

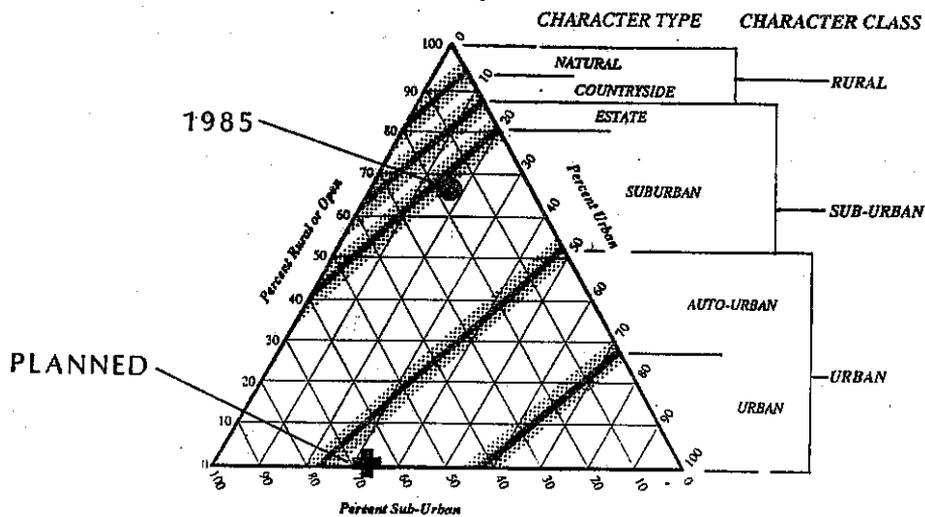


Appendix C

**EXISTING AND PLANNED COMMUNITY
CHARACTER AND PLANNED LAND USE
OF THE CITY OF FRANKLIN'S
PLANNING SUBAREAS: PHASE II**

Figure C-1

Existing 1985 and Planned Community Character of the Forest Hills Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	14.19	31.6
Sub-Urban	17.14	68.4
Rural	68.67	0.0
Overall Character:	Suburban	Auto-Urban

Source: Lane Kendig, Inc.

Table C-1

Land Use Data for the Forest Hills Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	21.5	2.8	8.9
R-8 Multiple-Family	78.6	10.3	32.8
Business & Other:			
B-3 Community	32.5	4.3	13.5
CC City Civic Center	25.5	3.4	10.6
I-1 Institutional	48.7	6.4	20.3
PDD (R-8) Planned Development	33.5	4.4	13.9
Urban Subtotal	240.3	31.6	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	6.0	0.7	1.1
R-3 Suburban/Estate	36.4	4.8	7.0
R-4 Suburban	5.2	0.6	1.0
R-5 Suburban	360.2	47.4	69.5
R-6 Suburban	89.0	11.7	17.1
Recreational:			
P-1 Park	22.5	3.0	4.3
Sub-Urban Subtotal	519.3	68.4	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	759.6	100.0	--

[a] Inclusive of that portion of the neighborhood which is in the overlaying Civic Center Planning District.

[b] Assuming that a minimum of 70 percent, or 6.57 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 26.57 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-2

Planned Dwelling Unit and Population Density for the Forest Hills Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	98	274
R-8 Multiple-Family	582	1,630
PDD (R-8) Planned Development	145	406
Urban Subtotal	825	2,310
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	27	76
R-4 Suburban	7	20
R-5 Suburban	535	1,498
R-6 Suburban	225	630
Sub-Urban Subtotal	794	2,224
RURAL		
Rural Subtotal	0	0
TOTAL	1,619	4,534

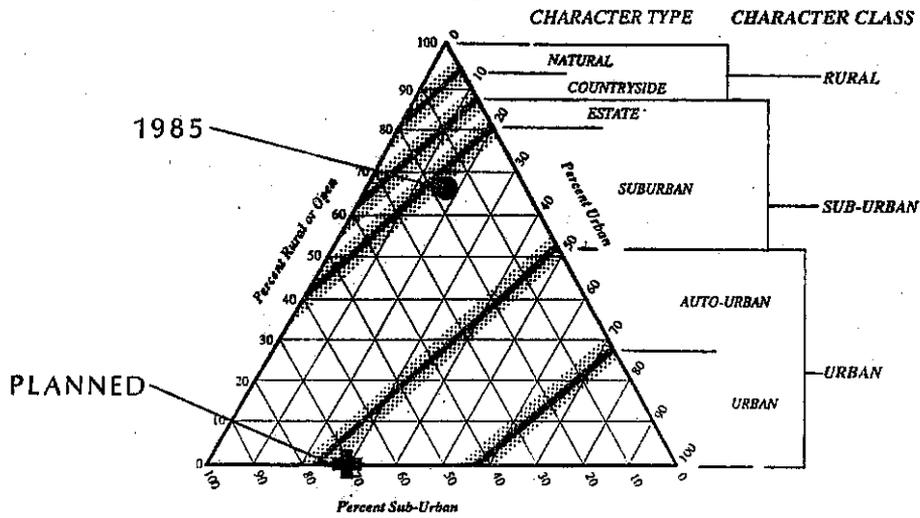
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-2

Existing 1985 and Planned Community Character of the Green Valley Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	17.79	29.4
Sub-Urban	14.91	70.6
Rural	67.30	0.0
Overall Character:	Suburban	Auto-Urban

Source: Lane Kendig, Inc.

Table C-3

Land Use Data for the Green Valley Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	21.1	5.0	17.0
R-8 Multiple-Family	67.0	15.9	54.1
Business & Other:			
B-3 Community	14.8	3.5	11.9
B-6 Professional Office	1.9	0.4	1.5
CC City Civic Center	8.6	2.0	6.9
I-1 Institutional	10.7	2.5	8.6
Urban Subtotal	124.1	29.4	100.0
SUB-URBAN			
Single-Family:			
R-4 Suburban	89.1	21.1	29.9
R-5 Suburban	41.3	9.8	13.8
R-6 Suburban	158.6	37.5	53.2
Recreational:			
P-1 Park	9.4	2.2	3.1
Sub-Urban Subtotal	298.4	70.6	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	422.5	100.0	--

[a] Inclusive of that portion of the neighborhood which is in the overlaying Civic Center Planning District.

[b] Assuming that a minimum of 70 percent, or 22.2 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 17.25 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-4

Planned Dwelling Unit and Population Density for the Green Valley Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	30	84
R-8 Multiple-Family	390	1,092
Urban Subtotal	420	1,176
SUB-URBAN		
Single-Family:		
R-4 Suburban	111	311
R-5 Suburban	76	213
R-6 Suburban	349	977
Sub-Urban Subtotal	536	1,501
RURAL		
Rural Subtotal	0	0
TOTAL	956*	2,677*

[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

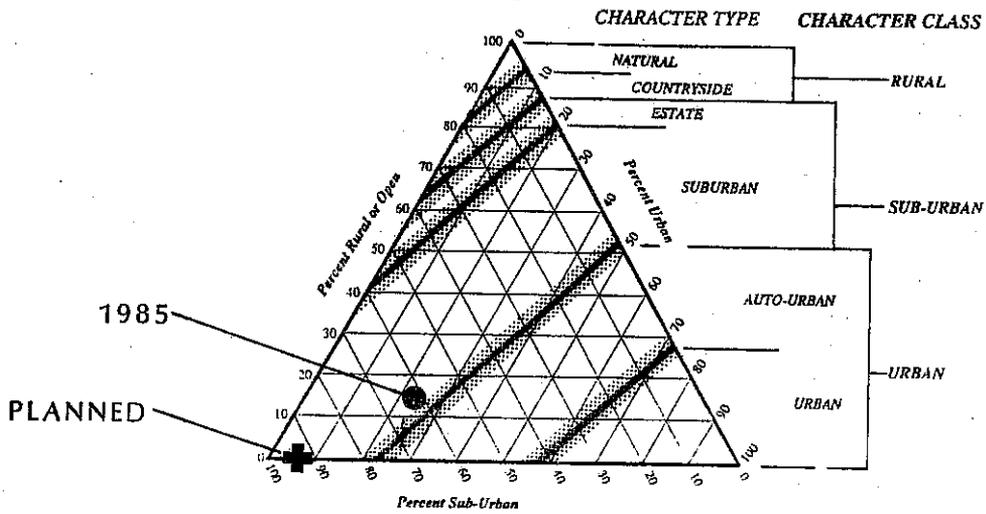
[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

*Including 77 R-6 dwelling units in that portion of the neighborhood which also lies within the boundaries of the Civic Center Planning District.

Source: Lane Kendig, Inc.

Figure C-3

Existing 1985 and Planned Community Character of the Hales Neighborhood



<u>Land Use Category</u>	<u>Existing 1985 Percent of Planning Area</u>	<u>Planned Percent of Planning Area</u>
Urban	21.98	7.7
Sub-Urban	61.48	92.3
Rural	16.54	0.0
Overall Character:	Suburban	Suburban

Source: Lane Rendig, Inc.

Table C-5

Land Use Data for the Hales Neighborhood Plan

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	3.7	0.6	7.4
Business & Other:			
B-1 Neighborhood	14.3	2.2	28.7
B-2 General	23.3	3.6	46.7
I-1 Institutional	8.6	1.3	17.2
Urban Subtotal	49.9	7.7	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	135.4	20.6	22.4
R-3 Suburban/Estate	449.2	68.6	74.3
R-4 Suburban	13.0	2.0	2.2
R-5 Suburban	5.1	0.8	0.8
R-6 Suburban	1.7	0.3	0.3
Sub-Urban Subtotal	604.4	92.3	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	654.3	100.0	--

[a] Assuming that a minimum of 70 percent, or 21.14 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 26.57 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-6

Planned Dwelling Unit and Population Density for the Hales Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	10	28
Urban Subtotal	10	28
SUB-URBAN		
Single-Family:		
R-2 Estate	88	246
R-3 Suburban/Estate	527	1,476
R-4 Suburban	18	50
R-5 Suburban	11	31
R-6 Suburban	4	11
Sub-Urban Subtotal	648	1,814
RURAL		
Rural Subtotal	0	0
TOTAL	658	1,842

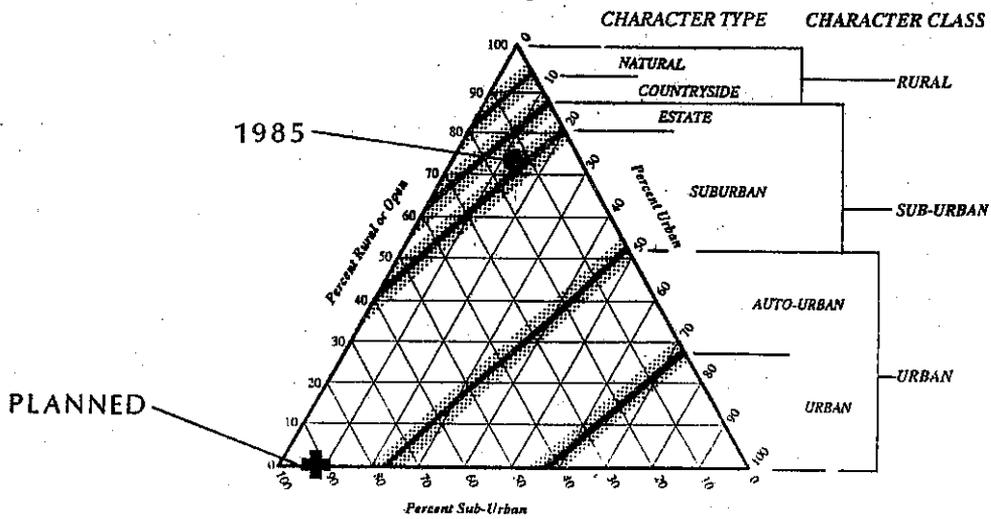
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-4

Existing 1985 and Planned Community Character of the Hillcrest Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	12.16	9.4
Sub-Urban	13.96	90.6
Rural	73.88	0.0
Overall Character:	Estate	Suburban

Source: Lane Kendig, Inc.

Table C-7

Land Use Data for the Hillcrest Neighborhood Plan

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-1 Neighborhood	11.5	1.7	18.2
B-3 Community	18.8	2.8	29.7
B-6 Professional Office	20.0	3.0	31.7
T-1 Institutional	12.9	1.9	20.4
Urban Subtotal	63.2	9.4	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	466.7	69.1	76.2
R-3E Suburban/Estate	32.5	4.8	5.3
R-4 Suburban	90.0	13.3	14.7
Recreational:			
P-1 Park	23.0	3.4	3.8
Sub-Urban Subtotal	612.2	90.6	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	675.4	100.0	--

[a] Assuming that a minimum of 70 percent, or 32.33 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 44.67 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-8

Planned Dwelling Unit and Population Density for the Hillcrest Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	568	1,590
R-3E Suburban/Estate	17	48
R-4 Suburban	121	339
Sub-Urban Subtotal	706	1,977
RURAL		
Rural Subtotal	0	0
TOTAL	706	1,977

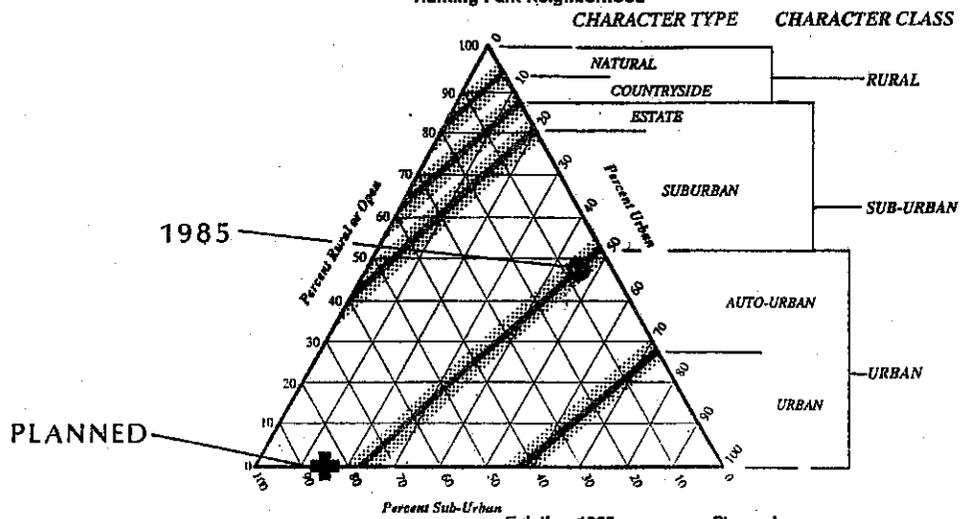
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-5

Existing 1985 and Planned Community Character of the
Hunting Park Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	46.16	14.0
Sub-Urban	5.99	86.0
Rural	47.85	0.0
Overall Character:	Sub-Urban/ Auto-Urban	Suburban

Source: Lane Kendig, Inc.

Table C-9

Land Use Data for the Hunting Park Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	1.5	0.2	1.1
Business & Other:			
B-4 South 27th Street	19.9	2.1	14.8
B-5 Highway	23.1	2.4	17.2
I-1 Institutional	90.0	9.3	66.9
Urban Subtotal	134.5	14.0	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	74.5	7.7	9.0
R-3 Suburban/Estate	294.9	30.6	35.6
R-4 Suburban	196.2	20.4	23.6
R-5 Suburban	174.6	18.1	21.0
R-6 Suburban	70.4	7.3	8.5
Recreational:			
P-1 Park	19.0	1.9	2.3
Sub-Urban Subtotal	829.6	86.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	964.1	100.0	--

[a] Inclusion of that portion of the neighborhood which is in the overlying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 20.29 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 15.22 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-10

Planned Dwelling Unit and Population Density for the Hunting Park Neighborhood [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
R-7 Two-Family	6	17
Urban Subtotal	6	17
SUB-URBAN		
Single-Family:		
R-2 Estate	53	148
R-3 Suburban/Estate	375	1,050
R-4 Suburban	299	837
R-5 Suburban	358	1,003
R-6 Suburban	146	409
Sub-Urban Subtotal	1,231	3,447
RURAL		
Rural Subtotal	0	0
TOTAL	1,237	3,464

[a] Inclusive of that portion of the neighborhood which is in the overlying South 27th Street Planning District.

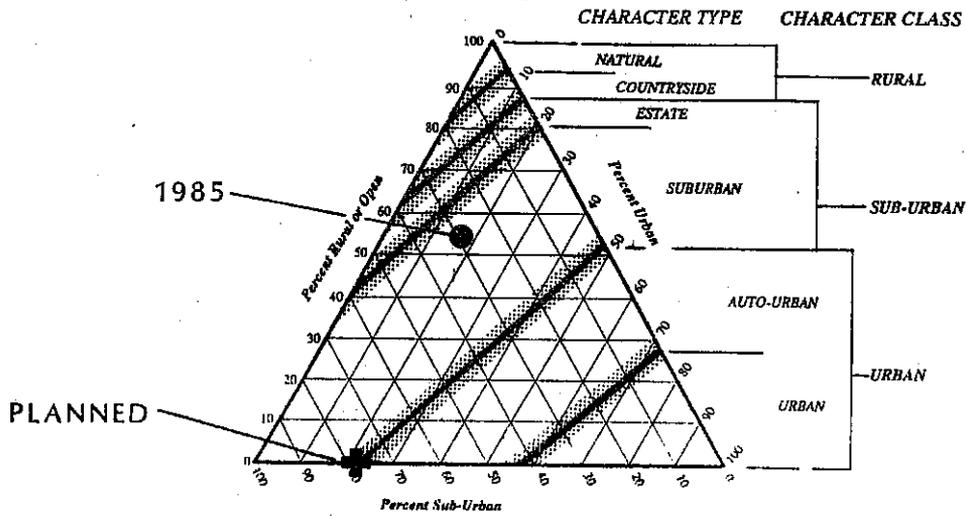
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-6

Existing 1985 and Planned Community Character of the Mission Hills Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	16.81	20.9
Sub-Urban	29.25	79.1
Rural	53.94	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-11

Land Use Data for the Mission Hills Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	9.8	1.4	6.6
R-8 Multiple-Family	38.5	5.4	26.0
Business & Other:			
B-1 Neighborhood	8.8	1.2	5.9
B-2 General	4.3	0.6	2.9
B-5 Highway	3.1	0.4	2.1
I-1 Institutional	83.4	11.9	56.5
Urban Subtotal	147.9	20.9	100.0
SUB-URBAN			
Single-Family:			
R-1 Countryside/Estate	11.5	1.6	2.1
R-2 Estate	2.1	0.3	0.4
R-3 Suburban/Estate	66.5	9.4	11.9
R-3E Suburban/Estate	33.2	4.7	5.9
R-4 Suburban	34.3	4.9	6.1
R-5 Suburban	286.5	40.5	51.2
R-6 Suburban	63.0	8.9	11.3
Recreational:			
P-1 Park	62.0	8.8	11.1
Sub-Urban Subtotal	559.1	79.1	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	707.0 [b]	100.0	--

[a] Excluding 54.5 acres of the neighborhood which is a part of the Village of St. Martins Planning District.

[b] Assuming that a minimum of 70 percent, or 27.61 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 72.20 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-12

Planned Dwelling Unit and Population Density for the Mission Hills Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	30	64
R-8 Multiple-Family	366	1,025
Urban Subtotal	396	1,109
SUB-URBAN		
Single-Family:		
R-1 Countryside/Estate	4	11
R-2 Estate	1	3
R-3 Suburban/Estate	57	160
R-3E Suburban/Estate	37	104
R-4 Suburban	39	109
R-5 Suburban	513	1,436
R-6 Suburban	148	414
Sub-Urban Subtotal	799	2,237
RURAL		
Rural Subtotal	0	0
TOTAL	1,195	3,346

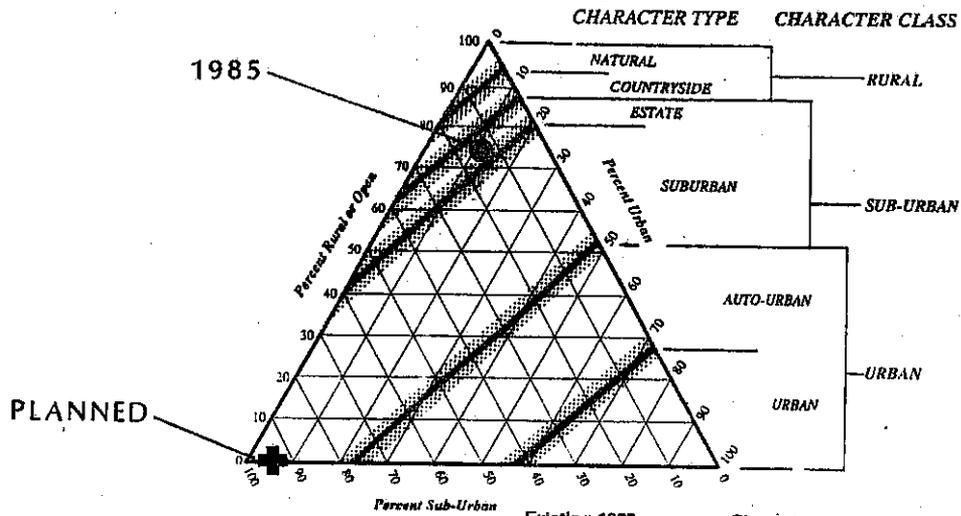
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-7

Existing 1985 and Planned Community Character of the
Monastery Lakes Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	11.74	4.8
Sub-Urban	14.16	95.2
Rural	74.10	0.0
Overall Character:	Estate	Suburban

Source: Lane Kendig, Inc.

Table C-13

Land Use Data for the Monastery Lake Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
I-1 Institutional	29.1	4.8	100.0
Urban Subtotal	29.1	4.8	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	422.3	68.8	72.2
R-3E Suburban/Estate	162.2	26.4	27.8
Sub-Urban Subtotal	584.5	95.2	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	613.6	100.0	

[a] Inclusive of that portion of the neighborhood which is in the overlaying Civic Center Planning District.

[b] Assuming that a minimum of 70 percent, or 9.84 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 99.16 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-14

Planned Dwelling Unit and Population Density for the Monastery Lake Neighborhood [a]

Land Use District/Type [b]	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-2 Estate	192	538
R-3E Suburban/Estate	157	440
Sub-Urban Subtotal	349	978
RURAL		
Rural Subtotal	0	0
TOTAL	349	978

[a] Inclusive of that portion of the neighborhood which is in the overlaying Civic Center Planning District.

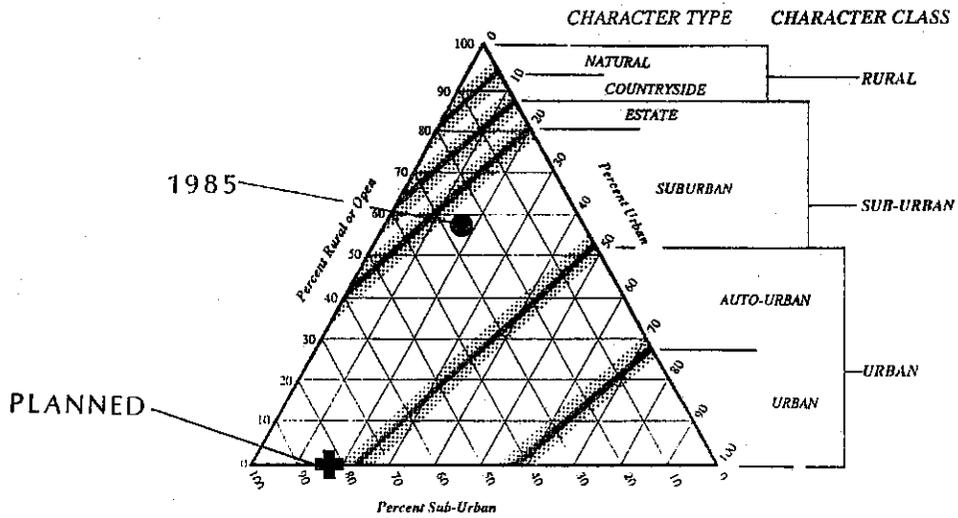
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-8

Existing 1985 and Planned Community Character of the Pleasant View Neighborhood



<u>Land Use Category</u>	<u>Existing 1985 Percent of Planning Area</u>	<u>Planned Percent of Planning Area</u>
Urban	15.15	17.4
Sub-Urban	26.33	82.6
Rural	58.52	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-15

Land Use Data for the Pleasant View Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	34.9	3.6	20.8
Business & Other:			
B-4 South 27th Street	26.5	2.7	15.8
B-6 Professional Office	9.6	1.0	5.7
I-1 Institutional	32.8	3.4	19.5
Industrial & Related:			
BP Business Park	64.3	6.7	38.2
Urban Subtotal	168.1	17.4	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	117.5	12.2	14.8
R-4 Suburban	189.7	19.7	23.8
R-5 Suburban	108.6	11.3	13.6
R-6 Suburban	357.2	37.0	44.9
Recreational:			
P-1 Park	23.1	2.4	2.9
Sub-Urban Subtotal	796.1	82.6	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	964.2	100.0	--

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 38.54 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 13.96 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-16

Planned Dwelling Unit and Population Density for the Pleasant View Neighborhood [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]		Planned Population [c]
	Units	[b]	
URBAN			
Residential:			
R-7 Two-Family	126		353
Urban Subtotal	126		353
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	121		339
R-4 Suburban	189		529
R-5 Suburban	183		512
R-6 Suburban	752		2,106
Sub-Urban Subtotal	1,245		3,486
RURAL			
Rural Subtotal	0		0
TOTAL	1,371		3,839

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

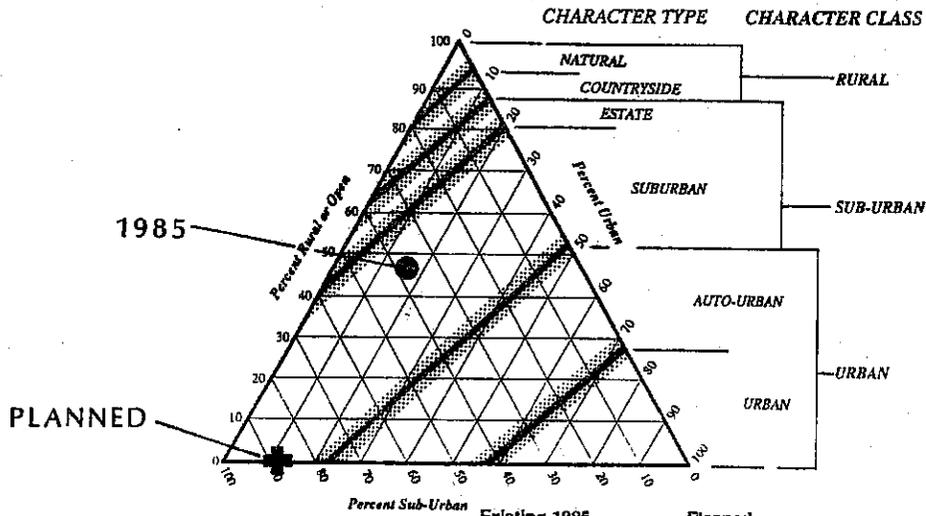
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-9

Existing 1985 and Planned Community Character of the Southwood Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	14.46	10.6
Sub-Urban	37.97	89.4
Rural	47.57	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-17

Land Use Data for the Southwood Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	3.7	0.4	3.6
Business & Other:			
B-1 Neighborhood	12.7	1.3	12.4
B-2 General	10.9	1.1	10.6
B-3 Community	3.1	0.3	3.0
B-4 South 27th Street	47.0	4.9	45.8
I-1 Institutional	25.3	2.6	24.6
Urban Subtotal	102.7	10.6	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	92.8	9.6	10.8
R-3 Suburban/Estate	463.7	48.0	53.9
R-3E Suburban/Estate	10.3	1.2	1.2
R-4 Suburban	4.5	0.5	0.5
R-6 Suburban	238.6	24.8	27.7
Recreational:			
P-1 Park	50.7	5.3	5.9
Sub-Urban Subtotal	860.6	89.4	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	963.3	100.0	--

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 43.19 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 2.85 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-18

Planned Dwelling Unit and Population Density for the Southwood Neighborhood [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
R-7 Two-Family	6	17
Urban Subtotal	6	17
SUB-URBAN		
Single-Family:		
R-2 Estate	52	146
R-3 Suburban/Estate	611	1,711
R-3E Suburban/Estate	5	14
R-4 Suburban	9	25
R-6 Suburban	552	1,546
Sub-Urban Subtotal	1,229	3,442
RURAL		
Rural Subtotal	0	0
TOTAL	1,235	3,459

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

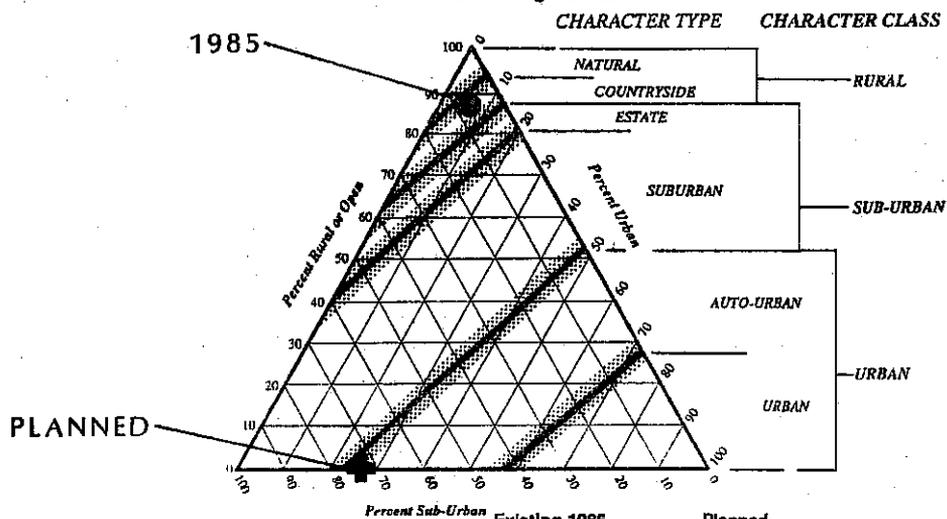
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-10

Existing 1985 and Planned Community Character of the St. Martins Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	5.26	27.0
Sub-Urban	7.41	73.0
Rural	87.03	0.0
Overall Character:	Countryside	Suburban/ Auto-Urban

Source: Lane Kendig, Inc.

Table C-19

Land Use Data for the St. Martins Neighborhood Plan [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	57.4	4.1	15.3
R-8 Multiple-Family	121.5	8.7	32.4
Business & Other:			
B-1 Neighborhood	36.9	2.6	9.8
B-2 General	14.9	1.2	4.0
I-1 Institutional	144.5	10.4	38.5
Urban Subtotal	375.2	27.0	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	152.3	11.0	15.0
R-3E Suburban/Estate	155.6	11.2	15.4
R-4 Suburban	491.8	35.4	48.6
R-5 Suburban	139.9	10.1	13.8
Recreational:			
P-1 Park	72.8	5.2	7.2
Sub-Urban Subtotal	1,012.4	73.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	1,387.6	100.0	--

[a] Excluding 170.9 acres of the neighborhood which is a part of the Village of St. Martins Planning District.

[b] Assuming that a minimum of 70 percent, or 43.4 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 279.72 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-20

Planned Dwelling Unit and Population Density for the St. Martins Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	196	549
R-8 Multiple-Family	972	2,722
Urban Subtotal	1,168	3,271
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	112	314
R-3E Suburban/Estate	90	252
R-4 Suburban	917	2,568
R-5 Suburban	261	731
Sub-Urban Subtotal	1,380	3,865
RURAL		
Rural Subtotal	0	0
TOTAL	2,548	7,136

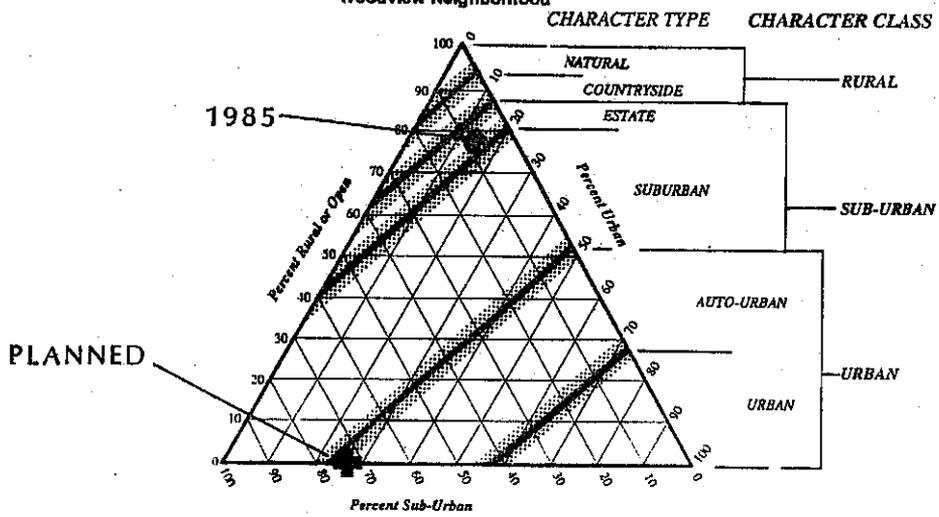
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-11

Existing 1985 and Planned Community Character of the Woodview Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	12.66	27.7
Sub-Urban	8.96	72.2
Rural	78.38	0.0
Overall Character:	Estate	Auto-Urban

Source: Lane Kendig, Inc.

Table C-21

Land Use Data for the Woodview Neighborhood Plan

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-1 Neighborhood	23.6	4.5	16.3
I-1 Institutional	121.3	23.2	83.7
Urban Subtotal	144.9	27.7	100.0
SUB-URBAN			
Single-Family:			
R-1 Countryside/Estate	34.4	6.6	9.1
R-2 Estate	10.7	2.0	2.8
R-3 Suburban/Estate	126.5	24.2	33.6
R-3E Suburban/Estate	38.5	7.4	10.2
R-4 Suburban	37.5	7.2	9.9
R-5 Suburban	93.3	17.9	24.7
R-6 Suburban	7.6	1.4	2.0
Recreational:			
P-1 Park	28.5	5.5	7.6
Sub-Urban Subtotal	377.4	72.2	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	521.9	100.0	--

[a] Assuming that a minimum of 70 percent, or 31.87 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 53.27 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-22

Planned Dwelling Unit and Population Density for the Woodview Neighborhood

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-1 Countryside/Estate	3	9
R-2 Estate	7	20
R-3 Suburban/Estate	298	834
R-3E Suburban/Estate	29	81
R-4 Suburban	75	210
R-5 Suburban	195	546
R-6 Suburban	23	64
Sub-Urban Subtotal	630	1,764
RURAL		
Rural Subtotal	0	0
TOTAL	630	1,764

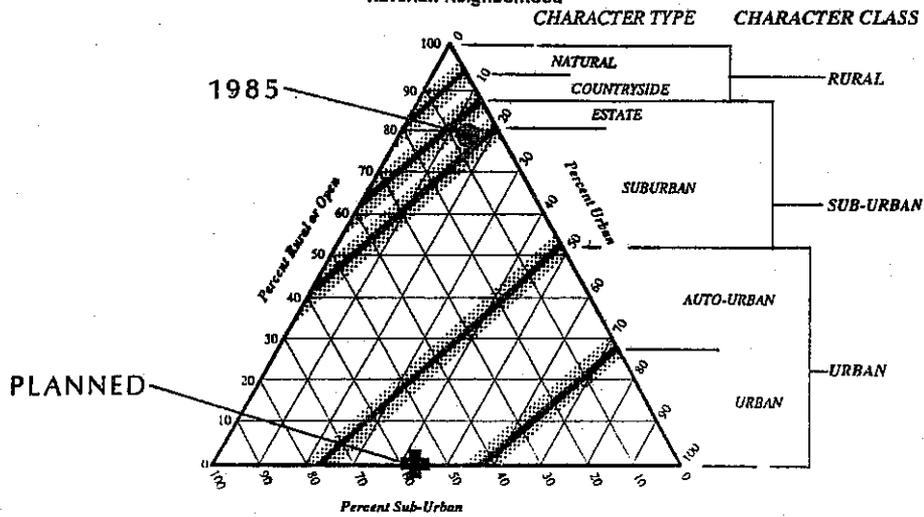
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-12

Existing 1985 and Planned Community Character of the Xaverian Neighborhood



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	14.45	42.2
Sub-Urban	6.32	57.8
Rural	79.23	0.0
Overall Character:	Estate	Auto-Urban

Source: Lane Kendig, Inc.

Table C-23

Land Use Data for the Xaverian Neighborhood Plan [a]

Land Use District/Type [b]	Acres ^a	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	4.5	0.5	1.2
R-8 Multiple-Family	77.1	9.0	21.4
R-8 (PDD) Multiple-Family	35.0	4.0	9.7
Business & Other:			
B-1 Neighborhood	8.4	0.9	2.3
B-2 General	3.6	0.4	1.0
B-4 South 27th Street	104.8	12.2	28.9
B-6 Professional Office	9.2	1.2	2.5
T-1 Institutional	55.5	6.5	15.3
PDD Business	64.0	7.5	17.7
Urban Subtotal	362.1	42.2	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	30.0	3.5	6.1
R-4 Suburban	16.1	1.9	3.3
R-5 Suburban	173.7	20.3	35.0
R-6 (PDD) Suburban	134.8	15.7	27.2
Recreational:			
P-1 Park	140.7	16.4	28.4
Sub-Urban Subtotal	495.3	57.8	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	857.4	100.0	--

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 43.62 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 69.06 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-24

Planned Dwelling Unit and Population Density for the Xaverian Neighborhood [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
R-7 Two-Family	22	62
R-8 Multiple-Family	362	1,014
R-8 (PDD) Multiple-Family	274	767
Urban Subtotal	658	1,843
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	28	78
R-4 Suburban	15	42
R-5 Suburban	351	983
R-6 (PDD) Suburban	277	776
Sub-Urban Subtotal	671	1,879
RURAL		
Rural Subtotal	0	0
TOTAL	1,329	3,722

[a] Inclusive of that portion of the neighborhood which is in the overlaying South 27th Street Planning District.

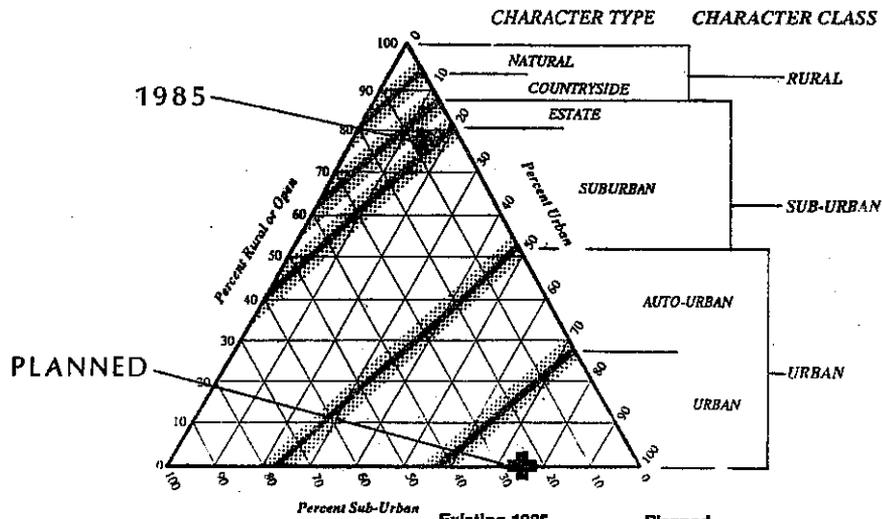
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-13

Existing 1985 and Planned Community Character of the
Civic Center Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	13.32	75.1
Sub-Urban	7.88	24.9
Rural	78.80	0.0
Overall Character:	Estate	Urban

Source: Lane Kendig, Inc.

Table C-25

Land Use Data for the Civic Center Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-8 Multiple-Family	15.1	3.5	4.6
Business & Other:			
B-2 General	3.7	0.8	1.1
B-6 Professional Office	34.4	7.9	10.5
CC City Civic Center	225.1	51.5	68.6
T-1 Institutional	49.9	11.4	15.2
Urban Subtotal	328.4	75.1	100.0
SUB-URBAN			
Single-Family:			
R-3E Suburban/Estate	37.5	8.6	34.5
R-5 Suburban	10.8	2.5	9.9
R-6 Suburban	40.9	9.4	37.7
Recreational:			
P-1 Park	19.5	4.4	17.9
Sub-Urban Subtotal	108.7	24.9	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	436.9 [b]	100.0	---

[a] Assuming that a minimum of 70 percent, or 28.86 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 73.38 acres of water/wetlands.

[b] Note that the size of the Civic Center Planning District was increased by the City Plan Commission during the plan preparation process from 374.78 to 436.9 acres.

Source: Lane Kendig, Inc.

Table C-26

Planned Dwelling Unit and Population Density for the Civic Center Planning District [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
R-8 Multiple-Family	120	336
CC City Civic Center	50	140
Urban Subtotal	170	476
SUB-URBAN		
Single-Family:		
R-3E Suburban/Estate	28	78
R-5 Suburban	16	45
R-6 Suburban	58	162
Sub-Urban Subtotal	102	285
RURAL		
Rural Subtotal	0	0
TOTAL	272	761

[a] Inclusive of those areas of the planning district which overlay the Monastery Lake, Green Valley, and Forest Hills Neighborhoods.

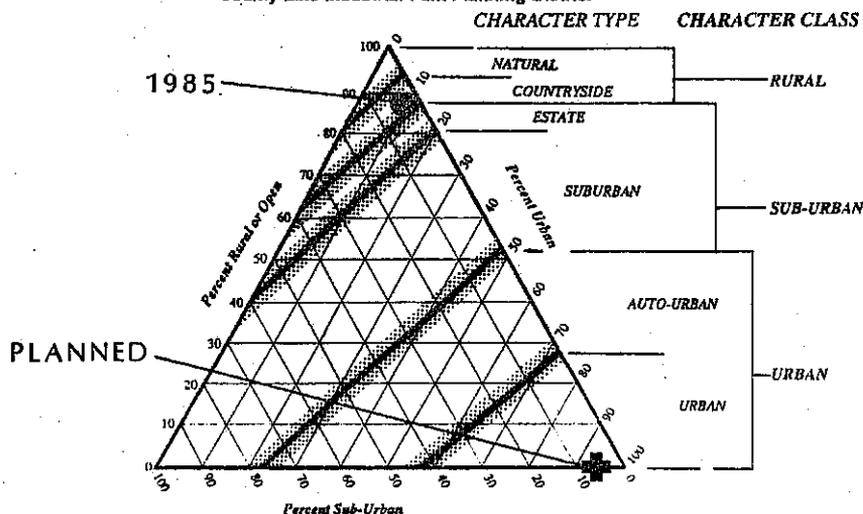
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-14

Existing 1985 and Planned Community Character of the County Line Industrial Park Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	9.90	93.1
Sub-Urban	1.74	6.9
Rural	88.36	0.0
Overall Character:	Countryside	Urban

Source: Lane Kendig, Inc.

Table C-27

Land Use Data for the County Line Industrial Park Planning District

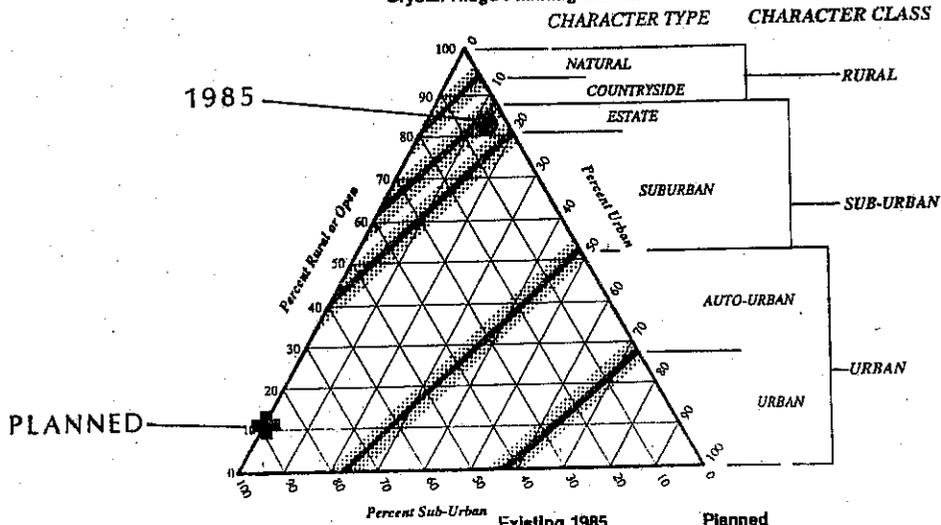
Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Industrial & Related:			
M-1 Limited Industrial	494.8	93.1	100.0
Urban Subtotal	494.8	93.1	100.0
SUB-URBAN			
Recreational:			
P-1 Park	36.9	6.9	100.0
Sub-Urban Subtotal	36.9	6.9	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	531.7	100.0	--

[a] Assuming that a minimum of 70 percent, or 59.26 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 4.56 acres of water/wetlands.

Source: Lane Kendig, Inc.

Figure C-15

Existing 1985 and Planned Community Character of the Crystal Ridge Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	12.29	0.0
Sub-Urban	4.65	89.5
Rural	83.06	10.5
Overall Character:	Estate	Suburban

Source: Lane Kendig, Inc.

Table C-28

Land Use Data for the Crystal Ridge Planning District

Land Use District/Type (a)	Acres	% of Planning Area	% of Subtotal
URBAN			
Urban Subtotal	0.0	0.0	0.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	2.1	1.6	1.7
Recreational:			
P-1 Park	118.9	87.9	98.3
Sub-Urban Subtotal	121.0	89.5	100.0
RURAL			
Agriculture:			
A-1 Agricultural	14.3	10.5	100.0
Rural Subtotal	14.3	10.5	100.0
TOTAL	135.3	100.0	--

(a) Assuming that a minimum of 70 percent, or 3.24 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 9.88 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-29

Planned Dwelling Unit and Population Density for the Crystal Ridge Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units (a)	Planned Population (b)
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	2	6
Sub-Urban Subtotal	2	6
RURAL		
Rural Subtotal	0	0
TOTAL	2	6

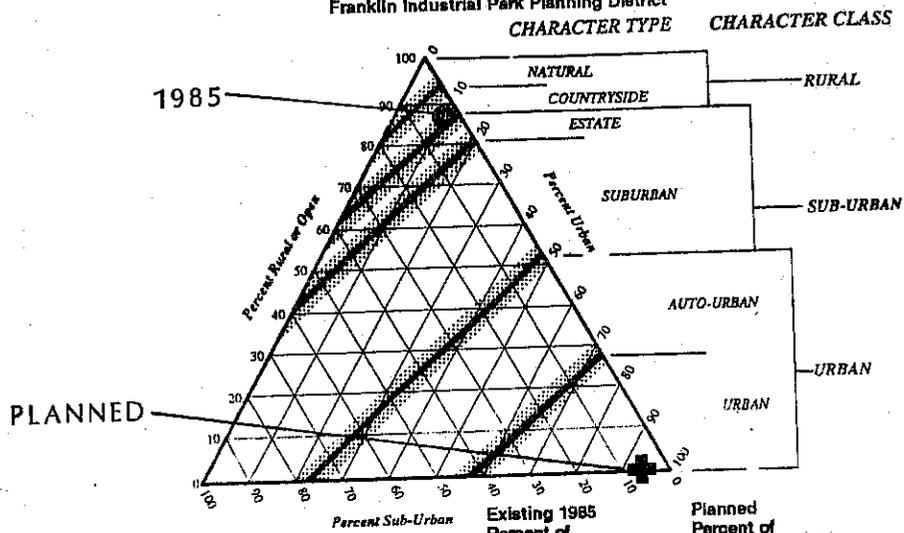
(a) These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

(b) These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-16

Existing 1985 and Planned Community Character of the Franklin Industrial Park Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	10.46	93.6
Sub-Urban	2.46	6.4
Rural	87.08	0.0
Overall Character:	Countryside	Urban

Source: Lane Kendig, Inc.

Table C-30

Land Use Data for the Franklin Industrial Park Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Industrial & Related:			
M-1 Limited Industrial	132.1	18.7	20.0
PDD Planned Development	116.2	16.5	17.6
BP Business Park	411.7	58.4	62.4
Urban Subtotal	660.0	93.6	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	45.5	6.4	100.0
Sub-Urban Subtotal	45.5	6.4	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	705.5	100.0	--

[a] Assuming that a minimum of 70 percent, or 37.3 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 7.76 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-31

Planned Dwelling Unit and Population Density for the Franklin Industrial Park Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-2 Estate	26	73
Sub-Urban Subtotal	26	73
RURAL		
Rural Subtotal	0	0
TOTAL	26	73

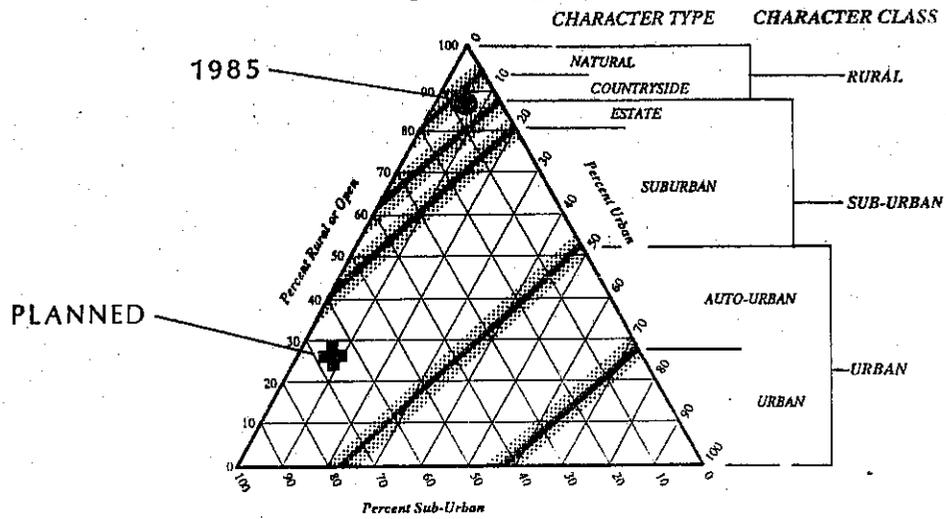
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-17

Existing 1985 and Planned Community Character of the
 Froemming Park Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	5.44	7.3
Sub-Urban	6.07	65.0
Rural	88.49	27.7
Overall Character:	Countryside	Suburban

Source: Lane Kendig, Inc.

Table C-32

Land Use Data for the Froemming Park Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-1 Neighborhood	10.6	0.8	11.1
B-6 Professional Office	85.3	6.5	88.9
Urban Subtotal	95.9	7.3	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	4.1	0.3	0.5
R-4 Suburban	78.0	6.0	9.2
Recreational:			
P-1 Park	768.9	58.7	90.3
Sub-Urban Subtotal	851.0	65.0	100.0
RURAL			
Agriculture:			
A-1 Agricultural	362.1	27.7	100.0
Rural Subtotal	362.1	27.7	100.0
TOTAL	1,309.0	100.0	--

[a] Assuming that a minimum of 70 percent, or 49.22 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 123.92 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-33

Planned Dwelling Unit and Population Density for the Froemming Park Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	4	11
R-4 Suburban	123	344
Sub-Urban Subtotal	127	355
RURAL		
Rural Subtotal	0	0
TOTAL	127	355

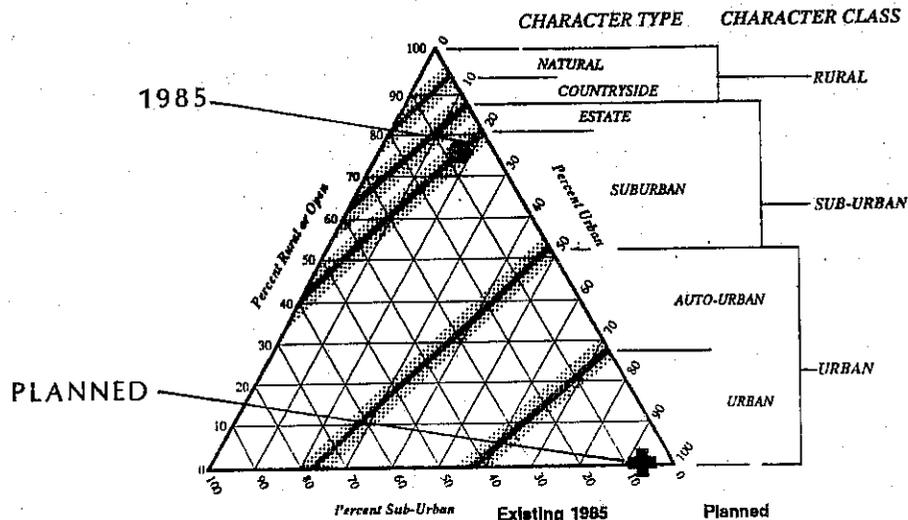
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-18

Existing 1985 and Planned Community Character of the Koenig Lake Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	18.03	92.1
Sub-Urban	6.28	7.9
Rural	75.69	0.0
Overall Character:	Estate/Suburban	Urban

Source: Lane Kendig, Inc.

Table C-34

Land Use Data for the Koepmier Lake Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-2 General	28.6	16.6	18.0
B-3 Community	37.8	21.8	23.8
I-1 Institutional	47.3	27.4	29.7
Industrial & Related:			
BP Business Park	45.4	26.3	28.5
Urban Subtotal	159.1	92.1	100.0
SUB-URBAN			
Single-Family:			
R-6 Suburban	7.2	4.2	52.9
Recreational:			
P-1 Park	6.4	3.7	47.1
Sub-Urban Subtotal	13.6	7.9	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	172.7 [b]	100.0	

[a] Assuming that a minimum of 70 percent, or 7.32 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 36.25 acres of water/wetlands.

[b] Note that the size of the Koepmier Lake Planning District was adjusted during the plan preparation process from 125.2 acres to 172.7 acres.

Source: Lane Kendig, Inc.

Table C-35

Planned Dwelling Unit and Population Density for the Koepmier Lake Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-6 Suburban	11	31
Sub-Urban Subtotal	11	31
RURAL		
Rural Subtotal	0	0
TOTAL	11	31

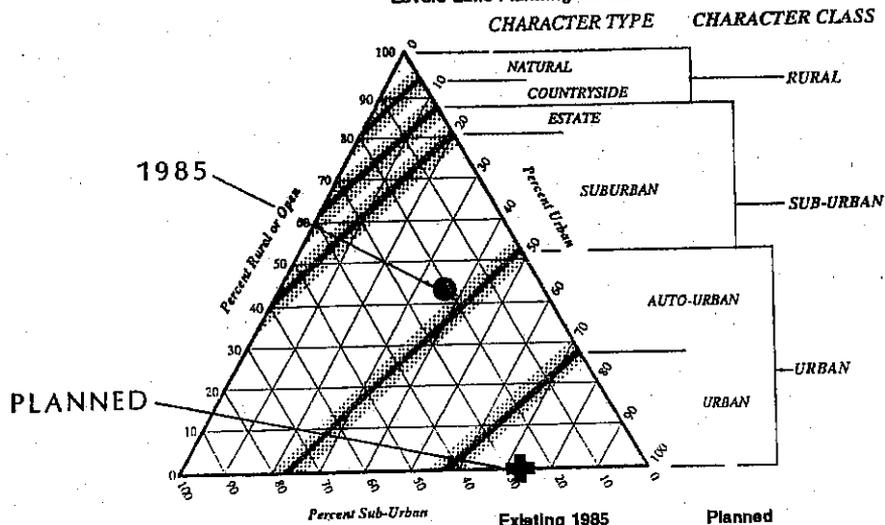
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-19

Existing 1985 and Planned Community Character of the
Lovers Lane Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	36.82	71.6
Sub-Urban	20.82	28.4
Rural	42.36	0.0
Overall Character:	Suburban	Urban

Source: Lane Kendig, Inc.

Table C-36

Land Use Data for the Lovers Lane Planning District

Land Use District/Type [a]	Acresage	% of Planning Area	% of Subtotal
URBAN			
R-8 Multiple-Family	116.7	28.6	39.9
Business & Other:			
B-2 General	12.8	3.1	4.4
B-5 Highway	12.5	3.1	4.3
B-6 Professional Office	6.8	1.7	2.3
I-1 Institutional	0.8	0.2	0.3
Industrial & Related:			
M-1 Limited Industrial	98.6	24.1	33.7
BP Business Park	44.0	10.8	15.1
Urban Subtotal	292.2	71.6	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	116.0	28.4	100.0
Sub-Urban Subtotal	116.0	28.4	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	408.2	100.0	--

[a] Assuming that a minimum of 70 percent, or 2.12 acres, of all existing 1985 woodland areas are preserved.

Source: Lane Kendig, Inc.

Table C-37

Planned Dwelling Unit and Population Density for the Lovers Lane Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-8 Multiple-Family	739	2,069
Urban Subtotal	739	2,069
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	156	437
Sub-Urban Subtotal	156	437
RURAL		
Rural Subtotal	0	0
TOTAL	895	2,506

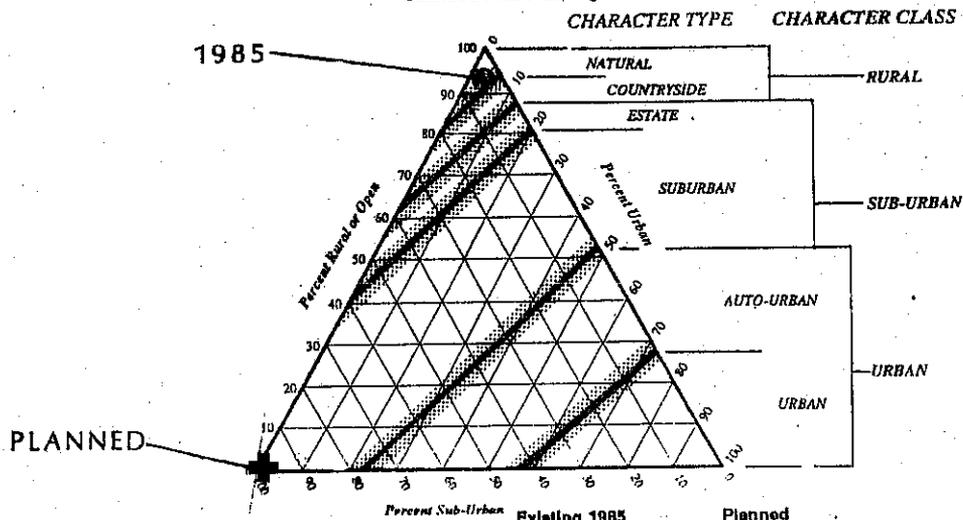
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-20

Existing 1985 and Planned Community Character of the Oakwood Hills Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	3.53	0.0
Sub-Urban	3.34	100.0
Rural	93.13	0.0
Overall Character:	Natural	Suburban

Source: Lane Kendig, Inc.

Table C-38

Land Use Data for the Oakwood Hills Planning District [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Urban Subtotal	0.0	0.0	0.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	106.9	72.8	72.8
R-3E Suburban/Estate	40.0	27.2	27.2
Sub-Urban Subtotal	146.9	100.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	146.9	100.0	--

[a] Inclusive of that portion of the planning district which is in the overlaying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 12.56 acres, of all existing 1985 woodland areas are preserved.

Source: Lane Kendig, Inc.

Table C-39

Planned Dwelling Unit and Population Density for the Oakwood Hills Planning District [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	170	476
R-3E Suburban Estate	32	89
Sub-Urban Subtotal	202	565
RURAL		
Rural Subtotal	0	0
TOTAL	202	565

[a] Inclusive of that portion of the planning district which is in the overlaying South 27th Street Planning District.

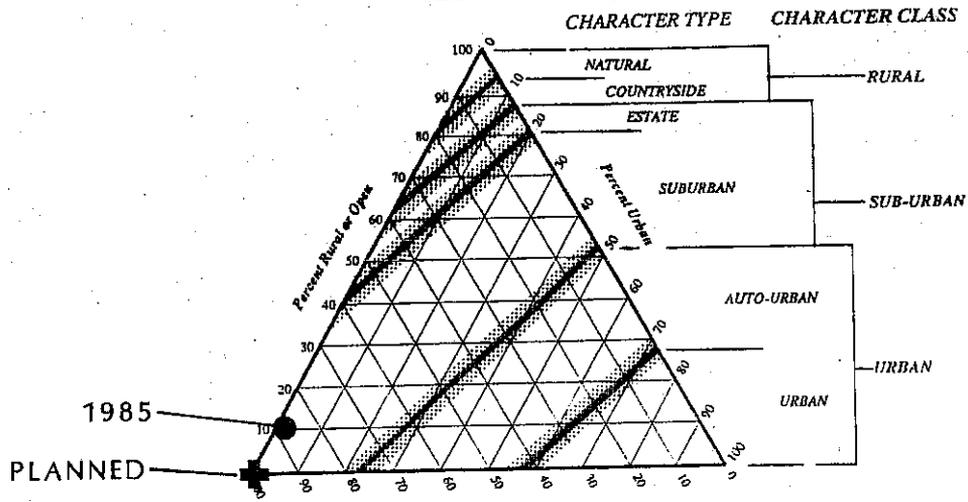
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-21

Existing 1985 and Planned Community Character of the Oakwood Park Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	.67	0.0
Sub-Urban	88.73	100.0
Rural	10.60	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-40

Land Use Data for the Oakwood Park Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Urban Subtotal	0.0	0.0	0.0
SUB-URBAN			
Single-Family:			
R-2 Estate	3.2	1.2	1.2
Recreational:			
P-1 Park	274.5	98.8	98.8
Sub-Urban Subtotal	277.7	100.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	277.7	100.0	--

[a] Assuming that a minimum of 70 percent, or 14.74 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 5.86 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-41

Planned Dwelling Unit and Population Density for the Oakwood Park Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
Urban Subtotal	0	0
SUB-URBAN		
R-1 Countryside/Estate	1	3
Sub-Urban Subtotal	1	3
RURAL		
Rural Subtotal	0	0
TOTAL	1	3

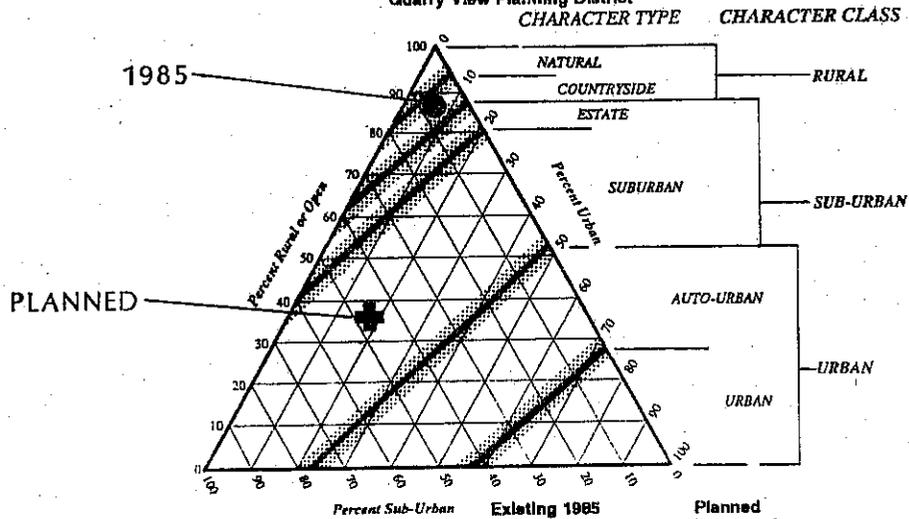
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 5 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-22

Existing 1985 and Planned Community Character of the Quarry View Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	5.57	16.1
Sub-Urban	6.59	47.7
Rural	87.84	36.2
Overall Character:	Countryside	Suburban

Source: Lane Kendig, Inc.

Table C-42

Land Use Data for the Quarry View Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-1 Neighborhood	7.1	2.7	16.5
B-6 Professional Office	7.3	2.7	16.9
Industrial & Related:			
M-1 Limited Industrial	28.7	10.7	66.6
Urban Subtotal	43.1	16.1	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	19.5	7.3	15.3
R-5 Suburban	90.4	33.7	70.9
Recreational:			
P-1 Park	17.6	6.7	13.8
Sub-Urban Subtotal	127.5	47.7	100.0
RURAL			
Other:			
M-3 Quarrying/Extractive	97.1	36.2	100.0
Rural Subtotal	97.1	36.2	100.0
TOTAL	267.7	100.0	--

[a] Assuming that a minimum of 70 percent, or 5.08 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 22.47 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-43

Planned Dwelling Unit and Population Density for the Quarry View Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	9	25
R-5 Suburban	77	216
Sub-Urban Subtotal	86	241
RURAL		
Rural Subtotal	0	0
TOTAL	86	241

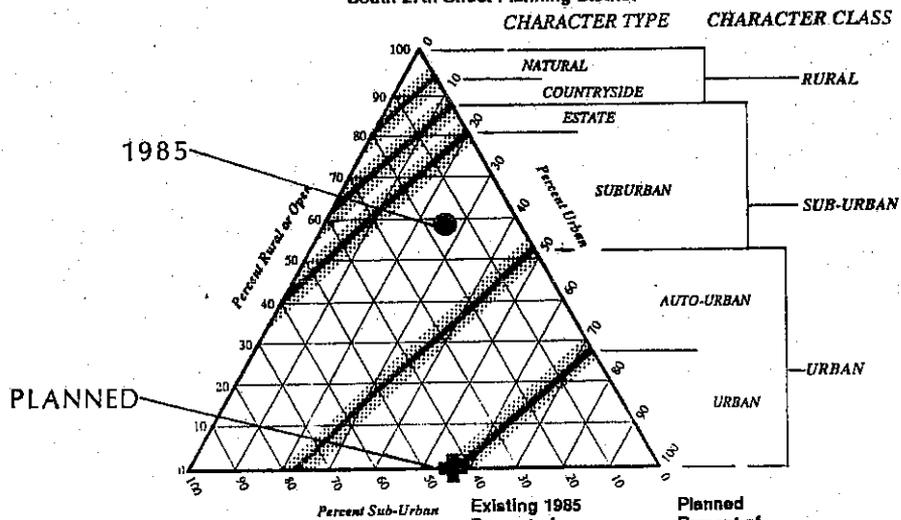
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-23

Existing 1985 and Planned Community Character of the South 27th Street Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	25.30	57.9
Sub-Urban	15.23	42.0
Rural	59.47	0.0
Overall Character:	Suburban	Auto-Urban

Source: Lane Kendig, Inc.

Table C-44

Land Use Data for the South 27th Street Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	21.5	3.1	5.3
R-8 Multiple-Family	6.6	0.9	1.6
PDD (R-8) Planned Development	21.5	3.1	5.3
Business & Other:			
B-2 General	19.2	2.7	4.7
B-3 Community	0.7	0.1	0.2
B-4 South 27th Street	165.1	23.4	40.5
B-5 Highway	23.1	3.3	5.7
B-6 Professional Office	17.7	2.5	4.3
I-1 Institutional	4.1	0.6	1.0
PDD Planned Development	64.0	9.1	15.7
BP Business Park	64.3	9.1	15.8
Urban Subtotal	407.8	57.9	100.0
SUB-URBAN			
Single-Family:			
R-2 Estate	40.3	5.7	13.6
R-3 Suburban/Estate	106.6	15.1	36.0
R-4 Suburban	53.8	7.6	18.1
R-5 Suburban	26.2	3.7	8.8
R-6 Suburban	69.6	9.9	23.5
Sub-Urban Subtotal	296.5	42.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	704.3 [b]	100.0	--

[a] Assuming that a minimum of 70 percent, or 25.42 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 8.81 acres of water/wetlands.

[b] The South 27th Street Planning District was reduced in area during the planning process from 745.4 acres to 704.3 acres.

Source: Lane Kendig, Inc.

Table C-45

Planned Dwelling Unit and Population Density for the South 27th Street Planning District [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
R-7 Two-Family	124	347
R-8 Multiple-Family	52	146
PDD Planned Development	172	482
Urban Subtotal	348	975
SUB-URBAN		
Single-Family:		
R-2 Estate	29	81
R-3 Suburban/Estate	170	476
R-4 Suburban	53	148
R-5 Suburban	56	157
R-6 Suburban	167	468
Sub-Urban Subtotal	475	1,330
RURAL		
Rural Subtotal	0	0
TOTAL	823	2,305

[a] All planned dwelling unit and population counts in the South 27th Street Planning District are also counted in each respective underlying planning subarea.

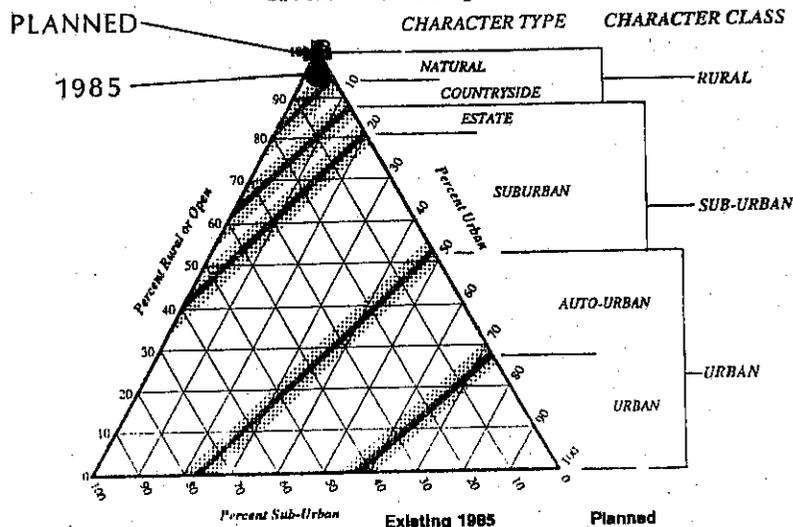
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-24

Existing 1985 and Planned Community Character of the St. Peter's View Planning District

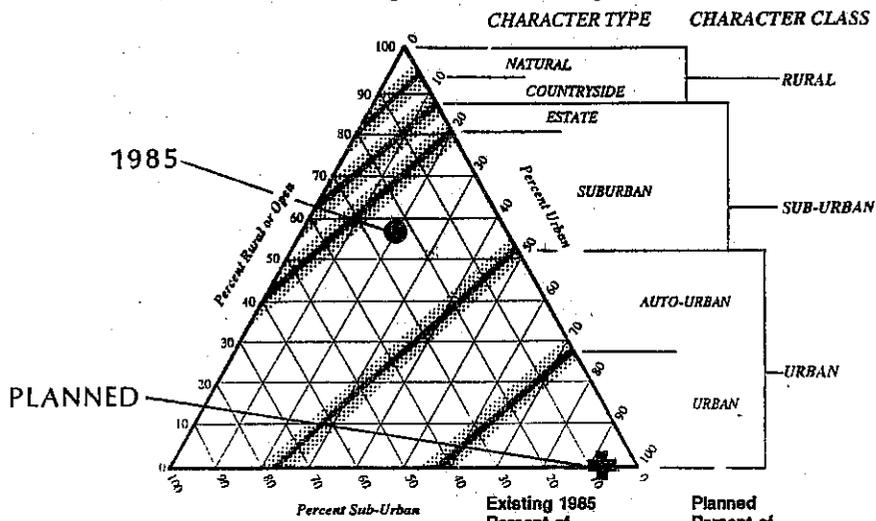


Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	1.86	0.0
Sub-Urban	.59	0.0
Rural	97.55	100.0
Overall Character:	Natural	Natural

Source: Lane Kendig, Inc.

Figure C-25

Existing 1985 and Planned Community Character of the Village of St. Martine Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	20.38	91.3
Sub-Urban	22.30	8.6
Rural	57.32	0.0
Overall Character:	Suburban	Urban

Source: Lane Kendig, Inc.

Table C-46

Land Use Data for the Village of St. Martins Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
VR Village Residence	138.0	61.2	67.1
Business & Other:			
B-2 General	0.5	0.2	0.2
VB Village Business	17.8	7.9	8.6
I-1 Institutional	49.6	22.1	24.1
Urban Subtotal	205.9	91.3	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	8.2	3.6	42.1
R-5 Suburban	3.2	1.4	16.4
Recreational:			
P-1 Park	8.1	3.6	41.5
Sub-Urban Subtotal	19.5	8.6	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	225.4	100.0	--

[a] Assuming that a minimum of 70 percent, or 1.05 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 35.68 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-47

Planned Dwelling Unit and Population Density for the Village of St. Martins Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
VR Village Residence	125	350
Urban Subtotal	125	350
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	1	3
R-5 Suburban	2	6
Sub-Urban Subtotal	3	9
RURAL		
Rural Subtotal	0	0
TOTAL	128	359

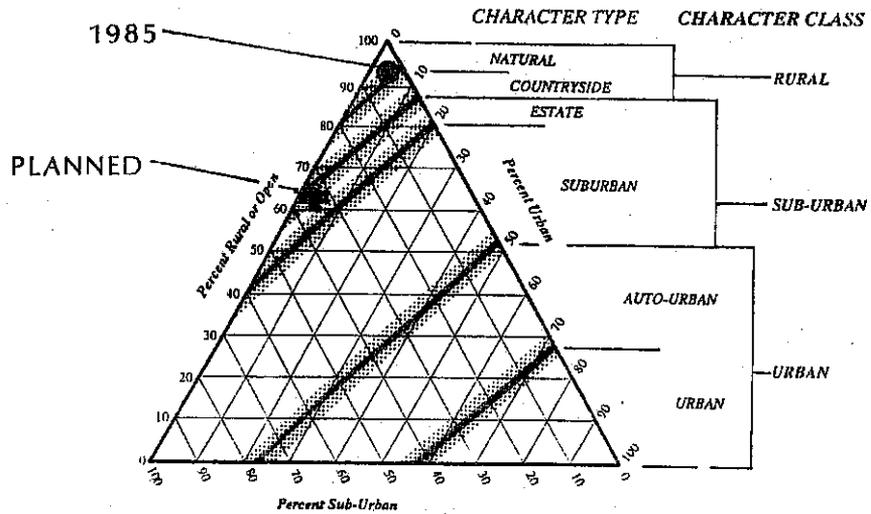
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-26

Existing 1985 and Planned Community Character of the Willow Edge Planning District



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	2.92	2.0
Sub-Urban	3.66	35.2
Rural	93.42	62.8
Overall Character:	Natural	Estate

Source: Lane Kendig, Inc.

Table C-48

Land Use Data for the Willow Edge Planning District

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Industrial & Related:			
M-1 Limited Industrial	94.6	1.7	84.7
Business & Other:			
B-2 Business	.8	0.0	0.7
I-1 Institutional	16.3	0.3	14.6
Urban Subtotal	111.7	2.0	100.0
SUB-URBAN			
Single-Family:			
R-1 Countryside/Estate	343.4	6.1	17.4
R-2 Estate	170.6	3.1	8.6
R-3 Suburban/Estate	3.0	0.1	0.2
Recreational:			
P-1 Park	1,457.0	25.9	73.8
Sub-Urban Subtotal	1,974.0	35.2	100.0
RURAL			
Agriculture:			
A-1 Agricultural	1,950.1	34.7	55.2
A-2 Prime Agricultural	1,225.8	21.8	34.7
Other:			
L-1 Landfill	354.6	6.3	10.1
Rural Subtotal	3,530.5	62.8	100.0
TOTAL	5,616.2	100.0	--

[a] Assuming that a minimum of 70 percent, or 390.17 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 623.47 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-49

Planned Dwelling Unit and Population Density for the Willow Edge Planning District

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-1 Countryside/Estate	64	179
R-2 Estate	56	156
R-3 Suburban/Estate	2	6
Sub-Urban Subtotal	122	341
RURAL		
Agriculture (farmsteads):		
A-1 Agricultural	61	171
A-2 Prime Agricultural	22	62
Rural Subtotal	83	233
TOTAL	205	574

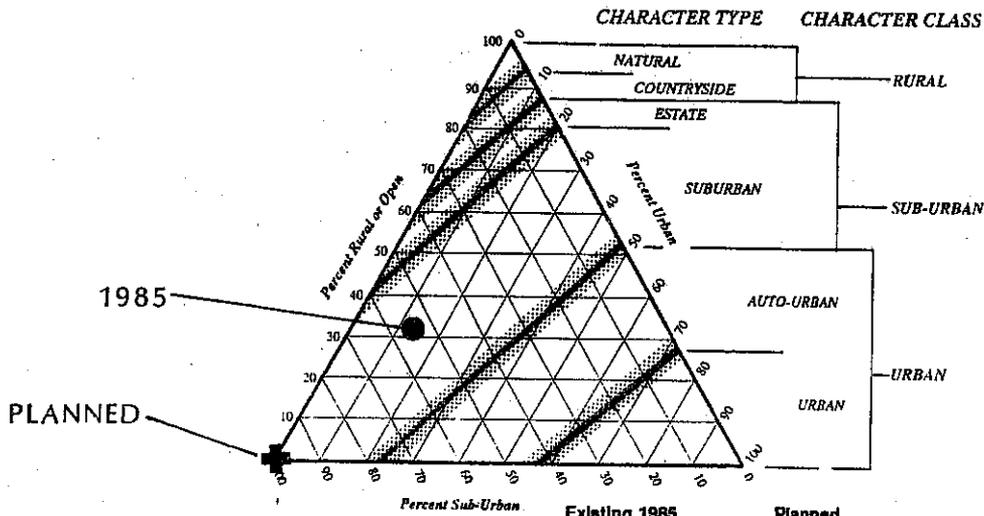
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-27

Existing 1985 and Planned Community Character of the Countrydale Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	12.28	0.0
Sub-Urban	55.60	100.0
Rural	32.12	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-50

Land Use Data for the Countrydale Planning Area

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Urban Subtotal	0.0	0.0	0.0
SUB-URBAN			
Single-Family:			
R-2 Estate	142.0	91.4	91.4
R-3 Suburban/Estate	6.5	4.2	4.2
R-4 Suburban	6.9	4.4	4.4
Sub-Urban Subtotal	155.4	100.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	155.4	100.0	---

[a] Assuming that a minimum of 70 percent, or 0.70 acre, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 12.21 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-51

Planned Dwelling Unit and Population Density for the Countrydale Planning Area

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-2 Estate	84	235
R-3 Suburban/Estate	6	17
R-4 Suburban	8	22
Sub-Urban Subtotal	98	274
RURAL		
Rural Subtotal	0	0
TOTAL	98	274

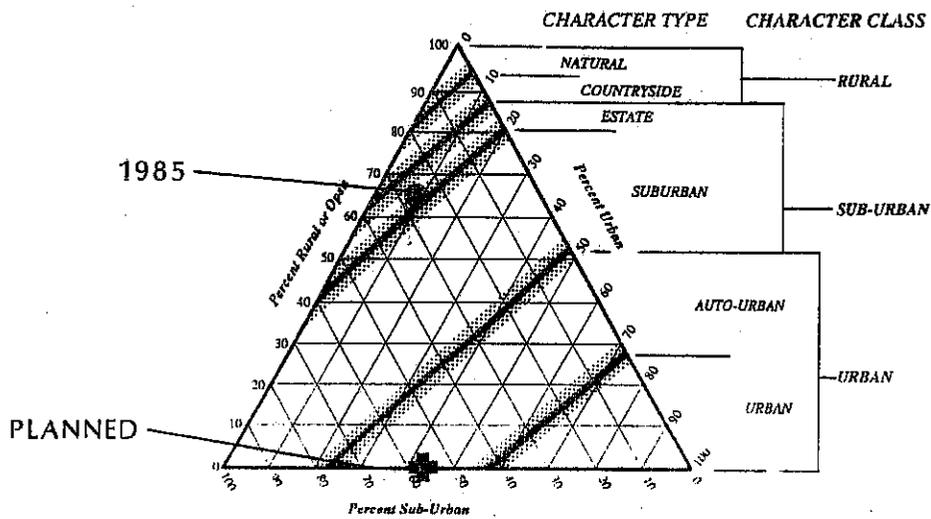
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-28

Existing 1985 and Planned Community Character of the Fitzsimmons Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	9.13	41.7
Sub-Urban	25.44	58.3
Rural	65.43	0.0
Overall Character:	Estate	Auto-Urban

Source: Lane Kendig, Inc.

Table C-52

Land Use Data for the Fitzsimmons Planning Area [a]

Land Use District/Type [b]	Acres	% of Planning Area	% of Subtotal
URBAN			
Business & Other:			
B-2 General	27.4	13.5	32.4
B-4 South 27th Street	13.8	6.8	16.3
B-6 Professional Office	10.4	5.1	12.3
I-1 Institutional	17.8	8.8	21.0
PDD (R-8) Planned Development	15.2	7.5	18.0
Urban Subtotal	84.6	41.7	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	55.0	27.2	46.6
R-3E Suburban/Estate	40.0	19.7	33.9
R-4 Suburban	14.3	7.1	12.1
R-5 Suburban	5.9	2.9	5.0
Recreational:			
P-1 Park	2.8	1.4	2.4
Sub-Urban Subtotal	118.0	58.3	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	202.6 [c]	100.0	--

[a] Inclusive of that portion of the planning area which is in the overlaying South 27th Street Planning District.

[b] Assuming that a minimum of 70 percent, or 6.92 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 3.15 acres of water/wetlands.

[c] The actual area of this planning area was adjusted from 217.9 acres to 202.6 acres during the plan preparation process.

Source: Lane Kendig, Inc.

Table C-53

Planned Dwelling Unit and Population Density for the Fitzsimmons Planning Area [a]

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [b]	Planned Population [c]
URBAN		
Residential:		
PDD (R-8) Planned Development	112	314
Urban Subtotal	112	314
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	54	151
R-3E Suburban/Estate	42	118
R-4 Suburban	20	56
R-5 Suburban	16	45
Sub-Urban Subtotal	132	370
RURAL		
Rural Subtotal	0	0
TOTAL	244	684

[a] Inclusive of that portion of the planning area which is in the overlaying South 27th Street Planning District.

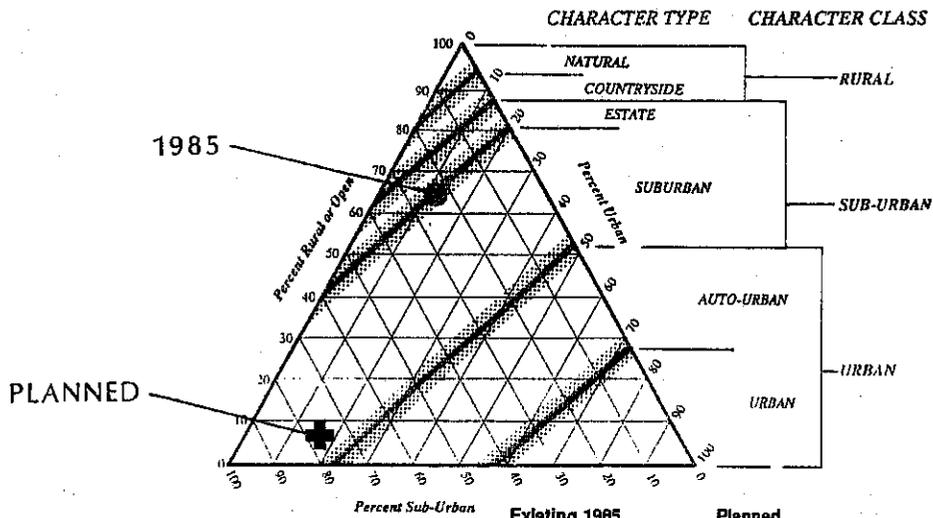
[b] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[c] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-29

Existing 1985 and Planned Community Character of the Orchard View Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	11.43	16.0
Sub-Urban	23.17	77.7
Rural	65.40	6.3
Overall Character:	Estate/Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-54

Land Use Data for the Orchard View Planning Area

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	9.8	1.8	11.4
PDD-11 (R-7)			
Planned Development	22.9	4.3	26.8
R-8 Multiple-Family	10.4	2.0	12.1
Business & Other:			
B-3 Community	21.4	4.0	24.9
B-6 Professional Office	7.9	1.4	9.2
I-1 Institutional	13.3	2.5	15.6
Urban Subtotal	85.7	16.0	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	26.2	4.9	6.4
R-4 Suburban	15.8	3.0	3.8
R-5 Suburban	95.5	18.0	23.2
R-6 Suburban	184.2	34.8	44.7
Recreational:			
P-1 Park	90.0	17.0	21.9
Sub-Urban Subtotal	411.7	77.7	100.0
RURAL			
M-3 Quarrying/Extractive	33.5	6.3	100.0
Rural Subtotal	33.5	6.3	100.0
TOTAL	530.9	100.0	--

[a] Assuming that a minimum of 70 percent, or 6.34 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 20.64 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-55

Planned Dwelling Unit and Population Density for the Orchard View Planning Area

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	21	59
R-8 Multiple-Family	74	207
Other:		
PDD-11 Planned Development	50	140
Urban Subtotal	145	406
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	31	87
R-4 Suburban	9	25
R-5 Suburban	168	470
R-6 Suburban	431	1,207
Sub-Urban Subtotal	639	1,789
RURAL		
Rural Subtotal	0	0
TOTAL	784	2,195

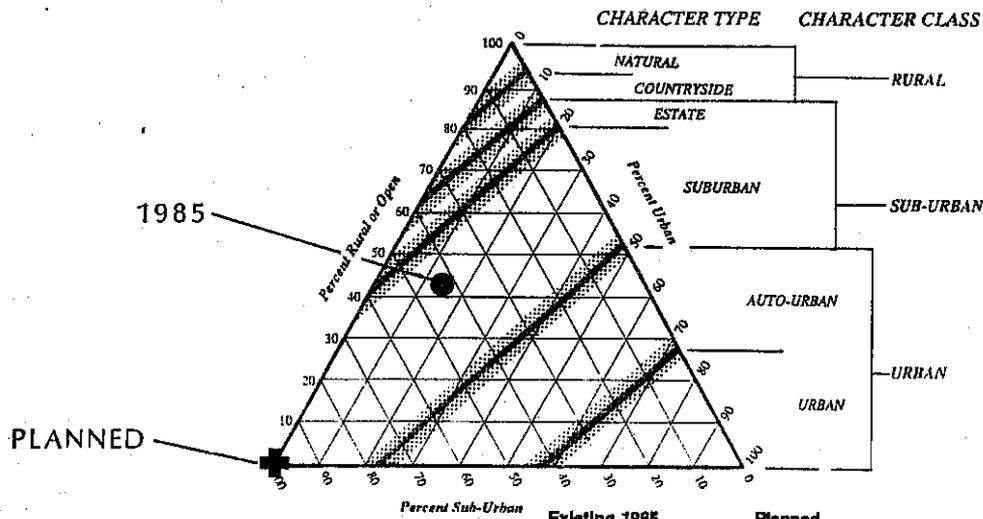
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-30

Existing 1985 and Planned Community Character of the
Hoot River Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	14.24	0.0
Sub-Urban	42.36	100.0
Rural	43.40	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-56

Land Use Data for the Root River Planning Area

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Urban Subtotal	0.0	0.0	0.0
SUB-URBAN			
Single-Family:			
R-5 Suburban	57.0	30.2	30.2
R-6 Suburban	122.0	64.6	64.6
Recreational:			
P-1 Park	9.8	5.2	5.2
Sub-Urban Subtotal	189.0	100.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	189.0	100.0	--

[a] Assuming that a minimum of 70 percent, or 13.83 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 0.08 acre of water/wetlands.

Source: Lane Kendig, Inc.

Table C-57

Planned Dwelling Unit and Population Density for the Root River Planning Area

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Urban Subtotal	0	0
SUB-URBAN		
Single-Family:		
R-5 Suburban	97	272
R-6 Suburban	325	910
Sub-Urban Subtotal	422	1,182
RURAL		
Rural Subtotal	0	0
TOTAL	422	1,182

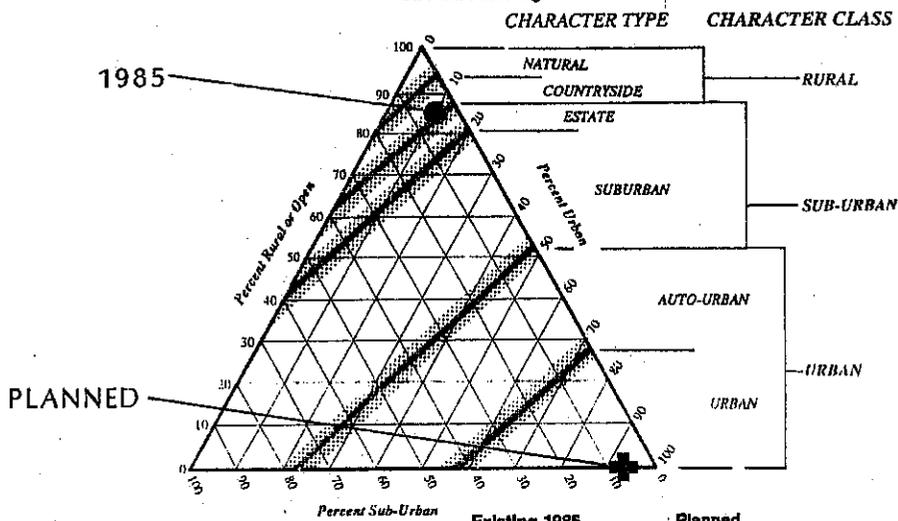
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-31

Existing 1985 and Planned Community Character of the St. Paul Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	10.00	92.1
Sub-Urban	4.77	7.9
Rural	85.23	0.0
Overall Character:	Countryside	Urban

Source: Lane Kendig, Inc.

Table C-58

Land Use Data for the St. Paul Planning Area

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-7 Two-Family	59.4	28.3	30.7
R-8 Multiple-Family	44.9	21.4	23.2
Business & Other:			
I-1 Institutional	7.5	3.6	3.9
Industrial & Related:			
M-1 Limited Industrial	81.5	38.8	42.2
Urban Subtotal	193.3	92.1	100.0
SUB-URBAN			
Single-Family:			
R-5 Suburban	16.7	7.9	100.0
Sub-Urban Subtotal	16.7	7.9	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	210.0 [b]	100.0	--

[a] Assuming that a minimum of 70 percent, or 2.09 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 13.7 acres of water/wetlands.

[b] Note that the size of the St. Paul Planning Area was adjusted in size during the plan preparation process from 185.23 to 210.0 acres.

Source: Lane Kendig, Inc.

Table C-59

Planned Dwelling Unit and Population Density for the St. Paul Planning Area

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-7 Two-Family	116	325
R-8 Multiple-Family	359	1,005
Urban Subtotal	475	1,330
SUB-URBAN		
Single-Family:		
R-5 Suburban	19	53
Sub-Urban Subtotal	19	53
RURAL		
Rural Subtotal	0	0
TOTAL	494	1,383

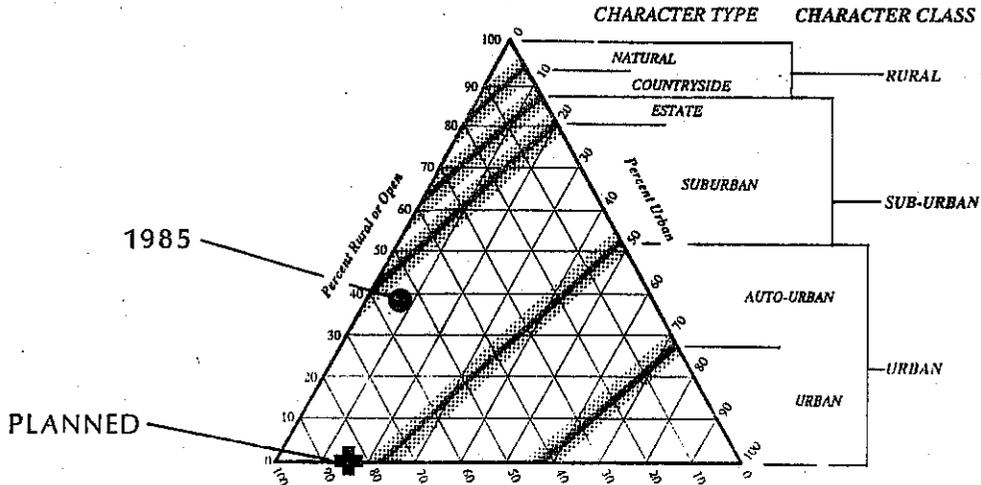
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-32

Existing 1985 and Planned Community Character of the Country Club Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	7.18	14.0
Sub-Urban	53.52	86.0
Rural	39.30	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.

Table C-60

Land Use Data for the Country Club Planning Area

Land Use District/Type [a]	Acres	% of Planning Area	% of Subtotal
URBAN			
Residential:			
R-8 Multiple-Family	8.1	2.0	14.2
R-8 (PDD) Multiple-Family	35.8	8.8	62.7
Business & Other:			
B-6 Professional Office	2.2	0.5	3.9
I-1 Institutional	11.0	2.7	19.2
Urban Subtotal	57.1	14.0	100.0
SUB-URBAN			
Single-Family:			
R-3 Suburban/Estate	121.5	30.0	34.8
R-4 Suburban	4.6	1.1	1.3
R-5 Suburban	18.0	4.4	5.2
R-6 Suburban			
Recreational:			
P-1 Park	204.9	50.5	58.7
Sub-Urban Subtotal	349.0	86.0	100.0
RURAL			
Rural Subtotal	0.0	0.0	0.0
TOTAL	406.1	100.0	--

[a] Assuming that a minimum of 70 percent, or 4.06 acres, of all existing 1985 woodland areas are preserved. Also assuming the preservation of 6.34 acres of water/wetlands.

Source: Lane Kendig, Inc.

Table C-81

Planned Dwelling Unit and Population Density for the Country Club Planning Area

Land Use District/Type	Approximate Maximum Number of Planned Dwelling Units [a]	Planned Population [b]
URBAN		
Residential:		
R-8 Multiple-Family	64	179
R-8 (PDD) Multiple-Family	286	801
Urban Subtotal	350	980
SUB-URBAN		
Single-Family:		
R-3 Suburban/Estate	137	384
R-4 Suburban	11	31
R-5 Suburban	35	98
R-6 Suburban	28	78
Sub-Urban Subtotal	211	591
RURAL		
Rural Subtotal	0	0
TOTAL	561	1,571

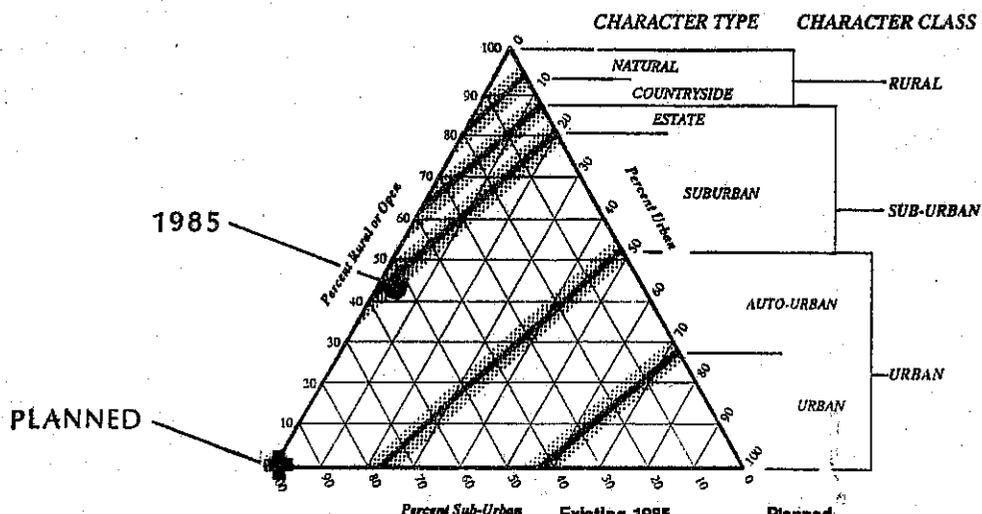
[a] These figures are indicated for general information purposes only. The true planned maximum number of dwelling units on any given site in the City can only be determined through the precise application of the open space ratios, gross density, and net density criteria (set forth in Chapter 8 of the Plan) and used in conjunction with the natural resource protection standards (set forth in Chapter 3 of the Plan).

[b] These figures are based upon the optimistic year 2010 forecast household size of 2.8 persons set forth in Chapter 2 of the Plan.

Source: Lane Kendig, Inc.

Figure C-33

Existing 1985 and Planned Community Character of the
Whitnall North Planning Area



Land Use Category	Existing 1985 Percent of Planning Area	Planned Percent of Planning Area
Urban	4.29	0.0
Sub-Urban	52.61	100.0
Rural	43.10	0.0
Overall Character:	Suburban	Suburban

Source: Lane Kendig, Inc.