

North Heights Rezoning Initiative

Committee Recommendations

Quadrant 1

Recommendation 1: The area around the historic St. Anthony’s hospital, planned as a mixed-use redevelopment site, should be an urban neighborhood concept where residents can live in a variety of housing types –such as lower density apartments, condos, and “missing middle” types such as duplexes and townhomes– within proximity to jobs and services.

Recommendation 2: Reduce the amount of industrial zoning south of NW 5th Ave. and east of N Jackson St.

Recommendation 3: The area between Adams St., Jackson St., NW 1st Ave. and NW 7th Ave. should transition to a more diverse residential area.

Recommendation 4: The Hughes St. corridor south of Amarillo Blvd. should be a retail corridor with businesses that can provide jobs and services within walking distance of residences.

Quadrant 2

Recommendation 5: The large area of industrially zoned land on the west end (undeveloped because of lack of infrastructure) should be rezoned to encourage future single-family home development.

Recommendation 6: All areas that are internal to the neighborhood in this quadrant should be rezoned to encourage single family development. Some multi-family zoning should remain as a buffer between the commercial uses along Amarillo Blvd. and the single family residential zones.

Recommendation 7: The Hughes St. corridor north of Amarillo Blvd. should be zoned to encourage its status as an important neighborhood commercial corridor that will offer services, shopping, and social activities for neighborhood residents. A buffer of moderate density residential should separate it from the single-family neighborhoods.

Recommendation 8: The NW 18th Ave. corridor should also serve as a mixed-use corridor with neighborhood amenities.

Quadrant 3

Recommendation 9: Reduce the amount of manufactured home zoning.

Recommendation 10: Utilize the natural topography and constraints from public utility easements to develop open space and trail amenities in this area as an incentive for single family home development.

Quadrant 4

Recommendation 11: The largely undeveloped area along Amarillo Blvd. between N Hughes St. and the plan boundary to the west should be less intensive retail zoning to enable development suitable for serving nearby residents.