Comprehensive Plan Overview
Phasing of Neighborhood Plans

Committee of the Whole

December 14, 2011
Comprehensive Plan

- Adopted March 24, 2009
- Consistency
- Neighborhood Plans - Appendix
- Policy on Urban Service Area Expansion
- Phasing of Neighborhoods
### Vacant Developable Land within Urban Service Area

- **1,184.3 net developable acres**
  - Residential: 463.0 acres (39.1%)  
  - Business: 139.5 acres (11.8%)  
  - Mixed Use: 170.1 acres (14.4%)  
  - Industrial: 24.9 acres (2.1%)  
  - Park Space: 98.5 acres (8.3%)  
  - ROW: 128.7 acres (10.9%)  
  - Stormwater Mgmt.: 8.7 acres (0.7%)  
  - Redevelopment: 150.9 acres (12.7%)

Excludes planned environmental corridors and unplanned wood lots.
Of the multi/condo residential, approved comprehensive development plans call for 48 single family pads (ex. Harlan Hills/Capital Heights), 32 duplex pads, 3 - four unit pads, 4 - sixteen unit pads, 1 - eighteen unit pad, and 18 multi family lots with no current approved plans.

The redevelopment and infill numbers do not include the newly approved Arrowhead plan or the Pines and Fairways / Fitchburg Ridge property.
Vacant Unplatted Land w/in USA – Outside Planned Neighborhoods

- 325.6 net developable acres
  - Residential 240.9 acres
    - LDR 184.8 acres
    - MDR 17.6 acres
    - HDR 38.5 acres
  - Business 9.5 acres
  - Mixed Use 15.6 acres
  - Industrial 24.9 acres
  - Park Space 34.7 acres

Land use acres are based on the approved Future Land Use Plan within the Comprehensive Plan – excludes Nine Springs & the northern portion of McGaw Park Neighborhood.
Acres are based on the March 16, 2011 Article 3 Plan. T1 lands are not developable and are not included in the acreage numbers.
**Vacant Unplatted Land w/in USA – N. McGaw Park Neighborhood**

- **224.8 net developable acres**
  - Residential 68.6 acres
    - R2 35.5 acres
    - TOD 33.1 acres
  - TOD Retail & Office 20.9 acres
  - Transit Station 4.8 acres
  - Business Park 61.8 acres
    - 29 acres on existing development
  - Park Space 21.7 acres
  - ROW 67.3 acres
  - Stormwater Mgmt. 8.7 acres

R2 lands are at a minimum average of 10 units/acre. TOD residential is projected to have ~18 units/acre.

Approved environmental corridor as part of the USA approval is not developable and is not included in the acreage numbers.
R1 lands are at a minimum of 5 units/acre, R2 lands are at a minimum average of 10 units/acre and Mixed Use residential is at ~10 units/acre.

Planned environmental corridor is not developable and is not included in the acreage numbers.
R1 lands are at a minimum of 5 units/acre, R2 lands are at a minimum average of 10 units/acre and Mixed Use residential is at ~8 units/acre.

Existing residential and commercial, Northeast Neighborhood Green Space and Agriculture are not developable and are not included in the acreage numbers.
Neighborhood Plan has not been developed; however, discussions are occurring with the property owners for this neighborhood to possibly be studied in 2012. This neighborhood plan would consist of an expansion of the commerce park (industrial) in the west and residential in the east by the schools.
Phasing of Neighborhood Plans

- Contiguity with existing urban development
- Relative location to sanitary and water lines
- Anticipated costs for major public infrastructure
- Demand for specific land use
- Ability to service (police, fire, EMS, etc.)
- CARPC & DNR Approval

Policy guidelines to use to phase the neighborhood plans to request for an urban service area expansion (ex. N. McGaw Neighborhood, 2010.)
Comprehensive Plan sets the policy that the urban service can provide up to a 20-yr urban service boundary with a 5-yr flexibility factor at a rate of 75 acres/yr. Flexibility factor is added for the lands, which existing landowners are not ready to develop in the immediate future.
Projected that future development within the next 15+ years would be occurring in the existing USA, Northeast Neighborhood, and the western portion of the Stoner Prairie Neighborhood. Farmland Preservation Plan is updated every 10 years to adjust for the next 15+ years of development to be consistent with the Comprehensive Plan.
The City will not be bringing in all of the neighborhoods into the urban service area at one time. As we phase the process to bring the neighborhoods into the urban service area, the three full neighborhoods and existing urban service area will be able to accommodate development out 25+ years. The major decision is what areas need to be brought in first to meet early demand.
The forecasted land use demand table from the Comprehensive Plan projects the acreage for each land use out to 2030. Residential acres are based on an average density of 7 units/acre. Business acreage demands are based on the City meeting the employment demand of the community, based on increased workforce population projections and floor area ratios of Management @ 0.28, Service @ 0.25, Sales-Office @ 0.22 and Industrial @ 0.20.

Other land use factors follow past growth trends, except parkland, which is assumed at 65% of the required park dedication and the remaining 35% covered by fee in lieu.

The total forecasted numbers for each 5 year time frame are below the City policy of 75 acres/yr.

Compare our forecasted with what is currently vacant and planned in the USA and future planned land use in current USA and planned S. McGaw & Northeast Neighborhoods. (Does not include Stoner Prairie, as not yet planned).

Residential and business acres will be reduced once platted to take into account streets, stormwater, utilities and parks.
Development Policy

- Maximum average of 75 acres per year of new development
  - Development is defined as residential, business, commercial, industrial, institutional uses, streets, stormwater systems and parkland dedication.
- Based on a rolling 5-year average
- 25.1 acres have been developed in the last two years
## Land use Table

### Comprehensive Plan 75-acre per year Average

<table>
<thead>
<tr>
<th></th>
<th>2009*</th>
<th>2010**</th>
<th>2011***</th>
<th>Acreage Change</th>
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<tbody>
<tr>
<td></td>
<td>Acres</td>
<td>Percent Developed Total</td>
<td>Acres</td>
<td>Percent Developed Total</td>
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<tr>
<td>Residential</td>
<td>2,872.9</td>
<td>42.8%</td>
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<td>42.9%</td>
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<tr>
<td>Single-Family</td>
<td>2,196.3</td>
<td>35.2%</td>
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<td>35.2%</td>
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<tr>
<td>Two-Family</td>
<td>107.7</td>
<td>1.7%</td>
<td>107.7</td>
<td>1.7%</td>
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<tr>
<td>Multifamily</td>
<td>386.9</td>
<td>5.9%</td>
<td>372.7</td>
<td>6.6%</td>
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<tr>
<td>Commercial</td>
<td>479.1</td>
<td>7.7%</td>
<td>481.1</td>
<td>7.7%</td>
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<td>Industrial / Extractive</td>
<td>583.3</td>
<td>9.3%</td>
<td>583.3</td>
<td>9.3%</td>
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<tr>
<td>Transportation, Communications, Utilities</td>
<td>234.1</td>
<td>3.7%</td>
<td>234.1</td>
<td>3.7%</td>
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<tr>
<td>Street ROW</td>
<td>1,632.0</td>
<td>26.1%</td>
<td>1,632.0</td>
<td>26.1%</td>
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<tr>
<td>Institutional</td>
<td>297.6</td>
<td>4.8%</td>
<td>297.6</td>
<td>4.8%</td>
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<tr>
<td>Recreation</td>
<td>345.2</td>
<td>5.5%</td>
<td>345.2</td>
<td>5.5%</td>
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<tr>
<td>Total Developed Area</td>
<td>6,244.2</td>
<td>100.0%</td>
<td>6,256.7</td>
<td>100.0%</td>
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<td>Undeveloped Area</td>
<td>10,116.4</td>
<td>16,103.9</td>
<td>16,061.3</td>
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<td>Woodlands/Open Space/Vacant</td>
<td>4,890.2</td>
<td>4,877.7</td>
<td>4,865.1</td>
<td>-12.5</td>
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<td>Crop &amp; Pasture</td>
<td>11,226.2</td>
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<td>Water</td>
<td>144.9</td>
<td>144.9</td>
<td>144.9</td>
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<td>Total Area</td>
<td>22,505.5</td>
<td>22,605.5</td>
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<td>Developed Area as Percent of Total Area</td>
<td>27.7%</td>
<td>27.8%</td>
<td>27.9%</td>
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<td>Developed Acreage Increase</td>
<td>N/A</td>
<td>12.5</td>
<td>12.5</td>
<td></td>
</tr>
</tbody>
</table>

* Data as of June 1 of the year
Wrap-up

- Existing USA can accommodate 14 years of new development
- Neighborhood Plans provide outline for future land use development
- Expanding the USA is to be based on consistency, ability to service and land use demand
- CARPC & DNR USA approval is based on environmental and water quality management

Questions?