



## **INTRODUCTION**

### **PROFILE/RELATED PLANS**

The Pullman Neighborhood boundaries include Roger Road on the north, Oracle Road on the east, Miracle Mile on the south and Flowing Wells Road on the west. The *Plan* area is approximately 1.3 square miles.

### **PURPOSE**

The purpose of the *Plan* is to encourage a qualitatively improved pattern of development within the Pullman Neighborhood and to aid in decisions regarding future rezoning requests.

### **ADOPTED POLICIES AND RECOMMENDATIONS**

#### **LAND USE PLAN**

The adopted land use pattern is reflected on the *Pullman Neighborhood Generalized Land Use Plan* (see attached map).

#### **POLICIES**

1. The Pullman Neighborhood should develop as a predominately residential neighborhood. Land uses which conflict and inhibit residential development should be located outside the Pullman Neighborhood.
2. Commercial uses should be encouraged to locate within the areas designated in the land use plan for the Pullman Neighborhood. Zoning requests for additional strip type commercial activity should be denied unless there are significant population increases in the immediate area.
3. The internal circulation system should separate the more frequent traffic patterns from the servicing of the less active areas of land uses. Streets leading from mobile home parks and commercial uses should not penetrate single family residential areas as these land use categories generate more traffic activity.
4. Future mobile home development should be required to follow the proposed mobile home ordinance (operative July 1, 1971 - Ordinance #3617, April 26, 1971). Where the implementation of the proposed mobile home ordinance is impractical or infeasible due to unusual existing conditions, alternate policies based on the overall character of the area should be considered in bringing about beneficial development to the neighborhood.

**IMPLEMENTATION: PHYSICAL IMPROVEMENTS AND ZONING CHANGES**

In implementing the land use plan and accompanying policies, certain physical improvement and zoning changes are recommended for the Pullman Neighborhood.

**Physical Improvements**

With the location of K-Mart at Miracle Mile and Flowing Wells Road, it can be anticipated that traffic will increase in that area. Signalization of the Flowing Wells - Miracle Mile intersection and widening of Flowing Wells between Prince Road and Miracle Mile are physical improvements that will respond to the increased traffic volumes. If possible, in conjunction with the widening of Flowing Wells, the power lines should be placed underground. Pedestrian movement should be protected from the increased travel movement along Flowing Wells Road.

Other circulation improvements include paving of Fairview Avenue, between Roger Road and Miracle Mile, with possible signalization at the Prince Road intersection.

A section of the northeastern portion of the Pullman Neighborhood has been recommended for a residential rehabilitation project by the Community Development Program. If, in the ten year period of CDP execution, the existing conditions remain, it is recommended that this area be considered for program action.

The recommended land use for the northeast section of the neighborhood ranges from medium to high density residential in response to the particular pattern of development. In the future, odd lot mobile home development should be restricted, but small mobile home parks, which meet ordinance requirements, are recommended to meet the demand for this particular type of housing. Retention of high density residential in the center of the area provides flexibility to future residential development. Strict enforcement of health and sanitation codes within this area is a necessity as the area has many code violations. Location of a north-south local street between Thurber and Simmons would aid in the internal circulation of the area.

**Zoning Changes**

Fairview and Prince Road cross the Pullman Neighborhood dividing the area into four separate sub-areas of the neighborhood. For the purposes of identifying the recommended zoning changes, the sub-areas will be discussed individually but related to total neighborhood developments.

**SOUTHEASTERN SUB-AREA**

Evergreen and Holy Hope Cemeteries compose all but two small parcels of land in this area. There are no immediate recommended zoning changes, but in the future, a section of the Holy Hope Cemetery may be developed for low-cost housing. If this does occur, a zoning change to an R-3 or R-4 classification may be required to enable the housing units to locate in the area. This would not violate the plan on the basic policies of the *Pullman Neighborhood Plan*.

**SOUTHWESTERN SUB-AREA**

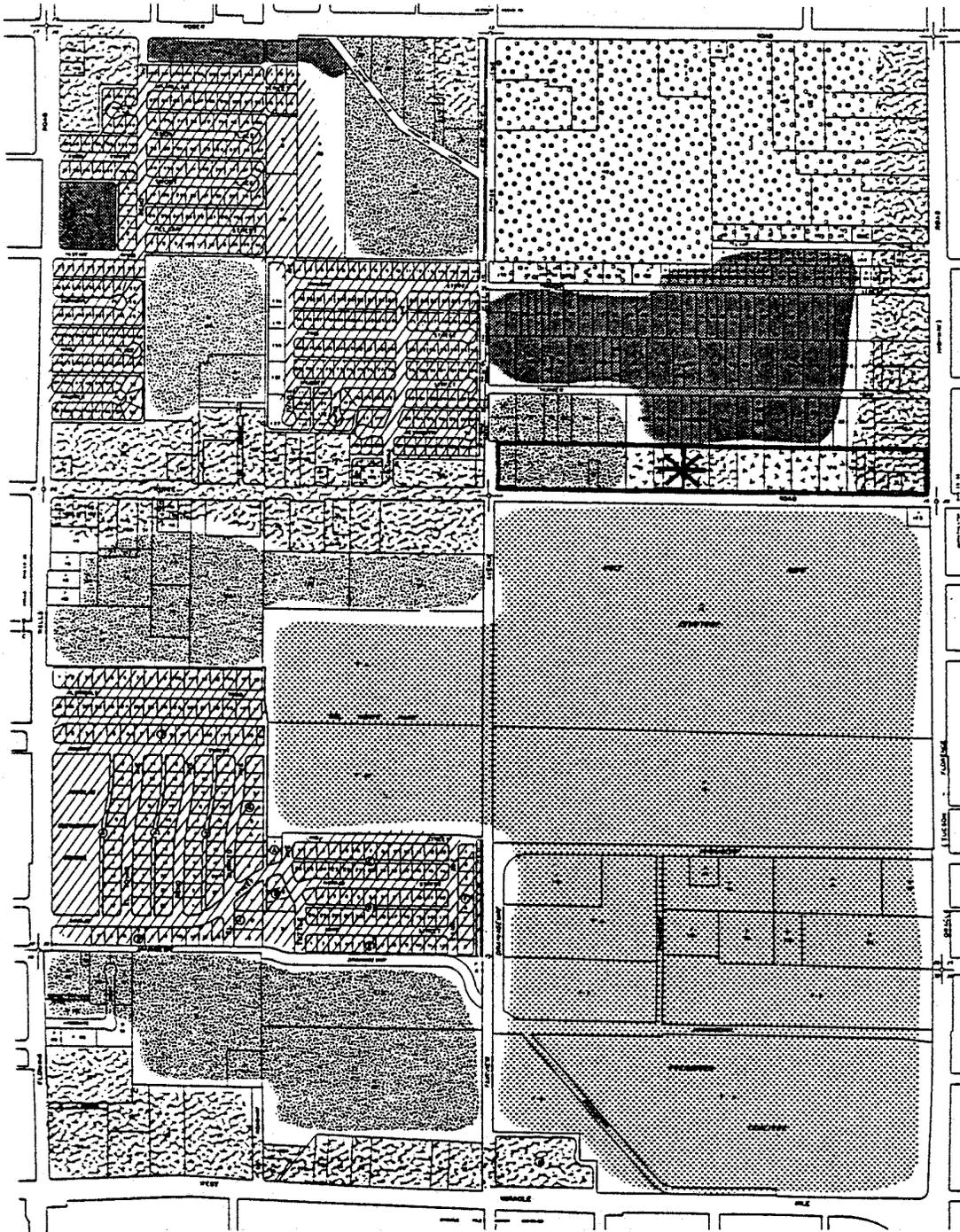
There are a few zoning changes, as the pattern of single family residential and mobile home development is fairly well established within this area. On the corner of Miracle Mile and Flowing Wells, a segment of B-2A zoning is currently being considered for expansion to allow development of a K-Mart. Other zoning changes are in keeping with the established character of the abutting land uses.

**NORTHEASTERN SUB-AREA**

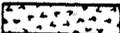
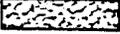
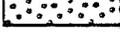
Higher density residential, office, and commercial uses are appropriate along Prince Road if the impacts of the proposed uses on adjacent existing uses can be mitigated. Such mitigation measures include buffering surrounding uses, providing access exclusively from a major street, and accommodating parking on site.

(October 28, 1985, Resolution #13386, PNP Northeastern Sub-area)

# Pullman Neighborhood Plan



**PULLMAN NEIGHBORHOOD-GENERALIZED LAND USE PLAN**

- |   |                            |   |  |
|---|----------------------------|---|--|
|  | LOW DENSITY                |  | HIGH DENSITY RESIDENTIAL & OFFICE USES |
|  | MEDIUM DENSITY RESIDENTIAL |  | COMMERCIAL                             |
|  | HIGH DENSITY RESIDENTIAL   |  | PUBLIC & QUASI PUBLIC                  |
|   |                            |  | INDUSTRIAL                             |

1/96

Amended 10-28-85, Resolution #13386 for the area identified by the \*  
 Amended 11-27-95, Resolution #17093 adding commercial at the southwest corner of Fairview Avenue and Roger Road