



Spenceville Road Study Site





Key Planning Issues

- Think Long-term
 - Assume HW65 bypass will be built
- Big picture:
 - Relationship of Wheatland to job centers to the south
 - Regional demand for housing
 - Employment development
 - Tie into downtown?
- Access issues (how to tie into the downtown)
- Residential uses:
 - Diversity of housing stock
 - Affordability issues
 - Senior housing
- Any other uses/amenities beyond residential?
 - Park/open space?
 - Locally serving small retail?



Loomis

**Stonebridge –
small lot single
family**



Housing Options

- What types of housing?
- “For sale” options:
 - Small lot single family
 - Townhomes

