Nursery Corridor Land Use

Current Condition and Future Possibilities

June 12, 2023
Existing Land Use Map

Built from Tax Data and past visual surveys
May have erroneous information
Overview

• Well established neighborhood with a “broken grid” street pattern
• Single Family Detached Homes built from the 1950’s up through 2000’s
• Many oversized lots near Union Bower and Irving Heights
• Parking is thru front access driveways and garages, and on-street parking is overly relied upon
• Some areas have alleys, but they are not used to provide rear entry parking
• Two zero lot line neighborhood (Jordan Ct & Rawls Cir)
Well established neighborhood with a “broken grid” street pattern

- Many opportunities to bypass congestion
- Some dead ends and cul-de-sacs
Single Family Detached Homes built from the 1950’s up through 2000’s

Median year built- 1955
Median Assessed Market Value (2021 tax roll)-$150,110
Median Size- 1,594 Sq Ft Living Area
Mostly Three Bedrooms, 1 or 2 Bathrooms
54% are rated “Good” Desirability or Better
Many oversized lots near Union Bower and Irving Heights
Parking is thru front access driveways and garages, and on-street parking is overly relied upon.
Some areas have alleys, but they are not used to provide rear entry parking.
Two zero lot line neighborhoods (Jordan Ct)
Two zero lot line neighborhoods (Rawls Ct)
Overview

• Other traditional infill housing (Mercy Ln)
• Older Garden Style apartments along Nursery, Grauwyler and Carl
• Mobile home park along Carl (Austin St, Belew St)
• One Duplex area (Blackwell Dr)
• Retail Centers at Nursery & Grauwyler and a strip center along Grauwyler. Fledgling node at Nursery and Pioneer
• Industry with heavy truck traffic along Pioneer
• Three public schools, and a public park (Rose Meadow)
Other Traditional Infill Housing (Mercy Ln)
Older Garden Style apartments along Nursery, Grauwyler and Carl

- Twenty Named Apartment Complexes
- Also William Bend Townhomes, a condo development
- Median year built- 1964
- Half are rated “Good” Desirability or Better
- The remainder are rated “Average” Desirability
- $115,578,580 Total Appraised Market Value
Mobile home park along Carl (Austin St, Belew St)
One Duplex area (Blackwell Dr)
Retail Centers at Nursery & Grauwyler
Retail strip center along Grauwyler
Fledgling retail node at Nursery and Pioneer
Industry with heavy truck traffic along Pioneer
Three public schools (Gilbert Elementary)
Three public schools (Good Elementary)
Three public schools (Austin Middle School)
A public park (Rose Meadow)
Existing Land Use Map

Built from Tax Data and past visual surveys
May have erroneous information
Should Anything Change?

• Things to Change?
  • Parking access?
  • Housing density?
  • Age of inventory?
  • Specific business mix?
  • Commercial buffers?
  • Decreasing affordability?

• Things to Preserve?
  • Traditional Single Family appearance?
  • Trees and landscaping?
  • Convenient mix of uses?
  • Number of residences?
  • Home ownership opportunities?
Future Land Use Map

From Imagine Irving 2017

- Part of the Citywide Vision
  - Local review and correction is needed

- Is this right for your neighborhood?

- What should be changed?
  - Perhaps we should preserve the elementary school sites and Rose Meadow Park?
Traditional Neighborhood

• TRADITIONAL NEIGHBORHOOD. Predominantly residential area with the appearance of traditional single-family detached homes or duplexes with some mix of non-residential uses at intersections of collector or arterial streets. Includes home-based businesses. Multi-unit structures compatible with the residences of the area are permitted. Net units per acre: 4-7
  • A single family house on a 6,000 square foot lot or larger
  • A building that looks like a single family house on a 6,000 square foot lot or larger, but might house more people
  • A transitional or supportive group home that looks like a regular house
Traditional Neighborhood-Options?

Accessory Unit concealed from the street

https://www.flickr.com/photos/sightline_middle_housing/51249219328
If parking is resolved, can additional housing be provided?
Compact Neighborhood

- COMPACT NEIGHBORHOOD. Predominantly single-family homes with a diverse mix of building types including small lot cottage homes, clustered courtyard homes, townhouses, rowhouses, and low-density multi-dwelling units. Some mix of neighborhood-serving non-residential uses at intersections and collector or arterial corners. Net units per acre: 8-20
  - A single family house on a 2,500 square foot lot or larger
  - A building that looks like a single family house on a 6,000 square foot lot or larger, but might house more people
  - A townhome that shares walls with the neighboring townhome
  - A duplex, triplex or quadplex
  - A group of houses that share a yard, or a group of independent living units for retirees
  - A transitional or supportive group home that might not look like a house
Compact Neighborhood

Upgraded duplex styles?
Single door quads?
Compact Neighborhood

Multi-Unit Structures
Cottages with a shared courtyard
Nose in On-Street covered parking?

Small Cottages around a Central Green: Pattern Book-Norfolk
https://formbasedcodes.org/
Mid-Density Residential

- MID-DENSITY RESIDENTIAL. Medium density residential areas typically five stories or less. New structures should be high quality construction sited near public transportation nodes, arterial streets or in proximity to mixed use areas. Pedestrian-oriented buildings and streets are preferred. Net units per acre: 18-50
  - An apartment building two or three stories tall
  - A two story nursing home or assisted living facility
  - A multi level retirement community
  - The apartments here today average 26 units per acre
COMMUNITY VILLAGE: Pedestrian-oriented mixed-use village with free standing structures ranging from two to four stories. Areas should contain a mix of live and work opportunities with retail, entertainment and housing within one-half mile of any residential unit. Ideally located near a variety of transportation options. Net units per acre: 8-30

- Two and three story buildings that stand freely
- Businesses that have the owner’s apartment or a rental unit upstairs
- Townhomes that share walls with adjacent buildings
- Shops, restaurants, entertainment facilities
- Should be easy to walk around or ride a bike nearby
Community Village

- Live-Work units
Local Commercial

• LOCAL COMMERCIAL. Neighborhood serving commercial areas along collector or minor arterial roads in close proximity and safely walkable from nearby residences.
  • Small shops, restaurants and grocery stores
  • Laundromats, bakeries, hair dressers and dry cleaners
  • A local gas station, neighborhood garage, or car wash
  • Realtors, insurance agents, doctors and dentists
  • Business that serve the neighborhood, but that don’t rely on people coming from neighboring cities
Business/Office

- BUSINESS/OFFICE Flexible use area for retail, office and commercial uses. Multi-story structures with a mix of surface and structured parking. Uses are primarily office oriented with some supportive services.
  - Two to five story office buildings
  - Some smaller buildings with retail or restaurants
  - This should be an employment center
  - Large banks, corporate or regional headquarters
  - Call centers, data processing centers
REGIONAL COMMERCIAL. Auto-oriented district for larger scale retail, office and commercial uses. This area provides destination services to multiple neighborhoods and the region and is dependent on automobile or transit rather than pedestrian access. It is generally appropriate for placement along major arterial roads and freeways.

- Big Box retailers like Wal-Mart, Lowes, or Home Depot
- Auto sales, auto body shop or other major repairs
- Hotels
- Concert venues
- Large malls or shopping centers with several “Local Commercial” uses mixed into the site as well
MANUFACTURING/WAREHOUSE. Primarily light manufacturing, warehousing and storage inside a building, but with some supportive commercial uses present. Exterior design presenting an office park aesthetic rather than a purely functional appearance is preferred.

- Huge warehouses and small self storage centers
- Assembly plants that don’t make a lot of noise or smell too bad
Industrial

• INDUSTRIAL. Industrial and manufacturing including accessory outside storage. Supportive commercial uses may be present.
  • Food production facilities like Frito Lay
  • Major manufacturing centers like General Motors
  • Any sort of industry that stores parts or finished products outside or that produces noise, odor or traffic that would disturb nearby residences
Public/Semi-Public

• PUBLIC/SEMI-PUBLIC. Schools, libraries recreational facilities, and city, state and federal buildings.
  • Schools, hospitals, libraries, or government buildings
  • City Hall
Open Space

• OPEN SPACE. Public and semi-public parks, open spaces, recreation centers and golf courses.
  • A park
  • A recreation center
  • A wild area protected from development
This is a chance to create the future!

• What should change?

• What is worth preserving?
Build the Future!

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