

District 12: South Park

Priority: Manage Growth Responsibly

Northern South Park is designated as a County Node. Focusing new residential development adjacent to Jackson takes advantage of existing school, sewer, transportation, and recreation infrastructure; and existing locally-oriented commercial. The priority in South Park is the provision of housing and light industrial opportunities. The district condenses the development footprint around Jackson and places new population closer to jobs, existing services, and transit lines. Providing needed community housing and business opportunities throughout the rest of the county would result in far greater wildlife, natural resource, and traffic impacts than this compact development form.

This district is the logical area for an extension of the Town of Jackson development pattern. The most appropriate way for that development to occur is from north to south beginning at High School Road. Development should be most similar to Jackson within walking and biking distance (~1/4 to 1/2 mile) of local convenience and public services. It should include a mix of housing types, parks, and pockets of local convenience commercial and community facilities. It should be served by a town-style grid with “Complete Streets” and provide additional east/west connection to Highway 89. Development should also be sited to maintain some large contiguous open space to accommodate wildlife migration and provide scenic vistas.

Given growth rates and development opportunities in other parts of the town and county, the community does not desire or need the entirety of South Park to be developed in the life of this Plan. Until further comprehensive land use discussions occur, two areas have been identified as appropriate for development in the near term. The northern roughly 3/4 miles of South Park is appropriate for the town-style development described above. Development potential above 2009 zoning is intended to provide workforce housing or off-site open space, and construction of units will correspond with desired community growth rates and town redevelopment goals. Development design should protect Flat Creek and the area between Flat Creek and Highway 89, and preserve the scenic character of South Park Loop Road. Designs should feature one or two units per 50x150 lot. However, as the area develops, a mixture of all unit types should be included.

The southern part of South Park on the bench above Melody Ranch is appropriate for light industrial development. Much of this area is already occupied by light industry and heavy retail business uses. Keeping these businesses located in Jackson Hole is an important part of maintaining a diverse and balanced economy and community. Areas classified as Light Industry that are currently used residentially should redevelop as light industry.

The construction of workforce housing accessory to light industrial use has been successful in the providing a number of housing units. These units may not be appropriate for families, but should continue to be encouraged as a part of the workforce housing solution.

THEME PRIORITIZATION IN THIS DISTRICT

RESPONSIBLE GROWTH

- Develop South Park from north to south as an extension of the town development pattern to provide for community needs.
- Provide for light industry uses on the bench above Melody Ranch.

WORKFORCE HOUSING

- Density bonuses for workforce housing are appropriate in northern South Park.
- Include accessory workforce housing in industrial development.

BALANCED COMMUNITY/ECONOMY

- Protect existing light industrial uses.
- Mix local convenience commercial into residential development of northern South Park

TRANSPORTATION

- Integrate South Park with town transit and pedestrian networks.
- Include an additional east/west connection to Highway 89 as development occurs.

COMMUNITY FACILITIES

- Locate new facilities adjacent to the Town of Jackson.

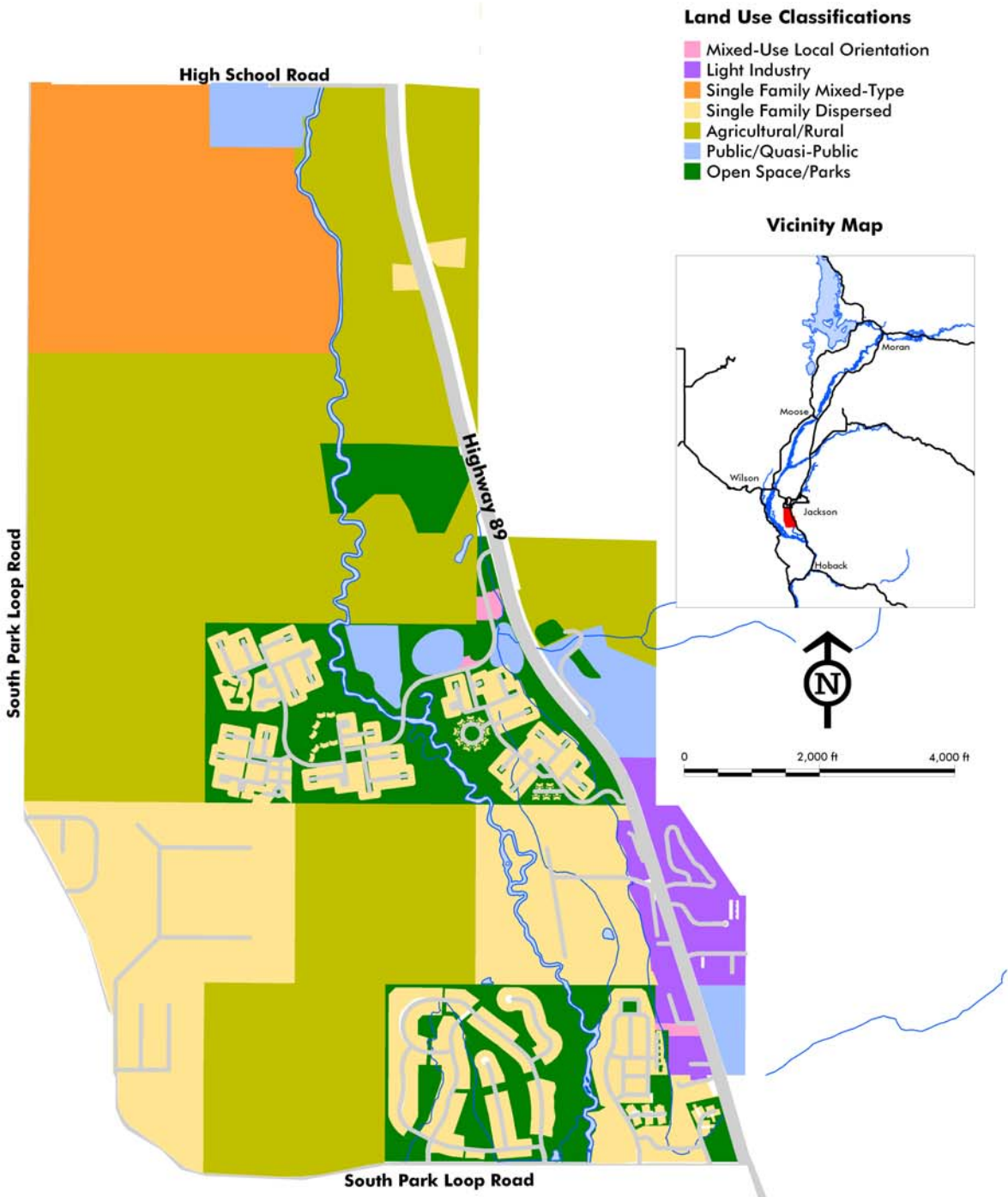
WILDLIFE AND NATURAL RESOURCES

- Protect the Flat Creek riparian area.
- Preserve scenic vistas and wildlife migration corridors.

TOWN AS HEART

- Develop adjacent to and utilizing existing town services.

Conceptual Future Land Use Map



Disclaimer
 Lines and colors do not represent fixed regulatory boundaries and are only to be used as a starting point for more specific future planning