

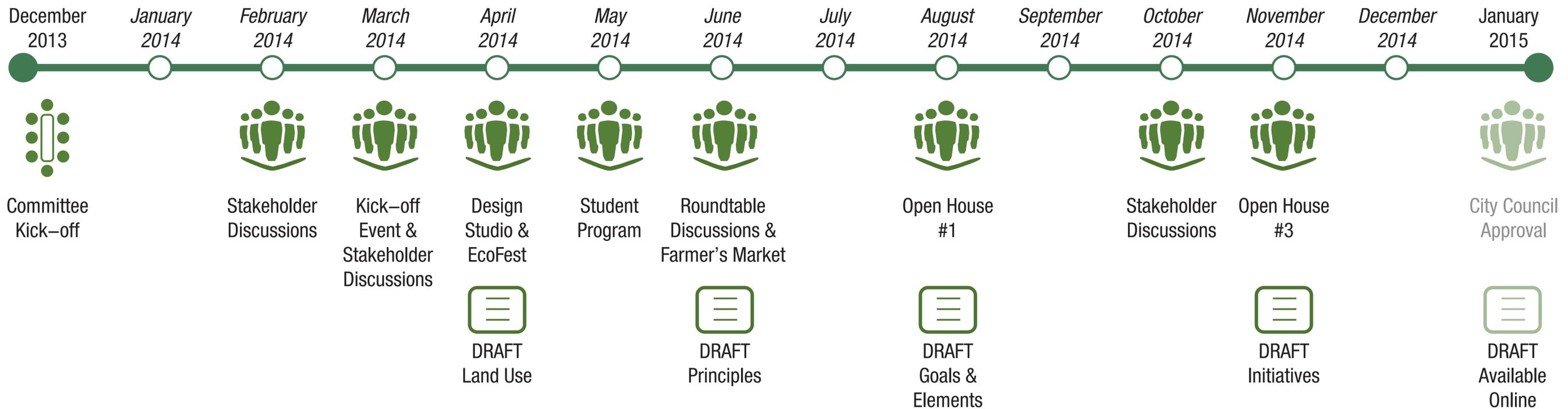
Next Steps

November

1. Continue drafting chapters.
2. Refine initiatives.

December

Consultant team and city to publish draft on city website.



GUIDING PRINCIPLES

The principles of the plan emerged through the public engagement process, and establish the desirable conditions for Cedar Rapids' future.

Achieve unified vision.

Collaborate to achieve a unified vision for the City and Region.

- Regionalism.
- Creative hub to the creative corridor.

Live healthy.

Create a healthy and desirable place to live. Healthy places support residents' mental and physical health.

- A community of choice.
- Downtown vitality.
- Industry embraced.

Strengthen neighborhoods.

Strengthen the quality of Cedar Rapids' neighborhoods. Create housing options for all.

- Strong neighborhoods honor the traditions of the past, but keep a mindful eye to resident needs for the future.
- Neighborhood hubs, preserving community character.

Keep business vibrant.

Reinvest in the city's business corridors and districts. Compete successfully for private investment.

- Support and benefit from the long-term employers.
- Authentic experiences.
- Skilled workers.

Connect the City.

Connect all parts of the city. Integrate land uses and encourage pedestrian-scaled design.

- Cedar Rapids' growth of the future includes increased linkages.
- Places and paths.

Embrace the outdoors.

Preserve natural areas and manage impacts. Establish a premier system for parks and recreation.

- Embrace natural systems.
- A greener city.

Streamline services.

Provide efficient urban services.

- Streamlined government, effective partnerships.

FOUR THEMES

THE THEMES UNDERPIN THE ENTIRE PLAN AND ESTABLISH THE SHARED PHILOSOPHY:

SUSTAINABILITY

Sustainability is the ability to meet the needs of the present generation without compromising the ability of future generations to meet their needs by working toward a healthy environment, community, and economy.

HEALTH

Healthy places support residents' mental and physical health and in so doing, quickly attain a distinction as a place for families and young professionals to call home. For example, trails and park spaces support the health of the body, while education and cultural facilities support intellectual development.

PLACEMAKING

People will often identify with one particular place within their city. Sometimes this location is a school, a park, or even one's home. Placemaking is about building memories through public spaces and activities, often associated with a destination like the riverfront, downtown or neighborhood.

EFFICIENCY

Efficiency is about doing things in an optimal way. Effectiveness is about doing the right task, completing activities and achieving goals. The plan is about being both efficient and effective. For example, efficiency requires coordinating underground improvements with street paving.

What is a Future Land Use Map?

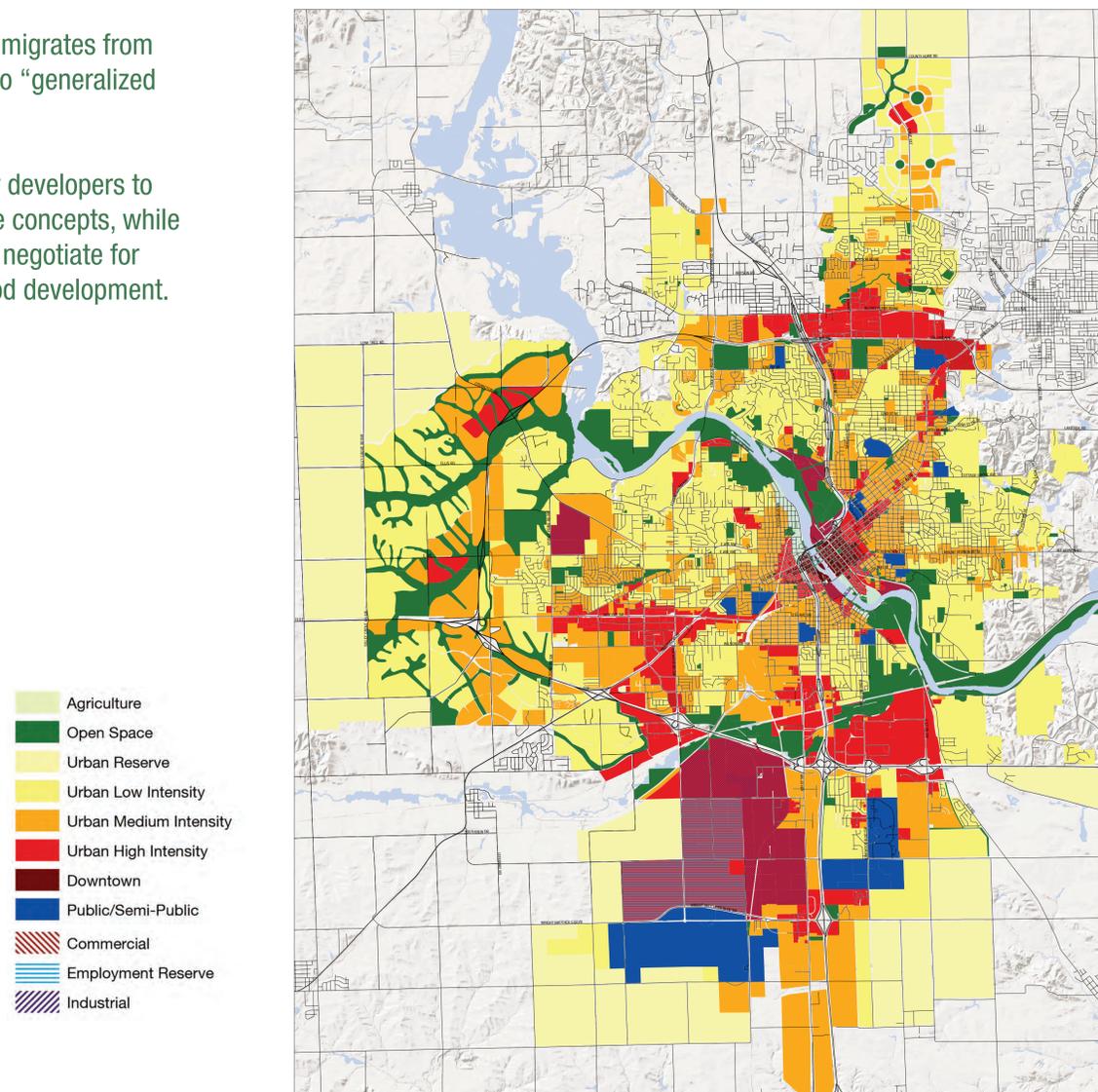
The Future Land Use Map generalizes the existing land uses and longer term growth areas. This long-term map helps facilitate with planning large infrastructure investments and helps guide development decisions.

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 enabling the public to negotiate for desirable neighborhood development.

EnvisionCR Future Land Use – 2015

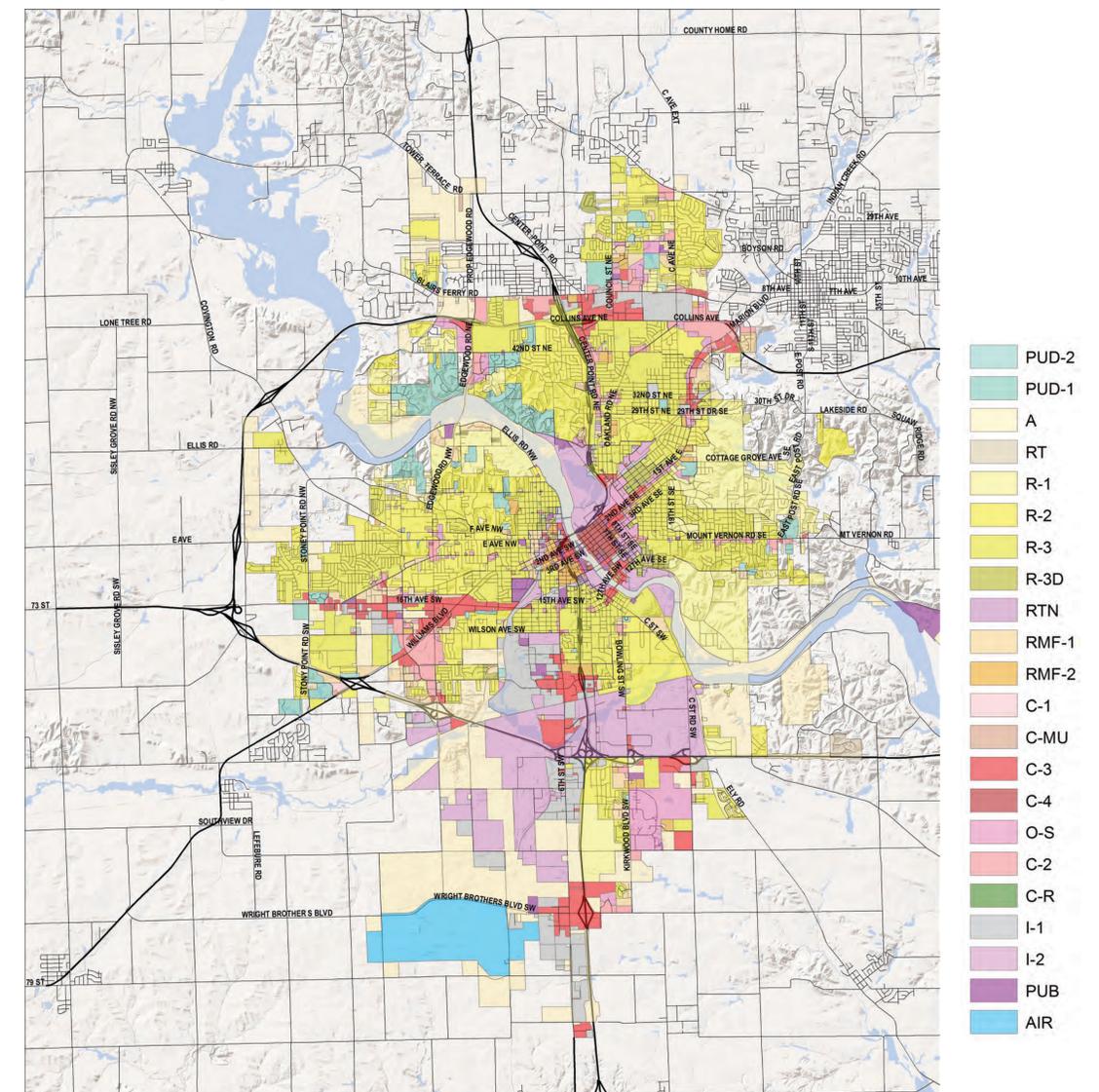


What is a Zoning Map?

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.

Current Zoning

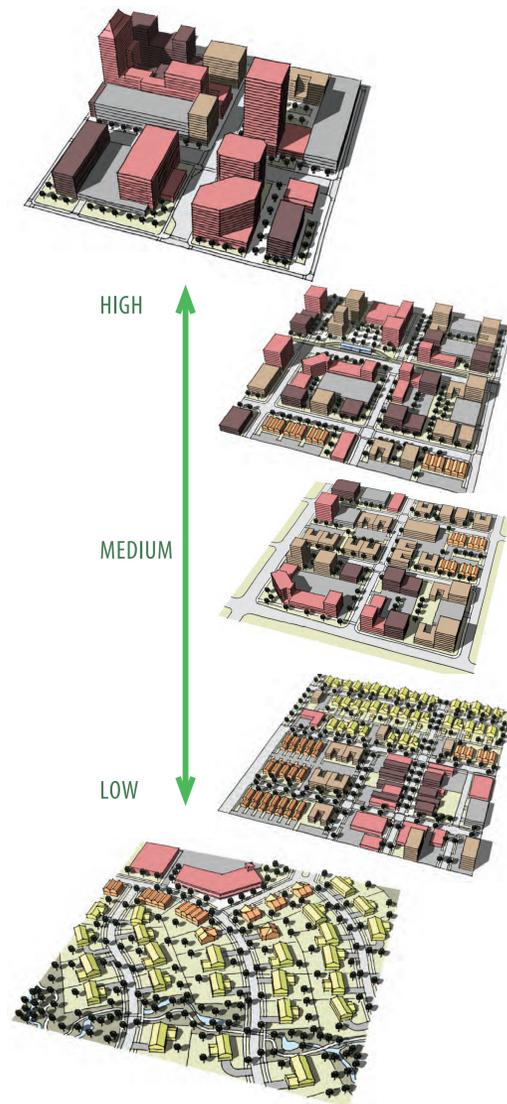


Introduction

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.

LUTAs



TYPOLOGIES

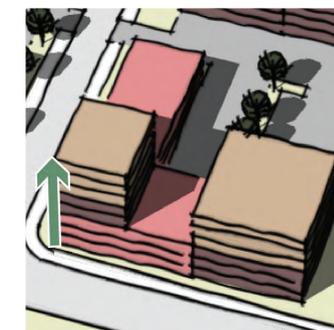
- Agriculture
- Open Space
- Urban Reserve
- Urban Low Intensity
- Urban Medium Intensity
- Urban High Intensity
- Downtown
- Public/Semi-Public
- Commercial
- Employment Reserve
- Industrial

Forms, Uses, and Intensity

In the LUTA concept, several different factors are used to describe present and future land uses. Most people are already familiar with the idea of **land uses**, like residential or commercial. But many of the LUTAs incorporate areas that have more than one of these broad categories. So the concept adds designations based on how much development occurs in an area and how that development affects its neighbors. This is measured by **intensity** and/or **density** of development.

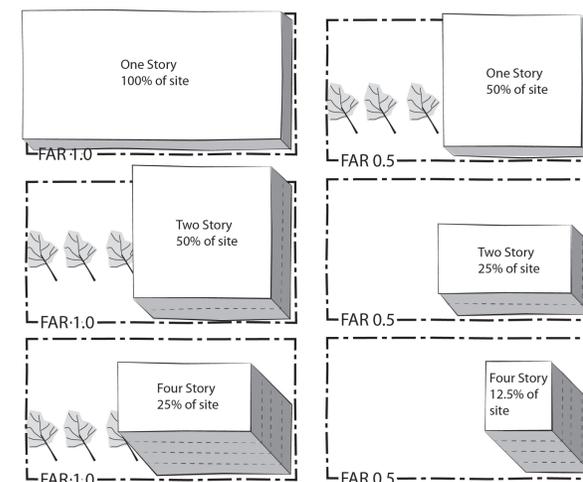


Horizontal Integration of uses means that different uses are housed in different buildings but are related to each other.



Vertical Integration of uses means that different uses are located in the same buildings.

Intensity: What is Floor Area Ratio, FAR?



Density: What is Dwelling Units Per Acre, du/A?



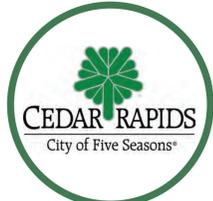
Aerial example: 6 single-family houses are included on an acre of land. The density of this site, then, is 6 dwelling units per acre (du/A).

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.

Land Use Typology Areas (LUTA's)



Proposed LUTAs

The table below displays the range of typology areas that apply to Cedar Rapids. The majority of the city's area falls into one of the three urban LUTA's.

Land Use Typology Areas			
Land use typology area	Description/Purpose	Residential density range (du/A)	Non-residential intensity range (FAR)
AP Agricultural Preserve	Areas preserved for permanent farming and agricultural production.	≥40 acres per unit	NA
R Rural	Areas that are unlikely to receive urban services. Agriculture and very low-density development will be the probable final use.	≥2 acres per unit	NA
U-LI Urban-Low Intensity	Areas with urban services including relatively low-density residential and neighborhood commercial and service uses.	2-12	0.15-0.50
U-MI Urban-Medium Intensity	Areas with urban services including medium-density residential and neighborhood and community commercial, office, and service uses.	4-24	0.30-1.0
U-HI Urban-High Intensity	Areas with urban services including medium and high-density residential, major commercial, office, and service uses, and limited industrial in suitable locations.	8-40	0.80 and up
DT Downtown	High-intensity mixed uses focused on Downtown and immediate environs.	20< for single use residential projects	1.0 and up
C Commercial	Areas dominated by major community and regional commercial development that are both large in scale and have high traffic impact. May include high-density residential use.	16-40	0.30-1.0
I Industrial	Areas dominated by large-scale industrial uses.	NA	NA
P Public, Semi-Public	Areas with major, typically land-intensive public, semi-public, or other civic uses.	NA	NA
OS Open Space	Areas that will be maintained as permanent open space. May include accessory or complementary uses if permitted by flood plain or other environmental regulations.	NA	NA
UR Urban Reserve	Areas that are unlikely to be served by urban infrastructure during the planning period but will be feasibly served and needed for urban development in the long-term.	≥40 acres per unit	NA

Land Use Typology Areas (LUTA's)

Land Uses and LUTAs

The table at right shows the types of land uses proposed to be included in each of the LUTAs. EnvisionCR will include both location standards and criteria and compatibility standards that certain uses must comply with.

Compatibility

The relationship between different land uses and their relative compatibility with each other is important to successful execution of an integrated land use concept. Compatibility measures the ability by which different uses may be near or adjacent to each other without threatening the value or use of either property.

EnvisionCR will include both:

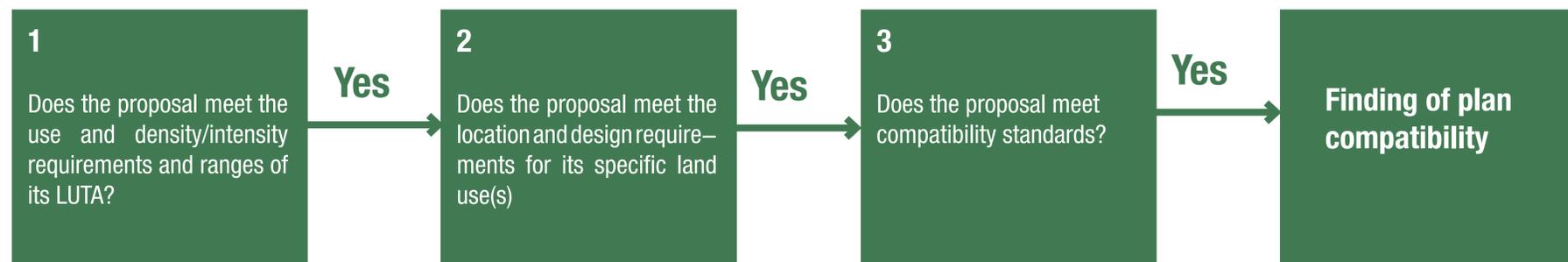
- **Location and character standards** that will apply to each general land use category. They are designed to ensure that transportation and infrastructure are adequate to serve the proposed use.
- **Transitional standards** that ensure that methods are used to minimize potential incompatibilities between adjacent mixed uses. 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.

Land Uses	AP	R	U-LI	U-MI	U-HI	DT	C	I	P	OS	UR
	Agriculture Preserve	Rural	Urban Low Intensity	Urban Medium Intensity	Urban High Intensity	Downtown	Commercial	Industrial	Public, Semi-Public	Open Space	Urban Reserve
Agriculture	●	●									●
Rural residential		●									●
Low-density urban residential			●	○							
Medium-density urban residential			●	●	○						
High-density urban residential				●	●	●	○				
Rural commercial		●									●
Neighborhood commercial			○	○	●		●				
Community commercial				●	●	●	●				
Regional commercial					○	●	●				
Low/medium intensity office			○	○	●	●	●				
High-intensity office				○	●	●	○				
Limited industrial				○	○	○		●			○
General industrial				○	○			●			
Intensive industrial					○			●			
Parks	●	●	●	●	●	●	○		●	●	●
Major public and civic facilities						●			●		

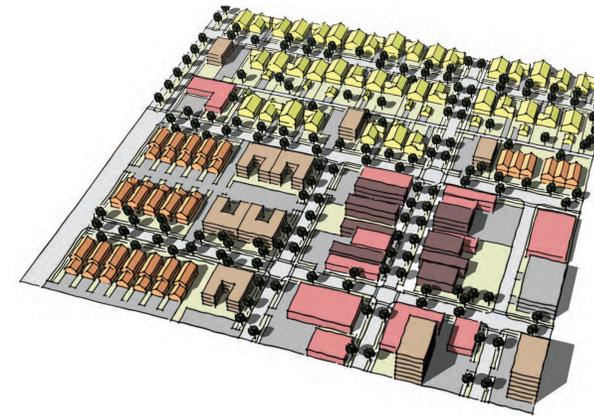
- Normally permitted
- Requires location and compatibility standards

Putting the Concept to Work

The EnvisionCR Land Use Concept will be largely implemented through private decisions and public review. When a project is submitted for approval, the city's staff and approving agencies determine whether the project complies with the city's comprehensive plan. Here's how that happens under the LUTA concept:



Land Use Typology Areas (LUTA's)



URBAN—LOW INTENSITY (U-LI)

To create smarter (more efficient, dense, walkable, bikeable) new suburban style development and encourage retrofitting of existing suburban style development to a more efficient, walkable pattern. As compared to denser LUTAs, Urban Low Intensity areas should offer more space and separation of uses in exchange for farther distances to destinations, fewer shared amenities, and less immediate access to jobs and cultural amenities.

Form, Uses, and Intensity

Suburban style development. At the lowest density—areas should be just dense enough to warrant urban utilities and urban levels of service. At the highest density—areas should be only dense enough to support minimal transit.

1. Residential densities range from single family homes on one half acre to small apartment buildings and townhomes. Buildings are typically 1 or 2 stories.
2. Non-residential floor area ratios (FARs) should range between 0.15 and 0.50.
3. Use a high connectivity grid pattern to expand viable locations for commercial land uses, resulting in greater integration of land uses.
4. Residential neighborhoods include complementary uses like schools, small parks and churches, and neighborhood retail or mixed use. These complementary uses are integrated into neighborhoods so that residents can access them easily by walking or biking.

Compatibility

Compatibility in these areas will be achieved through gradual increases of intensity transitioning from one land use to another. For example, a cross-section of this area may show large lot single family next to medium lot single family, next to small lot single family, next to townhomes, next to apartments, next to commercial. Although the focus is on gradual changes in intensity, these changes should occur at a small enough scale to ensure integration of land uses within an area roughly a quarter section in size in order to encourage walking, biking, and the reduction of auto trips.

1. Different intensities of land use are positioned to create a smooth internal transition from lower to higher intensity uses.
2. Larger commercial or office uses should cluster around arterial streets.
3. Smaller, neighborhood scale commercial uses may be appropriate on collector streets.
4. Complementary uses like schools, small parks and churches, or neighborhood retail or mixed-use, are sited within neighborhoods where they take advantage of excellent connectivity, which allows for multiple access points and routes to and from the complementary uses.

URBAN—MEDIUM INTENSITY (U-MI)

Vibrant, urban areas that draw customers and employees from outside the immediate area. A greater degree of space and cost saving should be attained through increased FARs. Increased density improves opportunities for economic activity and social interaction and acts as an incentive to redevelop aging buildings and develop vacant lots.

Form, Uses, and Intensity

Includes multistory residential and commercial uses.

1. Residential densities should range from small lot single-family to four story apartment buildings.
2. Non-residential FARs should range from 0.3 to 1.0.
3. A high-connectivity grid pattern should be used to expand the viable locations for commercial land uses, resulting in greater integration of land uses.
4. Encourage more transportation, housing, and shopping choices in close proximity to each other.
5. Light industrial uses should be rare due to their low FAR.

Compatibility

Land uses and intensities should be integrated at a finer grain than within the Urban—Low Intensity designation. As compared to ULI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Land uses are sometimes mixed vertically resulting in complementary and alternating times of use and the ability to share parking areas.
2. Different intensities of land use are still positioned to create a smooth internal transition from lower to higher intensity uses; however, this transition happens over a shorter distance than within the ULI designation.
3. Larger commercial or office uses should cluster around arterial streets and rail lines.
4. High density, light industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they located on arterial streets or rail lines.
5. Smaller, neighborhood scale commercial uses are appropriate on any street provided that a smooth transition in intensity of uses is maintained.
6. Complementary uses like schools, small to medium sized parks and churches, or neighborhood retail or mixed use, are sited within neighborhoods where they take advantage of excellent connectivity, which allows for multiple access points and routes to and from the complementary uses.
7. Urban amenities (e.g., parks, plazas, higher quality streetscapes, etc.) should be somewhat more prevalent than in the ULI areas in order to offset the area's intensity level and enhance livability.

Land Use Typology Areas (LUTA's)



URBAN—HIGH INTENSITY (U-HI)

Sub-regional and regional attractors with large office or medical buildings and high density residential living. High density improves economic performance and opportunities for social interaction, and acts as an incentive to redevelop aging buildings and develop vacant lots.

Form, Uses, and Intensity

1. FARs ranging from 0.80 and up. Parking garages are sometimes found in these areas.
2. Residential densities range from townhomes/ rowhouses up to apartment towers.
3. UHI areas should generally have good access to freeways, highways, arterials, and transit, while still being designed around pedestrians.
4. A high-connectivity grid pattern should be used to expand the viable locations for higher intensity land uses, resulting in greater integration of land uses.

Compatibility

Land uses and intensities should be fully integrated and mixed. As compared to UMI areas, compatibility should be achieved through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Different land uses can be close together because high levels of service, design, and amenities take into account these juxtapositions and make appropriate accommodations.
2. Form and design rules and performance regulations address aesthetic and functional compatibility.
3. Industrial uses may be allowed with requirements that they mitigate any anticipated negative impacts on adjacent land uses and that they are located on arterial streets or rail lines.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in complementary and alternating times of use and the ability to share parking areas.
5. Higher levels of urban amenities are necessary to offset the area's intensity level and enhance livability.
6. Institutional uses, such as hospitals places of worship, and schools are permitted.

DOWNTOWN (DT)

As the most intense area in the city for commerce and tourism, downtown should exhibit high density and intensity. The economic health of downtown benefits from close proximity between businesses. Downtown should allow for residential opportunities at all price points from affordable to high-end.

Form, Uses, and Intensity

High Density. Multiple land uses coexist horizontally and vertically in buildings.

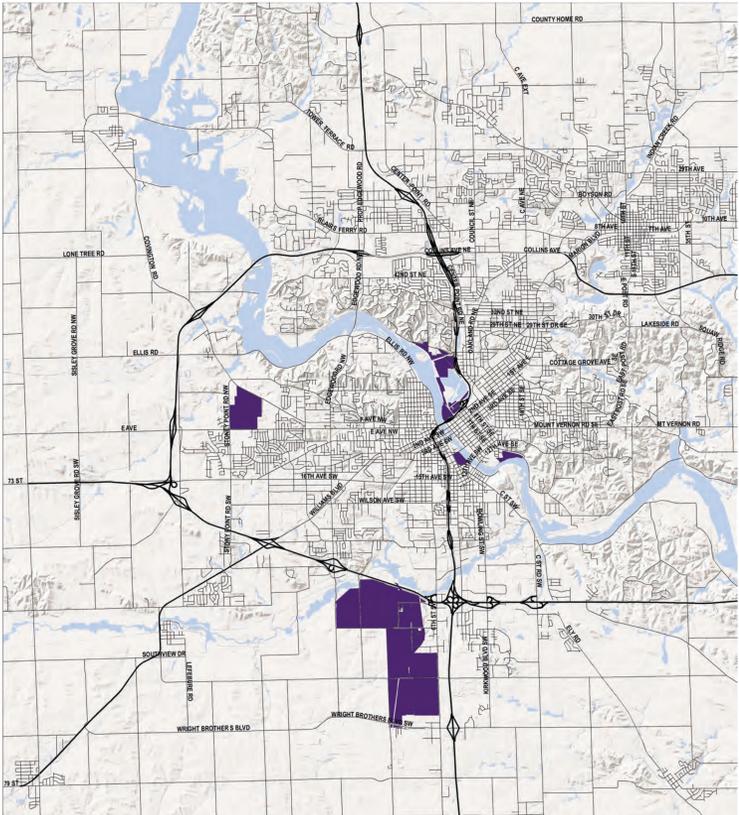
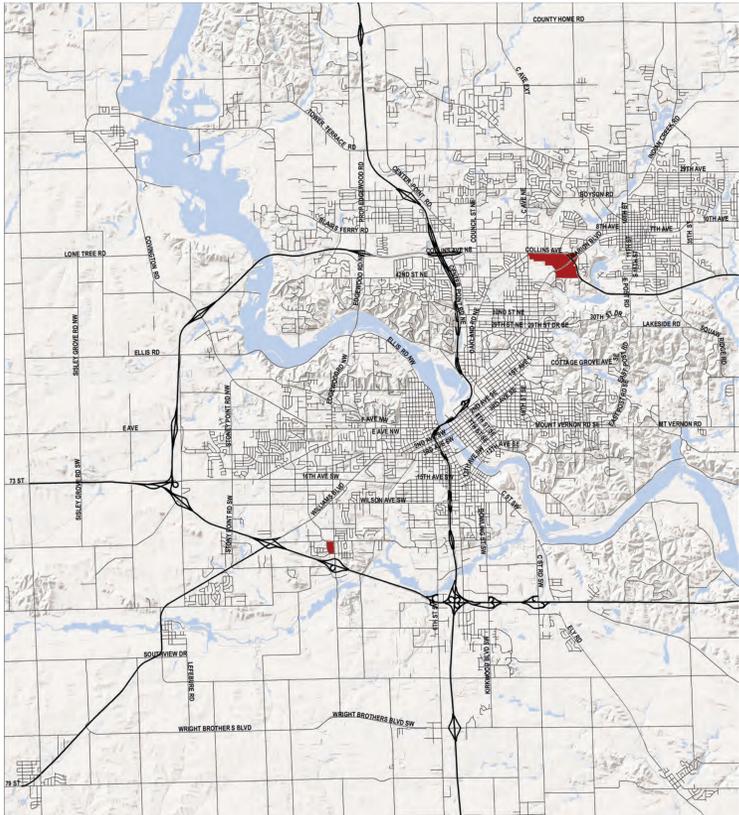
1. Residential buildings, regardless of ownership format, range from mid-rise to high rise towers.
2. Nearly all open space is public in the form.
3. Encourage location of regional scale amenities and attractors to downtown.
4. Parking garages are used frequently and integrated into structures.

Compatibility

Because land uses and intensities are fully integrated and mixed, allowance is made for less harmonious neighbors through increased attention to traffic circulation and parking, site and building design, and on-site operations.

1. Different land uses can be close together because high levels of service, design, and amenities to make appropriate accommodations.
2. Form/design rules address aesthetic compatibility.
3. Limited industrial uses may be allowed.
4. Land uses should be fully integrated horizontally and mixed vertically, resulting in the ability to share parking areas.
5. The edge of the DT land use typology area should step down in form and intensity to match the character of adjacent areas.
6. Form/design rules and performance regulations address aesthetic and functional compatibility.
7. Institutional uses, such as hospitals places of worship, and schools are permitted.

Land Use Typology Areas (LUTA's)



COMMERCIAL (C)

Regional, community, and neighborhood scale areas where City investment, regulation, and policy is intended to enhance retail activity and performance, leading to stable neighborhoods and revenues. Special areas reserved for their geographic positioning within markets and their appropriateness for retail uses. While other uses such as office and services may be allowed, the predominant uses should be retail in order to maximize effectiveness of City investment and policies.

Form, Uses, and Intensity

Includes single-story to multistory retail, commercial, or office uses. FARs from 0.3 and up.

- Compatibility**
The focus is on compatibility with development outside the Commercial areas, as development within should all be similar in nature.
1. The edge of Commercial areas should taper in form and intensity to achieve a compatible interface with the character of adjacent areas.
 2. Uses in these areas are likely to require heavy lighting. Development in Commercial should, therefore, have lighting standards to protect the character of adjacent areas. If needed, area boundaries could include buffers to mitigate visual (light and aesthetics) impacts on surrounding land.
 3. Measures should be taken to ensure heavy traffic volumes do not impact adjacent areas.

INDUSTRIAL (I)

The Industrial designation allows for a broad range of industrial uses from small to large employers. Typical land uses range from outdoor storage to large indoor manufacturing and warehousing facilities.

Form, Uses, and Intensity

Industrial areas are intended to house all types of industrial uses including manufacturing, warehousing, distribution, and office/industrial flex space. Uses in this area can be smaller in size than in the ER areas and aesthetic and other standards are less stringent.

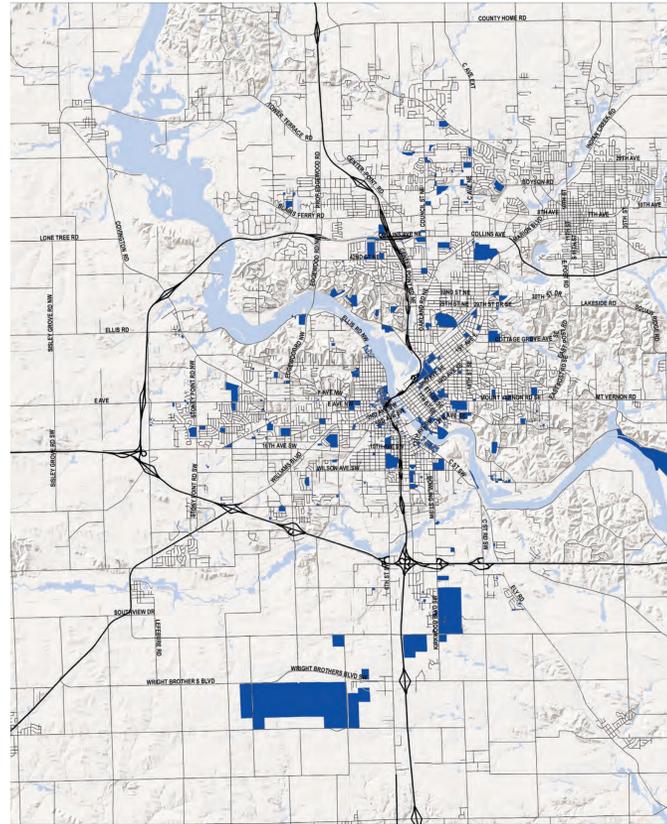
Consider the following criteria when making decisions regarding the zoning status for industrial:

1. Freeway access
2. Rail access
3. Proximity to water lines and availability of water
4. Proximity to sewer lines
5. Availability of sewer treatment capacity
6. Proximity to existing employment centers
7. Environmental constraints (floodplain, slope, etc.)

8. Compatibility of neighboring land uses
9. Brownfield status
10. Access route to freeway(s) and the impact of added employee/truck traffic to non-industrial uses along that route
11. Impact of added employee/truck traffic to the level of service of affected arterial roadways in the surrounding area

Compatibility
Development abutting an Industrial boundary should be held to higher design and operational standards to ensure compatibility between employment uses inside and outside the area. Design standards should include land buffers, architectural and site design standards, and other appropriate standards implemented through PUDs or new codes or guidelines. Operational standards should consider traffic, noise, lighting, and air quality.

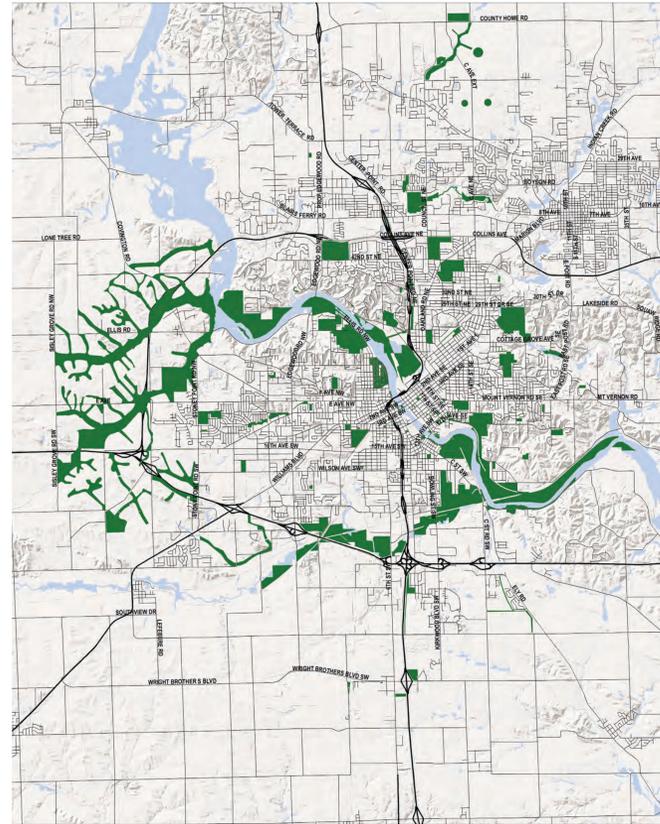
Land Use Typology Areas (LUTA's)



PUBLIC/SEMI-PUBLIC (P)

To provide space for educational, institutional and assembly, and other public uses, including hospitals, major campuses (high school, college, and university), cemeteries, airport, landfills, water plant, and major utilities.

1. **Educational.** Educational Uses are public, private, and parochial institutions at the primary, elementary, middle, high school, or post-secondary level, or trade or business schools, that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after- school day care.
2. **Institutional and Assembly Uses.** Institution and Assembly Uses generally include community facilities, cultural facilities, religious institutions, places where large groups of people assemble for a common activity, and facilities where health care or human services are provided to the public, provided that facilities are operated primarily to provide a service to the public, and not primarily for the purpose of commercial enterprise. Accessory uses may include parking, offices, storage areas, gift shops, and (in the case of medical facilities) laboratories, outpatient, or training facilities.
3. **Other Public Uses.** Other Public Uses include all other uses that are operated by a unit of government or by a non-profit organization primarily to provide a service to the public (and not to generate revenues beyond the operating costs of the facility), and that do not meet the characteristics of another use category including public parking. Accessory uses may include clubhouses, playgrounds, maintenance facilities, concessions, and caretaker's quarters.



OPEN SPACE (OS)

Important areas intended to remain undeveloped and natural in character.

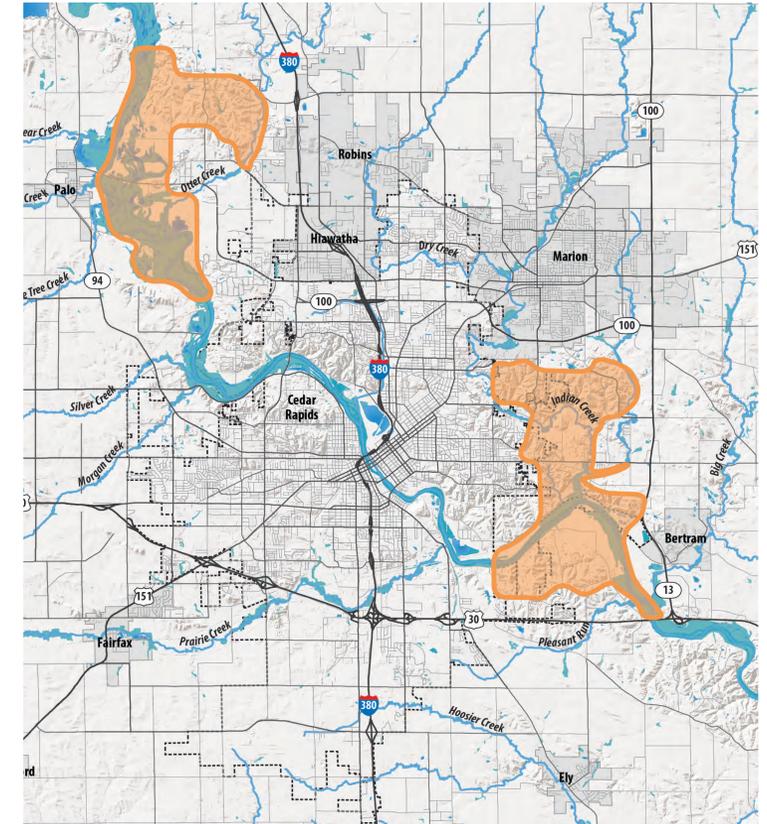
Form, Uses, and Intensity

Development is recreational and low impact in nature, while complementary to the purpose of the wider area as open natural space. Special uses like water and sewer treatment plants and distribution facilities are allowable provided they take steps to reduce their impacts to a suitable level.

Compatibility

These areas are valuable for their natural character and so uses within them should have as close to zero impact on the area as possible. This requires minimal visual, auditory, and other pollutants that would reduce the pristine character of the areas. Aids for compatibility may include:

1. Heavy landscape screening
2. Very large buffers
3. Height limitations
4. Zero odor emissions
5. Strict air quality standards
6. Strict ambient noise requirements



ENVIRONMENTAL CONSERVATION OVERLAY (EC)

Areas of special environmental importance or sensitivity where basic land use policies are amended in consideration of areas' environmental significance. The EC overlays other LUTAs on the Land Use Typology Map. EC policies are intended to be combined with other LUTAs. For example, if an EC area overlays a ULI area, policies from both designations apply. The EC areas are designated for the following attributes, yet require additional study.

Form, Uses, and Intensity

Development may be of the same general uses, and form as allowable in the underlying LUTA; however, measures should be taken to ensure development is low-impact in nature. Such measures may include:

1. Clustering of development
2. Permeable pavement
3. Minimal site disturbance requirements
4. Green infrastructure
5. On-site water retention

Compatibility

The key consideration in these areas is minimizing the impact of development on the natural environment and seeking to integrate development into the natural environment in a symbiotic way. Development should preserve and enhance views, both from development and from streets and riparian corridors or other natural amenities.

Land Use Typology Areas (LUTA's)



AGRICULTURE PRESERVE (AP)

To remain working agricultural ground or large estates for long into the future.

Form, Uses, and Intensity

Minimum lot sizes are very large (over 40 acres) to preserve land for agricultural uses.

Minimal infrastructure (rural arterials; no transit, water, or sewer).

A small amount of commercial to serve rural residents is appropriate; however such commercial should be allowed only at nodes specified on the Land Use Typology Map. These nodes are intended to be sufficient in number to allow flexibility for market choice, while still guiding the location of new commercial development to appropriate places.

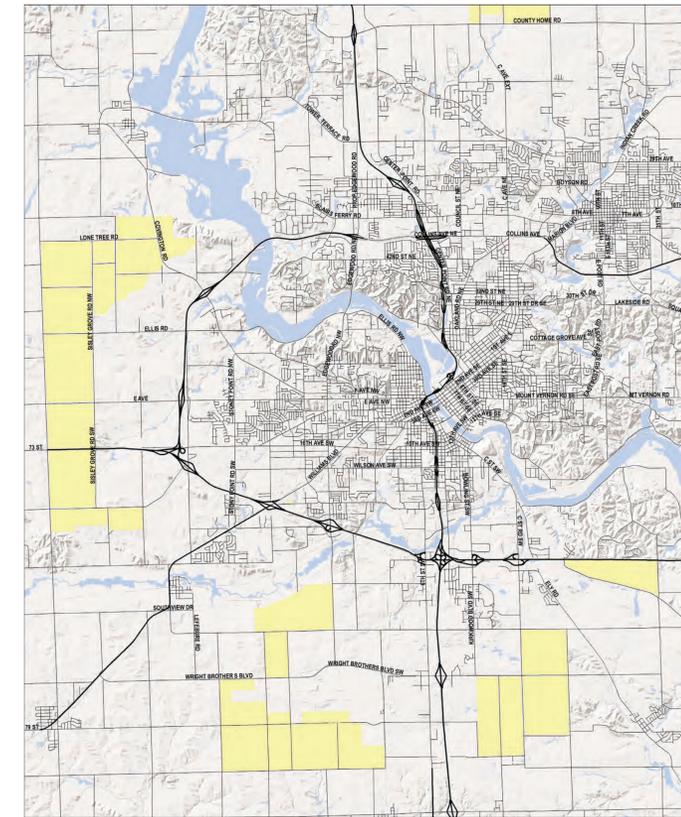
Compatibility

Minimize the conflict between agricultural operations and new development of any kind, including residential.

The large tracts needed for agricultural or livestock operations are kept available with minimal pressure from residential, or any other uses. AP land should not be permitted to develop at urban or rural residential densities until such land is designated for urban or rural residential development through a comprehensive plan amendment.

Low-impact industrial uses could be allowed only if the net impact is nearly the same as open space or farming. In other words, resulting new traffic, noise, smells, air pollution, visual impact, etc. should be negligible. In addition, aesthetics of new development should be consistent with the rural area to include extremely large land buffers and appropriate architectural design.

Neighborhood scale commercial uses may be allowed, but must take added measures to ensure compatibility with the rural, agricultural character of this area. Such measures include large buffers of open space, appropriate architectural design, minimal signage, and appropriate improvements to transportation infrastructure to accommodate additional traffic.



RURAL (R)

To provide plentiful space for low density, rural residential neighborhoods to remain in perpetuity with no pressure to urbanize.

Form, Uses, and Intensity

1. Gross densities allowing between 1/2 acre and 10 acre lots should be permitted.
2. Rural character should be maintained by encouraging an appropriate mix of lot sizes and preventing concentrations of smaller lots. For example, two large subdivisions with 1 acre lots should not be adjacent to each other, but should instead be separated by a subdivision with much larger lots.
3. Subdivisions with smaller lots (1/2 to 2 acres) should include open space buffers along arterials to maintain rural character. Cluster developments may also require a buffer if development is clustered near arterials.
4. A small amount of commercial to serve rural residents is appropriate. Such commercial should be allowed only at nodes specified on the Land Use Typology Map. These nodes are intended to be sufficient in number to allow flexibility for market choice, while still guiding the location of new commercial development to appropriate places.



Compatibility

1. Neighborhood scale commercial uses may be allowed, but must take added measures to ensure compatibility with the low density and rural character of this area. Such measures include large buffers of open space, appropriate architectural design, minimal signage, and appropriate improvements to transportation infrastructure to accommodate additional traffic.
2. Low-impact industrial uses may be allowed only if the net impact is nearly the same as large-lot, rural residential. In other words, resulting new traffic, noise, smells, air pollution, etc. should be minimal. In addition, aesthetics of new development should be consistent with the rural residential area to include large land buffers and appropriate architectural design and materials.
3. Cluster development is appropriate; however, a minimum lot size is still necessary to maintain rural character. Cluster developments must include assurances such as easements or other mechanisms to ensure open space remains undeveloped in perpetuity.

URBAN RESERVE (UR)

To remain working agricultural ground or large estates until urbanization occurs. UR areas are adjacent to existing urban areas will eventually be urbanized. UR will help prevent premature extension of infrastructure resulting in additional, unnecessary maintenance costs and parcelization, which encourages "leapfrog" development and makes orderly and efficient growth difficult.

Form, Uses, and Intensity

1. Minimum lot sizes are very large (over 40 acres) to ease land assembly for future urban development
2. Minimal infrastructure (rural arterials; no transit, water, or sewer)
3. A small amount of commercial to serve rural residents is appropriate; however such commercial should be allowed only at nodes specified on the Land Use Typology Map.

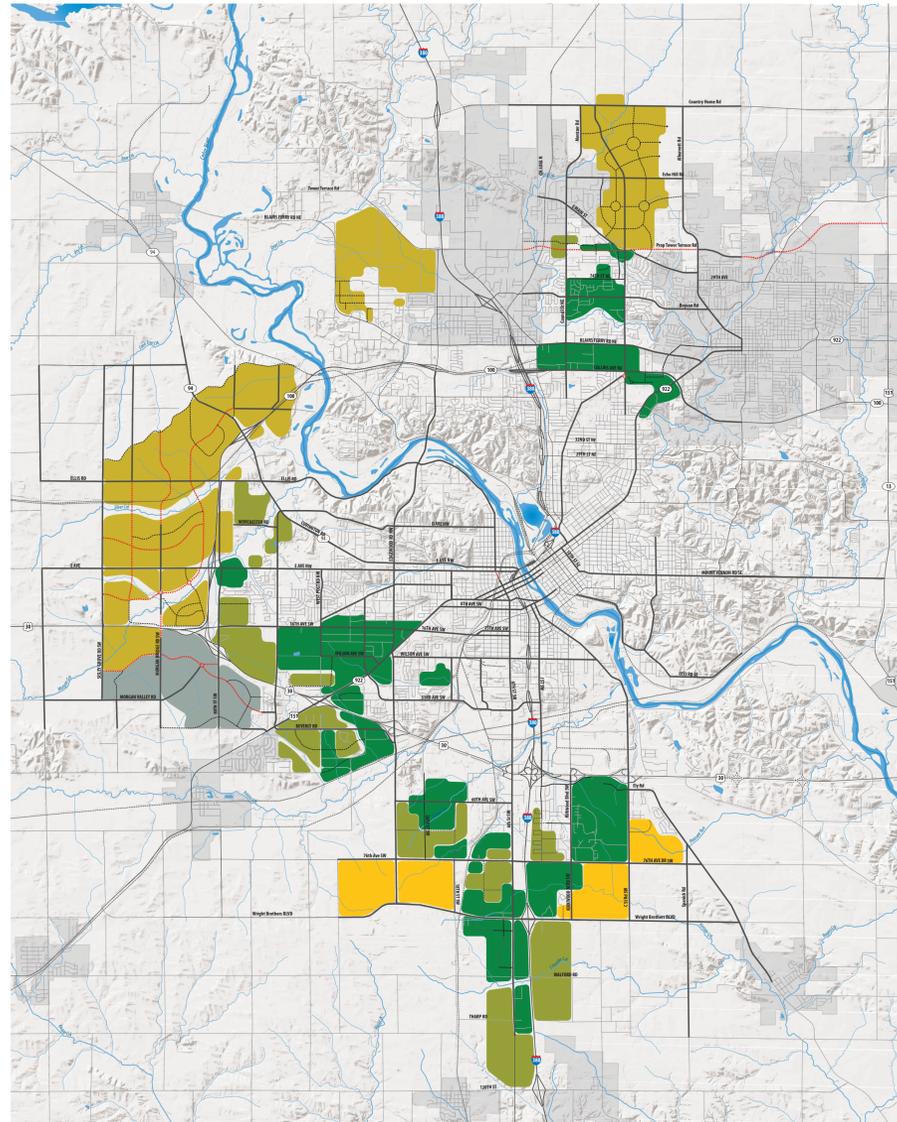
Compatibility

Minimize the conflict between agricultural operations and new development of any kind, including residential.

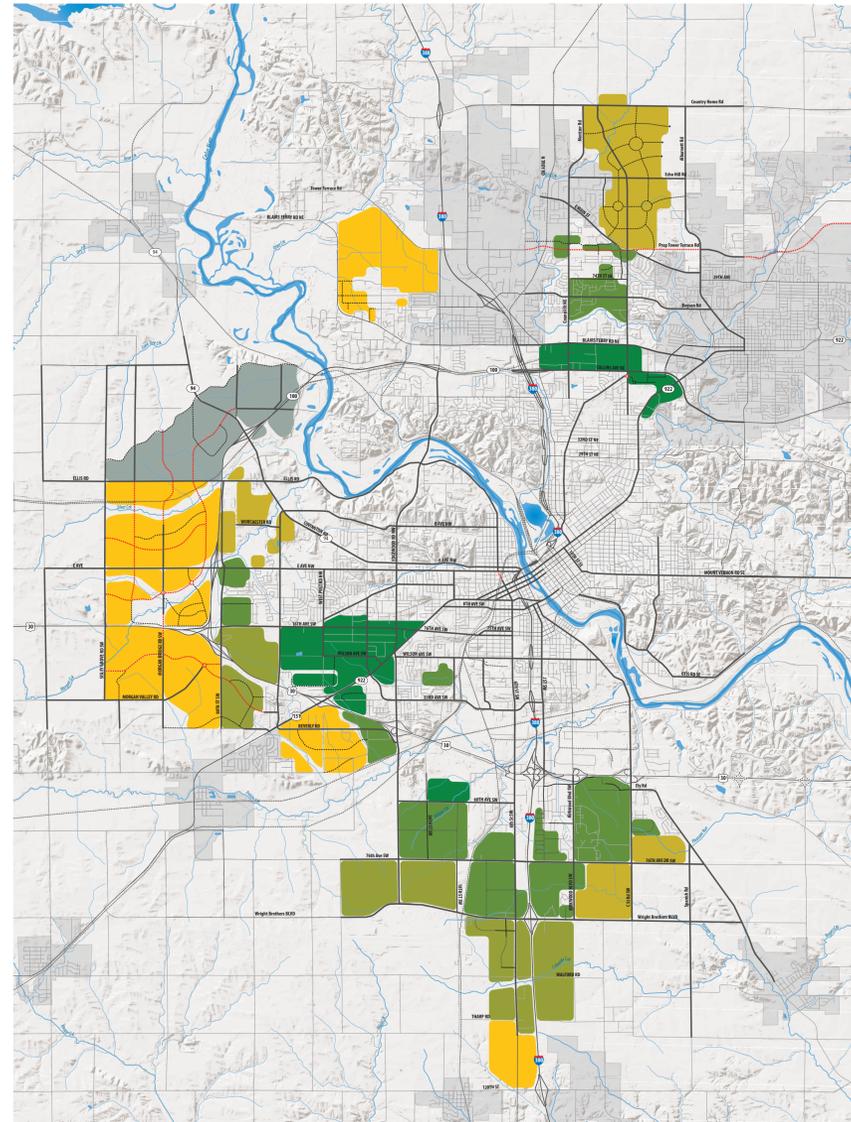
1. The large tracts needed for agricultural operations are kept available with minimal pressure from residential, or any other uses. UR land should not be permitted to develop at urban or rural residential densities until such land is designated for residential development through a comprehensive plan amendment.
2. Low-impact industrial uses could be allowed only if the net impact is nearly the same as open space or farming. In other words, resulting new traffic, noise, smells, air pollution, visual impact, etc. should be negligible. In addition, aesthetics of new development should be consistent with the rural area to include large land buffers and appropriate architectural design.
3. Rural scale commercial uses may be allowed, but must take added measures to ensure compatibility with the rural character of this area. Such measures include large buffers of open space, appropriate architectural design, minimal signage, and appropriate improvements to transportation infrastructure to accommodate additional traffic.

SERVICEABILITY

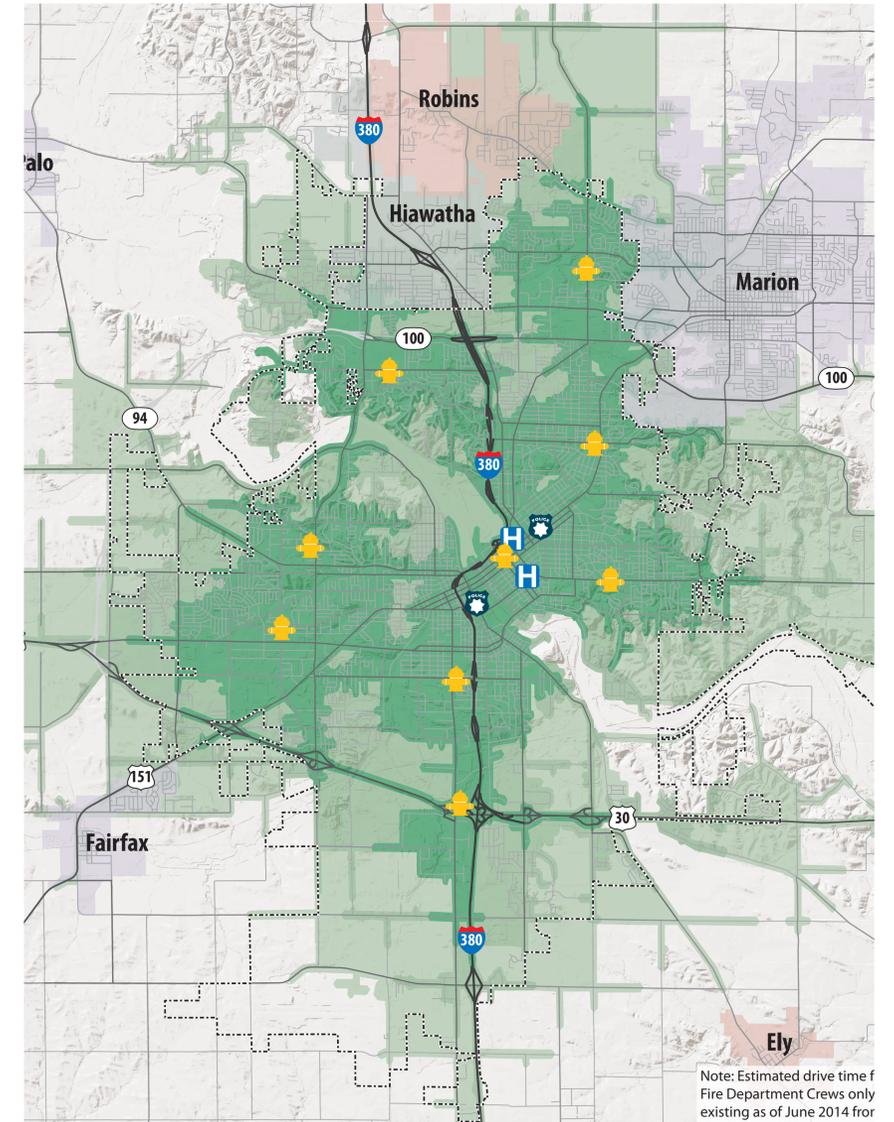
SANITARY SEWER SERVICEABILITY



WATER SERVICEABILITY



CURRENT FIRE RESPONSE TIME



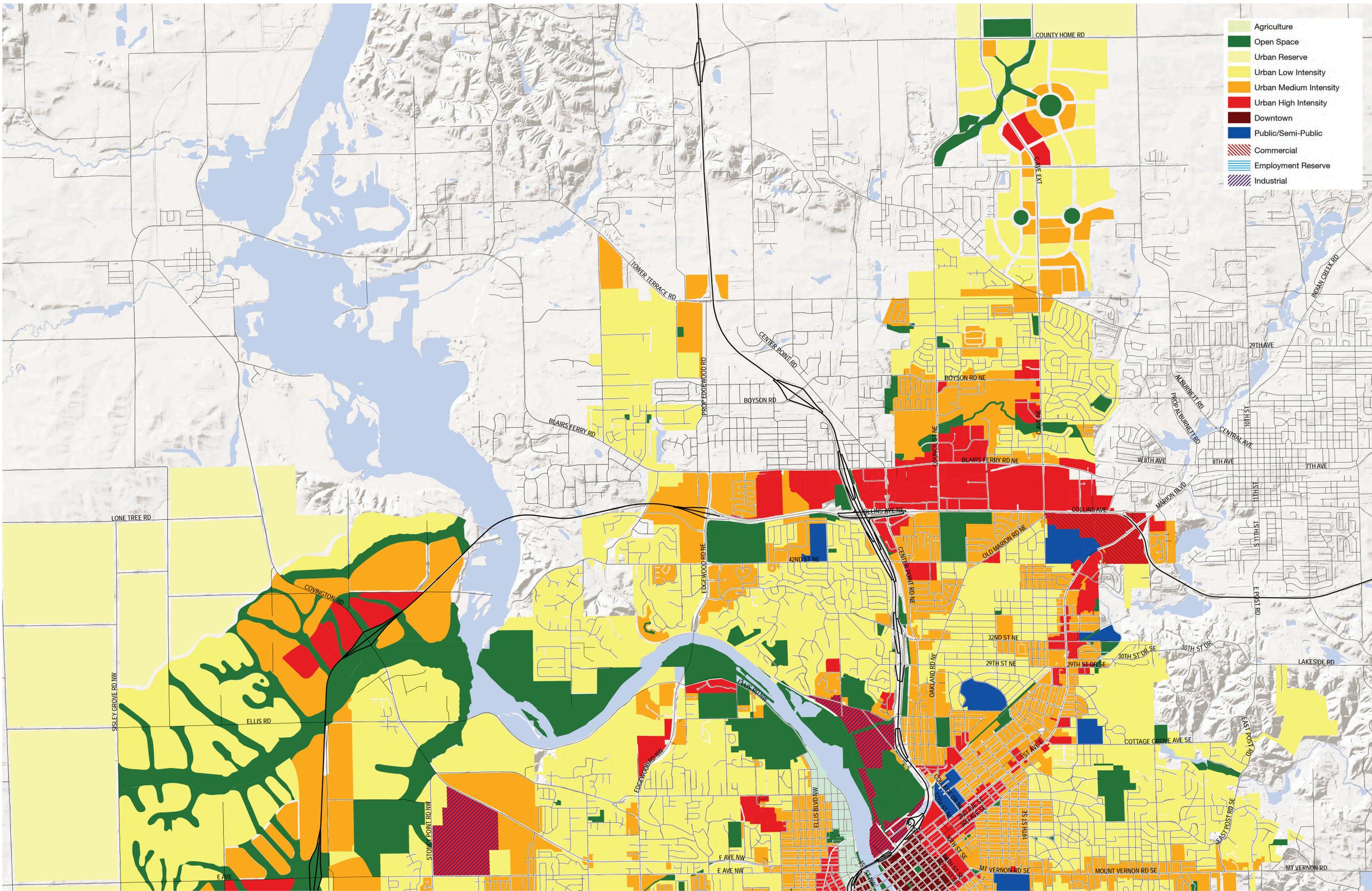
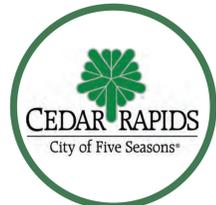
Note: Estimated drive time for Fire Department Crews only existing as of June 2014 from

-  **Excellent serviceability.** The area can be adequately served for proposed land uses by existing infrastructure.
-  Good serviceability. The area can be adequately served for proposed land uses by existing infrastructure. Affordable upgrades required.
-  Serviceable. The area can be adequately served for proposed land uses. *For example, extension to the system is required and typical for conventional development.*

-  Serviceable, but requires improvements. The city has planned or is planning improvements for this area. *For example, WE KNOW that we need a lift station or water tower.*
-  Serviceable, but requires study. The city assumes the area can be serviceable through improvements. *For example, WE THINK that we need a lift station or water tower.*
-  Unknown serviceability, requires study. The city has not planned for service to this area.

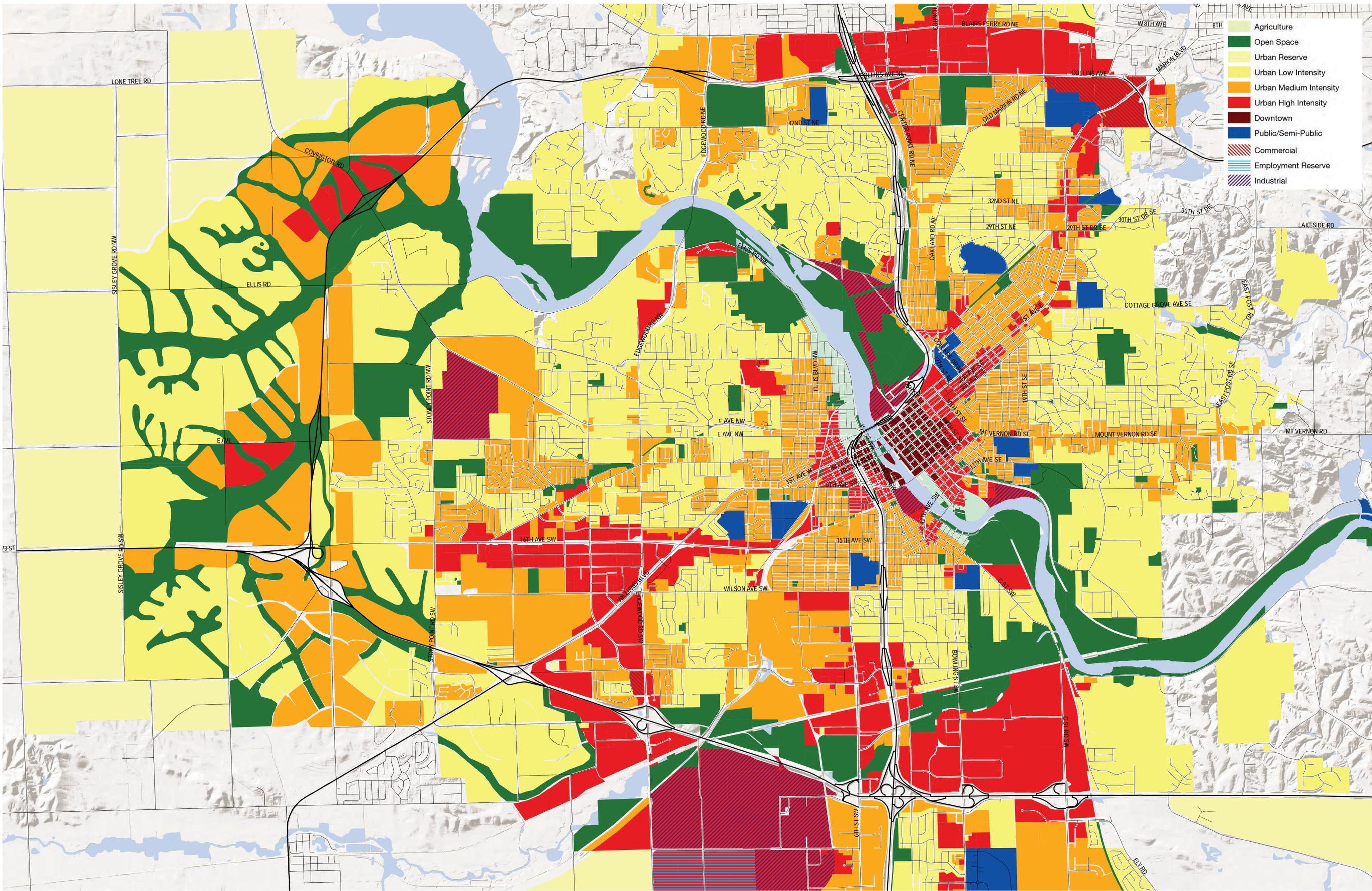
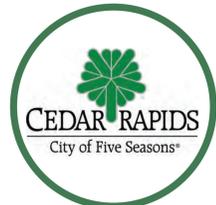
-  Police Stations
 -  Fire Stations
 -  Hospitals
- Estimated Drive times
-  0 - 4 minutes
 -  4 - 6 minutes
 -  6 - 8 minutes

Future Land Use Map - North



- Agriculture
- Open Space
- Urban Reserve
- Urban Low Intensity
- Urban Medium Intensity
- Urban High Intensity
- Downtown
- Public/Semi-Public
- Commercial
- Employment Reserve
- Industrial

Future Land Use Map - Central



- Agriculture
- Open Space
- Urban Reserve
- Urban Low Intensity
- Urban Medium Intensity
- Urban High Intensity
- Downtown
- Public/Semi-Public
- Commercial
- Employment Reserve
- Industrial

