

Appendix IV-E Existing and Planned Land Use in 5-Year Stages

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential									
Low Density Residential	2	4	7636	7700	7800	7900	8000	8133	497
Medium Density Residential	4.1	12	256	305	355	400	450	547	291
High Density Residential	12	no max.	340	327	312	297	290	282	-58
Mixed Use Primarily Residential (25% residential)	12	no max.	5	22	32	44	50	93	88
C/I Land Uses	Est. Employees/Acre								
Commercial		37	379	363	351	340	332	327	-52
Industrial		21	477	468	358	303	248	188	-289
Office			580	580	500	400	300	253	-327
Mixed Use Primarily C/I (see Major Change Sites table below for additional detail)			0	881	881	881	881	881	881
Extractive			0	0	0	0	0	0	0
Public/Semi Public Land Uses									
Institutional			618	618	625	640	650	655	37
Parks and Recreation			547	585	585	585	585	587	40
Open Space			721	700	625	550	425	376	-345
Roadway Rights of Way			2797	2810	2820	2840	2860	2988	191
Utility			0	0	0	0	0	0	0
Railroad			85	85	85	85	85	85	0
Airport			0	0	0	0	0	0	0
Subtotal Sewered			14,441	15444	15329	15265	15156	15395	
Undeveloped									
Wetlands			2073	2073	2073	2073	2073	2073	0
Open Water, Rivers and Streams			664	664	664	664	664	664	0
Total			18,066	18,066	18,066	18,066	18,066	18,066	

Notes:

- (1) The city is entirely within the urban service area
- (2) In 2000 (existing) commercial/office was grouped as commercial
- (3) In 2000 mixed use is grouped individually as commercial/industrial

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Major Change sites (as identified in Appendix IV - B)

Major Change sites - total acreage and expected 2030 residential land percentage	Allowed housing density range units/acre		Existing (2000)	2010	2015	2020	2025	2030
	minumum	maximum	Expected redevelopment acreage of major change sites					
A - (45 acres); (No Residential)	-	-		0	0	15	30	45
B - (88 acres); (No Residential)	-	-		0	20	40	60	88
Ca - (12 acres); (90% residential)	20	no max.		0	6	12	12	12
Cb - (13 acres); (No residential)	-	-		0	6	13	13	13
Cc - (13 acres); (80% residential)	20	no max.		0	13	13	13	13
E - (27 acres); (No residential)	-	-		0	0	27	27	27
F - (18 acres); (50% residential)	30	no max.		0	0	18	18	18
G - (22 acres); (80% residential)	30	no max.		0	0	0	11	22
H - (4 acres); (No residential)	-	-		0	0	4	4	4
I - (28 acres); (80% residential)	20	no max.		0	6	12	20	28
Opus - (551 acres); (500 total DU)	20	no max.		0	20	100	150	200