

## Chapter 2—Existing Land Use

### Introduction

The information outlined in this chapter, in Figure 2.1 and Table 2.2 provides a snapshot of the existing land use in the City of Union. Analysis of this information can help identify potential land use conflicts and can be used as a basis for future land use scenarios. The maps and text were developed through review of aerial photography, zoning maps, field research, and discussions with city officials. The following is a description of Union's existing land uses.

### Residential Uses

Residential development is the second largest existing land use in the City of Union. Single family residential uses make up 28.2% of the city's land area with 1013.6 acres, while multi-family residential comprises 4.2% of the city's land area or 151.4 acres. Combined together, there is 1,165 acres of residential development (32.4% of the land area) in the city.

Most of the residential development is focused between downtown Union and the city boundaries to the west and north. The blocks within and immediately west of the downtown have a more traditional feel with a grid of streets, some alleys, and smaller lots. Further to the west and north, there are numerous newer neighborhoods with curvilinear streets, cul-de-sacs and larger lots. These residential neighborhoods contain a combination of single family detached, duplex, and some multi-family building types.



*One of the new neighborhoods on the northwest side of town.*

Some of the newer subdivisions to the north and east of downtown range in price from \$115,000 to \$350,000. Many of the homes in these areas are larger and situated on bigger lots. The Concord Meadows neighborhood offers homes in the range of \$115,000 to \$160,000 while the Stoney Crest neighborhood on the eastside of the Stillwater River offer homes in the range of \$160,000 to \$350,000.



*Ranch style homes near Union Elementary School.*

Union is fortunate to have a variety of housing options ranging from rental units to large estate type homes. The neighborhoods near the Union Elementary School are very desirable for younger families because children can walk to school, the Union Community Park and Martindale Road Park. These neighborhoods generally have one story ranch style homes, streets with sidewalks on at least one side, and well maintained yards. Because the homes are smaller and on small lots, they are more affordable. Homes in these areas generally sell for \$110,000 or less.

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*An example of a typical duplex in Union.*

The multi-family housing type, which are those buildings with two or more units attached, includes a retirement community as well as duplex style homes located in several areas of the city. Some duplex style units sell for approximately \$ 90,000, or a total of \$180,000 for the entire building. A concentration of multi-family housing is located in the southwest quadrant of the city along Sweet Potato Ridge Road, and in the Concord Meadows subdivision.



*Many of the neighborhoods and yards in Union are very well maintained such as this one near Union Elementary school.*

A variety of housing opportunities is important to maintaining and creating viable neighborhoods. This is a pertinent factor to consider as Union grows and as demographics change. Townhouses and duplexes, may be desirable for empty nesters and young couples and are also compatible with higher intensity mixed-use areas. This is an issue as the baby boomer generation approaches retirement age in the next ten years and downsizes from larger homes to smaller units that are easier to maintain.