



UNDEVELOPED LAND - BOLIVAR

Source: Google Earth, 2010



AGRICULTURAL LAND

Source: Google Earth, 2010

3.1 FUTURE LAND USE AND PHYSICAL DEVELOPMENT

Land use and physical development decisions made by a community shape its very character – what it's like to walk/drive through, who lives in it, what kind of jobs and businesses exist within it, how well the natural environment survives and whether or not the community is attractive. Each property that is developed burdens the community with obligations such as education, police and fire protection, recreational and social services. Development also contributes to community revenues, housing stock and even quality of life. Thus, every land use decision inherently implies other decisions for the community. Having a firm, logical grasp on future land uses, their locations and intensity allows Bolivar to physically shape its future and ultimately impact the community's character.

LAND USE

The Future Land Use Map (page 15) provides a visual description of the desired development pattern in Bolivar. The map should be used by elected officials, City staff and developers in order to make recommendations about the location and type of development that will occur in the community. The Future Land Use Map divides Bolivar into a variety of land uses based on location and characteristics, and the following text describes the different land use classifications in Bolivar. The land use categories, definitions and locations presented herein are meant to be a guide that will be used to determine the general character of an area -- the Future Land Use Map is not a zoning document and does not match City Zoning categories.

AGRICULTURAL AND RURAL RESIDENTIAL

This land use category is intended to provide a rural setting for large-lot/estate and very low density single-family housing development at the City's edges. In many cases, large portions of the lot remain in an undisturbed state, reinforcing the rural character of this development pattern. Homes typically occur on tracts between 2 and 20 acres in size, but in some cases tracts may exceed 20 acres (especially in the case of agricultural use). These areas may serve as a transition between suburban single-family developments and agricultural uses or natural features. In time, some areas designated rural residential may be modified to a more intense land use as development continues, but until growth and infrastructure reaches these areas, the rural residential land use classification will help to protect the City from leapfrog development. In addition, services will be provided on a rural level including water, septic systems, gravel roads and public safety service. There

should be no expectation of urban service delivery to these lots. The agricultural land use has been combined into this category to include land that is used for the production of food, livestock and poultry; sod, ornamental, nursery or horticultural crops – often land that is used for agricultural purposes also serves a residential purpose for the farm operator or family.

LOW-DENSITY RESIDENTIAL

The majority of Bolivar's existing single-family residential fabric consists of low density, detached homes. It is likely that much of the community's new housing development will continue to be single-family low-density subdivision housing. Although the Low-Density Residential designation consists mainly of single-family homes and community facilities like parks, religious institutions and schools, it may be possible to incorporate single-family attached homes, patio homes and townhomes in appropriate situations. These types of single-family homes, which support higher densities, are generally located on the edges of low-density development or near major streets because they may act as a transition area between more intense uses and single-family residential development. In instances where single-family attached homes, patio homes or townhomes are included, it is important to provide adequate open space to ensure the integrity and density of the overall neighborhood is preserved.

MEDIUM-DENSITY RESIDENTIAL

The Medium-Density Residential designation is designed to create opportunities for higher density with the incorporation of a mix of housing types in a neighborhood setting. Housing types may include a combination of small lot single-family homes, duplexes, townhomes, and mid-rise apartments and condominiums. The surrounding land uses and available buffers will influence the type of housing utilized. Densities may range from 5 to 14 dwelling units per acre. Medium-Density Residential should be located close to major streets and may act as a transition between commercial or employment centers and lower density neighborhoods.



LOW-DENSITY RESIDENTIAL
DEVELOPMENT

Source: E. Williams, Inc.



MEDIUM-DENSITY RESIDENTIAL

Source: E. Williams, Inc.



DOWNTOWN: MIXED-USE

Photograph: Downtown Bolivar, Pa.



COMMERCIAL LAND USE

Photograph: Bolivar, Pa.



INDUSTRIAL LAND USE

Photograph: Bolivar, Pa.

MIXED-USE

The Mixed-Use designation means exactly what the name suggests: a development composed of many different types of uses. A mixed-use area may consist of a variety of uses in a compact, vibrant setting at a pedestrian-oriented scale. For most mixed-used developments, the layout and appearance of the buildings are more important than what the occupant is using the building for. Such developments should be served by a system of collector and local streets, as well as sidewalks and pedestrian pathways. Bolivar's downtown operates on these principles and is an excellent example of mixed-use development. Efforts should continue to ensure downtown Bolivar continues to grow utilizing the mixed-use ideology.

COMMERCIAL

Commercial land use areas include both retail and office uses, and potentially some limited "flextech" uses. As business and industrial parks started becoming more similar and more uses seemed to fit into either designation, the term "flextech" was used to describe the types of uses and flexible building design that was located in these business-light industrial parks. "Flextech" allows for business parks and standard light industrial uses, including assembly plants, cabinet shops, auto repair, offices, warehouses, and similar uses, with flexibility to shift between different uses. Most commercial areas are located along major transportation routes (Highway 83/Springfield Avenue) and at major street intersections. Because Bolivar's tax structure is dependent on sales tax revenue, commercial users should be encouraged to develop with possible incentives and strategic infrastructure cooperation by the City.

INDUSTRIAL

The Industrial designation is intended to provide locations for manufacturing, warehousing and distribution, flextech, screened outdoor storage, and other industrial services and operations. Today's industrial developments can have a wide variety of uses and building types. Many industrial facilities resemble traditional office buildings and often times have front office facilities integrated into the development. Light industrial uses may typically be located in areas that also contain some highway-oriented commercial uses. As new industrial developments are proposed, the City must evaluate the impact it will have on adjoining properties to determine if the development fits with the surrounding neighborhood and whether buffers and screening are necessary.

PUBLIC/QUASI-PUBLIC

Public/Quasi-Public uses may exist in any of the other land use designations, provided they are compatible with and have a minimal impact on the surrounding area. Public or institutional uses involve an array of public facilities such as schools, government offices, community centers, fire stations, libraries, hospitals, cemeteries and places of worship. It also entails facilities needed for essential public services like electrical substations and water and wastewater treatment facilities.

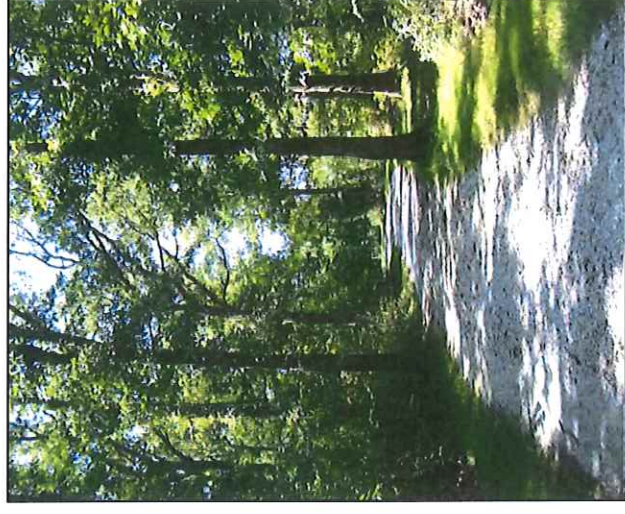
PARKS, OPEN SPACE AND CONSERVATION AREAS

Some sites have been identified as potential areas of open space for either recreational or flood and stormwater protection. Every open space area is not necessarily a formal park, but rather a portion of the community that is protected from development. The open space corridors that adjoin Bolivar's drainageways represent logical routes for a trail network. Protecting drainage ways from development will provide additional flood protection and a degree of mitigation against deterioration of the City's streams. Passive and active recreational spaces may also be located in the open space area. Parks should be placed to best serve residents and protect scenic locations.



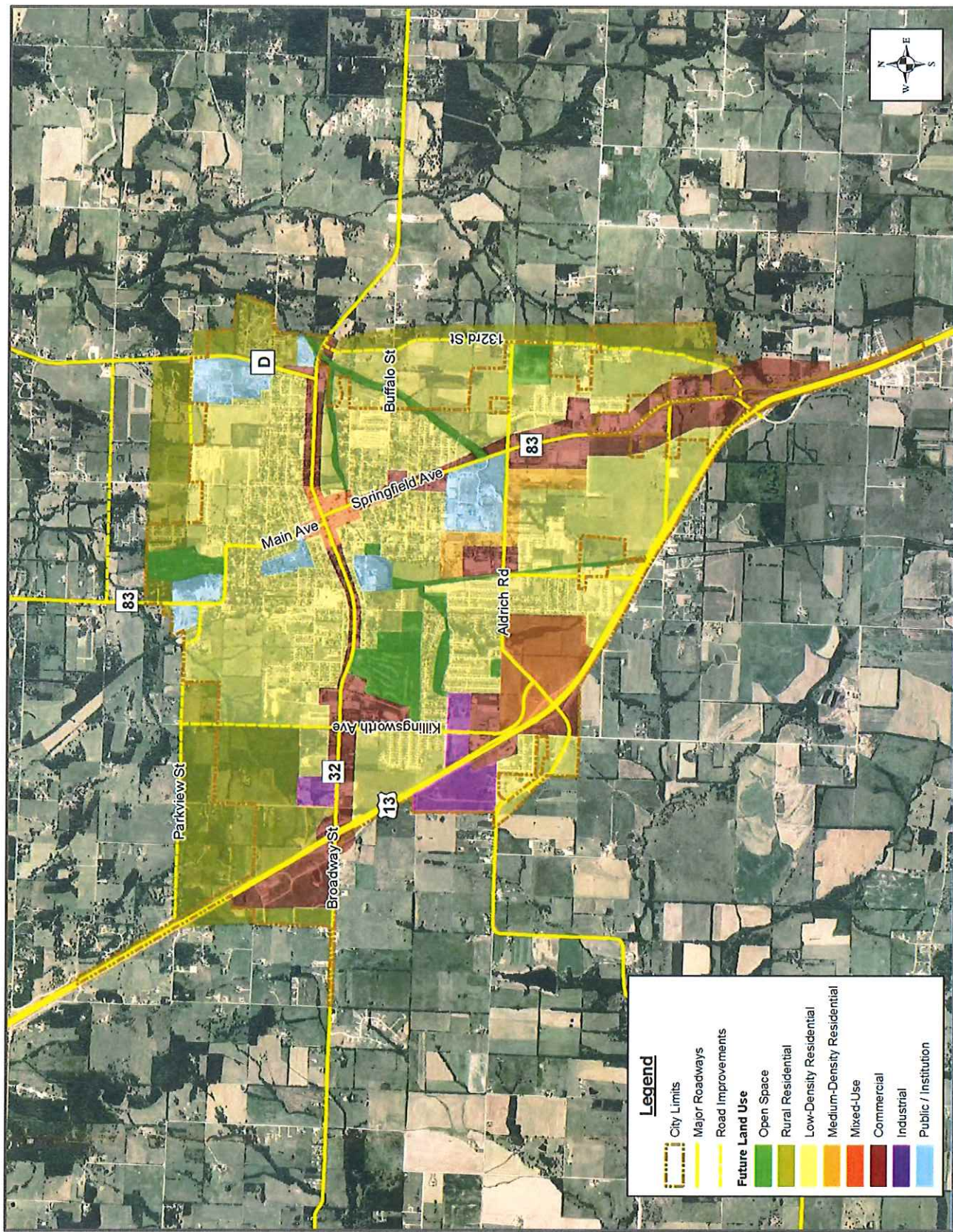
PUBLIC BUILDING

PHOTO COURTESY OF THE CITY OF BOLIVAR



TRAILS AS PUBLIC OPEN SPACE

PHOTO COURTESY OF THE CITY OF BOLIVAR



FUTURE LAND USE MAP