b>\$40,234,629</b>		<b>1,626</b>	<b>\$37,932,881</b>		<b>1,421</b>	<b>\$43,306,903</b>		<b>1,390</b>	<b>\$42,073,344</b>	

\*Does not include new single-family construction



In 2005, when viewed as a percentage of the City's total permit activity, three of the four Addressing Mesquite neighborhoods experienced significant increases in restoration, remodeling and rehabilitation activity over historical levels.

# **APPENDICES**

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Appendix B:

2-203 Mesquite Zoning Ordinance – Permitted Residential Uses

3-203 Mesquite Zoning Ordinance – Permitted Nonresidential Uses

**2-203 SCHEDULE OF PERMITTED USES**

**Ord. 2669/4-16-90**

	AG	R	D	A	SPECIAL CONDITIONS
<b>A. RESIDENTIAL USES</b>					
<b>1. SINGLE FAMILY DETACHED DWELLINGS</b>					
a. Conventional Dwellings	P	P	P	P	
b. Zero Lot Line Dwellings					Requires PD district; See 2-504.
<b>2. SINGLE FAMILY ATTACHED DWELLINGS</b>					
a. Duplex Two-family Dwellings			P	P	
b. Townhouse Dwellings					Requires PD district; See 2-502.
c. Other Attached Dwellings (3-plex, 4-plex)					Requires PD district.
<b>3. MULTIFAMILY DWELLINGS</b>				P	Requires compliance with 2-501.
<b>4. MOBILE HOME PARKS</b>					Requires PD district; See 2-503.
<b>B. NONRESIDENTIAL USES</b>					
<b>1. CROP PRODUCTION</b>	P	S			SIC 01. Requires minimum 2 acre tract; Permits no retail or wholesale activity; Regulate barns and agricultural structures as accessory structures
<b>2. LIVESTOCK PRODUCTION</b>	C				SIC 02. Requires minimum 5 acre tract; Specify maximum number and type of animals permitted on Conditional Use permit approval; Regulate barns and agricultural structures as accessory structures. All keeping of horse or livestock may be classified as an accessory use if conducted in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
<b>3. AGRICULTURAL SERVICES (except)</b>	C				SIC 07. Permit only in conjunction with approved crop or livestock production uses; Prohibit all other 07 uses in the residential districts.
a. Boarding, Breeding, or Training Facilities	C				
<b>4. FORESTRY</b>	C				SIC 08.
<b>5. FISHING, HUNTING, TRAPPING</b>	C				SIC 09.
<b>6. MINING - EXTRACTION OF MINERALS</b>	C				SIC - Division B. See 1-500.
<b>7. UTILITY FACILITIES (except)</b>	P	P	P	P	See definitions; SIC 48 and 49; Permits service and distribution facilities only, not including business offices,
a. Neighborhood Facilities					warehouses, service centers, storage yards, or generation/ manufacturing plants. See 3-203.
b. Community/Regional Facilities (except)	C	C	C	C	
(1) Wastewater Treatment	C				SIC 4952.
2) Sanitary Landfill	C				SIC 4953.
3) Telecommunications, Towers and Antennas (Ord. 3153/5-5-97)					Requires compliance with 1-700.
<b>8. CEMETERY DEVELOPMENT AND OPERATION</b>	C	C	C	C	SIC 6553.
<b>9. LODGING SERVICES</b>					
a. Rooming/Boarding House (4 or less persons)				S	SIC 702; Permit use of existing house only if home and lot provide adequate space for persons and parking and if
b. Rooming/Boarding House (5 or more persons)				C	no exterior alteration or additional entrances will be necessary.
c. Lodging Houses on Membership Basis				C	SIC 704; Requires no Conditional Use permit in conjunction with an approved college or university.

**2-203 SCHEDULE OF PERMITTED USES**

**Ord. 2669/4-16-90**

	<i>AG</i>	<i>R</i>	<i>D</i>	<i>A</i>	<i>SPECIAL CONDITIONS</i>
4. GARDENING (PRIVATE)	P	P	P	P	
5. HOME OCCUPATIONS	P	P	P	P	Requires compliance with 2-700.
6. HOME DAY CARE					
a. Registered Family Home	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits play apparatus in the front yard; Prohibits signs.
b. Adult Day Care	P	P	P	P	Requires facility to be registered/licensed by the State and conducted in accordance with State regulations; Prohibits signs; Maximum 6 persons permitted; See also 3-203L.832.
7. YARD/GARAGE SALES	P	P	P	P	Permits maximum of 2 sales at a location during a calendar year with a maximum of 3 days per sale; Permits the sale of miscellaneous used household items and home crafts by the occupants of a residence.
8. KEEPING OF PETS (PRIVATE)	P	P	P	P	Permits only household pets kept in accordance with the Animal Control Ordinance; Prohibits keeping of animals for commercial and/or breeding purposes.
9. KEEPING OF HORSES AND PONIES (PRIVATE)	S	S	S	S	Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of one acre. b. Maximum of 2 horses on first acre; one horse per acre on additional acreage. c. Fencing to retain grazing animals is required. d. No barns, corrals, or similar enclosures within 100 feet of any property line. Not required in the AG district.
10. KEEPING OF LIVESTOCK (PRIVATE) Includes Poultry/Fowl)	S				Requires no Special Exception approval if the following conditions are met: a. Minimum lot size of 2 acres. b. Maximum of one animal per acres. c. Fencing to retain grazing animals is required.
11. LEASING OFFICE				P	
12. COIN-OPERATED LAUNDRY (PRIVATE)				P	
13. COMMUNITY/RECREATION ROOM (PRIVATE)				P	
14. REFUSE CONTAINERS	P	P	P	P	Permits containers in conjunction with multifamily and permitted nonresidential uses which are allowed in the residential districts; Requires compliance with the Special Conditions set out for refuse containers in 3-203L.6.
15. LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	
16. PONDS (Over 1 1/2 feet deep)	S	S	S	S	



## 3-200 USE REGULATIONS

### 3-201 GENERAL USE REGULATIONS

Ord. 2650/12-18-89

No land shall hereafter be used and no structure shall hereafter be erected, altered, or converted in a nonresidential district which is arranged, designed or used for any use other than a use specified in 3-203 as permitted in the district in which it is located, except as otherwise permitted herein

#### A. P - PERMITTED USES

Principal or accessory uses indicated as "P" (Permitted Use) in 3-203 are permitted in the districts specified, subject to compliance with all conditions and requirements of this ordinance and other applicable provisions of the City Code.

#### B. C - CONDITIONAL USES

Principal or accessory uses indicated as "C" (Conditional Use) in 3-203 may be permitted in the districts specified if expressly authorized in accordance with the procedures set out in 5-300.

#### C. S - SPECIAL EXCEPTIONS

Principal or accessory uses indicated as "S" (Special Exception) in 3-203 may be permitted in the districts specified if expressly authorized by the Board of Adjustment in accordance with the procedures set out in 5-200.

#### D. PROHIBITED USES

Principal or accessory uses not indicated in a district as "P", "C" or "S" in 3-203 shall be prohibited in that district. Refer to 2-203 for uses permitted in the residential districts.

#### E. SPECIAL CONDITIONS

Special requirements for specific uses are noted in 3-203 under "Special Conditions". The designated use is permitted only when in compliance with the special conditions listed. When a use is authorized as a Conditional Use or as a Special Exception, the authorizing body may approve modification of the special conditions by specifying the allowed modification in its approval, provided that proposed modifications must be identified in the required notices as part of the request. Modifications may be approved if it is determined that the use can be accommodated under modified conditions without creating adverse impact on adjacent properties and that it will be compatible with the neighborhood.

#### F. SIC CLASSIFIED USES

Nonresidential uses listed in 3-203 include a SIC code number which references the use's classification as contained in the Standard Industrial Classification Manual (1987). The SIC Manual shall be incorporated herein as a reference for the description and definition of those uses referenced by an SIC code number, except as otherwise modified herein.

#### G. PARKING STANDARDS

Parking requirements for specific uses are indicated by the applicable parking standard group in the "PKNG STND" (Parking Standards) column on Table 3-203. The parking required for the respective parking standard groups are listed on Table 3-405.

#### H. PLANNED DEVELOPMENT DISTRICT USES

The PD district is not included on the Schedule of Permitted Uses. Uses are permitted in a PD district if the specific PD ordinance references a standard district in which the use is permitted or if the ordinance specifically lists the use as permitted in the PD district. If a use is listed as "C" or "S" in a district referenced by a PD ordinance, it shall be permitted in the PD district only when specifically authorized in accordance with 3-201B or 3-201C, unless such use is specifically listed as permitted in the PD ordinance.

3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
<b>A. AGRICULTURE, FORESTRY, FISHING</b>											
01	CROP PRODUCTION	P	P	P	P	P	P	P	P	28	Require minimum 2-acre tract.
02	LIVESTOCK PRODUCTION	S	S	S	S	S	S	S	S	28	The keeping of horses and livestock may be classified as an accessory use if in accordance with the conditions set out in 2-203C.9 and 2-203C.10.
07	AGRICULTURAL SERVICE (Except)									28	See Table 2-203
074 and 075	Veterinary Services/ Animal Hospital/Other Animal Services (Ord. 2723/2-4-91)										
a.	Indoor Services to Household Pets, except Grooming (Veterinary Services, Animal Hospitals, Training, Breeding, and Indoor Boarding)		C	P	P	P		P	P	3	Prohibits outdoor kennels; Requires location in freestanding building at least 10 feet from any other building and at least 100 feet from any property line in a residential district; See City Code for kennel requirements.
b.	Grooming - Household Pets		P	P	P	P		P	P	3	Prohibits location in a multiuse building adjacent to any use involved in sale or preparation of food items; Prohibits keeping animals overnight.
c.	Outdoor Services to Household Pets (includes any service with outdoor kennels or activity)							C	C	3	Requires location in a freestanding building; Requires outdoor kennels to be at least 200 feet from any property line in a residential district and at least
d.	Services to Livestock (including horses)							C	C	3	100 feet from any property line; Requires outdoor kennels, runs, enclosures, etc. to be enclosed by a solid fence at least 6 feet in height; See City Code.
076	Farm Labor Management Services								P	28	
078	Landscape/Horticulture Services (except)			P*	P*	P*		P*	P*	4	
	0781 Landscape Counseling and Planning	P	P	P	P	P		P	P	3	
08	FORESTRY									28	See Table 2-203.
09	FISHING, HUNTING, TRAPPING									28	See Table 2-203.
<b>B. MINING, EXTRACTION</b>											
10-14	ALL MINING, EXTRACTION							C	C	8	Requires compliance with 1-500.
<b>C. CONSTRUCTION</b>											
15	BUILDING CONTRACTORS							P*	P*	4	Requires compliance with 3-600 for outdoor storage
16	HEAVY CONSTRUCTION CONTRACTORS							P*	P*	4	
17	SPECIAL TRADE CONTRACTORS							P*	P*	4	
171	Plumbing, Heating, Air Conditioning			P*	P*	P*		P*	P*	4	

P = Permitted Use (3-201A)  
P = Italicized P (P) Use Permitted Only in Conjunction with Gasoline Sales (3-504)  
C = Conditional Use (3-201B)  
S = Special Exception (3-201C)  
NEC = Not Elsewhere Classified

\* Refer to 4-800 – TERRA Overlay District: An asterisk (\*) indicates that the use requires approval of a Conditional Use Permit if located in the TERRA Overlay District.

**3-203 SCHEDULE OF PERMITTED USES**

**Ord. 2650/12-18-89**

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
287	Agricultural Chemicals								C*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where loading/ unloading of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-104H regarding high risk uses (Ord. 2816/6-1--92).
289	Miscellaneous Chemical Products								C*	5	
29	PETROLEUM REFINING, RELATED INDUSTRIES								C*	5	
30	RUBBER, MISCELLANEOUS PLASTIC PRODUCTS								C*	5	
31	LEATHER, LEATHER PRODUCTS (except)								P*	5	
311	Leather Tanning, Finishing								C*	5	
32	STONE, CLAY, CONCRETE (except)								C*	5	
	a. Concrete Batch Plants								C*	5	
33	PRIMARY METAL INDUSTRIES								C*	5	
34	FABRICATED METAL PRODUCTS (except)								P*	5	
348	Ordinance, Accessories								C*	5	
35	INDUSTRIAL, COMMERCIAL MACHINERY (except)								P*	5	
357	Computer, Office Equipment							C*	P*	5	
36	ELECTRICAL, ELECTRONIC EQUIPMENT, EXCEPT COMPUTER							C*	P*	5	
37	TRANSPORTATION EQUIPMENT								P*	5	
38	INSTRUMENTS										
381	Detection, Guidance Instruments							C*	P*	5	
382	Measuring, Controlling Instruments							C*	P*	5	
384	Medical & Dental Instruments							C*	P*	5	
385	Ophthalmic Goods			C*	C*	C*		C*	P*	5	
386	Photographic Equipment, Supplies			C*	C*	C*		C*	P*	5	
387	Watches, Clocks			C*	C*	C*		C*	P*	5	
39	MISCELLANEOUS MANUFACTURING										
391	Jewelry, Plated Ware			C*	C*	C*		C*	P*	5	
393	Musical Instruments			C*	C*	C*		C*	P*	5	
394	Toys, Sporting Goods			C*	C*	C*		C*	P*	5	
395	Pencils, Artist's Materials			C*	C*	C*		C*	P*	5	
396	Costume Jewelry, Notions			C*	C*	C*		C*	P*	5	
399	Miscellaneous Manufacturing Industries										
	3991 Brooms, Brushes							C*	P*	5	
	3993 Signs, Advertising Displays							C*	P*	5	
	3995 Burial Caskets							C*	P*	5	
	3996 Linoleum, Hard Surface Flooring, NEC							C*	P*	5	
	3999 Manufacturing Industries, NEC (except)							C*	P*	5	
	a. Flammable, Explosive Products								C*	5	
<b>E. TRANSPORTATION, UTILITIES</b>											
40	RAILROAD TRANSPORTATION (except)	S	S	S	S	S		S	S	28	
	a. Railroad Passenger Terminal	S	S	S	S	P		P	P	26	

P = Permitted Use (3-201A)  
P = Italicized P (P) Use Permitted Only in Conjunction with Gasoline Sales (3-504)  
C = Conditional Use (3-201B)  
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3-203 SCHEDULE OF PERMITTED USES

Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
509	Miscellaneous Durable Goods										
5091	Sporting, Recreation Goods							C*	P*	5	Requires all primary buildings and yard activities, except employee parking, to be located at least 100 feet from any residential district; Requires any loading or outdoor storage areas where unloading/ unloading or storage of heavy load vehicles is involved to be located at least 200 feet from any residential district; Requires compliance with 3-600 for outdoor storage; See 1-1-4H regarding high risk uses; (Ord. 2816/6-1-92).
5092	Toys, Hobby Goods							C*	P*	5	
5093	Scrap, Waste Material (except)								C*	5	
5094	Jewelry, Watches, Precious Stones							C*	P*	5	
5099	Durable Goods, NEC							C*	P*	5	
51	WHOLESALE TRADE - NONDURABLE GOODS										
511	Paper, Paper Products							C*	P*	5	
512	Drugs, Drug Proprietaries, Sundries							C*	P*	5	
513	Apparel, Piece Goods, Notions							C*	P*	5	
514	Groceries, Related Products							C*	P*	5	
515	Farm Product Raw Materials								C*	5	
516	Chemicals, Allied Products								C*	5	
517	Petroleum, Petroleum Products								C*	5	
518	Beer, Wine, Distilled Alcoholic Beverages								C*	5	
519	Miscellaneous Nondurable Goods										
5191	Farm Supplies								C*	5	
5192	Books, Periodicals, Newspapers							C*	P*	5	
5193	Flowers, Nursery Stock, Florist Supplies							C*	P*	5	
5194	Tobacco, Tobacco Products								P*	5	
5198	Paint, Varnishes and Supplies								P*	5	
5199	Nondurable Goods, NEC							C*	P*	5	
<b>G. RETAIL TRADE</b>											
52	BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY										
521	Lumber, Other Building Materials			P	P	P		P	P	1	Requires compliance with 3-600 for outdoor storage.
523	Paint, Glass, Wallpaper Stores		P	P	P	P		P	P	1	
525	Hardware Stores		P	P	P	P		P	P	1	
526	Retail Nurseries, Garden Supply			P	P	P		P	P	1	Requires compliance with 3-600.
527	Mobile Home Dealers							C*	C*	8	Requires compliance with 3-600.
53	GENERAL MERCHANDISE STORES										
531	Department Stores		P	P	P	P		P	P	1	
533	Variety Stores		P	P	P	P		P	P	1	
539	Miscellaneous General Merchandise Stores		P	P	P	P		P	P	1	
54	FOOD STORES										
541	Grocery Stores		P	P	P	P		P	P	1	
542	Meat, Fish Markets		P	P	P	P		P	P	1	
543	Fruit, Vegetable Markets		P	P	P	P		P	P	1	
544	Candy, Nut, Confectionery Stores		P	P	P	P		P	P	1	
545	Dairy Products Stores		P	P	P	P		P	P	1	
546	Retail Bakeries		P	P	P	P		P	P	1	
549	Miscellaneous Food Stores (except)		P	P	P	P		P	P	1	
a.	Convenience Stores		P	P	P	P	P	P	P	1	Permit in SS district only in conjunction with self-service gasoline sales.

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5947	Gift, Novelty, Souvenir Shops		P	P	P	P		P	P	1	
5948	Luggage, Leather Goods Stores		P	P	P	P		P	P	1	
5949	Sewing, Needlework, Piece Goods Stores		P	P	P	P		P	P	1	
596	Non-Store Retailers										
5961	Catalog, Mail Order Houses			P	P	P		P	P	4	
5962	Automatic Machine Operators			P	P	P		P	P	4	
5963	Direct Selling Establishments			P	P	P		P	P	3	Includes retail sales offices only; See City Code for permitted door-to-door sales and sales from trucks or wagons; Requires licensing.
598	Fuel, Ice Dealers										
5983	Fuel, Oil Dealers								C	1	
5984	Liquified Petroleum Gas Dealers								C	1	
5989	Fuel Dealers, NEC										
599	Retail Stores, NEC										
5992	Florists		P	P	P	P		P	P	1	
5993	Tobacco Stores		P	P	P	P		P	P	1	
5994	News Dealers/Newsstands		P	P	P	P		P	P	1	
5995	Optical Goods Stores		P	P	P	P		P	P	1	
5999	Miscellaneous Retail, NEC (except)		P	P	P	P		P	P	1	
a.	Auction Rooms			P*	P*	P*		P*	P*	11	
b.	Fireworks										Prohibit in all districts; Not allowed in City.
c.	Gravestones, Monuments							C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building; Classify uses involving any work on stones other than lettering, finishing or shaping to custom order as 3281.
d.	Pet Shops		P	P	P	P		P	P	1	Prohibits location in a multiuse building adjacent to any use involved in the sale or preparation of food items; Permits only boarding of animals for sale unless classified as 0752.
e.	Sales Barns, Flea Markets							C*	C*	1	Prohibits outdoor activity unless specifically approved on the Conditional Use permit.
f.	Swimming Pool, Spa Sales							C*	C*	8	Requires compliance with 3-600; Permit without Conditional Use permit if all sales, display, and storage is within an enclosed building.
<b>H. FINANCE, INSURANCE, REAL ESTATE</b>											
60	DEPOSITORY INSTITUTIONS (Banks, Savings, Credit Unions)	P	P	P	P	P		P	P	3	
61	NONDEPOSITORY INSTITUTIONS	P	P	P	P	P		P	P	3	
62	SECURITY, COMMODITY SERVICES	P	P	P	P	P		P	P	3	

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Ord. 2650/12-18-89

SIC CODE	USE DESCRIPTION	O	GR	LC	MU	CB	SS	C	I	PKNG STND	SPECIAL CONDITIONS
b.	Body Art/Decoration (Ord. 3309/7-19-99)		C*	C*	C*	C*		C*	C*	1	See definitions. Requires use to be located a minimum of 1,000 feet from the nearest property line of the following uses: any residential district; any lot currently in residential use; any public or provide school or day care center; any library; any park, playground, or other recreation facility, whether commercial, public or non-profit; any church, temple or other place of worship; any City owned property; and any other body/art decoration use. Requires State license.
<b>73 BUSINESS SERVICES</b>											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
<b>73 BUSINESS SERVICES</b>											
731 Advertising											
7311 Advertising Agencies		P	P	P	P	P		P	P	3	
7312 Outdoor Advertising Services						P		P	P	4	
7313 Media Advertising Representatives		P	P	P	P	P		P	P	3	
7319 Advertising, NEC				P	P	P		P	P	4	
732 Credit Reporting, Collection		P	P	P	P	P		P	P	3	
733 Reproduction, Stenographic Services											
7331 Direct Mail Advertising Services		P	P	P	P	P		P	P	3	
7334 Photocopying, Duplicating Services			P	P	P	P		P	P	1	
7335 Commercial Photography				P	P	P		P	P	3	
7336 Commercial Art, Graphics Design				P	P	P		P	P	3	
7338 Secretarial, Court Reporting Services		P	P	P	P	P		P	P	3	
734 Services to Buildings											
7342 Disinfecting, Exterminating Services				P*	P*	P*		P*	P*	4	
7349 Building Maintenance Services, NEC				P*	P*	P*		P*	P*	4	
735 Miscellaneous Equipment Rental, Leasing											
7352 Medical Equipment Rental				P	P	P		P	P	4	
7353 Heavy Construction Equipment Rental								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
7359 Equipment Rental, NEC											
a. Household Equipment Only			P	P	P	P		P	P	1	See definition of household equipment
b. Equipment, Other than Household								C*	C*	4	Requires compliance with 3-600; Permit without Conditional Use permit if all display and storage is within an enclosed building.
736 Personnel Supply Services		P	P	P	P	P		P	P	3	Permit labor pools where temporary employees meet on site for transportation in the I district only.

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76	MISCELLANEOUS REPAIR SERVICES										
762	Electrical Repair Shops		P	P	P	P		P	P	4	
	7622 Radio & Television Repair										
	7623 Refrigeration, Air Conditioning Repair			P*	P*	P*		P*	P*	4	
	7629 Electrical, Electronic Repair, NEC			P	P	P		P	P	4	
763	Watch, Clock, Jewelry Repair		P	P	P	P		P	P	4	
764	Reupholstery, Furniture Repair		C*	P*	P*	P*		P*	P*	4	
769	Miscellaneous Repair Shops										
	7692 Welding Shops					P*		P*	P*	4	Requires enclosed building located at least 100 feet from any residential district.
	7694 Armature Rewinding Shops					P*		P*	P*	4	
	7699 Repair Shops, Services, NEC (except)					P		P	P	4	
	a. Camera Repair		P	P	P	P		P	P	4	
	b. Key Duplicating, Locksmiths		P	P	P	P		P	P	1	
	c. Musical Instrument Repair		P	P	P	P		P	P	4	
	d. Office Equipment, Typewriter Repair		P	P	P	P		P	P	4	
	e. Metalsmiths							P*	P*	4	
	f. Boiler, Tank, Cleaning & Repair							P*	P*	4	
	g. Septic Tank Cleaning							P*	P*	4	
	h. Farm Machinery Repair							C*	P*	4	Requires compliance with 3-600.
	i. Heavy Equipment, Machinery Repair							C*	P*	4	Requires compliance with 3-600.
78	MOTION PICTURES										
781	Motion Picture Production			P	P	P		P	P	28	
782	Motion Picture Distribution			P	P	P		P	P	28	
783	Motion Picture Theaters										
	7832 Motion Picture Theaters (except drive-in)		P	P	P	P		P	P	10	
	7833 Drive-in Motion Picture Theaters							C	C	28	
784	Video Tape Rental		P	P	P	P		P	P	1	
79	AMUSEMENT & RECREATION SERVICES										
791	Dance Studios, Schools (except)		P	P	P	P		P	P	1	
	a. Dancehalls, Ballrooms			C		C		C	C	11	Requires buildings to be located at least 500 feet from any residential district.
792	Theatrical Producers, Bands, Entertainers			P	P	P		P	P	28	
	7922 Theatrical Producers (except)										
	a. Ticket Agencies, Entertainment		P	P	P	P		P	P	3	
	7929 Bands, Other Entertainment Groups			P	P	P		P	P	28	
793	Bowling Centers			C		C		C	C	19	Requires buildings to be located at least 100 feet from any residential district.

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81	LEGAL SERVICES	P	P	P	P	P		P	P	3	
82	EDUCATIONAL SERVICES										
821	Elementary, Secondary Schools	P	P	P	P	P		P	P	21	
822	Universities, Junior Colleges	P	P	P	P	P		P	P	22	
823	Libraries	P	P	P	P	P		P	P	15	
824	Vocational Schools (except)		P	P	P	P		P	P	23	
	a. Truck Driving and Equipment Operating Schools							P	P	23	
829	Schools, Educational Services, NEC		P	P	P	P		P	P	23	
83	SOCIAL SERVICES										
832	Individual, Family Social Services	P	P	P	P	P		P	P	3	Includes senior citizen centers and day care for the elderly and handicapped.
833	Job Training, Vocational Rehabilitation			P	P	P		P	P	3	
835	Child Day Care Services (except)	C	C	P	P	P		P	P	20	Requires a circular or similar drive, covered at the building entrance, with loading/unloading space for 1 vehicle for each 500 square feet of gross floor area (not required for drop-in care located in multitenant building); Requires State licensing. (Ord. 2816/6-1-92)
	a. Home Day Care										See 2-203 and Definitions.
836	Residential Care (State Licensed Only)										
	a. Family Home (less than 6 persons)									24	See 2-203 for Family and Group Homes; Classify halfway houses or correctional facilities for delinquents and offenders as 9223; Prohibits buildings housing psychiatric patients within 250 feet of any residential district.
	b. Group Home (7-15 persons)									24	
	c. Residential Care Institution (More than 15 persons)	C	C	P	P	P		P	P	24	
839	Social Services, NEC			P	P	P		P	P	3	
84	MUSEUMS, ART GALLERIES, ARBORETA, ZOOS										
841	Museums, Art Galleries	P	P	P	P	P		P	P	15	
842	Arboreta, Botanical Gardens (except)	P	P	P	P	P		P	P	28	
	a. Zoological Gardens	C	C	C	C	C		C	C	28	
86	MEMBERSHIP ORGANIZATIONS										
861	Business Associations	P	P	P	P	P		P	P	3	
862	Professional Membership Organizations	P	P	P	P	P		P	P	3	
863	Labor Organizations	P	P	P	P	P		P	P	3	
864	Civic, Social, Fraternal Organizations (except)	P	P	P	P	P		P	P	12	Permits facilities which involve dancing or a private club (alcohol) only in the LC, CB, C or I districts.
	a. If including commercial amusement and recreation (SIC 79)			C		C		C	C	11	
865	Political Organizations	P	P	P	P	P		P	P	3	
866	Religious Organizations (Churches)	P	P	P	P	P		P	P	9	Use Parking Standard #3, if office use only; Permits parsonages.
869	Membership Organizations, NEC	P	P	P	P	P		P	P	3	
87	ENGINEERING, ACCOUNTING, RESEARCH, MANAGEMENT SERVICES										
871	Engineering, Architectural, Surveying	P	P	P	P	P		P	P	3	

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5	LIMITED RETAIL	P									Permits retail/services uses which are allowed in the GR district to be located in the O district when entirely within an enclosed building with no exterior entrance to the retail/service use, no exterior on-site advertising or signs, and occupying no more than 10% of the total building area, provided such uses are secondary and complementary to the main office and provide services primarily to office tenants and clients.
6	REFUSE CONTAINER (Ord. 3496/4-15-02)	P	P	P	P	P	P	P	P		Prohibits location in a required front or exterior side yard; Requires screening from adjacent streets and residential districts on three sides by construction of a solid masonry fence at least 6 feet in height, provided that no fence shall be required on any sides which are screened by the location of a building or other screening fence. Masonry materials shall be similar to masonry on the main structure. An opening, a minimum 12 feet in width, shall be provided on the fourth side for access by refuse collectors. Such opening shall be situated so that the container is not visible at an angle of greater than 45 degrees from adjacent streets. The Development Review Committee may approve a container location in a required front or exterior side yard or at a greater angle when no other reasonable location is available and may stipulate additional screening requirements in such circumstances
7	COIN-OPERATED AMUSEMENT DEVICES	P	P	P	P	P	P	P	P		Permits a maximum of 4 machines; Requires licensing; Classify more than 4 machines as primary use under 7993.
8	LANDSCAPE IRRIGATION SYSTEMS	P	P	P	P	P	P	P	P		
9	PONDS (Over 1 1/2 feet deep)	S	S	S	S	S	S	S	S		
10	DRIVE-THROUGH FACILITIES (Ord. 3019/3-6-95)	P	P	P	P	P	P	P	P		Requires a setback of at least 50 feet from any residential district for any drive-through service; For facilities using remote order station or other remote speakers, requires installation of a masonry noise barrier at least 8 feet in height between the drive-through facility and any residential district, provided that a building shall be considered to be a noise barrier. Requires compliance with 3-402C regarding stacking lanes.

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