

SITE # 3- BOQ/GYM/OFFICERS CLUB

General Plan Designation

Mixed Use: Applies to sites where the surrounding area is currently developed with both commercial and residential land uses. Office, commercial, retail uses and residential uses are permitted. The combination and intensity of land uses shall be compatible with the development pattern and character of the surrounding neighborhood and existing adjacent land uses. Commercial only or office only land uses are permitted. Housing development may be permitted only in conjunction with either commercial and/or office uses.

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Visitor-Serving Commercial (BOQ site) – It is anticipated that this use will compliment the adjacent CFCU designation by offering a small inn, bed and breakfast facility or like uses. This designation will allow overnight accommodation for visitors and the business community. It is intended that this use will serve the local area; regional-serving uses, such as a destination commercial uses are not permitted due to traffic constraints. Land uses permitted in this designation include bed-and-breakfast facilities, small scale conference facilities, small hotels, inns, and support commercial activities.

Community Facilities and Civic Uses (Officers' Club site) – The 2.7 acres designated as CFCU in this Planning Area is intended to accommodate a cultural center, community center, library, and/or other similar resident-supporting uses. This designation includes public buildings and facilities, public libraries, park and open space, City offices, fire and police stations, hospitals, utilities and privately-owned uses operating in conjunction with public uses. Land uses to be permitted in Hamilton may include schools, child care, educational uses, district offices, and religious/community uses.

Parkland (Gym/bowling alley site) – This entire 3.2-acre Planning Area is designated as Parkland. It is anticipated that the City may franchise the active recreation facilities in this Planning Area. Existing and undeveloped active and passive parks, recreation areas, and community playfields. Permitted uses include shelters, rest rooms, storage sheds, other structures needed to accommodate public use or provide for maintenance of the land, and cultural and recreational facilities.