



VINKEMULDER NEIGHBORHOOD MASTER PLAN AND OVERLAY DISTRICT



CITY COMMISSION
July 10th, 2025

PROJECT OVERVIEW



HIGHLIGHTS

- Neighborhood has a **unique identity**
- Preserve the **equestrian/agricultural character**
- Develop a clearer vision, with the **neighborhood as partners**
- Consider the development of **planning recommendations** to guide **preservation, improvement and internal connectivity**

SCOPE: NEIGHBORHOOD MASTER PLAN AND ZONING OVERLAY



MASTER PLAN PURPOSE

- Guide development in a way that preserves the Vinkemulder Neighborhood's rural and equestrian character

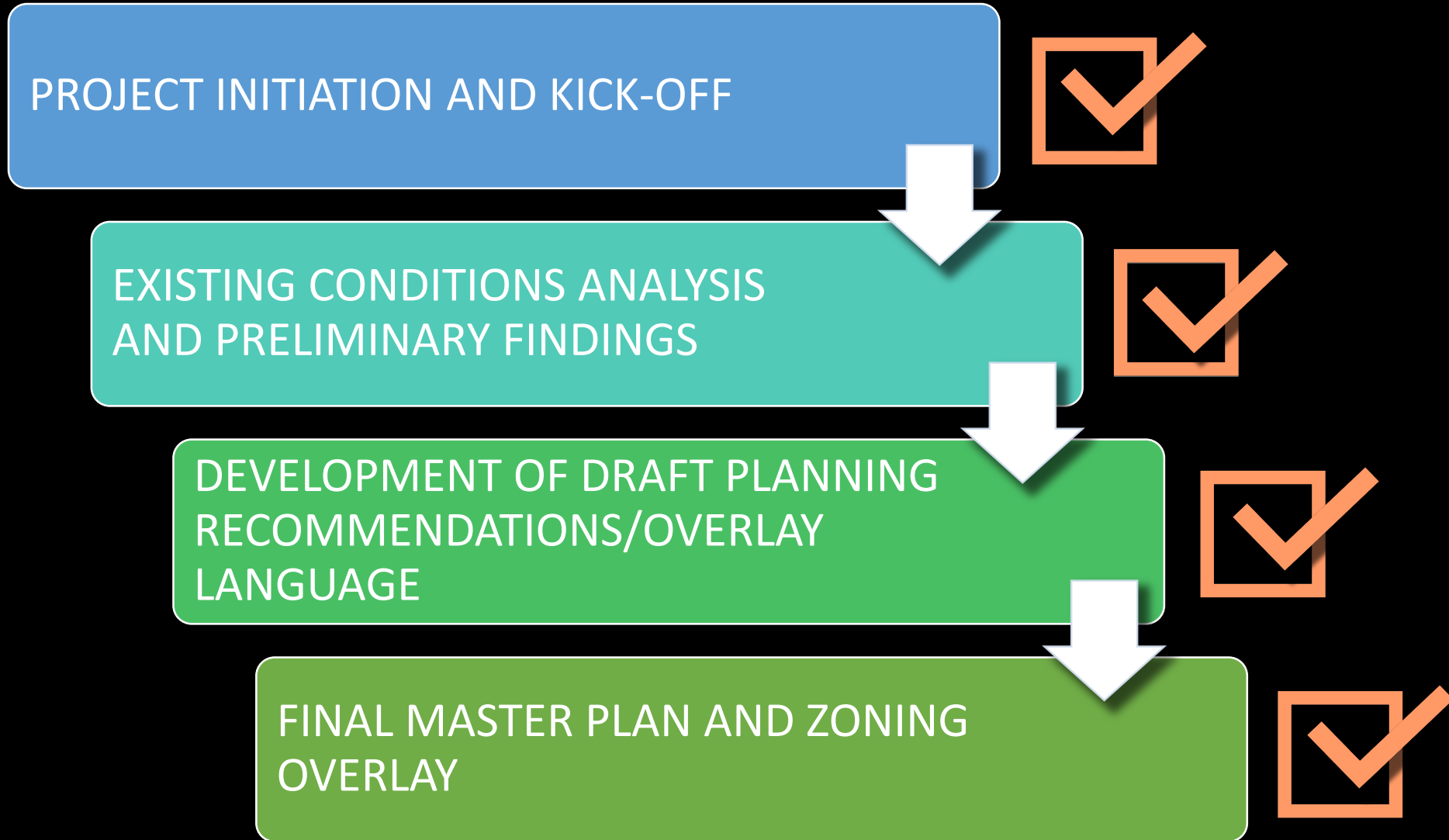
FOCUS OF ZONING OVERLAY

- Adopt the Master Plan aligned with the recommendations guided by community input

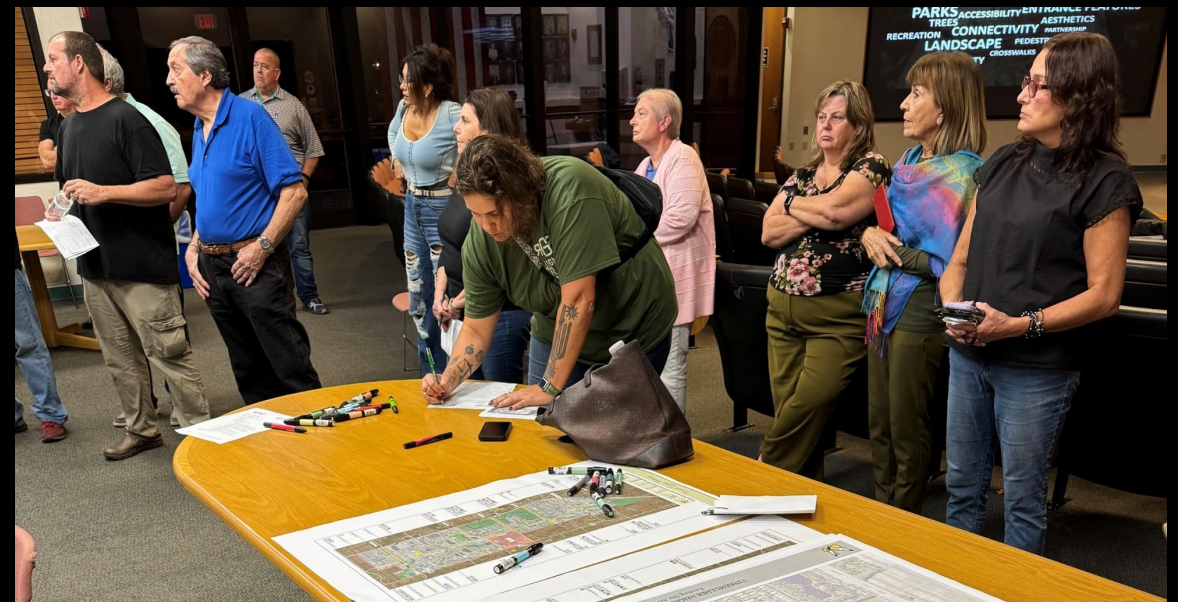
KEY OBJECTIVES

- Protect the area's unique identity
- Promote sustainable, low impact development that respects the neighborhood's character
- Enhance safety, mobility and quality of life

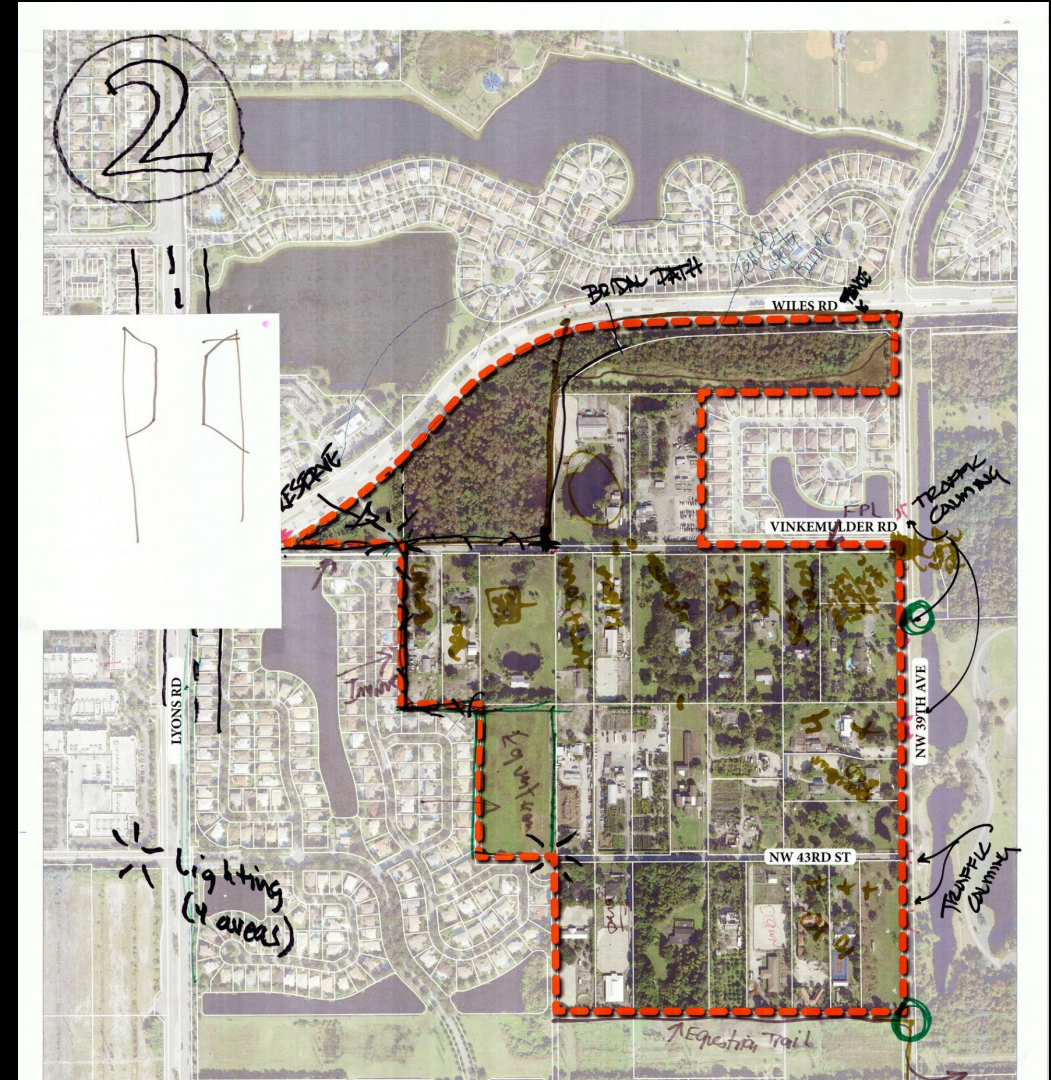
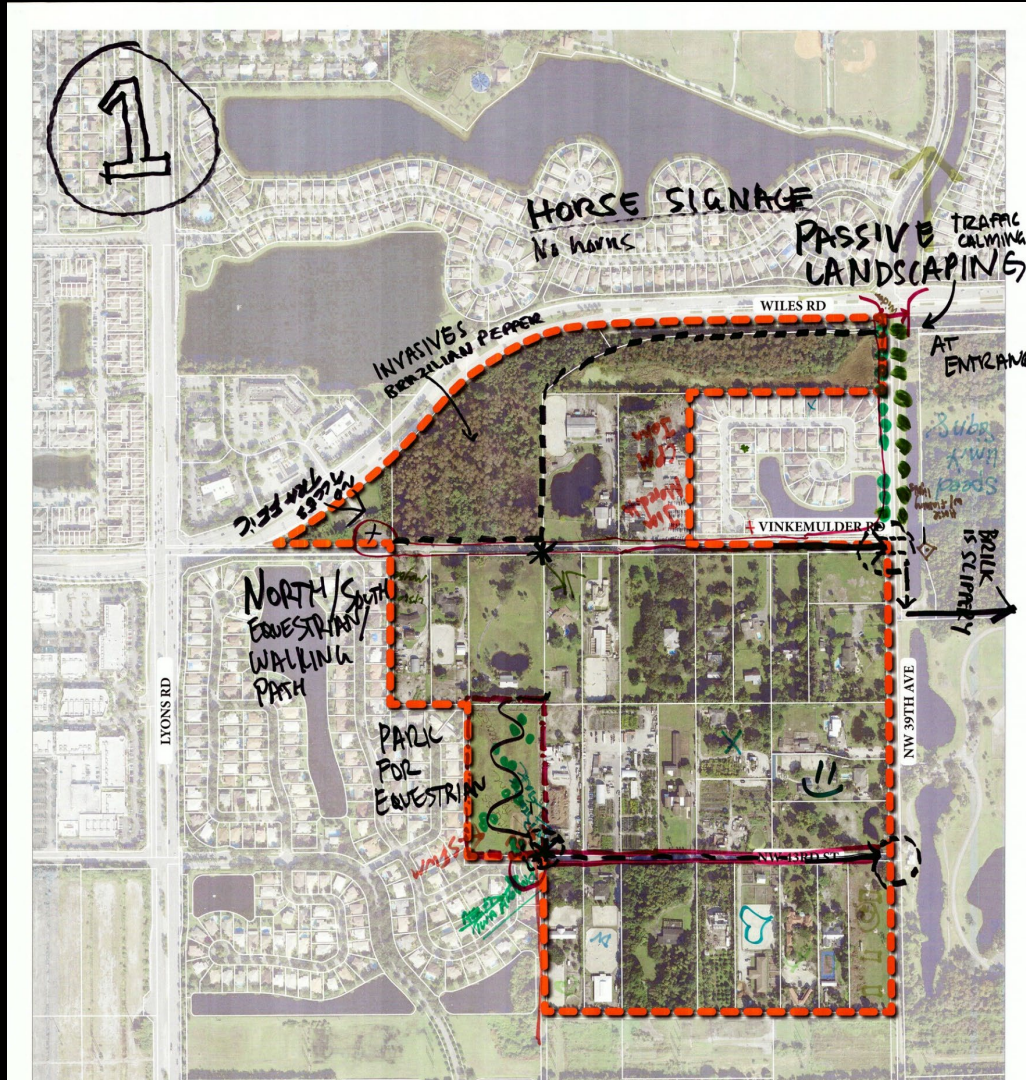
KEY PROJECT MILESTONES



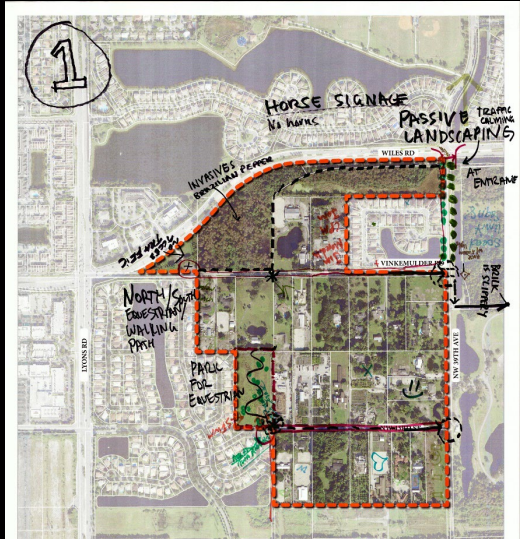
COMMUNITY ENGAGEMENT



COMMUNITY'S MASTER PLAN VISION



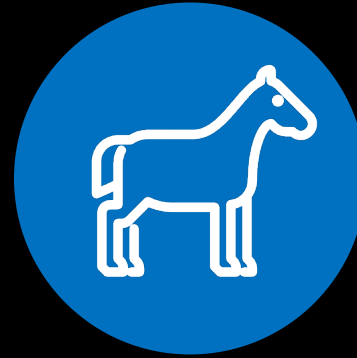
MASTER PLAN THEMES



**TRAFFIC MANAGEMENT
AND SAFETY**



**EQUESTRIAN AMENITIES/
TRAIL MANAGEMENT**



**NEIGHBORHOOD
IDENTITY/CHARACTER
PRESERVATION**



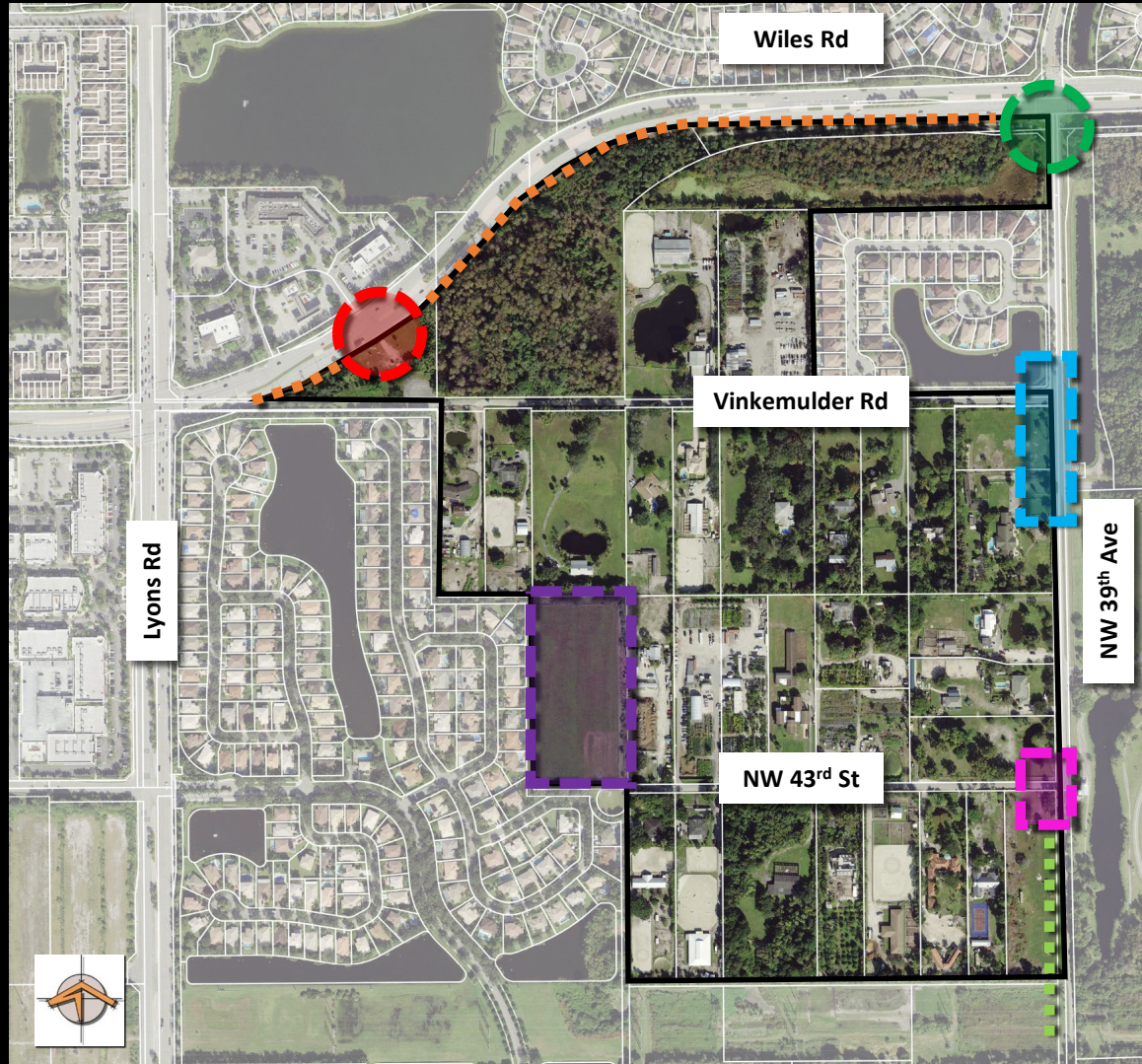
**INFRASTRUCTURE/
CONNECTIVITY
IMPROVEMENTS**



**ENVIRONMENTAL AND
COMMUNITY CONCERNS**



KEY RECOMMENDATIONS



- BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE
- INTERSECTION IMPROVEMENTS
- MULTI-USE RECREATION TRAIL
- INTERSECTION IMPROVEMENTS
- CITY-OWNED 5 ACRE PROPERTY
- ACCESS CONTROL ALONG WILES ROAD
- PROHIBIT ACCESS ALONG WILES ROAD



BEAUTIFICATION AT NEIGHBORHOOD ENTRANCE

Proposed Textured Materials Crosswalk

Proposed Entrance Feature Signage

Proposed Enhanced Landscaping

Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail



INTERSECTION IMPROVEMENTS AT VINKEMULDER ROAD

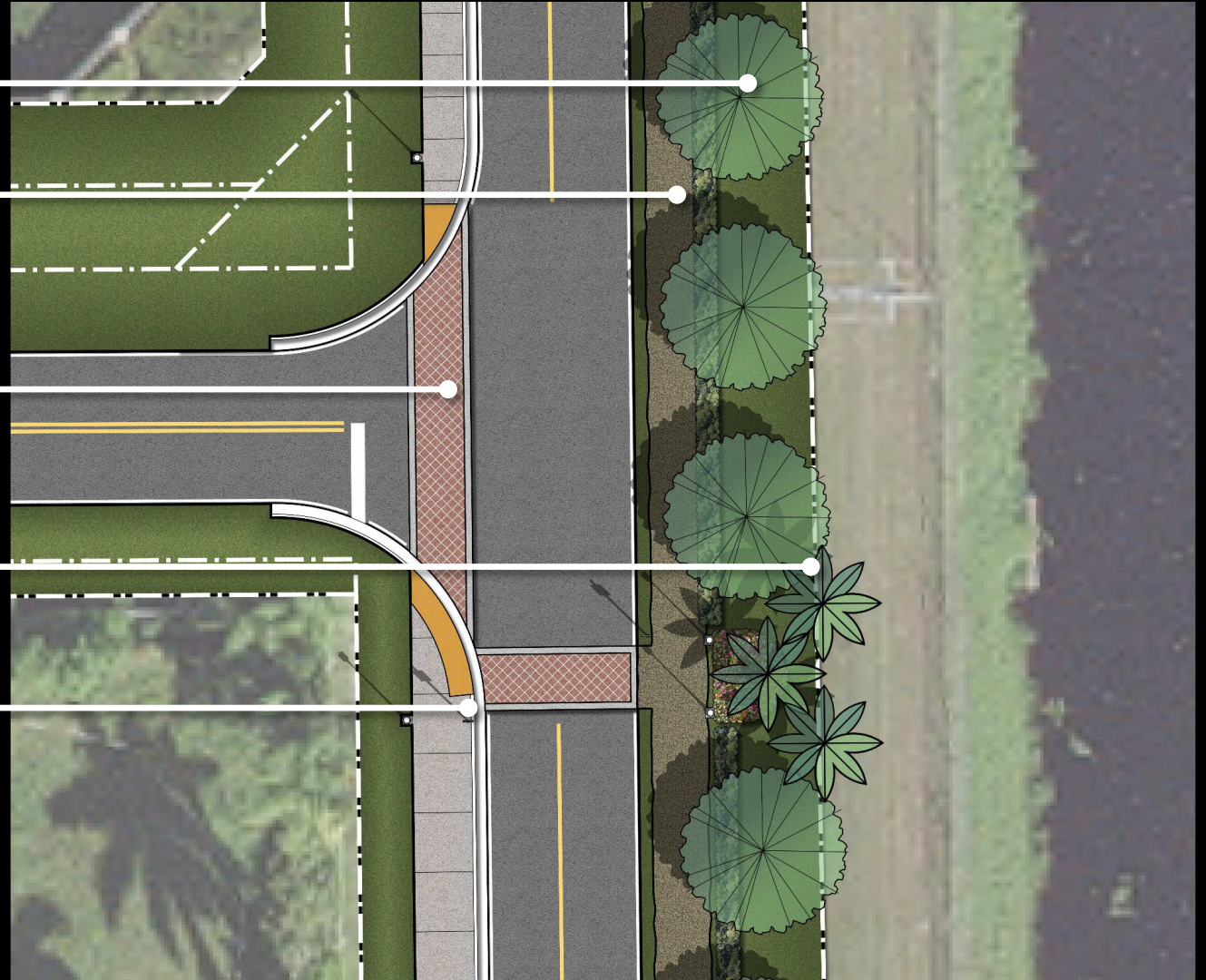
Proposed Trail Landscaping

Proposed Enhanced Multi-use Trail

**Proposed Textured Materials
Crosswalks**

Proposed Enhanced Landscaping

Proposed Horse X-ing Lights and Signs



INTERSECTION IMPROVEMENTS AT NW 43RD STREET

Proposed Trail Landscaping

Proposed Enhanced Landscaping

Proposed Textured Materials Materials
Crosswalk

Proposed Entrance Feature Signage

Proposed Horse X-ing Lights and Signs

Proposed Enhanced Multi-use Trail

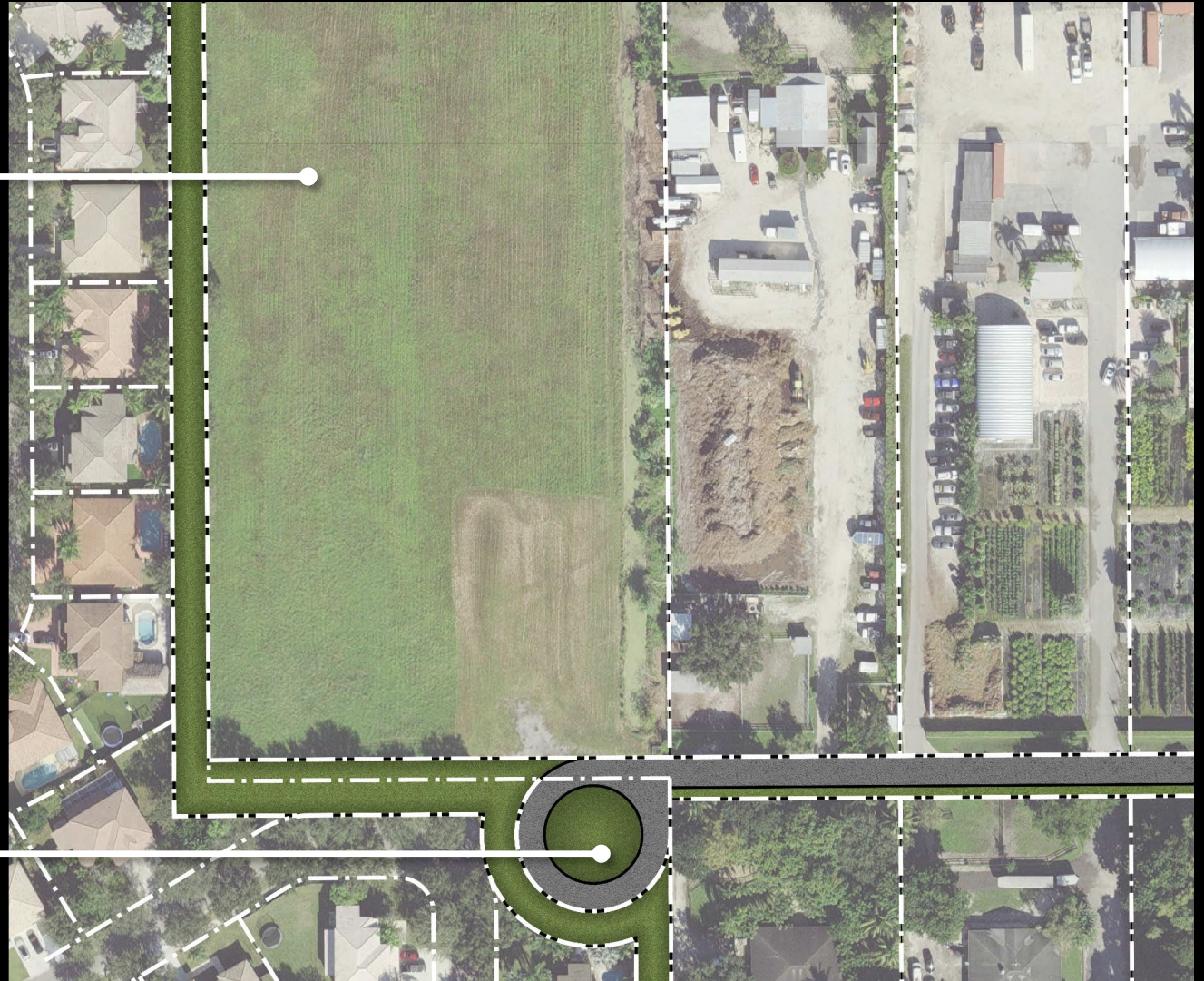
Existing Concrete Greenway



CITY-OWNED 5 ACRE PARCEL AND PROPOSED TURNAROUND

City-Owned 5 Acre Parcel

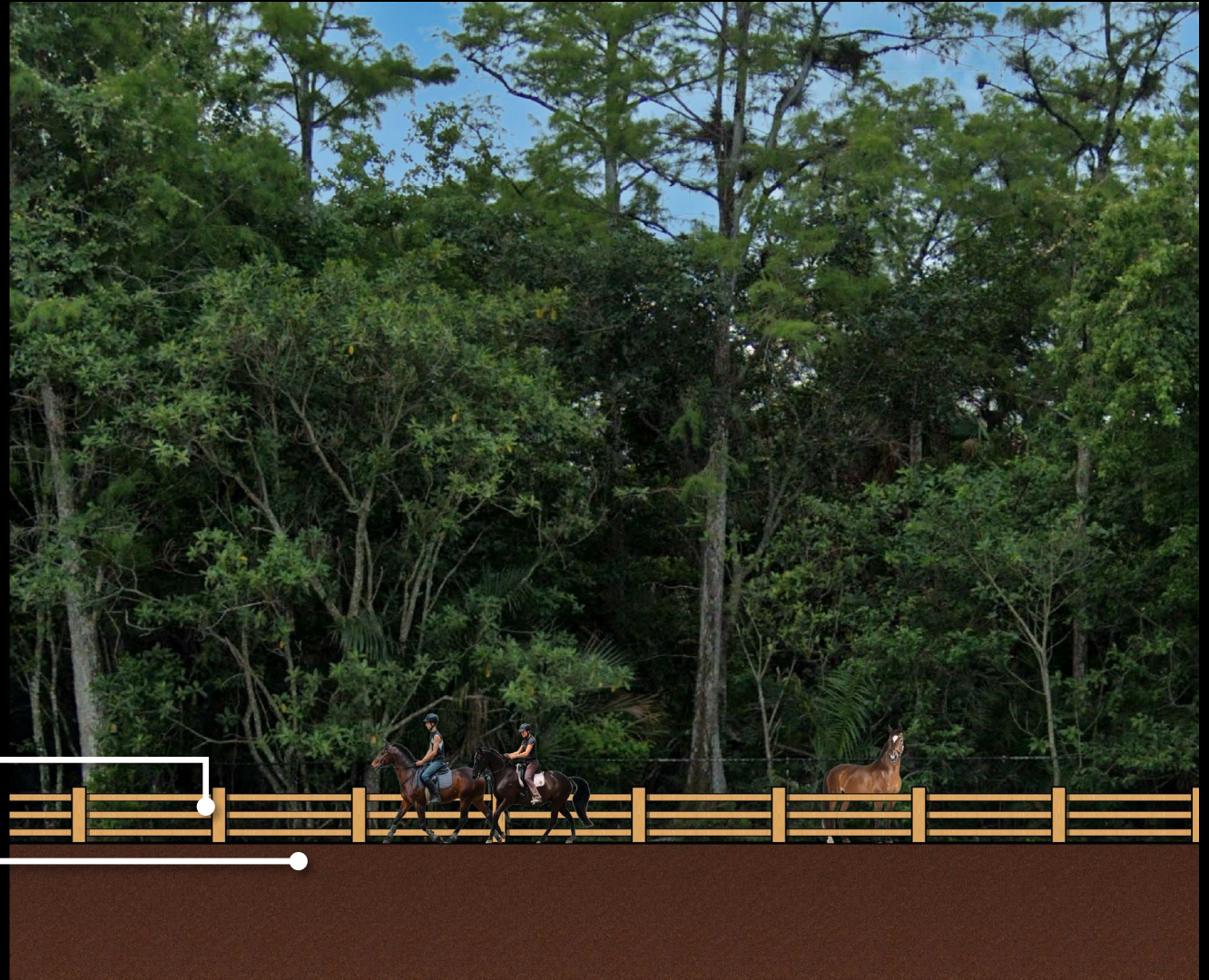
Potential Turnaround Area



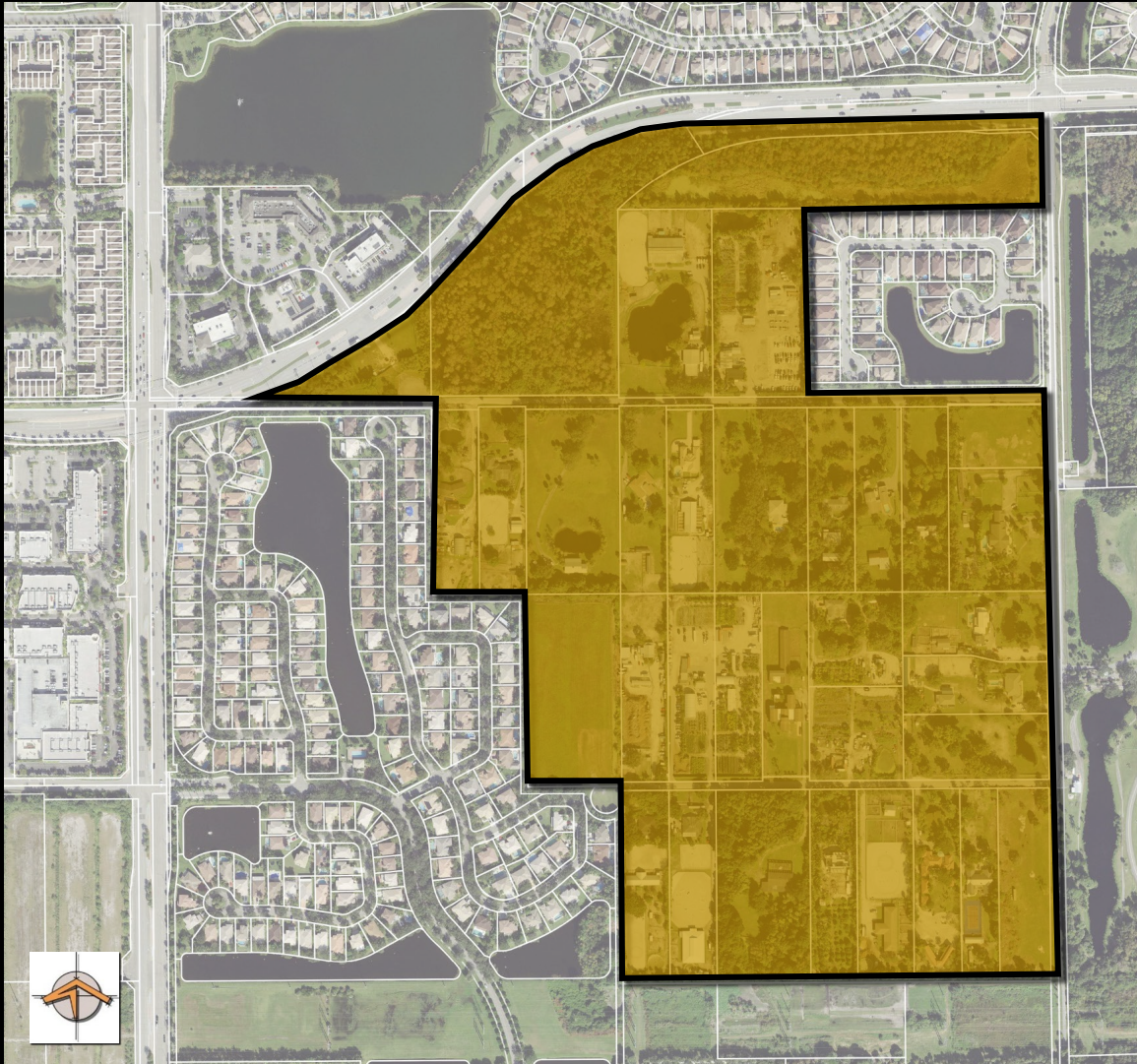
ACCESS CONTROL ALONG WILES ROAD

Proposed Horse Control Fence

Existing Equestrian Trail Along Wiles Rd





VINKEMULDER EQUESTRIAN NEIGHBORHOOD ZONING OVERLAY DISTRICT




- Adopts the input and recommendations from the Master Plan
 - Preserve and enhance equestrian character and rural ambiance
- Aligns with Community's vision
 - Promotes safe, responsible and equestrian-focused community
- Reinforces community identity without imposing additional restrictions on property owners through land development regulations

VINKEMULDER NEIGHBORHOOD IMPROVEMENTS

Vinkemulder Neighborhood Improvements

STRATEGIC GOAL:	Enhance Community Health, Safety, and Well-Being	START DATE:	10/2026	LOCATION:	Vinkemulder Area
STATUS:	Upcoming Project	COMPLETION DATE:	10/2028		
PRIORITY:	III 	ACCT. NUMBER:	TBD		
DEPARTMENT:	Utilities & Engineering	PROJECT CODE:	TBD		
PROJECT TYPE:	Non-Recurring	PROJECT COST:	\$250,000		

DESCRIPTION/JUSTIFICATION:

The purpose of this CIP is to ensure that the 2024 zoning overlay study recommendations are implemented. The programmed improvements are intended to guide the development of the Vinkemulder Neighborhood, preserving and enhancing its unique equestrian character and rural ambiance. This purpose will be fulfilled by:

- 1) Ensuring that any redevelopment within the area aligns with the community's vision
- 2) Balancing sustainable development with preserving the neighborhood's cultural identity
- 3) Emphasizing equestrian activities and amenities
- 4) Promoting a safe, environmentally responsible, and equestrian-focused community. The Vinkemulder Equestrian Neighborhood Zoning Overlay (District) seeks to maintain the neighborhood's residential and recreational nature while enhancing traffic safety and circulation infrastructure, and environmental quality, ensuring a harmonious and vibrant community for its residents

FUNDING SOURCES:

FUND	FY25	FY26	FY27	FY28	FY29	TOTAL	Previously Budgeted	Revenue as of 6/30/24
Capital Project Financing Fund (32)	\$0	\$250,000	\$0	\$0	\$0	\$250,000	\$0	\$0
TOTAL	\$0	\$250,000	\$0	\$0	\$0	\$250,000	\$0	\$0

PROJECT COMPONENTS:

CATEGORY	FY25	FY26	FY27	FY28	FY29	TOTAL	Previously Budgeted	Expenses as of 6/30/24
Plans and Studies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Construction	0	250,000	0	0	0	250,000	250,000	0
Equipment /Other	0	0	0	0	0	0	0	0
TOTAL	\$0	\$250,000	\$0	\$0	\$0	\$250,000	\$250,000	\$0

OPERATING IMPACT:

CATEGORY	FY25	FY26	FY27	FY28	FY29	TOTAL	OTHER INFORMATION:
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	
Operating	0	0	0	0	0	0	
Capital Outlay	0	0	0	0	0	0	
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	

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- CIP Budgeted \$250,000 to design and construct recommended master plan improvements:
 - Landscape beautification and Signage at neighborhood entrance at Wiles Rd and NW 39th Ave
 - Intersection crossing enhancements along NW 39th Ave
 - Multi-Use Recreational Trail Enhancements
 - Fencing or access control to protect trails near Wiles Rd
- FY26 CIP Budget will be further defined once master plan is adopted and more refined project cost estimates are completed by the City.

The background is a photograph of a dense forest. Sunlight filters through the thick canopy of green leaves, creating a dappled light effect. Several dark, horizontal tree branches are visible, some crossing the frame. The overall color palette is dominated by various shades of green, from deep forest greens to lighter, sunlit areas.

THANK YOU