





# 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

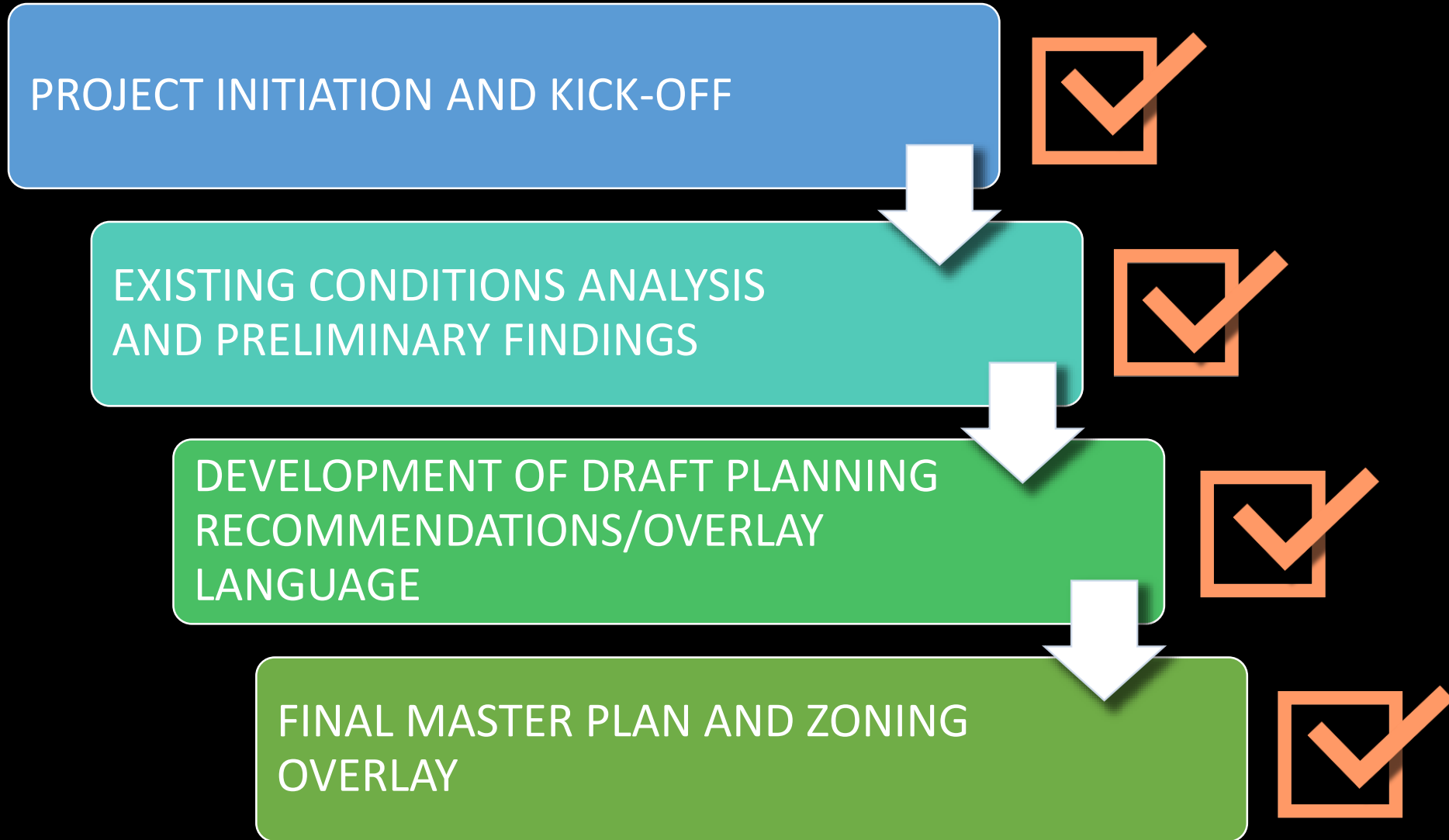
## FOCUS OF ZONING OVERLAY

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

## KEY OBJECTIVES

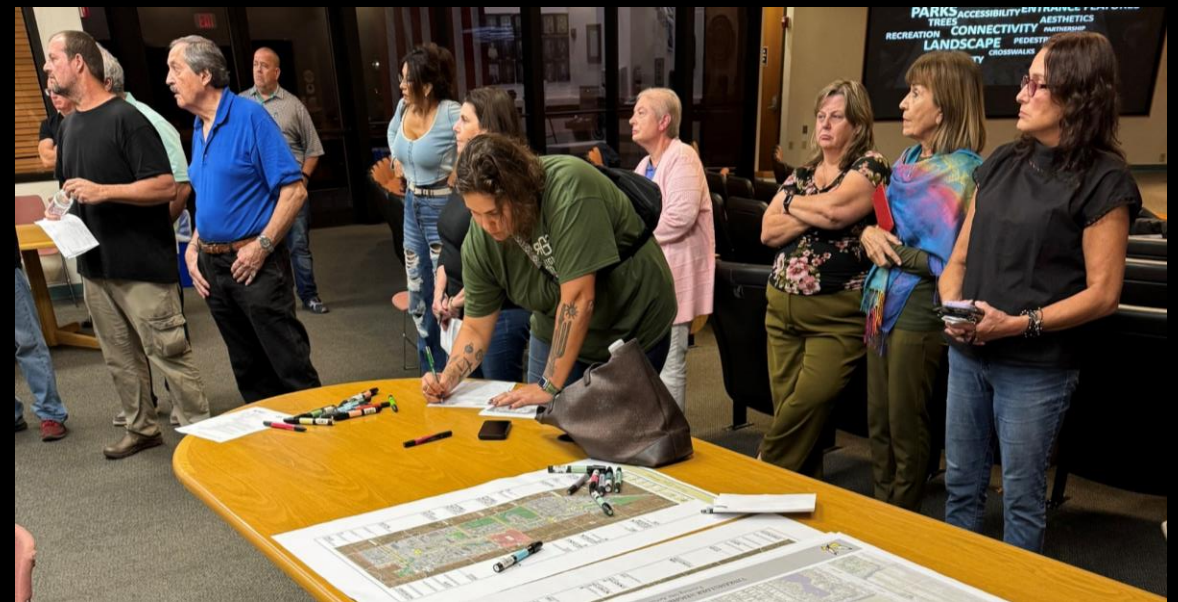
- Protect the area's unique identity
- Promote sustainable, low impact development that respects the neighborhood's character
- Enhance safety, mobility and quality of life

# KEY PROJECT MILESTONES



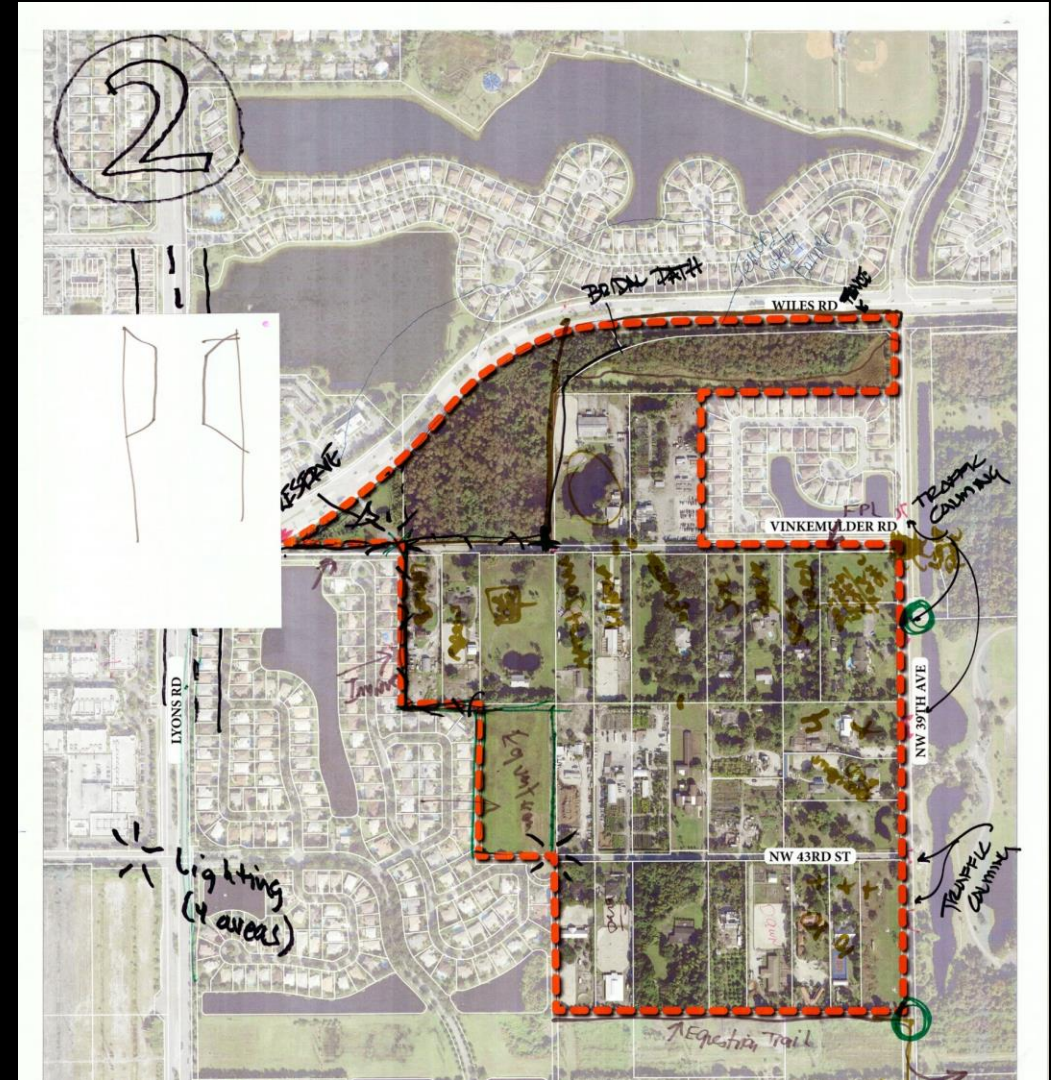
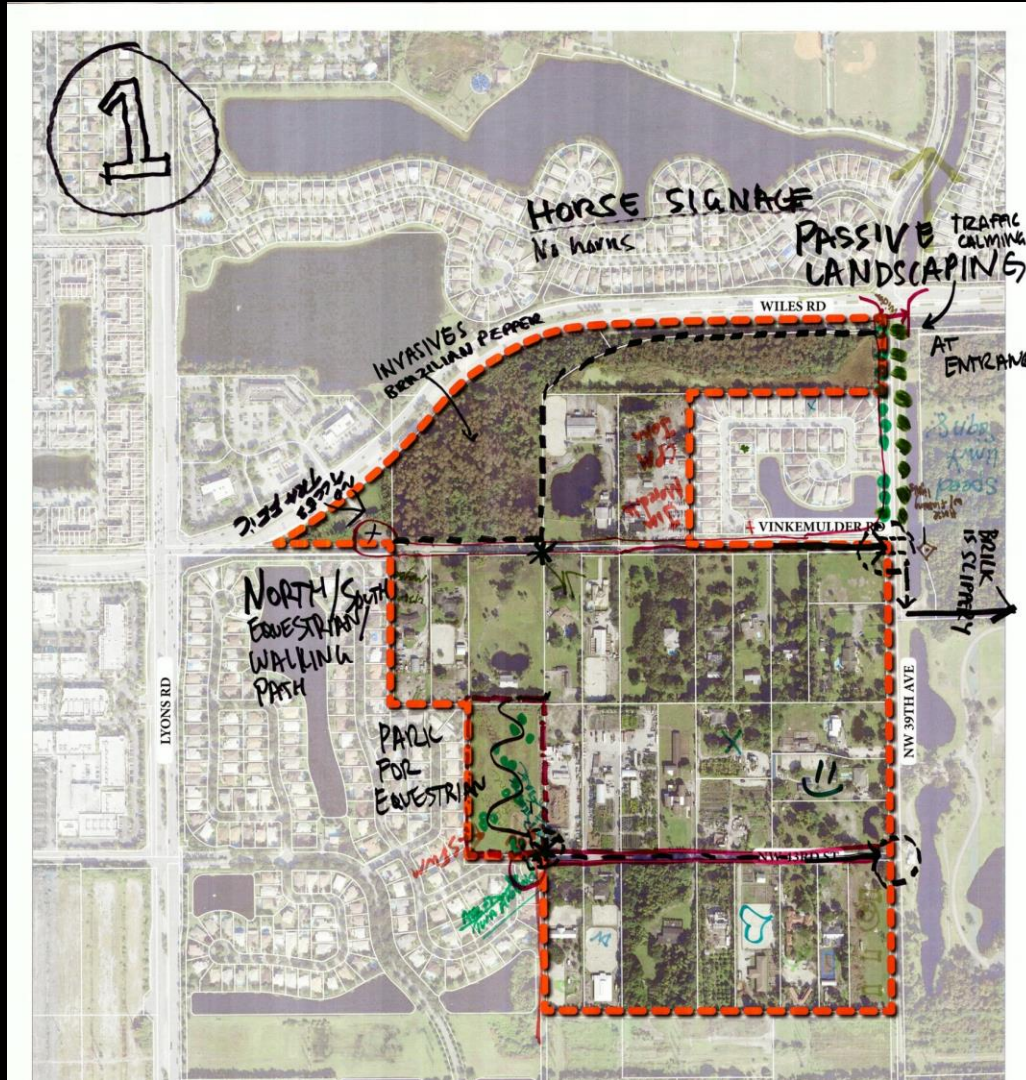


# COMMUNITY ENGAGEMENT





# 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

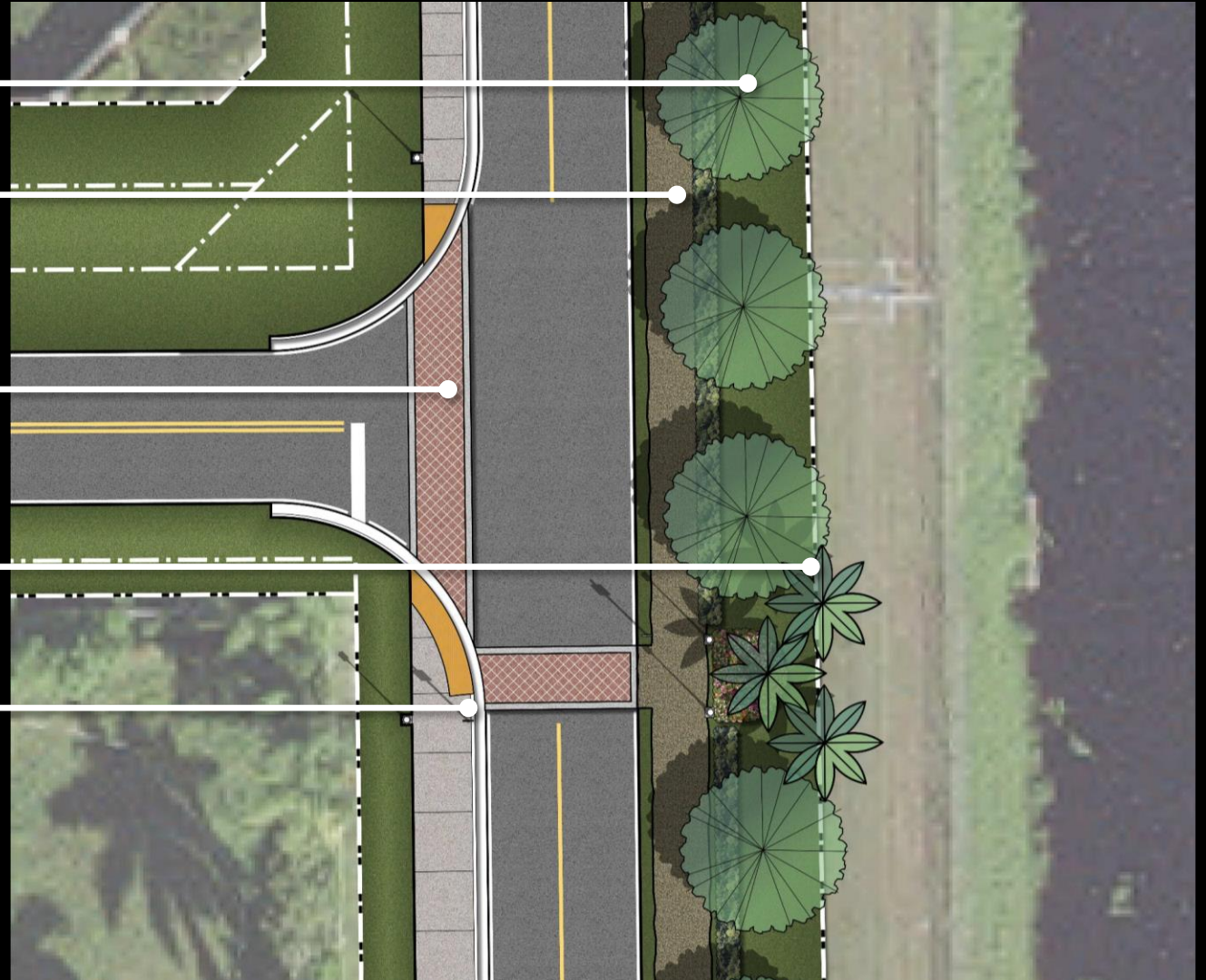
**Proposed Trail Landscaping**

**Proposed Enhanced Multi-use Trail**

**Proposed Textured Materials  
Crosswalks**

**Proposed Enhanced Landscaping**

**Proposed Horse X-ing Lights and Signs**





# INTERSECTION IMPROVEMENTS AT NW 43<sup>RD</sup> 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

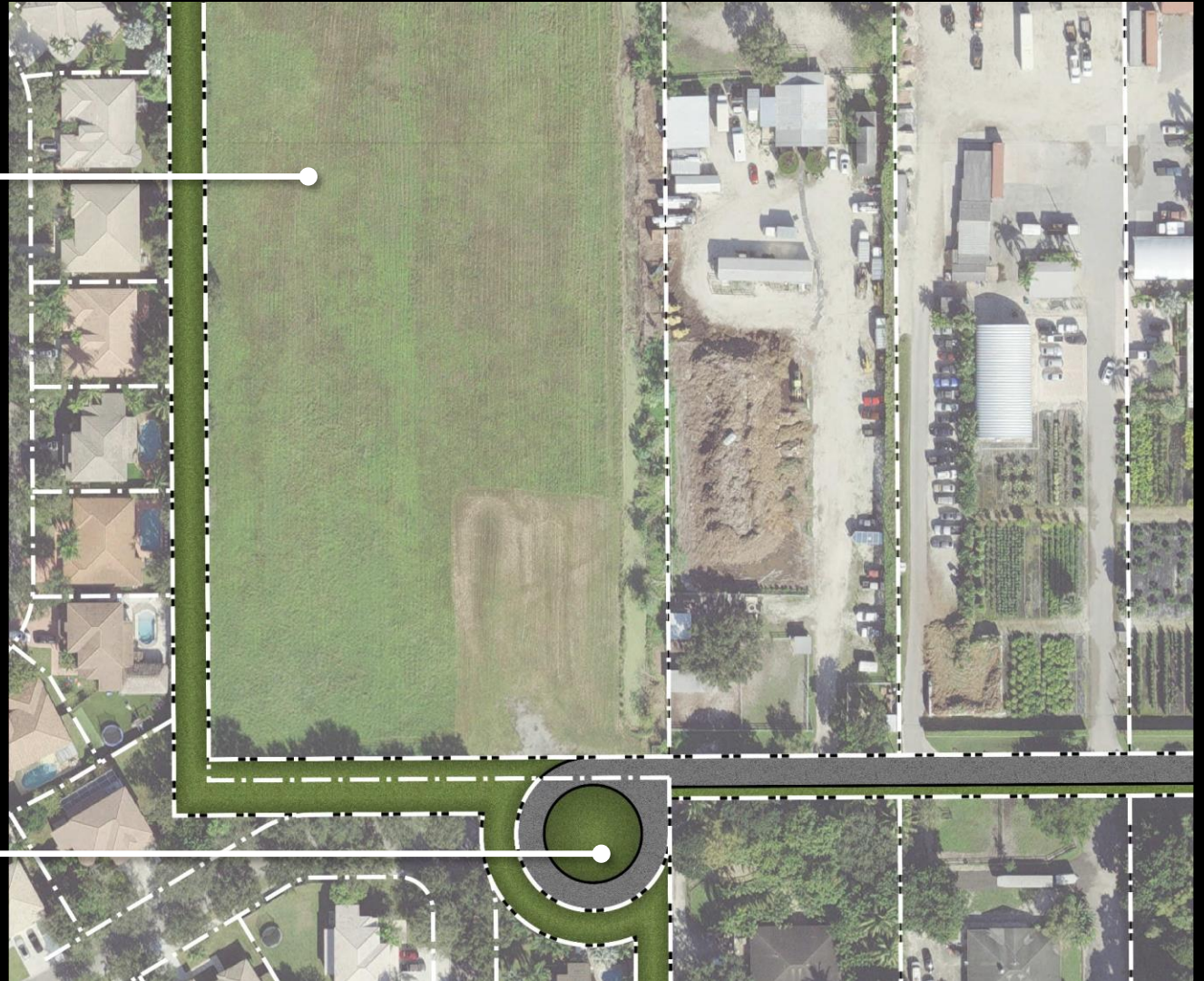




# CITY-OWNED 5 ACRE PARCEL AND PROPOSED TURNAROUND

City-Owned 5 Acre Parcel

Potential Turnaround Area





# ACCESS CONTROL ALONG WILES ROAD

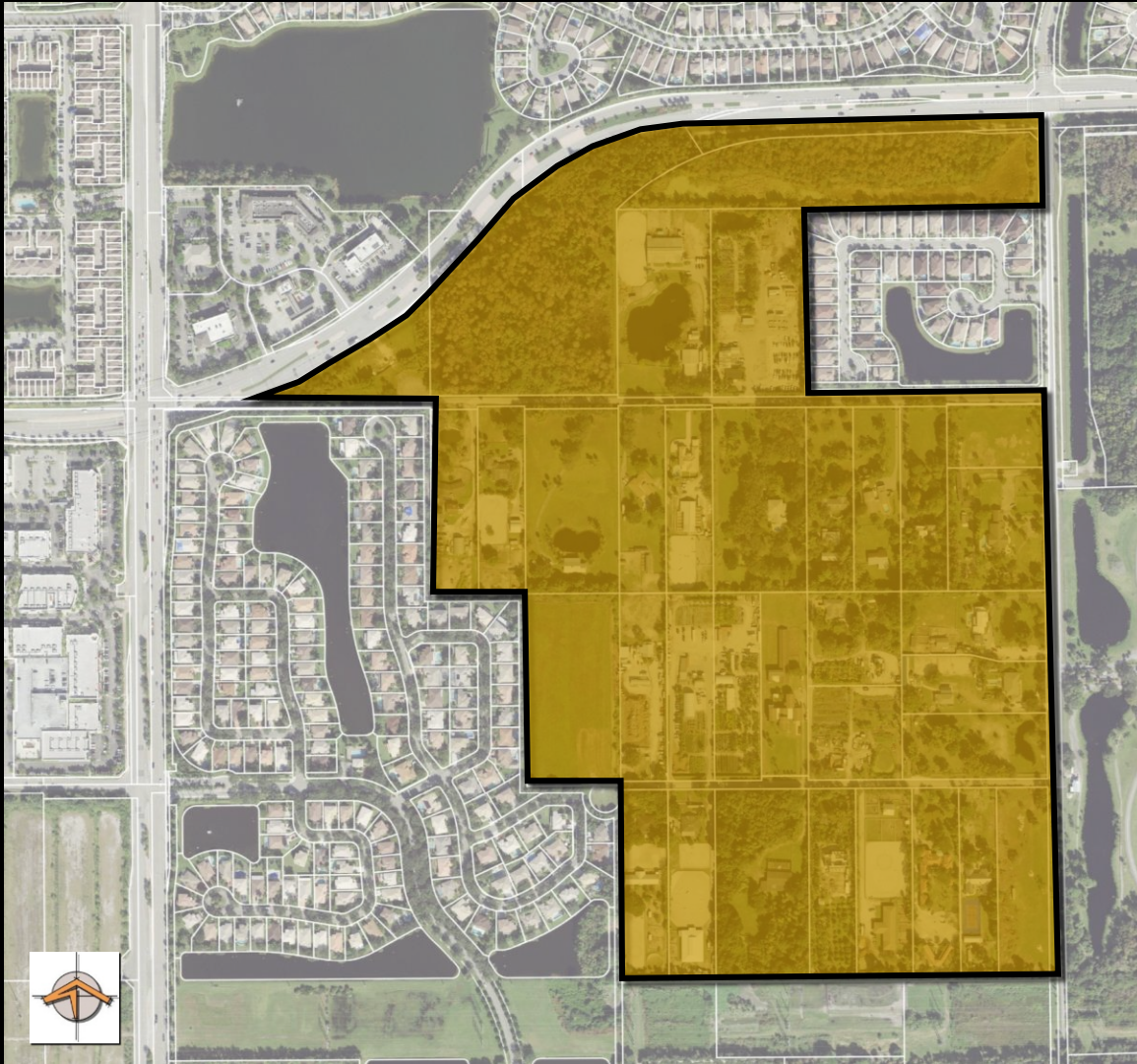
Proposed Horse Control Fence

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	<div>LOCATION:</div> <div>Vinkemulder Area</div> 
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:

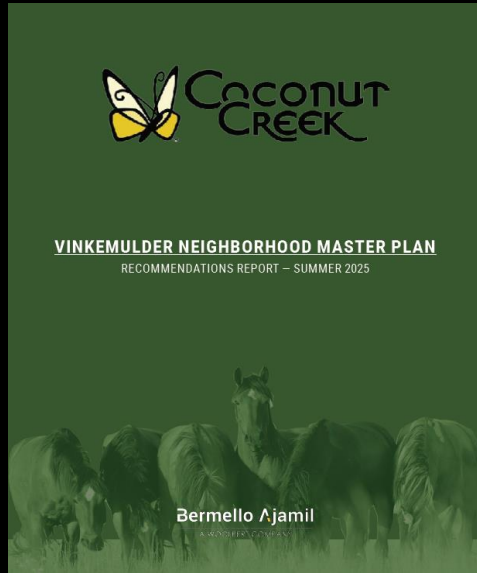
CATEGORY	FY25	FY26	FY27	FY28	FY29	TOTAL	OTHER INFORMATION:
Personnel	\$0	\$0	\$0	\$0	\$0	\$0	
Operating	0	0	0	0	0	0	
Capital Outlay	0	0	0	0	0	0	
TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	

383

- CIP Budgeted \$250,000 to design and construct recommended master plan improvements:
  - Landscape beautification and Signage at neighborhood entrance at Wiles Rd and NW 39<sup>th</sup> Ave
  - Intersection crossing enhancements along NW 39<sup>th</sup> Ave
  - Multi-Use Recreational Trail Enhancements
  - Fencing or access control to protect trails near Wiles Rd
- FY27 CIP Budget will be further defined once master plan is adopted and more refined project cost estimates are completed by the City.



# STAFF FINDINGS AND RECOMMENDATIONS



## City Staff Findings:

1. The rezoning and overlay ordinance is consistent with the rezoning standards in Sec. 13-36 of the Land Development Code.
2. The master plan, rezoning and overlay ordinance is consistent with the goals, objectives, and policies of the City's Comprehensive Plan.

## Planning & Zoning Board Recommendation:

The Planning and Zoning Board held two public hearings, approving the master plan, overlay ordinance and zoning map amendment on February 12, 2025.

## Staff Recommendation:

1. Adopt the Vinkemulder Neighborhood Master Plan
2. Amend Section 13-319, "Zoning Overlay Areas," of the City's Land Development Code to create the "Vinkemulder Equestrian Neighborhood Overlay Area"
3. Approve a zoning map amendment (rezoning) to delineate the boundaries of the overlay area without changing the underlying zoning designations or permitted uses



The background of the image is a lush, green forest. Sunlight filters through the dense canopy of leaves, creating a dappled light effect. A prominent, dark tree branch runs horizontally across the upper portion of the frame. The overall color palette is dominated by various shades of green, from deep forest greens to lighter, sunlit areas.

**THANK YOU**