

large parcels and several smaller parcels. The industrial area on Frederick Pike should be expanded in the long term to include the commercial recreation facility site. Proper buffering, such as landscaping, should be incorporated into any new development or future expansions in order to preserve the viability of adjacent land uses. These enhancements will provide additional industrial opportunities in areas that are industrial in nature, formalize current land use trends and consolidate several isolated parcels.

The plan also suggests developing industrial/business uses on the south side of Jackson Road. This land is currently agricultural and is within the 65-Decibel Noise Level (DNL) line produced from air traffic from the airport. Residential construction within the 65 DNL line requires added noise insulation and insulated construction materials making it more expensive and less viable for residential uses. This land is ideal for industrial/business uses due to its strategic location near the airport and Interstate 70.



## **Parks and Recreation**

Parks, greenways and recreation areas are an asset to any community. Parks enhance the quality of life for residents, preserve environmentally sensitive areas, and promote social interactions between residents giving them a sense of place. The City of Union is fortunate to currently exceed the National Recreation and Park Associations (NRPA) standards for park space. The NRPA standard calls for 25 acres of parkland per 1,000 residents. The City of Union has 44 acres of parkland per 1,000 residents. Despite exceeding park space standards, the city should continue to seek opportunities to expand the existing park system and create an interconnected park system for current and future residents.

The City's numerous parks are somewhat isolated. Planning for a greenway system can connect the existing parks, and also identify where future parks might be needed to complete and compliment the greenway system. As the City of Union expands and new development occurs east of the Stillwater River, lands for new parks should be preserved. In addition, there are many opportunities to expand parks and recreation areas within the Stillwater River floodplain. Since the floodplain is not conducive to development, it is better served for public space and recreational purposes. The river can also serve as a connecting point between the neighborhoods on both sides of the river and as part of the greenway system.

# CITY OF UNION

Table 9.2  
Description of Land Use Categories

Category	Recommended Uses	Design Characteristics
Neighborhood Scale Commercial Mixed-Use Center	<ul style="list-style-type: none"> <li>➤ Retail</li> <li>➤ Office</li> <li>➤ Residential</li> <li>➤ Civic uses</li> </ul> <p>Examples: corner store, insurance, dry cleaners, apartments above the store, and branch post office, small drugstore</p>	<ul style="list-style-type: none"> <li>▶ Small scale, follows architectural and building massing guidelines</li> <li>▶ Smaller market trade area primarily serves the immediate neighborhoods</li> <li>▶ Pedestrian-oriented; linked to neighborhood with streets and sidewalks</li> <li>▶ Typically located on a secondary thoroughfare</li> <li>▶ Mixed-use streets with small setbacks and on-street parking</li> </ul>  

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Category	Recommended Uses	Design Characteristics
Community Scale Commercial Mixed-Use Center	<ul style="list-style-type: none"> <li>➤ Retail</li> <li>➤ Office</li> <li>➤ Residential</li> <li>➤ Civic uses</li> </ul> <p>Examples: grocery store, full size drug store, bookstore, townhouses and apartments above the store, library, single family.</p>	<ul style="list-style-type: none"> <li>▶ Small to medium in scale, follows architectural and building massing guidelines</li> <li>▶ Pedestrian-oriented; linked to neighborhood with streets and sidewalks</li> <li>▶ Medium in scale with a trade area that serves several neighborhoods</li> <li>▶ Located on a primary thoroughfare</li> <li>▶ Mixed-use streets with small setbacks and on-street parking.</li> <li>▶ Transit access/ service</li> </ul> 