



FOCUS AREAS

In the City's previous comprehensive plans, a number of specific properties in the City were mapped that were either vacant, under-developed, under-utilized or identified as either potential infill or redevelopment areas. Infill means that the property has the opportunity to develop or redevelop beyond its current level. The City is not recommending any land use or rezoning changes on these sites at this time or as part of this plan. A summary of these sites are provided below, along with the ***Focus Area Map – FIGURE 2-7.***

- 1) SE Quadrant of Highway 55 and Acacia Boulevard: This 9.1-acre city-owned site is bounded by Pilot Knob Road on the west, Acacia Boulevard on the north, and Highway 55 on the east. The site was approved under an interim use permit in 2015 as an off-leash dog park for a five year period, but is located in the industrial park and guided for future Industrial use.
- 2) 2359 Pilot Knob Road. This area consists of a 3.1-acre property currently used as a single family residence plus a 0.4-acre site owned by the Metropolitan Airports Commission. Both are guided for Industrial use.
- 3) NW Quadrant of Pilot Knob Rd. & Mendota Heights Road: This vacant 5-acre site is bounded by Highway 13 on the west, and an unnamed extension of Perron Road right-of-way to the north. The property is owned and adjacent to Lloyd's BBQ business to the south. Site is guided for industrial use.
- 4) Highway 55 and Northland Drive. This 2.2-acre site is vacant and guided industrial.
- 5) Bourn Lane Site (city-owned properties). This 14.8-acre area on Bourn Lane and Lemay Lake Road consists of nine separate parcels, all owned by the City. The site is guided for Business use.
- 6) 1179 Centre Pointe Circle. This 3.6-acre site is one of two vacant parcels in the Centre Pointe Business Park. The site is guided for Limited Business.
- 7) Centre Pointe Curve & Lexington. This 2.1-acre site is currently vacant and located on the south frontage road to Highway 62. The site is guided Limited Business.
- 8) Victoria Curve & Glenhill Road. This 6.3-acre site is vacant and guided Low Density Residential.
- 9) Lexington & Highway 13. Three single family parcels totaling 3.1 acres are surrounded on three sides by multi-family development. The site is guided for LR-Low Density Residential use.