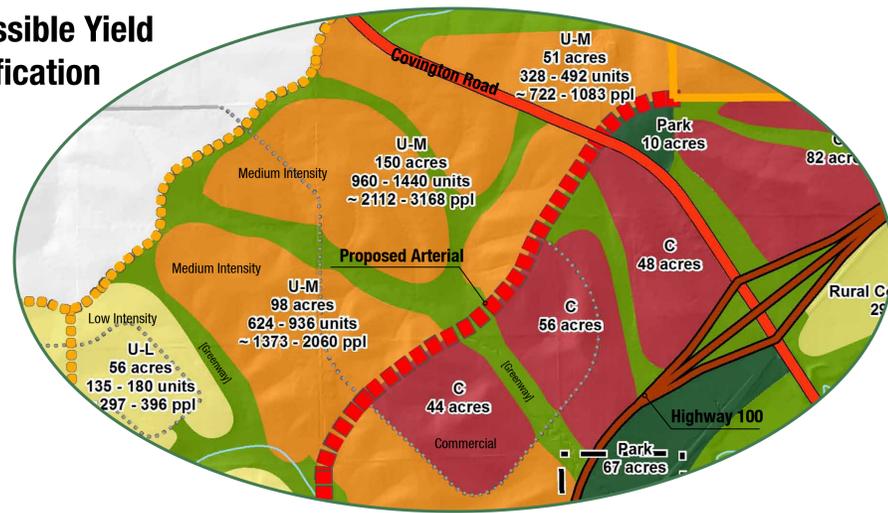


GOALS

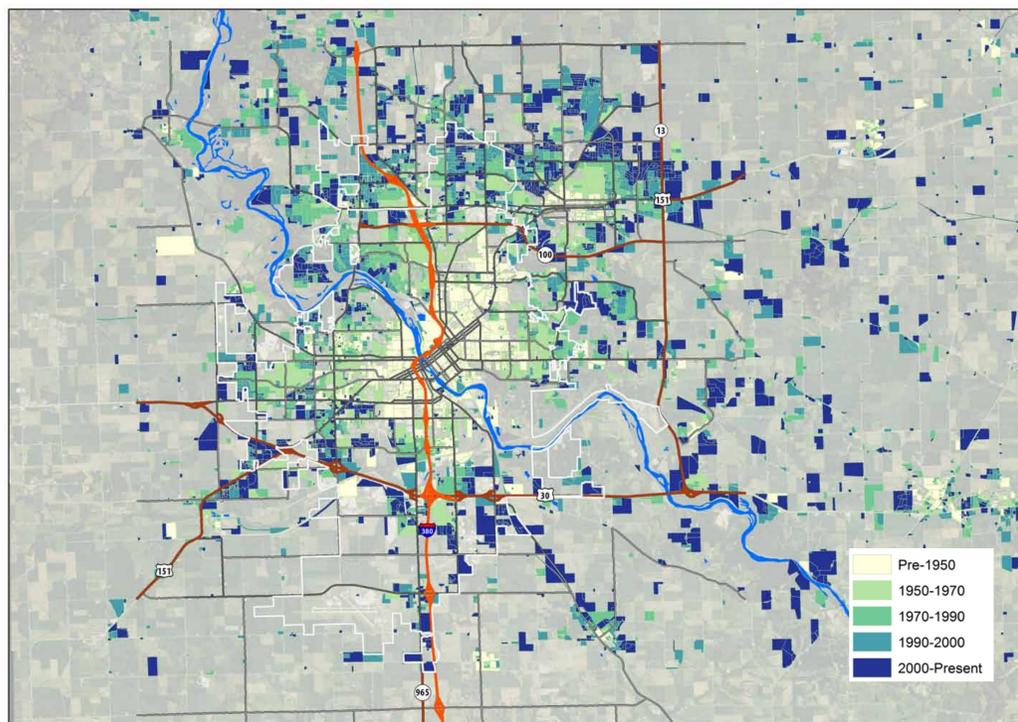
1. We will encourage infill development and, where appropriate, redevelopment.
2. We will manage growth.
3. We will adopt policies that encourage mixed-use development.
4. We will connect growing areas to existing neighborhoods.
5. We will communicate and collaborate with regional partners.

Projections for Possible Yield

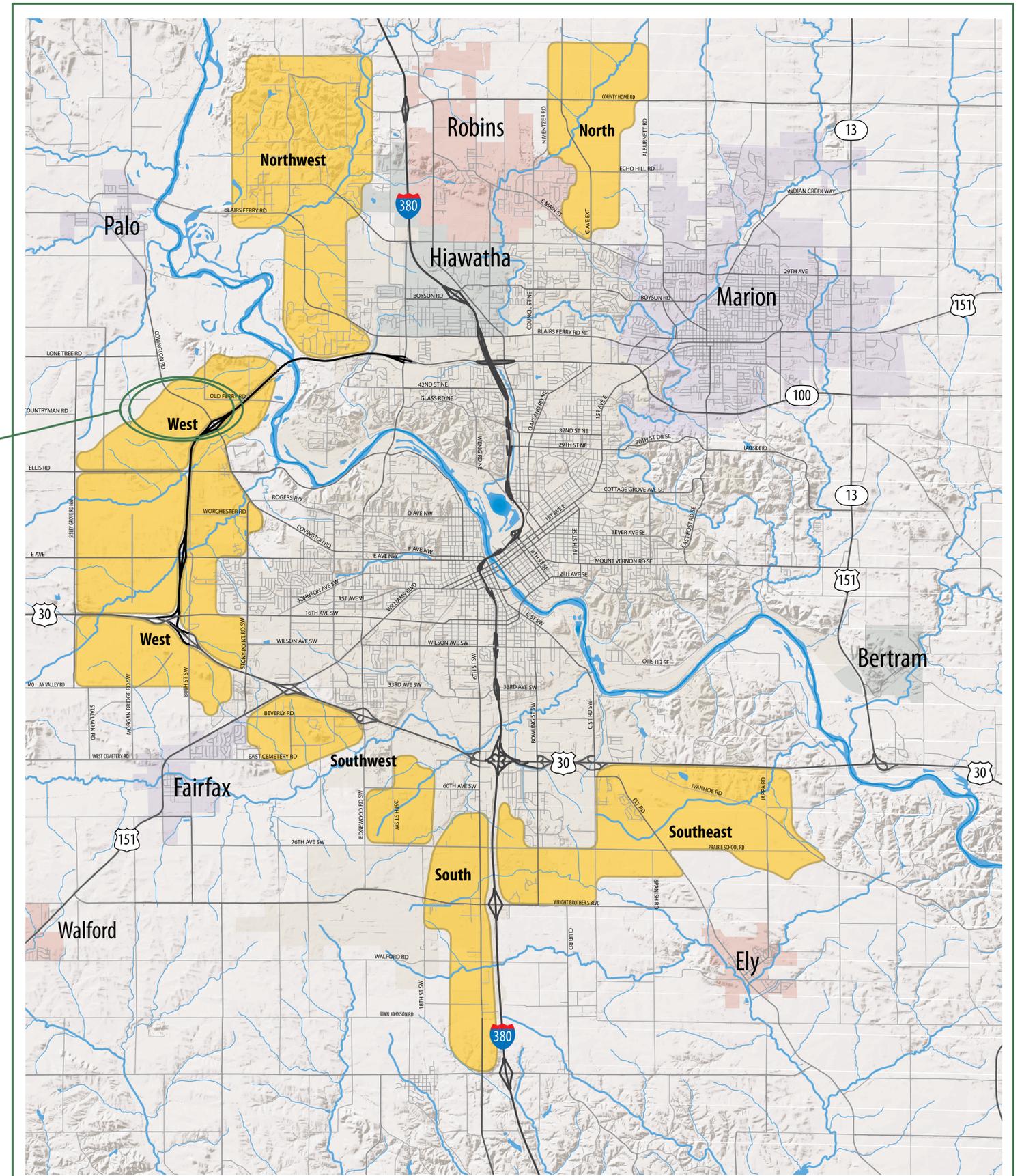
- Intensity Classification
- Acres
- # Units
- Population



Historical Subdivision Growth



Emerging Growth Areas

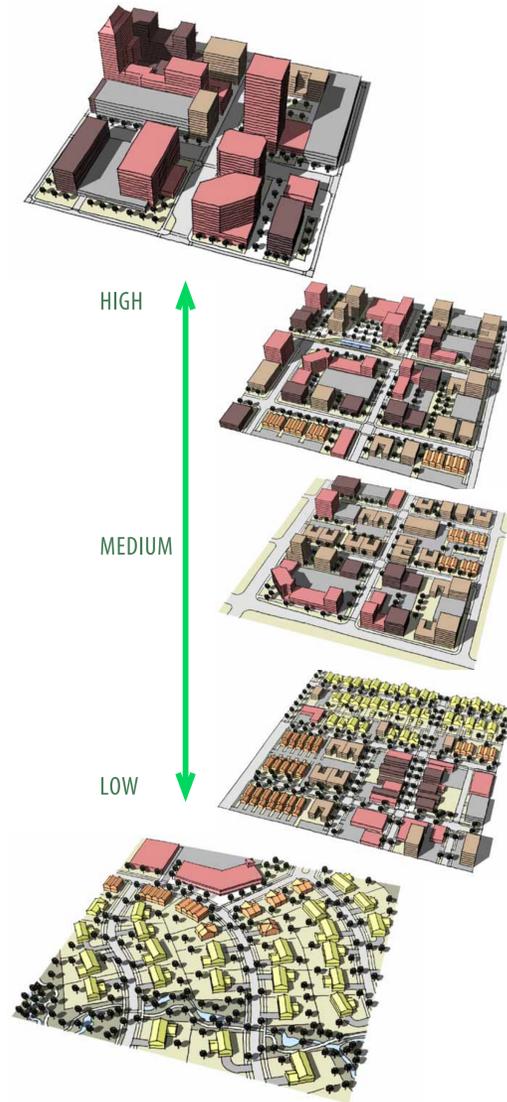


Introduction

Land Use Typology Areas (“LUTAs”) are the framework that allows differentiation between areas of the city and the types, forms, and intensities of development allowed in each area.

LUTAs are described in terms of their purpose, form, uses, intensity, and compatibility requirements. The descriptions of LUTAs are intended to provide a sequential framework of land use designations with increasing levels of intensity. It is appropriate to compare them one to another when reading descriptions. If, for example, Urban Medium Intensity is described as being more intense, it is understood that it is more intense than the previously described LUTA, which is Urban Low Intensity.

INTENSITIES



POSSIBLE DISTRICTS

- Park/Open Space
- Civic/Institutional
- Rural Residential
- Urban - Low Intensity
- Urban - Medium Intensity
- Urban - High Intensity
- Commercial
- Mixed Use - Commercial/Residential
- Industrial
- Office
- Neighborhood Commercial
- Business Park/Light Industrial
- Village Center
- Urban Reserve

Intensity

The term “intensity” as used in LUTA descriptions refers to both density of development and levels of activity evidenced by pedestrian and automobile traffic.

Compatibility

The relationship between different uses and their relative compatibility with each other is important.

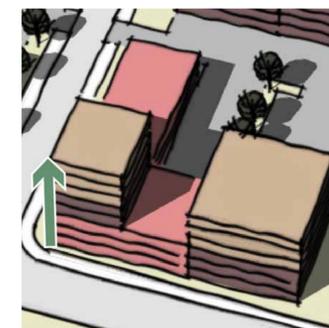
Compatibility can be attained focusing more on the **performance of various uses and designing regulations** that allow for more integration of uses. The integration of uses can be achieved so that commute times become shorter, and neighborhoods become more walkable and interesting, all while preserving privacy, security and aesthetics. LUTAs lead to a continuum of compatibility methods. That is to say, as LUTAs become more intense and uses become more integrated, compatibility methods focus less on spacing and congregating of similar uses, and more on performance-based methods that directly address issues such as noise, traffic, air quality, privacy, and aesthetics.

Integration and mixing of uses

The integration, or mixing of uses is important for a city that seems to be on the verge of increasing intensity and urbanization.

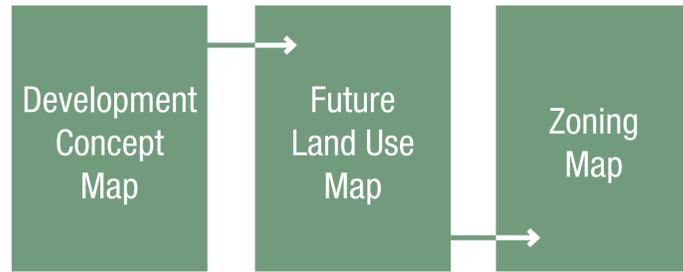


“**Integration of uses**” is used when describing the mixing of uses horizontally (meaning different land uses located next to each other).



“**Mixed-use**” describes the mixing of uses vertically (meaning differing uses located within the same building or buildings).

GROW CR – Understanding Maps



What is a Development Concept Map?

A development concept shows proposed land uses and transportation connections for preferred future growth areas. The concept focuses on areas that are most strategic for growth.

What is a Future Land Use Map?

The Future Land Use Map combines the development concept while generalizing the existing land uses and longer term growth areas. This long-term map helps facilitate with planning large infrastructure investments and helps guide development decisions.

Please note: The transition of these properties from their current use to the depicted use is expected to occur slowly over time, in response to market demands, as property owners voluntarily sell, develop, or change the use of their land. These maps should be interpreted generally – they show approximate areas for transition, rather than rigid boundaries.

Notable Changes

- Future Land Use Map migrates from a parcel specific use to “generalized areas”.
- Allows mixed uses
- Improves flexibility for developers to propose more creative concepts, while enables the public to negotiate for desirable neighborhood development.

What is a Zoning Map?

A Zoning Map shows uses currently allowed to develop on a property and is linked to the city’s zoning code. Each property in the city is assigned a zoning district, and all development on that property must comply to zoning standards. Changes to the Zoning Map require an application and formal review by the City Planning Commission.

EnvisionCR recommends a complete rewrite of the zoning ordinance to improve flexibility for the property owner, developer, and city.

Development Concept

