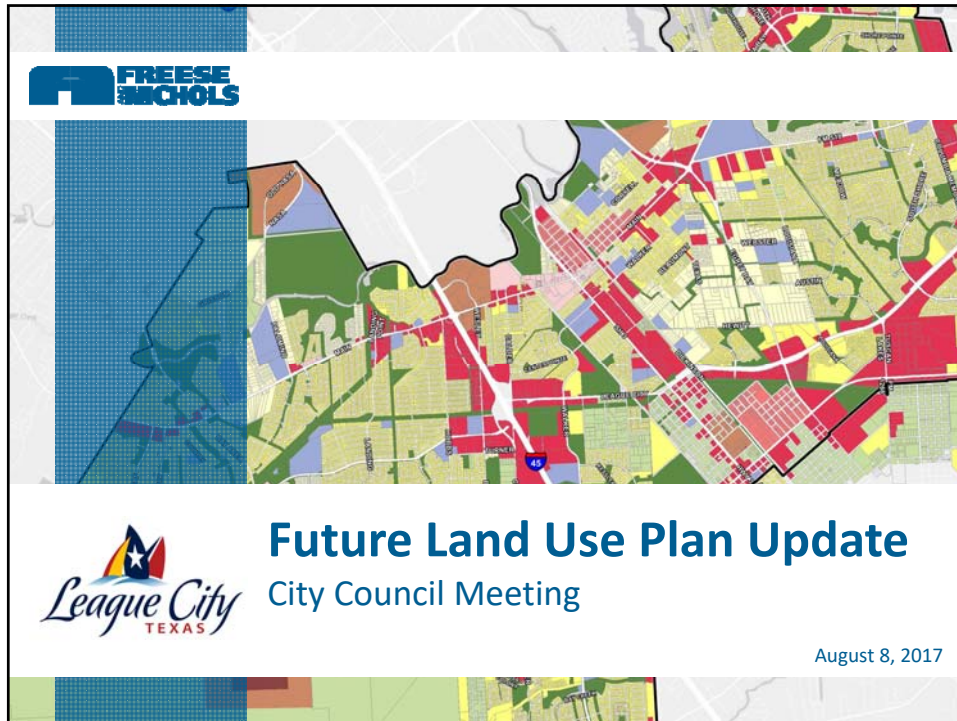
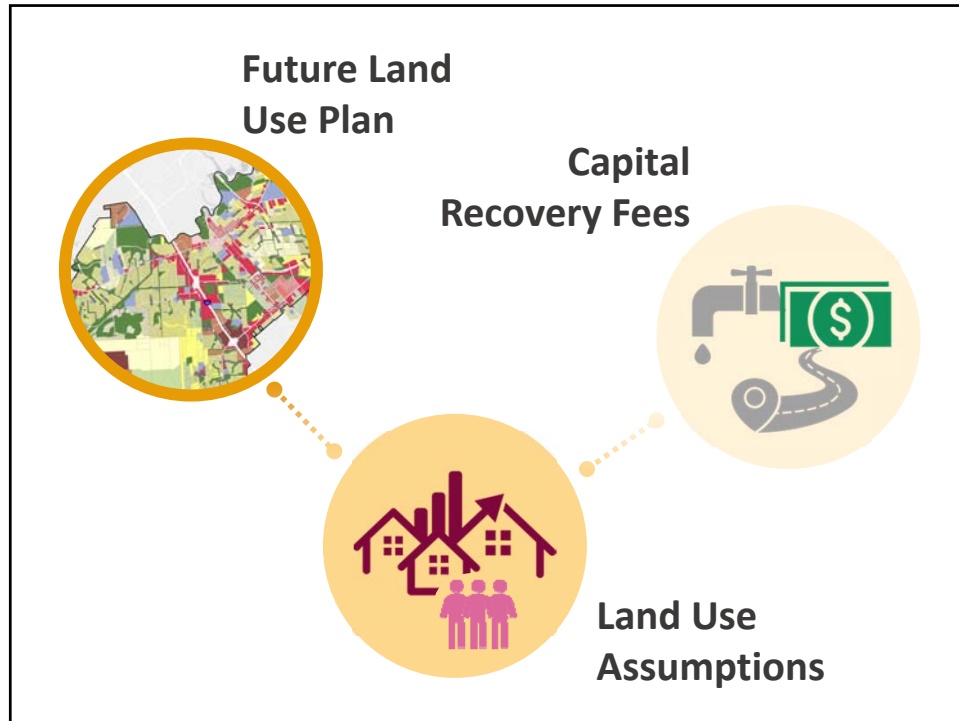


Future Land Use Plan & Land Use Assumptions Update
Staff Workshop
June 12, 2017



Agenda

- When we last met...
- The Process
- Future Land Use Plan Final Draft
- Review of Updates
- Next Steps



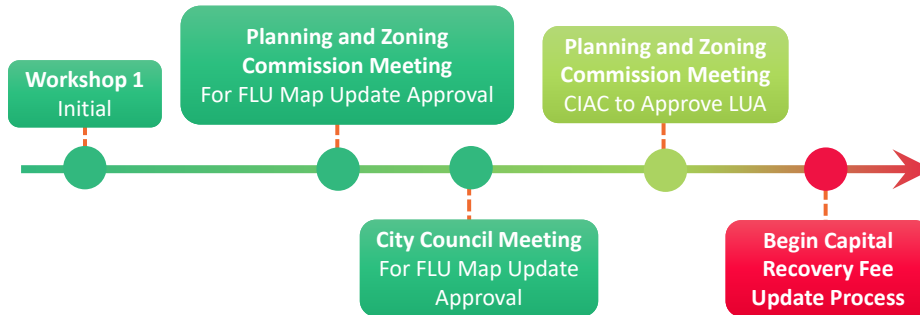
Land Use Assumptions

- 10-year growth projections for Capital Recovery Fees
- Based on trend/forecasted community growth
- Population/employment used to derive demand from future development
- Basis for CIP development



Why Update the FLUP?

- To keep the plan up to date with land use changes in City (every 5 years)



Process

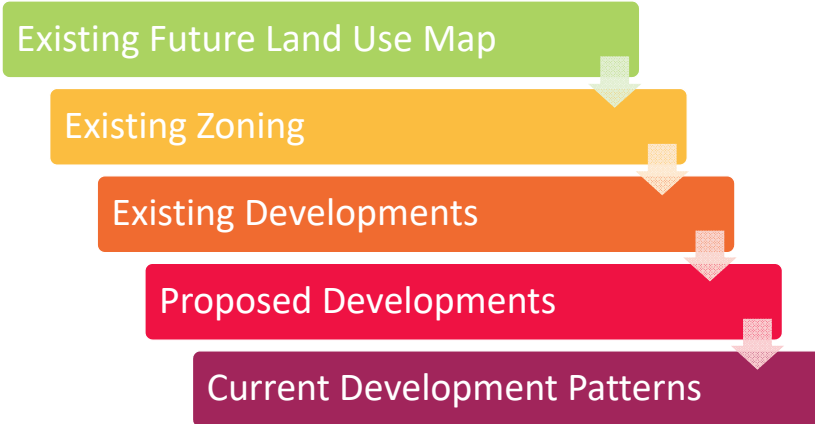
- City staff Workshop to discuss FLUP changes – June 12, 2017
- Presented initial updates to Future Land Use Plan – June 19, 2017
- Collected comments from P&Z and Staff
- Incorporated changes into updated map
- Here to present the new map for your consideration



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Process

To update the future land use map we looked at:

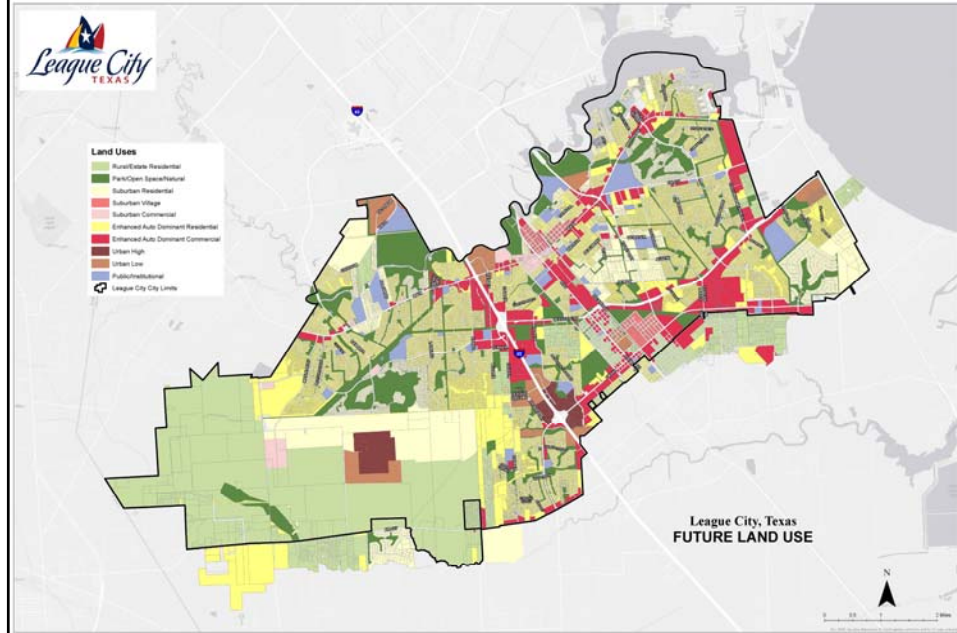


Land Use Designations

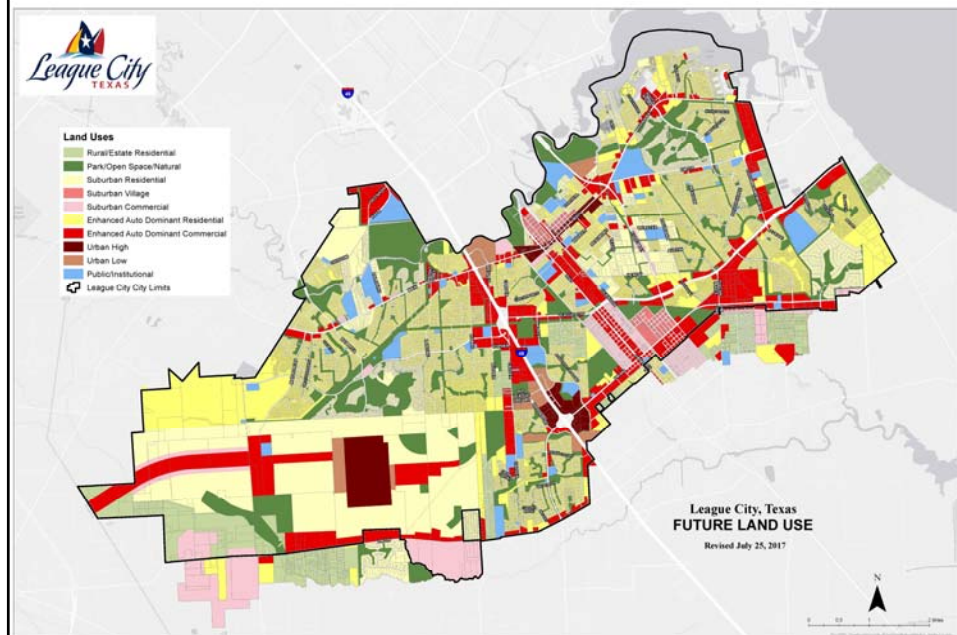
 Rural/Estate Residential Rural look and feel heavy emphasis is on maintaining large open spaces ranging from natural and agricultural land to well groomed estates.	 Enhanced Auto Dominant Residential Similar to suburban residential, but accommodating to automobiles in neighborhood design such as larger driveways, deeper front setbacks and dominant garages.
 Park/Open Space/Natural Spaces utilized for recreation and gathering. May be left in natural state or design for a specific recreational use.	 Enhanced Auto Dominant Commercial Focus on convenient access by automobile. Buildings are set back and parking areas dominate the sites. Primarily linear along major roadways as stand alone, "strip retail", or located in a commercial "center" format.
 Suburban Residential Blend of urban and rural character. Garden setting with focus on greenspace and limited density. Smaller Lot than Estate Residential.	 Urban High Captures essence of urban environment with high intensity use of land. Multiple stories with higher scale than Low Urban. Setbacks are nearly nonexistent and parking is almost exclusively located on-street or in parking structures.
 Suburban Village Reflects character of the Historic District and provides an opportunity for similar developments. Similar to Suburban Residential with greater emphasis on Historic District elements including intimate scale, limited density, a dynamic center and attractions	 Urban Low Destination for locals. Emphasizes pedestrian movement. Minimal setbacks, high lot coverage, and multiple story structures with less than 4 stories, and pedestrian scale details. Open space is typically highly functional may serve as gathering places.
 Suburban Commercial Commercial retail, office or industrial development dominated by green space with structures blended into the landscape with a campus feel. Parking is blended into the landscaping and signage complements the character.	 Public/Institutional Locations utilized for public or governmental purposes such as government offices, public facilities or schools.

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Current Future Land Use Map



Proposed Future Land Use Map



Future Land Use Plan & Land Use Assumptions Update
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Existing



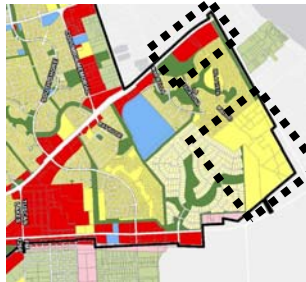
Proposed



Existing

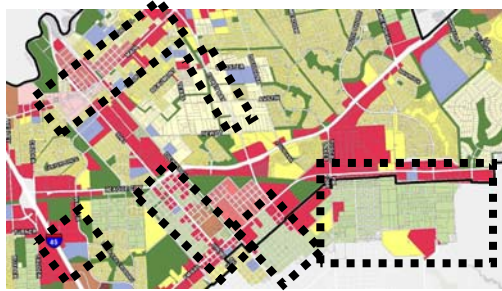


Proposed

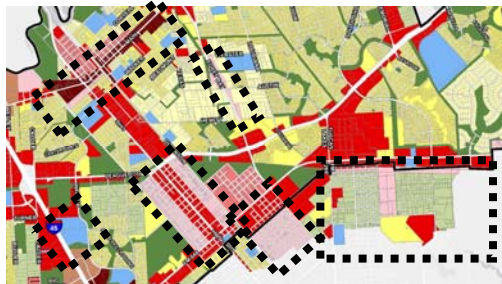


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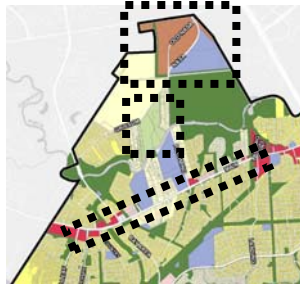
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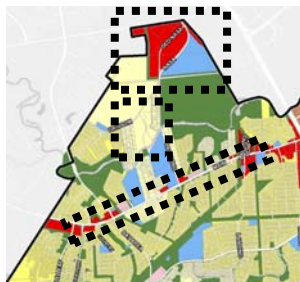
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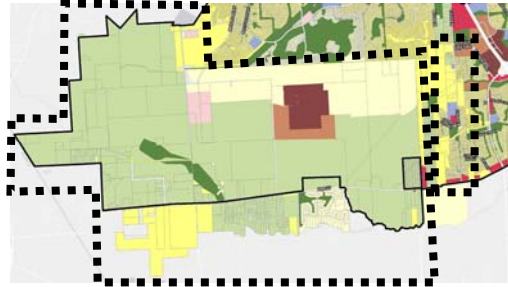


Proposed



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Existing



Proposed



Questions or Comments

