



# FUTURE LAND USE MAP

## City of Sycamore



May 15, 2003

- RURAL RESIDENTIAL**  
SINGLE FAMILY DETACHED HOUSING LOCATED IN AREAS WITH AN ESTABLISHED RURAL RESIDENTIAL CHARACTER ALONG THE BROOKVILLE ROAD CORRIDOR AND WEST TO THE FLOOD PLAIN ASSOCIATED WITH THE SOUTH BRANCH OF THE KISHKUMBE RIVER. THIS LAND USE DESIGNATION MAY BE DEVELOPED WITH DEKALB COUNTY JURISDICTION UTILIZING INDIVIDUAL LOT/TRACT ASSIGNMENT FIELDS AND INDIVIDUAL WELLS, OR THEY MAY BE DEVELOPED UNDER THE JURISDICTION OF THE CITY OF SYCAMORE UTILIZING MUNICIPAL SANITARY DISPOSAL AND WATER SUPPLY. DEVELOPMENT PROPOSALS WILL BE EVALUATED ON A CASE-BY-CASE BASIS TO DETERMINE WHICH JURISDICTION IS APPROPRIATE DEPENDING UPON LOCATION AND AVAILABILITY OF UTILITIES. DEVELOPMENT UNDER EITHER JURISDICTION SHOULD DEMONSTRATE COMPATIBILITY WITH THE CONTEXT OF EXISTING DEVELOPMENT ADJACENT TO A PARTICULAR PARCEL, PROPOSED FOR NEW RESIDENTIAL DEVELOPMENT. LARGER LOT SIZES AND/OR CLUSTERED DEVELOPMENT WITH A LOWER GROSS DENSITY THAN NEIGHBORHOOD RESIDENTIAL ARE APPROACHED TO BE CONSIDERED IN THE DESIGN OF DEVELOPMENT PLAN.
- NEIGHBORHOOD RESIDENTIAL DEVELOPMENT**  
THIS AREA SHOULD BE DESIGNED TO CREATE UNIFIED NEIGHBORHOODS WITH COMMON PARK AREAS, FOCAL POINTS, AND STORMWATER BASINS. THESE AREAS ARE ANTICIPATED TO BE ANNEXED TO SYCAMORE AND RECEIVE MUNICIPAL SANITARY DISPOSAL AND PUBLIC WATER SUPPLY. EACH PARCEL WILL NEED TO BE EVALUATED TO DETERMINE AVAILABILITY OF SEWER CAPACITY.
- MULTI-FAMILY RESIDENTIAL**  
NEIGHBORHOOD DEVELOPMENT WHICH IS PREDOMINANTLY SINGLE FAMILY ATTACHED AND/OR MULTI-FAMILY HOUSING BUT CAN INCLUDE A MIX OF USES INCLUDING DETACHED SINGLE FAMILY DWELLINGS. THIS AREA SHOULD BE DESIGNED TO CREATE UNIFIED NEIGHBORHOODS WITH COMMON PARK AREAS, FOCAL POINTS, AND STORMWATER BASINS. THESE AREAS ARE ANTICIPATED TO BE ANNEXED TO SYCAMORE AND RECEIVE MUNICIPAL SANITARY DISPOSAL AND PUBLIC WATER SUPPLY.
- MIXED USE**  
THE MIXED USE CATEGORY ACCOMMODATES COMPATIBLE RESIDENTIAL AND COMMERCIAL USES AND TO MAXIMIZE OPPORTUNITIES FOR GREATER ECONOMIC DEVELOPMENT. FOR INSTANCE, A STRATEGIC APPROACH TO THE DEVELOPMENT OF LARGER TRACTS OF LAND FOR RESIDENTIAL PURPOSES MIGHT CONTEMPLATE THE INCORPORATION OF NEIGHBORHOOD BUSINESSES AT THE INTERSECTION OF COLLECTOR AND ARTERIAL ROADWAYS. CONVERSELY, LONG-RANGE PLANNING FOR COMMERCIAL USES MIGHT ANTICIPATE THE INTEGRATED DEVELOPMENT OF MEDIUM DENSITY HOUSING BUFFERED WITH LANDSCAPE BUFFERZ. TO FACILITATE THE INCORPORATION OF SUCH MIXED DEVELOPMENTS IN THE PLAN, THE CITY'S ZONING ORDINANCE NOW INCLUDES MIXED USE-COMMERCIAL DISTRICTS.

- COMMERCIAL**  
COMMERCIAL DESIGNATIONS IN THE PRIMARY DEVELOPMENT AREA WILL ACCOMMODATE RETAIL, SERVICE, AND OFFICE USES THAT SERVE THE SYCAMORE PLANNING AREA AND BEYOND. THEY ARE GENERALLY INTENDED TO PROVIDE FOR HIGHWAY BUSINESS USES AS OPPOSED TO NEIGHBORHOOD BUSINESS USES. NEIGHBORHOOD COMMERCIAL USES MAY BE INTEGRATED WITH MIXED USE-RESIDENTIAL DEVELOPMENTS. THE PROPOSED COMMERCIAL USES ARE AUTOMOBILE ORIENTED AND ARE LOCATED TO PROVIDE DIRECT ACCESS TO AND FROM ARTERIAL AND COLLECTOR STREETS.
- OFFICE, RESEARCH, AND LIGHT INDUSTRIAL**  
THIS LAND IS A MIXTURE OF RESEARCH FACILITIES, OFFICE AND WAREHOUSE COMBINATIONS, INDUSTRIAL AND STORAGE FACILITIES. SUCH DEVELOPMENTS TYPICALLY FEATURE A PARK-LIKE APPEARANCE AND INVOLVE SUCH USES AS LABORATORIES, THE LOW-IMPACT MANUFACTURING OF ELECTRONIC AND SCIENTIFIC INSTRUMENTS, EXPERIMENTAL PRODUCT DEVELOPMENT, PRINTING AND PUBLISHING, TRAINING AND EDUCATIONAL FACILITIES, AND OTHER BUSINESSES THAT ARE NOT OFFENSIVE IN TERMS OF EMISSIONS, NOISE, DUST, OR FREQUENT AND REPETITIVE TRUCK MOVEMENTS.
- INDUSTRIAL**  
HEAVY AND LIGHT INDUSTRIAL USES DEPENDING UPON LOCATION AND ADJACENT USES. INCLUDING LIGHT MANUFACTURING, WAREHOUSE AND DISTRIBUTION FACILITIES. OFFICE/RESEARCH USES CAN BE A COMPONENT WITHIN DESIGNATED INDUSTRIAL AREAS BUT WOULD BE SUBORDINATE TO THE PRINCIPAL INDUSTRIAL USES WITHIN THE CONTEXT OF A CREATIVELY PLANNED DEVELOPMENT.
- NEIGHBORHOOD PARK / OPEN SPACE / LANDSCAPE BUFFERS**  
THIS LAND IS SET ASIDE SPECIFICALLY FOR ACTIVE AND PASSIVE PUBLIC RECREATION AND TYPICALLY INCLUDES A VARIETY OF RECREATIONAL PROGRAMMING AND LEISURE ACTIVITIES SUCH AS PLAYGROUNDS, TRAILS, SPORTS FIELDS, PICNIC SHELTERS, FIELD HOUSES AND OTHER GENERAL USE PUBLIC AREAS. OPEN SPACE AREAS ARE SHOWN ALONG PRIMARY DRAINAGE CORRIDORS TO PRESERVE AREAS FOR LINEAR TRAIL / PARK SYSTEMS, AND TO PROVIDE AREAS FOR REGIONAL STORMWATER MANAGEMENT FACILITIES. THESE GREENBELT CORRIDORS DEFINE NEIGHBORHOOD DEVELOPMENT AREAS AND CAN PROVIDE LINKAGES TO NEIGHBORHOOD AND PUBLIC FACILITIES. LINEAR LANDSCAPE BUFFERZ ARE SHOWN ALONG ARTERIAL AND PRIMARY COLLECTOR ROADWAYS TO CREATE ATTRACTIVE TRANSPORTATION CORRIDORS AND GREATER BUILDING SETBACKS.
- REGIONAL DETENTION**  
DETENTION AREAS ARE SHOWN TO SUGGEST LOCATIONS FOR REGIONAL STORMWATER MANAGEMENT BASINS. THE PLAN ADVOCATES A REGIONAL APPROACH TO DESIGN AND LOCATION. STORMWATER MANAGEMENT AREAS SHOULD BE STUDIED IN A COMPREHENSIVE MANNER AND INCORPORATED INTO PARK AND OPEN SPACE SYSTEMS WHEN POSSIBLE.



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