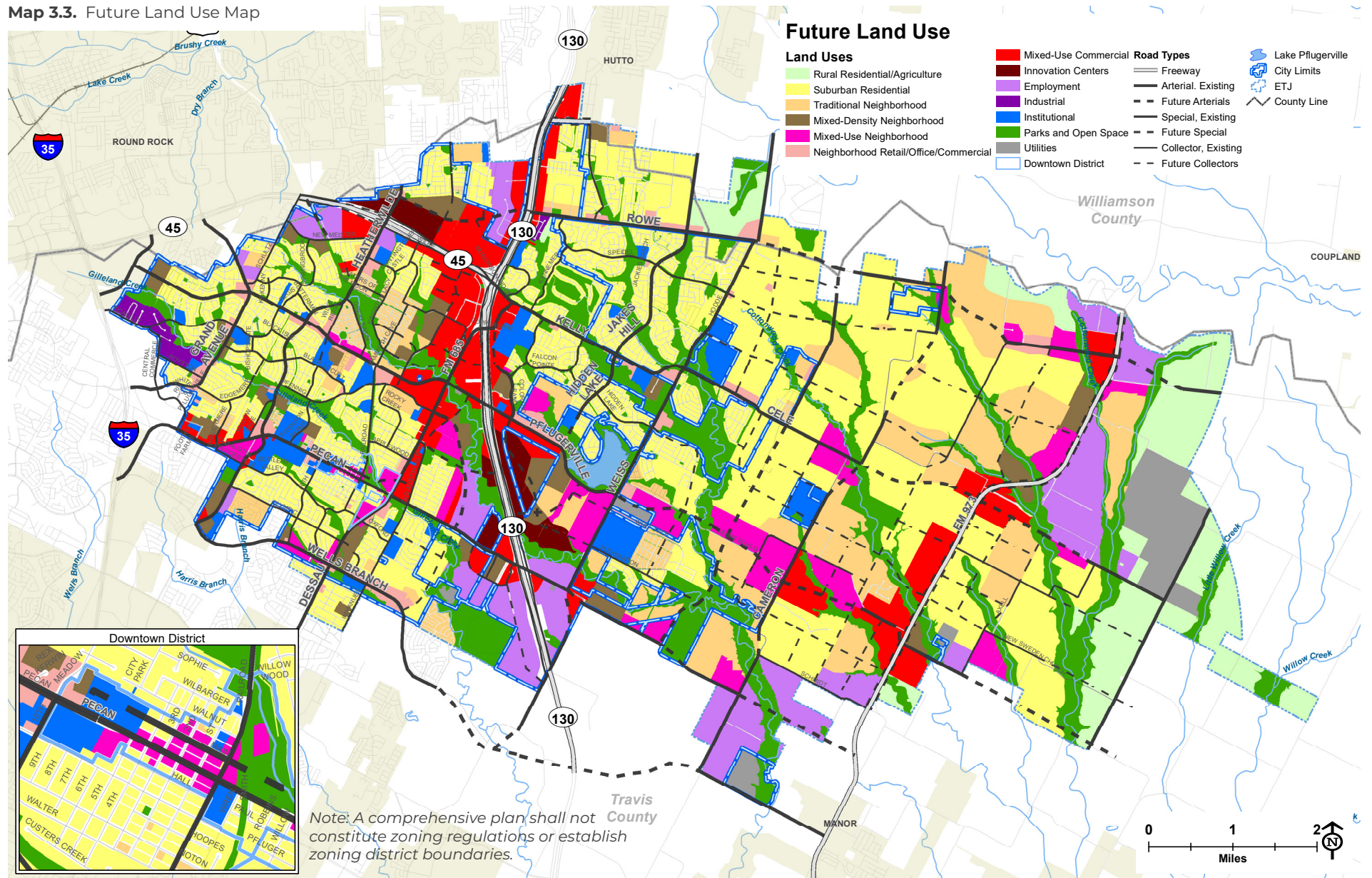


Map 3.3. Future Land Use Map



MIXED-DENSITY NEIGHBORHOOD

Mixed-density housing options should be complementary to the traditional neighborhoods, emphasizing connectivity and access to neighborhood amenities, including schools and parks. Development standards for medium-density housing and any nonresidential uses should be in place to ensure compatibility through increased setbacks for taller buildings, architectural designs that are consistent with the neighborhood, and enhanced landscaping. Additionally, any nonresidential uses should be located primarily at larger intersections, and should include appropriate buffering and pedestrian orientation to support the surrounding residents. Medium-density residential can be used as a transitional use between low-density areas, and higher intensity uses, such as commercial, retail, and industrial activity.



Mixed-Density Neighborhood

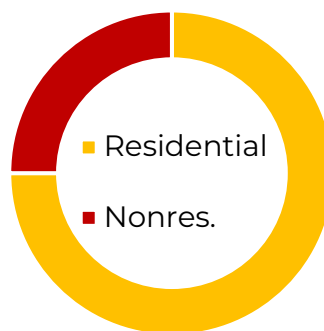
COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	● ● ●
Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	● ● ○
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	○ ○ ○
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	● ● ○
Single-Family, Small Lot	● ● ○	Regional Office and Commercial	○ ○ ○
Accessory Dwelling Unit	● ● ○	Neighborhood Shopping Center	● ● ○
Townhome	● ● ●	Regional Shopping Center	○ ○ ○
Duplex	● ● ●	Light Industrial/Flex Space	○ ○ ○
Triplex/Fourplex	● ● ●	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	● ● ●	Civic/Recreation	● ● ●
Courtyard/Garden Apartment	● ● ●		
Urban Apartment	● ● ●		

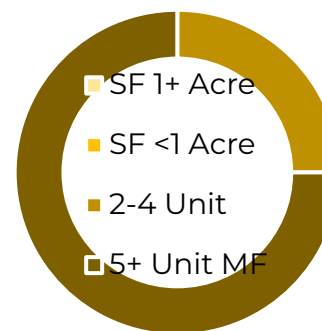
● ● ●	Appropriate primary uses
● ● ○	Conditional as primary uses
○ ○ ○	Inappropriate use

Figure 3.10. Mixed-Density Neighborhood

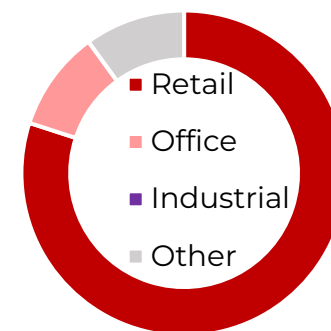
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



MIXED-USE COMMERCIAL

The Mixed-Use Commercial future land use category applies to areas designated for significant development or redevelopment with high intensity mixed-use activity centers attracting large corporations, specialty shopping, dining, entertainment, and high-density residential development. These areas are typically a minimum of 100 acres and include mid- to high-rise buildings with a compact block structure, and human-scale street and building design, which create a highly walkable urban form.

Residential Uses - Low-rise single-family, retirement, and middle housing types are desired for compatibility with existing adjacent neighborhoods. New housing should be thoughtfully integrated into neighborhood corner development and, where feasible, safe, and convenient connections from existing neighborhoods should be provided. In many cases, the layout of existing neighborhoods may preclude direct walking connections to neighborhood corners.



Mixed-use office and retail

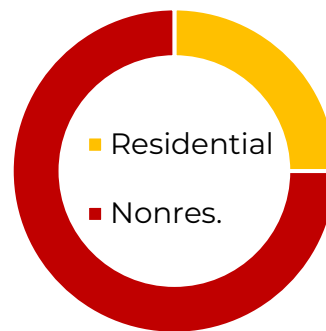
COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	● ● ○
Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	● ● ●
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	● ● ●
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	○ ○ ○
Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	● ● ○
Accessory Dwelling Unit	○ ○ ○	Neighborhood Shopping Center	○ ○ ○
Townhome	○ ○ ○	Regional Shopping Center	● ● ○
Duplex	○ ○ ○	Light Industrial/Flex Space	○ ○ ○
Triplex/Fourplex	○ ○ ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	○ ○ ○	Civic/Recreation	● ● ●
Courtyard/Garden Apartment	● ● ●		
Urban Apartment	● ● ●		

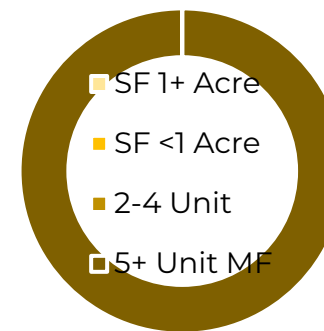
● ● ● Appropriate primary uses
 ● ● ○ Conditional as primary uses
 ○ ○ ○ Inappropriate use

Figure 3.13. Mixed-Use Commercial

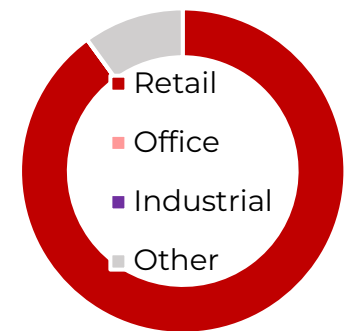
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



INNOVATION CENTERS

The Innovation Centers future land use category applies to the business centers along SH 45 and SH 130. The primary uses for Innovation centers are large urban employment centers, corporate campuses, and mixed-use environments.

Large corporate campuses have been the trend for economic development in recent years. Although these provide desirable open space and urban tree canopy, these sprawling office complexes are often isolated from supporting restaurants, entertainment, service uses, and transit connections that many large businesses are seeking in today's office environment.

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	○ ○ ○
Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	● ● ●
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	● ● ●
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	○ ○ ○
Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	● ● ●
Accessory Dwelling Unit	○ ○ ○	Neighborhood Shopping Center	○ ○ ○
Townhome	○ ○ ○	Regional Shopping Center	● ● ●
Duplex	○ ○ ○	Light Industrial/Flex Space	● ● ○
Triplex/Fourplex	○ ○ ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	○ ○ ○	Civic/ Recreation	● ● ●
Courtyard/Garden Apartment	○ ○ ○		
Urban Apartment	● ● ○		

● ● ● Appropriate primary uses

● ● ○ Conditional as primary uses

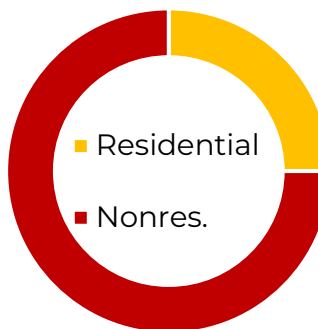
○ ○ ○ Inappropriate use

Figure 3.14. Innovation Centers

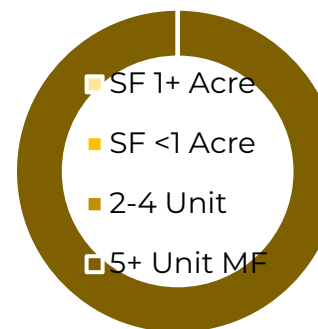


Multi-story office building

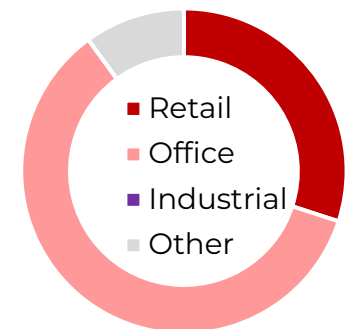
Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix



EMPLOYMENT

The Employment future land use category applies to the industrial flex space opportunities along SH 45 and SH 130. The primary uses for Employment centers are a mix of office, industrial, and flex space uses.

Industrial flex space development includes a variety of manufacturing and storage uses that have a wide range of appearances and intensities.

Residential uses are not appropriate within these areas in order to ensure the City's ability to attract and maintain employment generating uses.



View of an employment center

COMPATIBILITY OF NEW USES AND BUILDING TYPES

Primarily Residential		Primarily Nonresidential and Mixed-Use	
Agricultural	○ ○ ○	Mixed-Use, Neighborhood Scale	○ ○ ○
Cluster Subdivision	○ ○ ○	Mixed-Use, Community Scale	○ ○ ○
Single-Family, Large Lot	○ ○ ○	Mixed-Use, Regional Scale	○ ○ ○
Single-Family, Suburban Lot	○ ○ ○	Neighborhood Office and Commercial	○ ○ ○
Single-Family, Small Lot	○ ○ ○	Regional Office and Commercial	● ● ●
Accessory Dwelling Unit	○ ○ ○	Neighborhood Shopping Center	○ ○ ○
Townhome	○ ○ ○	Regional Shopping Center	○ ○ ○
Duplex	○ ○ ○	Light Industrial/Flex Space	● ● ●
Triplex/Fourplex	○ ○ ○	Heavy Industrial	○ ○ ○
Bungalow/Cottage Court	○ ○ ○	Civic/ Recreation	● ● ●
Courtyard/Garden Apartment	○ ○ ○		
Urban Apartment	○ ○ ○		

● ● ● Appropriate primary uses

● ● ○ Conditional as primary uses

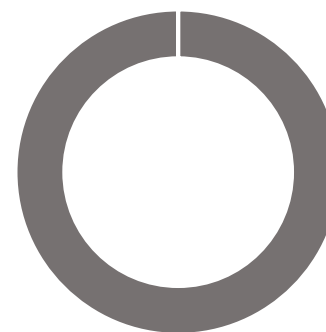
○ ○ ○ Inappropriate use

Figure 3.15. Employment

Residential and Nonresidential Mix



Residential Type Mix



Nonresidential Mix

