

Neighborhood Stabilization Analysis

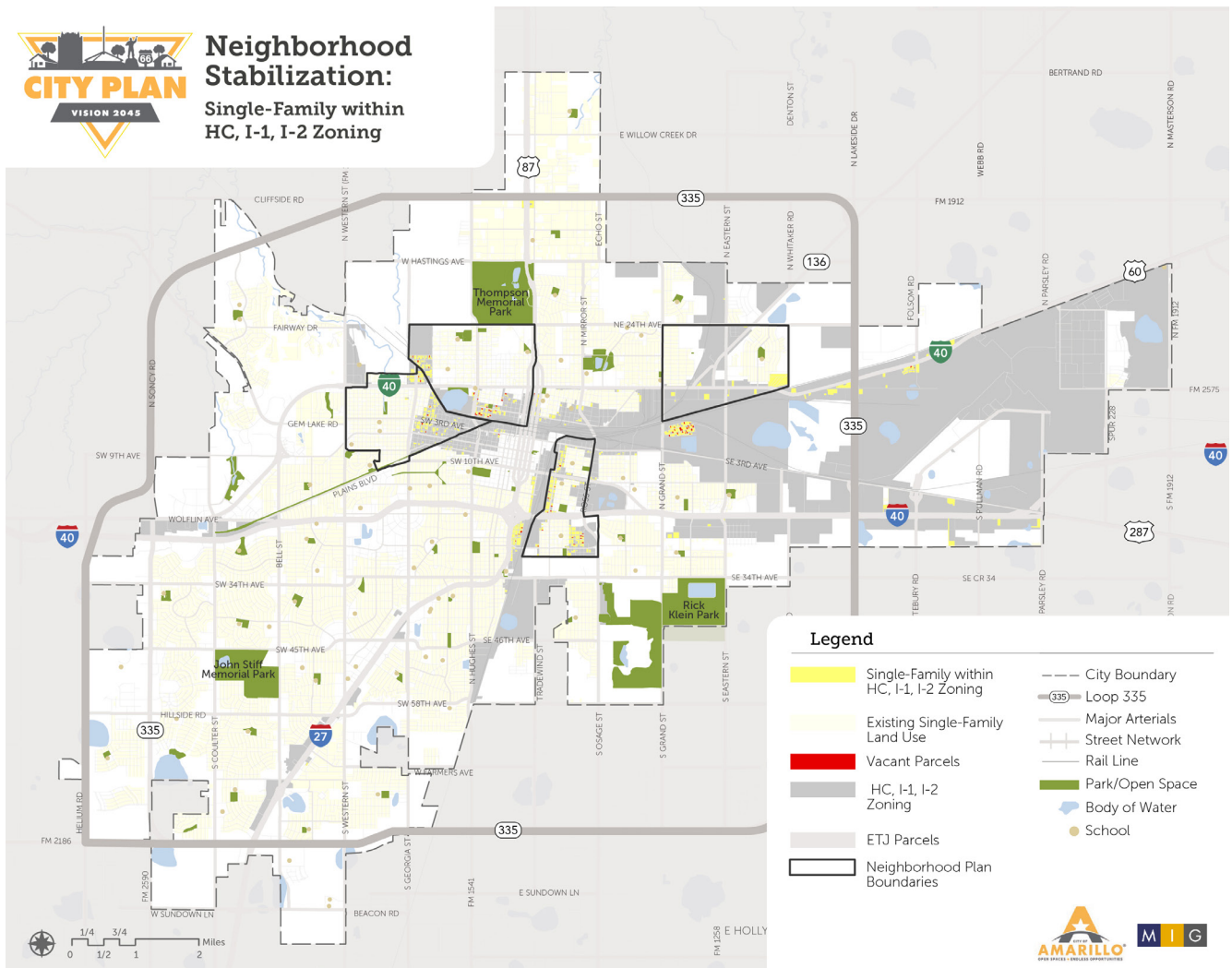
Throughout the planning process we had multiple conversations and received many comments regarding the issue of having incompatible land uses next to each other, specifically within downtown and downtown adjacent neighborhoods. While there are multiple factors that may have led to this, the regulation of zoning and land use is likely to have played a major role.

To help resolve the issue, City staff and the consultant team have developed neighborhood stabilization strategies to help alleviate these areas. The proposed outcome of these strategies is to:

- Reduce incompatible adjacent uses.
- Strengthen the sense of place for neighborhoods and employment areas.
- Increase predictability for existing and future property owners.

The areas targeted for stabilization are existing parcels that have a single-family residential use and those that are located in areas zoned for heavy commercial, heavy industrial-2, and light industrial-1. Additionally, we looked at commercial areas of historic importance that could be revitalized as mixed-use districts. This was based not just on the development of the neighborhood stabilization strategy, but also on previous mapping analysis conducted when we began to develop land use growth scenarios. Through that analysis we clearly heard that the community wanted areas with small neighborhood main streets and mixed-use typologies. In summary, these are the areas targeted for the Neighborhood Stabilization Analysis:

- Existing single-family neighborhoods that are zoned heavy commercial, heavy industrial-2, and light industrial-1.
- Commercial areas of historic importance that can be revitalized as mixed-use districts serving nearby neighborhoods.



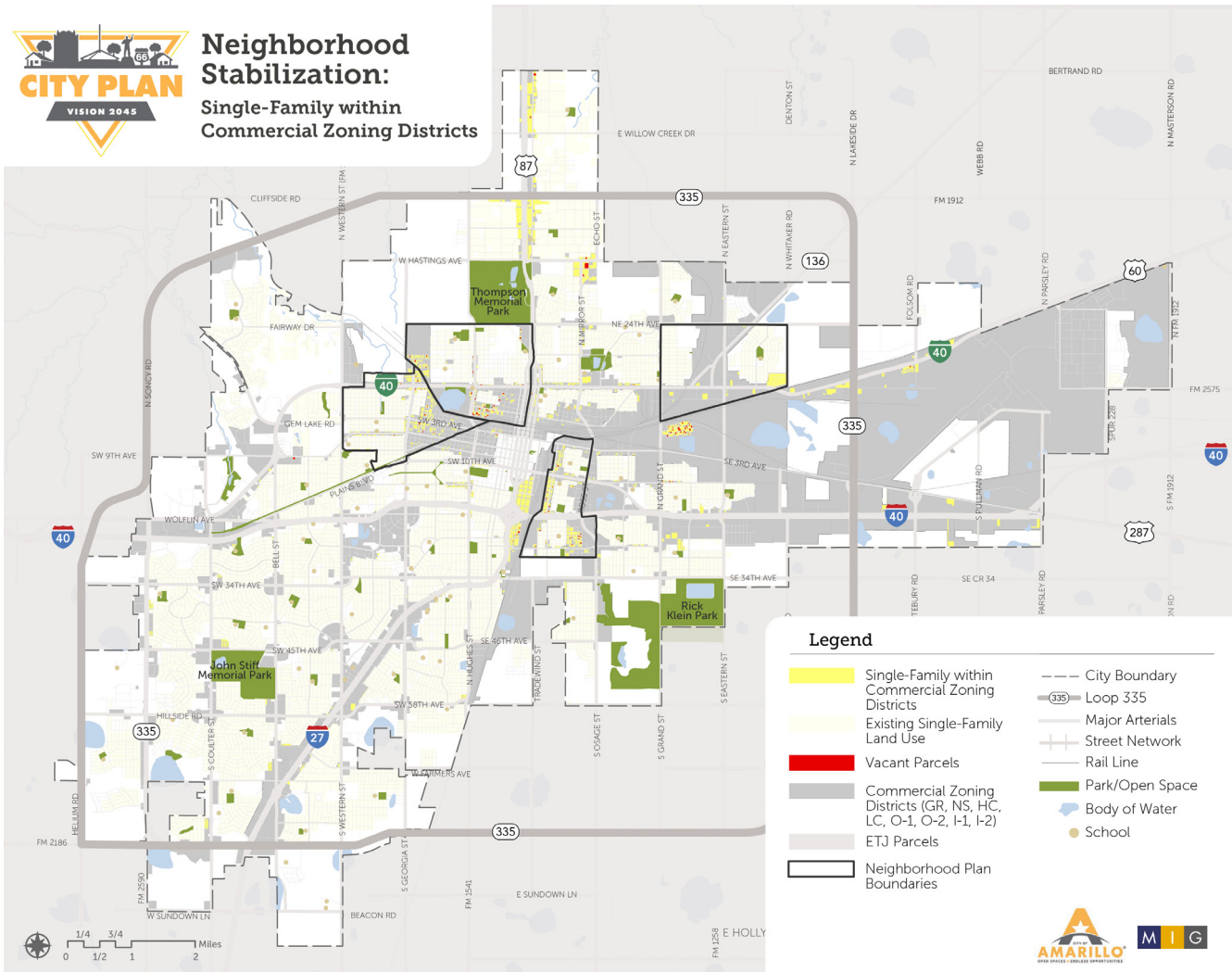
First, we looked at single-family parcels within areas zoned for heavy commercial, heavy industrial-2, and light industrial-1 (illustrated in the lefthand map below). We found that, of the total 14,745 single-family parcels in Amarillo, 3.5% are non-conforming. In other words, 519 single-family parcels are located in industrial or and heavy commercial zoning districts, which do not allow for single-family development.

Building upon this analysis, we looked at how this affected nearby neighborhoods, specifically the Barrio, San Jacinto, Eastridge, and North Heights neighborhoods. The analysis showed that of the 519 non-conforming single family parcels, 66% of these are located within the adopted neighborhood plan boundaries.

The results confirmed the need for zoning and land use strategies that address land use incompatibilities and help stabilize existing neighborhoods. The map below illustrates the analysis conducted.

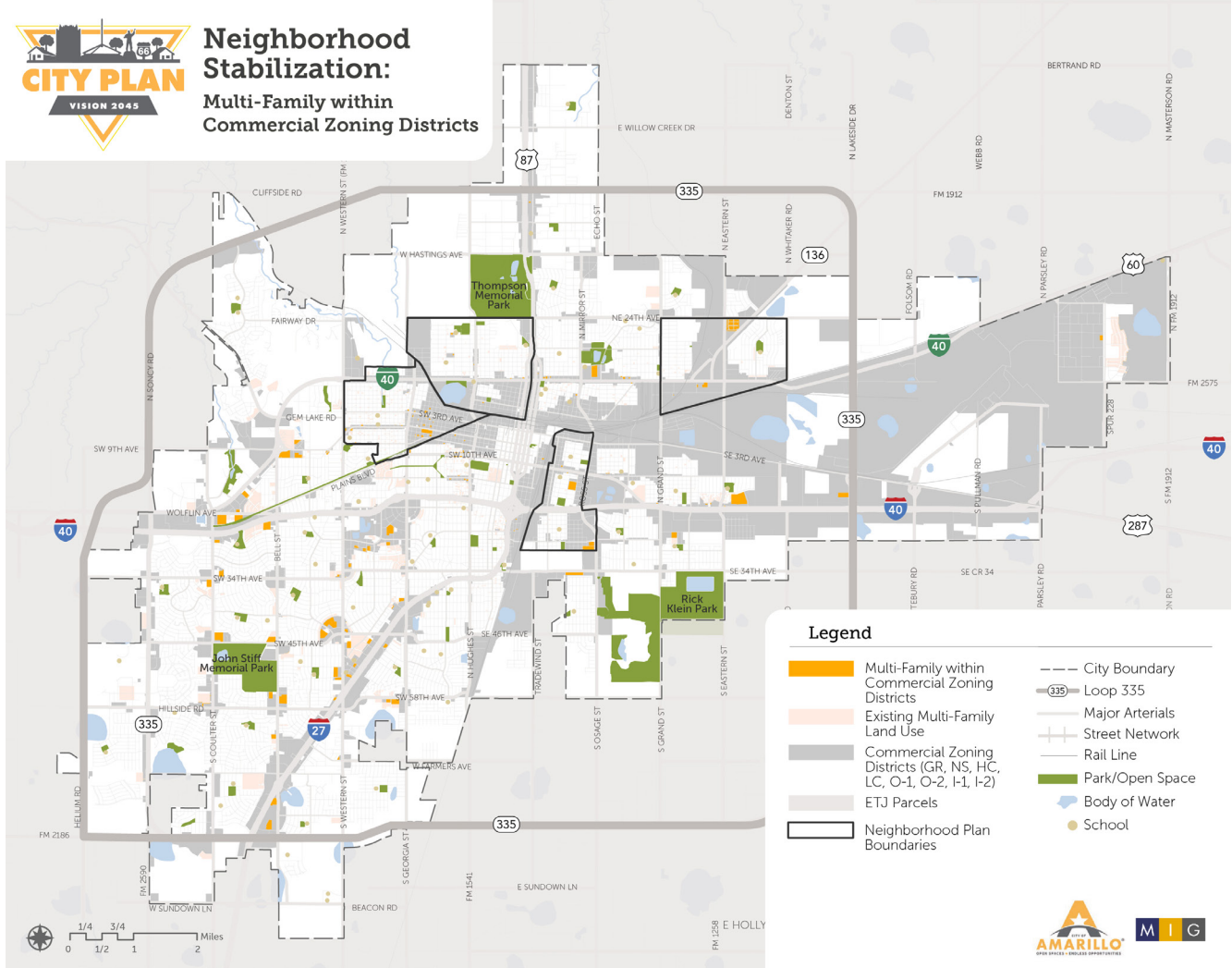
We then conducted another analysis of single-family parcels. This time we took a broader approach, looking at all commercial zoning districts (illustrated in the map below). The zoning categories analyzed included general retail, neighborhood services, heavy commercial, light commercial, office-1, office-2, industrial-1, and industrial-2. The results showed that 7.5% of all single-family parcels are in commercial zoning districts. This amounts to 1,106 single-family parcels, 44% of which are within an adopted Neighborhood Plan area boundary.

The analysis re-confirmed that the issue of incompatible uses can be resolved incrementally through a neighborhood stabilization strategy.



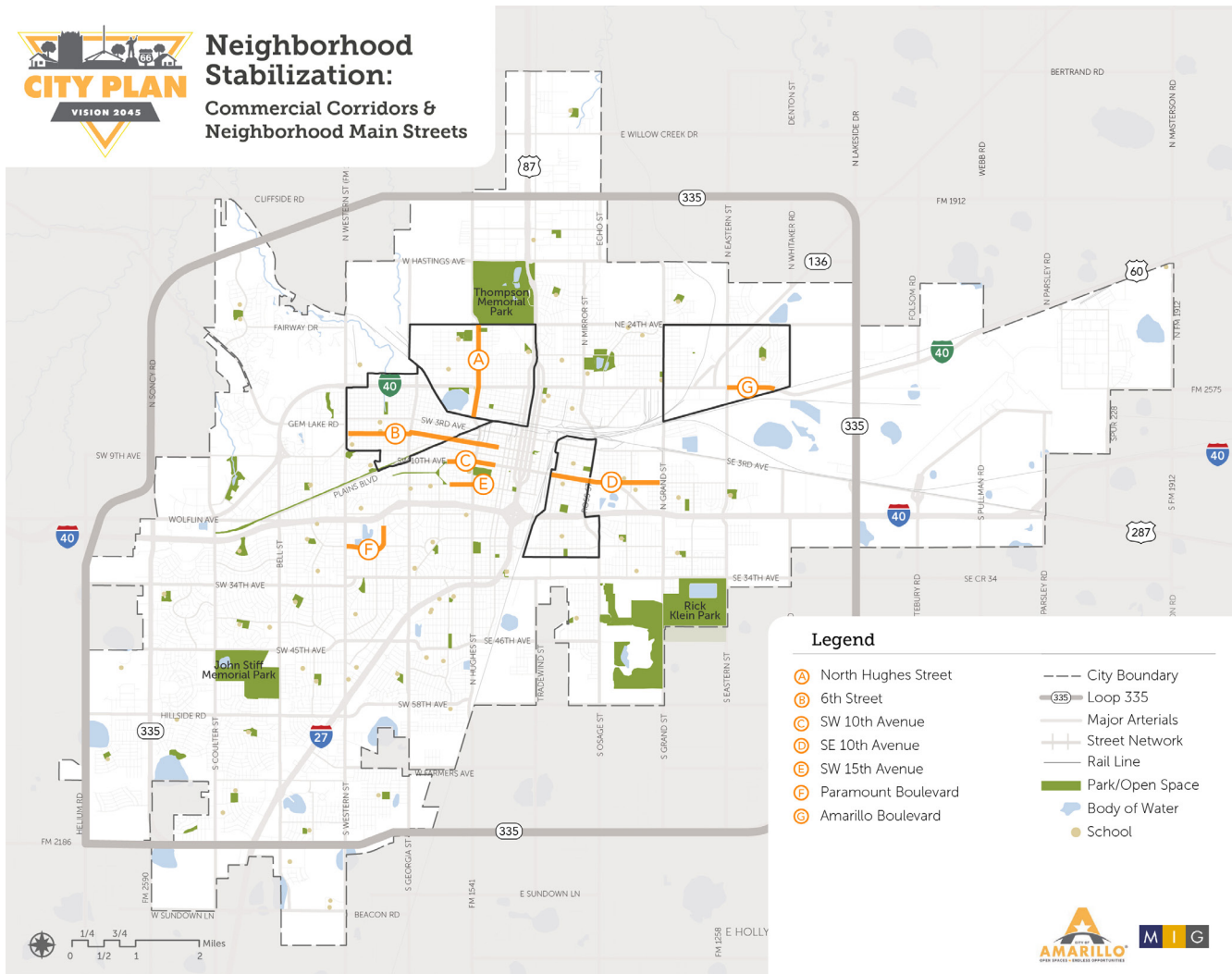
Additionally, we also studied multi-family parcels within commercial zoning districts (illustrated in the map below). We found that, of the total 796 multi-family parcels within the City of Amarillo, 205 of them are zoned within commercial or industrial districts. This equates to about 26% of multi-family parcels.

Together, these findings confirmed the need to define and distinguish residential neighborhoods from employment and economic areas in order to preserve and provide new opportunities for homes, jobs, and economic growth.



While the first part of the strategy focused on residential uses within incompatible zoning districts, the second part focused on enhancing commercial corridors and neighborhood main streets. This strategy specifically looked at corridors that have existing building footprint and historic buildings that could support a neighborhood main street typology or mixed-use district.

The identified corridors are distributed throughout the older parts of Amarillo, with at least one corridor in each of the Neighborhood Plan areas. Historic commercial corridors serving nearby neighborhoods were identified as high priority locations for land use and zoning changes. The map below illustrates the location and relative distribution of these identified corridors.



TAKEAWAYS

As part of this analysis, short-term and long-term neighborhood stabilization strategies were developed to help us reach the desired outcome. The strategies are outlined below.

Short-Term:

- Leverage infrastructure planning, design and investments to encourage property owners to voluntarily change land use, zoning or a combination of the two to improve compatibility in an area targeted for stabilization. Infrastructure efforts will include:
 - An assessment of water, wastewater, streets and sidewalks to determine needed capital improvements in residential areas; and,
 - Design and construction of multi-modal commercial corridors to re-establish neighborhood main streets.
 - The city will prioritize grant writing and capital improvement investment in areas where current zoning is consistent with the Preferred Growth Scenario.
- Leverage Neighborhood Planning to encourage property owners to voluntarily change land use, zoning or a combination of the two to improve compatibility in an area targeted for stabilization. Neighborhood planning efforts will include:
 - A detailed assessment of individual properties within areas targeted for stabilization to determine property ownership, current use, viability for alternative uses, etc., as well as outreach to identified property owners.
 - Demographic analysis of neighborhood areas to assess need.
 - Development of Neighborhood Plans will be prioritized for areas that have a high percentage of non-compatible properties in residential use.

Long-Term:

- Adjust the uses allowed in each zoning district to minimize incompatibilities, primarily removing residential from more intensive commercial districts
- Rezone remaining incompatible properties once a high percentage of properties within an area targeted for stabilization have changed land use and/or zoning to improve compatibility