

PROPOSED DEVELOPMENT SITES & EXISTING RESIDENTIAL BUFFER ZONE



It is Belmont's intent with regard to proposed Development Sites & Existing Single-Family Residential Buffer Zone as follows:

- Provide development and/or major clearance and redevelopment for each designated site in accordance with the use and design guidelines of the associated Activity Zone
- Provide development/redevelopment within areas where university ownership constitutes 50 percent of the parcels of the block face portion within an activity zone and are contiguous; specialty housing locations are exempt from the 50 percent block face requirement
- Utilize existing university owned residential structures as a continuation of their residential use or as university-related office space
- Maintain the east side of 15th Avenue between Wedgewood and Caldwell Avenues as an existing single-family residential buffer; Belmont may make complementary residential modifications to any University-owned properties

Proposed Development Sites Location. The proposed Development Sites are associated with areas of the campus, current and proposed, where development/redevelopment is to occur. Most sites conform to street blocks in order to provide continuity in use and design. Development/redevelopment may occur within whole blocks or segments thereof provided that they have uniform boundaries and buffering/screening provisions between existing non-University residential properties.

The following Development Sites are included:

- No. 1 – West side of 15th Avenue between Wedgewood and Acklen Avenues
- No. 2 – East side of Magnolia Blvd.
- No. 3 – Southeast corner of 18th and Acklen Avenues
- No. 4 – Current soccer field and parking at Acklen Avenue
- No. 5 – Southwest corner at 15th and Acklen Avenues
- No. 6 – Current tennis courts on 15th Avenue
- No. 7 – Northwest corner of Portland Avenue and Belmont Blvd.
- No. 8 A & B – Block formed by Belmont Blvd. to 15th Avenue and Bernard to Compton Avenues
- No. 9 A & B – Partial block between Belmont Heights Baptist Church and 15th Avenue and Compton to Delmar Avenues
- No. 10 A & B – Block formed by Belmont Blvd. to 15th Avenue and Delmar to Ashwood Avenues
- No. 11 – Northwest corner of 15th and Bernard Avenues
- No. 12 – East side of 15th Avenue between Metro Emergency Communication Center and Caldwell Avenue (for Bruin Hills portion)

Existing Single-Family Residential Buffer Zone Location. The following two-block area is included as a single-family residential buffer zone:

- East side of 15th Avenue between Wedgewood and Caldwell Avenues