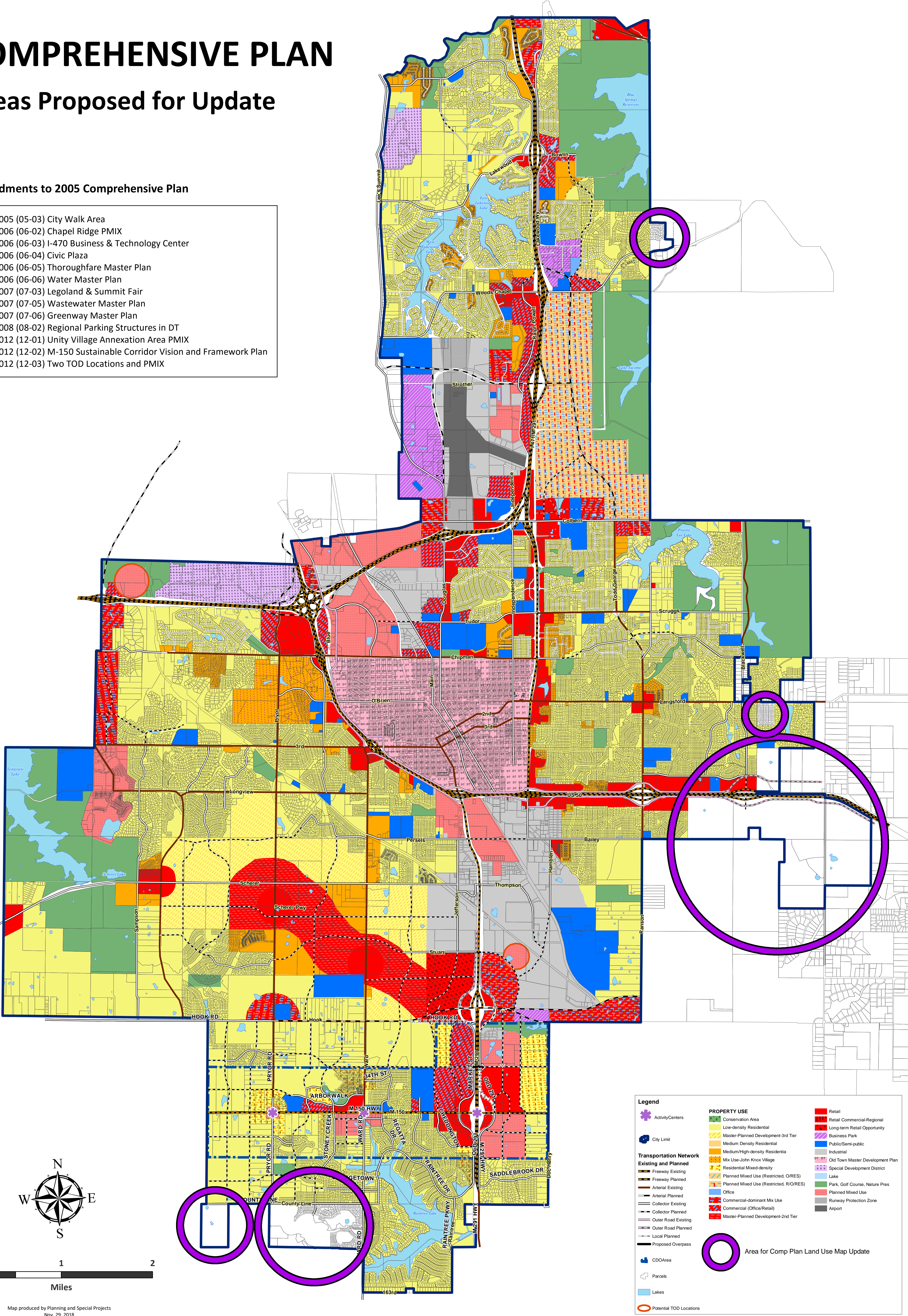


COMPREHENSIVE PLAN

Areas Proposed for Update

Amendments to 2005 Comprehensive Plan

- 09-13-2005 (05-03) City Walk Area
- 06-13-2006 (06-02) Chapel Ridge PMIX
- 06-13-2006 (06-03) I-470 Business & Technology Center
- 06-27-2006 (06-04) Civic Plaza
- 08-22-2006 (06-05) Thoroughfare Master Plan
- 10-24-2006 (06-06) Water Master Plan
- 04-10-2007 (07-03) Legoland & Summit Fair
- 06-27-2007 (07-05) Wastewater Master Plan
- 12-11-2007 (07-06) Greenway Master Plan
- 02-26-2008 (08-02) Regional Parking Structures in DT
- 03-13-2012 (12-01) Unity Village Annexation Area PMIX
- 03-27-2012 (12-02) M-150 Sustainable Corridor Vision and Framework Plan
- 03-27-2012 (12-03) Two TOD Locations and PMIX



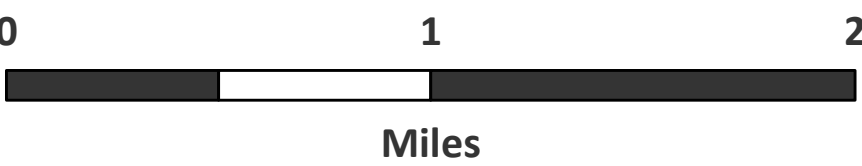
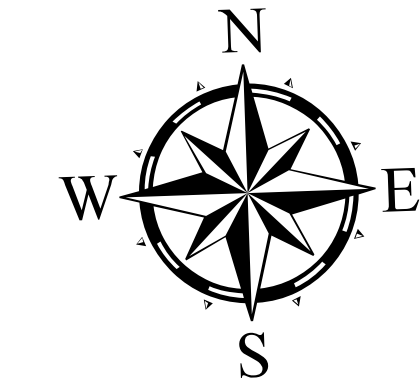
Legend

- ActivityCenters
- City Limit
- Transportation Network**
 - Existing and Planned
 - Freeway Existing
 - Freeway Planned
 - Arterial Existing
 - Arterial Planned
 - Collector Existing
 - Collector Planned
 - Outer Road Existing
 - Outer Road Planned
 - Local Planned
 - Proposed Overpass
 - CDOArea
 - Parcels
 - Lakes
 - Potential TOD Locations

PROPERTY USE

- Conservation Area
- Low-density Residential
- Master-Planned Development-3rd Tier
- Medium Density Residential
- Medium/High-density Residential
- Mix Use-John Knox Village
- Residential Mixed-density
- Planned Mixed Use (Restricted, O/RES)
- Planned Mixed Use (Restricted, R/O/RES)
- Office
- Commercial-dominant Mix Use
- Commercial (Office/Retail)
- Master-Planned Development-2nd Tier

- Retail
- Retail Commercial-Regional
- Long-term Retail Opportunity
- Business Park
- Public/Semi-public
- Industrial
- Old Town Master Development Plan
- Special Development District
- Lake
- Park, Golf Course, Nature Pres
- Planned Mixed Use
- Runway Protection Zone
- Airport



Map produced by Planning and Special Projects
Nov. 29, 2018

Current Comprehensive Plan Goals

- Achieve an orderly and balanced development pattern for the benefit of the community.
- Create business opportunities that strengthen economic competitiveness in the area.
- Achieve a high-quality living environment and diversified housing market.
- Establish a strong, high-quality commercial base in the area that provides diversified, accessible, and convenient services.
- Ensure that future land development and public facilities and services are mutually supportive.
- Achieve an environmentally safe and friendly development pattern.

Table 6. Recommended Land Use Types and Their Definitions

Recommended Use Type	Definition
Low-density (Single-family) Residential	This residential category is primarily for single-family residential development that ranges from very low density rural residential with limited farming activities to single-family subdivisions with a maximum density of what the UDO allows. It also allows single-family cluster development. This use category also accommodates public uses, such as schools, libraries, churches, fire stations, parks and open space. These public uses should be strategically located to promote convenient access for all modes of transportation.
Residential Mixed-density	This category is primarily for residential housing of mixed densities, with limited non-residential uses of neighborhood scale developed through compatible site planning. Land use transitions, particularly for road and drive access should be site-planned based on adopted standards, and as Overlay Districts that articulate and implement unique needs of each sub-area. Retail-commercial, office and public/semi-public uses should be made compatible with residential uses through adopted site design standards.
Medium-density Residential	This category is primarily for accommodating multi-family residential housing of limited density.
Medium-/High-density Residential	This category is primarily for accommodating multi-family residential housing of densities ranging from duplexes to apartments and should limit single-family development, even though not necessarily excluding it. Public uses are secondary uses that are allowed.
Retail	This category includes essentially all kinds of retail uses. Public uses and services should also be allowed in these districts.
Office	This land use type is intended to accommodate office development only.
Commercial(Office/Retail)	This land use type is intended to accommodate commercial and service related activities ranging from retail to office. It promotes creative integration of more intensive retail uses and less intensive office uses in one general area. This use type may also allow single use development. However, where appropriate, integration of both uses is strongly encouraged.
Commercial-dominant Mix Use	As its name implies, this use category is intended for encouraging mixed use development to diverge from the now dominant development pattern of strict use separation. However, also as its name implies, a commercial-dominant mix use district should accommodate commercial uses as a significant share of the entire development. Other uses that should be allowed in a mix use district are residential uses and public uses. Residential uses should focus on multi-family housing, and single-family housing should be limited. This use category is best used for providing transition zones, breaking up strip patterns of single uses and promoting flexibility.
Retail Commercial – Regional	This category is for retail centers of regional scale. In order to accommodate commercial development of this magnitude, properties should not be allowed to be subdivided without an approved master development plan for the entire area.
Planned Mixed Use	This land use designation is intended to accommodate a mix of retail, office, service and public uses with a complimentary mix of residential development of varying densities to provide for the greatest amount of flexibility. Business

	park type of uses may also be mixed with retail and office uses where appropriate. In general, unlike the “Commercial-dominant Mix Use” classification, the mix in this land use category does not impose, in any regulatory terms, an emphasis on any particular type of land use or activity for development. Rather, this emphasis should be determined at the planning and review stage based upon a particular land use plan. The use of “Planned Mixed Use” classification, as its name indicates, should include a master development plan.
Planned Mixed Use (Restricted to Ret/Off/Res.) Planned Mixed Use (Restricted to Off/Res.)	Same as above except the uses to be accommodated are limited to the types specified in parenthesis. This group of planned mixed-uses may be expanded to include other combinations of different uses through Comprehensive Plan amendments.
Long-term Retail Opportunity	This category is shown on the map at only one location: the intersection of M-291 and future Scherer Parkway. This area has been specially assigned this category because at the time of the South M-291/M-150 Corridor Study, although there are no current development plans in this area, it is large and significant enough that it should be preserved for a higher and better use, should Scherer Parkway be built in the future. It is currently preserved for possible retail centers of regional scale. In order to accommodate commercial development of this magnitude, properties should not be allowed to be subdivided without an approved master development plan for the entire area.
Industrial	This category is for light and heavy industrial uses, distribution and warehouse developments.
Business Park	The business park district is designed to accommodate a variety of corporate offices and high-tech industries that are not generally considered conventional light or heavy industries. Higher standards should be considered for future development in this district in terms of site design, building architecture, landscaping and so forth.
Public/Semi-public	This category is intended to include all public, semi-public and institutional uses, except parks, golf courses and nature preserves that are grouped under a different category.
Park, Golf Course and Nature Preserve	This land use category includes all public and private parks, golf courses and nature preserve areas.
Conservation Area	This land use category includes all public and private conservation areas, including areas improved for local and regional storm water detention.
Old Town Master Development Plan Area	This area is bounded by Chipman Road to the north, US 50 to the west and south and M-291 to the east. Refer to the Old Town Master Development Plan for details.
Mixed Use – John Knox Village	Due to its unique character as a retirement village with its various services mixed at the same location, John Knox Village is treated as a unique area and separated from other uses.
Master-Planned Development – Tier II and Tier III	Master-Planned Development districts are intended essentially to encourage and promote master planning of the entire districts before any development occurs. Neo-traditional neighborhood development pattern is best suited for these districts where public services are so located to serve as the focal point of the neighborhood with commercial services in close proximity for easy access.

	<p>Neo-traditional (New Urbanism) development is characterized by an integrated mixture of uses including public buildings, public gathering places, shops, offices and housing linked together by a network of walkable streets. Diverse density and building types are another key component.</p> <p>Successful neo-traditional development requires extensive master planning and master planning provides the community with better controls over development to prevent fragmented decision-making. This planning and development strategy can be implemented more successfully with large parcels of single ownership.</p> <p>Tiers are used in these districts to further outline different use activities within the districts. Tier I represents the most intensive uses, in this case, retail uses, (Since Tier I is identical to the retail designation in other areas, the land use plan map does not specifically identify retail area as Tier I.) Tier II transitional uses and Tier III low-density uses. However, in order to better accommodate neo-traditional neighborhoods, as long as master-planned, major public services should be allowed in Tier I to serve as focal points (which means that major public services can be the dominant uses in this tier).</p>
Special Development District	This land use category is created for areas where existing complex geological, environmental or physical conditions may pose extreme hardship on certain types of development and public infrastructure improvement. The City may require detailed geological and environmental studies of the area and master planning for infrastructure improvement before any new development occurs.
Airport	Used exclusively for airport uses and operations.
Runway Protection Zone	Land area extending from the centerline of airport runways for the protection of taking-off and landing of airplanes per FAA requirements. It is trapezoidal in shape and centered about the extended runway centerline.

During the update of the North Area plan, a strong desire was expressed again and again by both the Planning Commission and the City Council to identify in more detail a land use scheme for the 1,100 acre vacant property on the east side of I-470 owned by LDS Church that would represent the best use scenario while maintaining the overall balance in the area. The planning staff conducted an expanded study of the property, the adjacent area, and the planned infrastructure improvements. The result of the study was a recommended land use pattern for the LDS property. This recommendation (see Map 18) was later presented to the Planning Commission and City Council for review and the recommendation was well received. However, to ensure that this recommended pattern of land use would be supported by the market, the City Council suggested a market study. Canyon Research Southwest was hired to conduct the study in 2003.

Residential Density Examples

Land Use Type	DENSITY RANGE	EXAMPLE		SUBDIVISION NAME	ACTUAL DENSITY (DU/ACR)
LOW-DENSITY RESIDENTIAL	Rural large lot to 4 DU/Acre			Tom Rainey Acres	0.14
				Princeton Heights	3.3
MEDIUM-DENSITY RESIDENTIAL	4-8 DU/Acre			Condos of Oaks Ridge Meadows	7.6
				Newberry Commons Duplexes	7.1
HI-DENSITY RESIDENTIAL	8-22+ DU/Acre			Summit Ridge Apartments	18.8
				Chapel Ridge Apartments	15.2
PLANNED MIXED USE	Varies per approval			Arborwalk / New Longview Apartments	