

Master Plan for McKownville (draft—January 8, 2006—Don Reeb)

The Master Plan calls for McKownville (along with other communities) ...“to conduct **neighborhood meetings** in anticipation of a future neighborhood master plan” (page ES-9) to guide the growth of the neighborhood. “The most common growth management tool is zoning. (Page Es-3). In McKownville where there is very little vacant land, zoning becomes even more important as a growth management tool.

LAND USE McKownville has a half dozen historic buildings that need be considered for preservation. More importantly, with smaller lot sizes, the creation of buffers to reduce land use conflicts becomes more difficult since any variances granted will likely have larger impacts on neighbors. Yet there can be good reason to implement “incentive zoning” for the very large (7 acre site presently occupied by the Best Western and nearby buildings. This may well be the last large area that can be dramatically improved by redevelopment in McKownville.

And while there is very little vacant land available in McKownville, more neighborhood parks are needed—mostly because of the very small lot sizes. On the other hand, one does exist, the University grounds are available, and the Town and the McKownville Improvement Association have been working together to make the reservoir into a park and plans have been made to make a small Town owned lot near the end of Mercer Street into yet another neighborhood park. The vacant land along the Krumkill also has been outlined as yet another neighborhood park and hiking area. The nearby Pine Bush and City park on Fuller Road are also available to McKownville residents for recreation though their access is presently limited by highways which act as barriers.

The transportation corridors—Western Avenue, McKown Road, Schoolhouse Road and Fuller Road, are in various stages of being improved—sidewalks, gutters, lighting, pedestrian crossing signals, bus patron waiting kiosks, and so forth. The danger now is that more non-residential development will replace homes along these corridors.

To this end, a neighborhood Master plan need be developed.