

ARTICLE 16

ISSUES OF IMPORTANCE

Certain issues in the urban development process are considered and perceived more critically in one community than they are in another. In El Dorado the following are noteworthy and should be included in the rationale of project formulation and perception, either by the potential developer or by the interested citizenry.

1. El Dorado has a pleasant and built-up residential community adjacent to the historic downtown. Conversion of property to commercial use at the fringe of the commercial and office districts, therefore, must be done in a compatible way that retains the strength of the residential area.
2. Stronger emphasis is placed on landscaping of the premises, the screening of unsightly elements such as trash bins, mechanical equipment, service areas, and parking lots. The new site plan review process includes a landscape plan submittal.