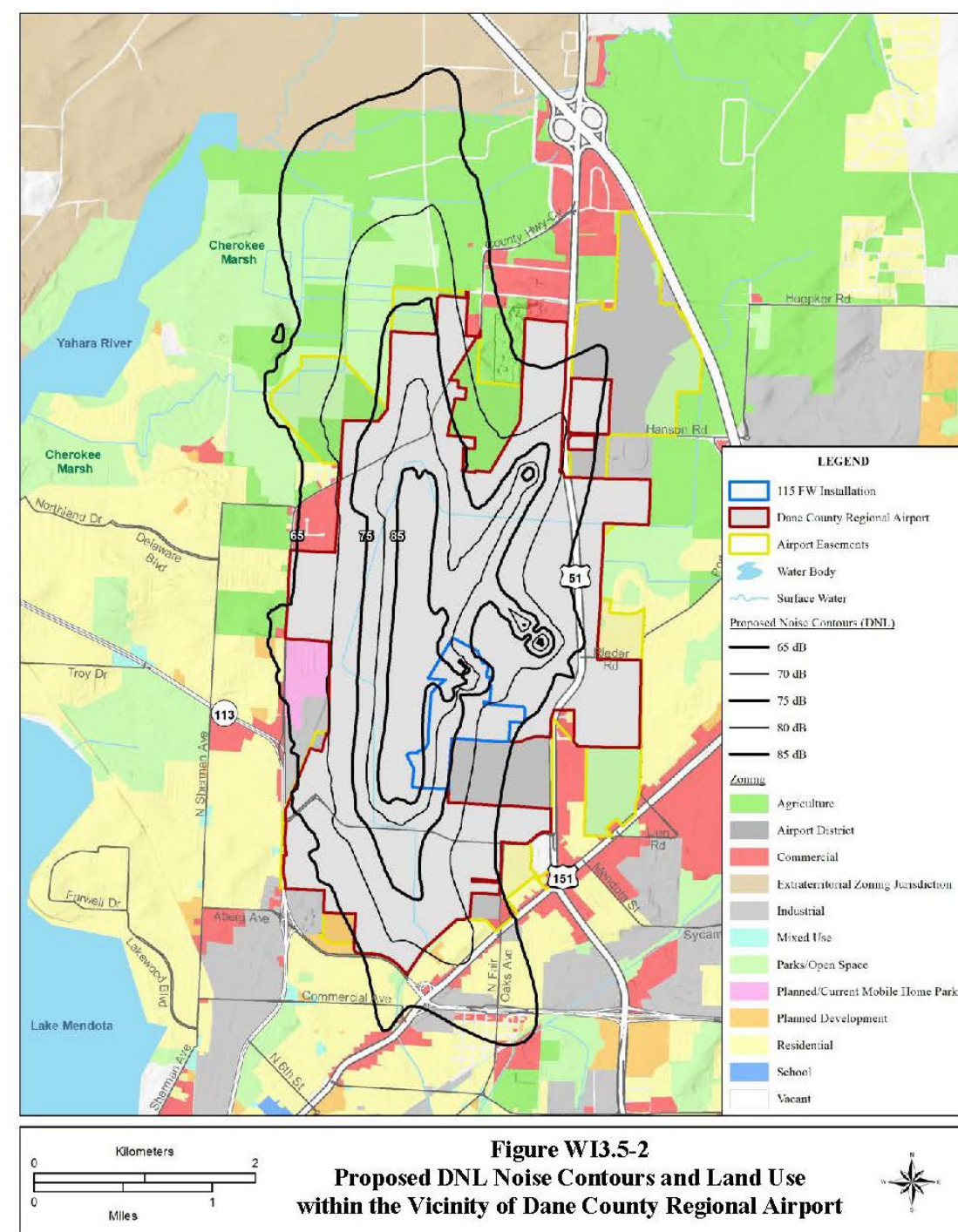
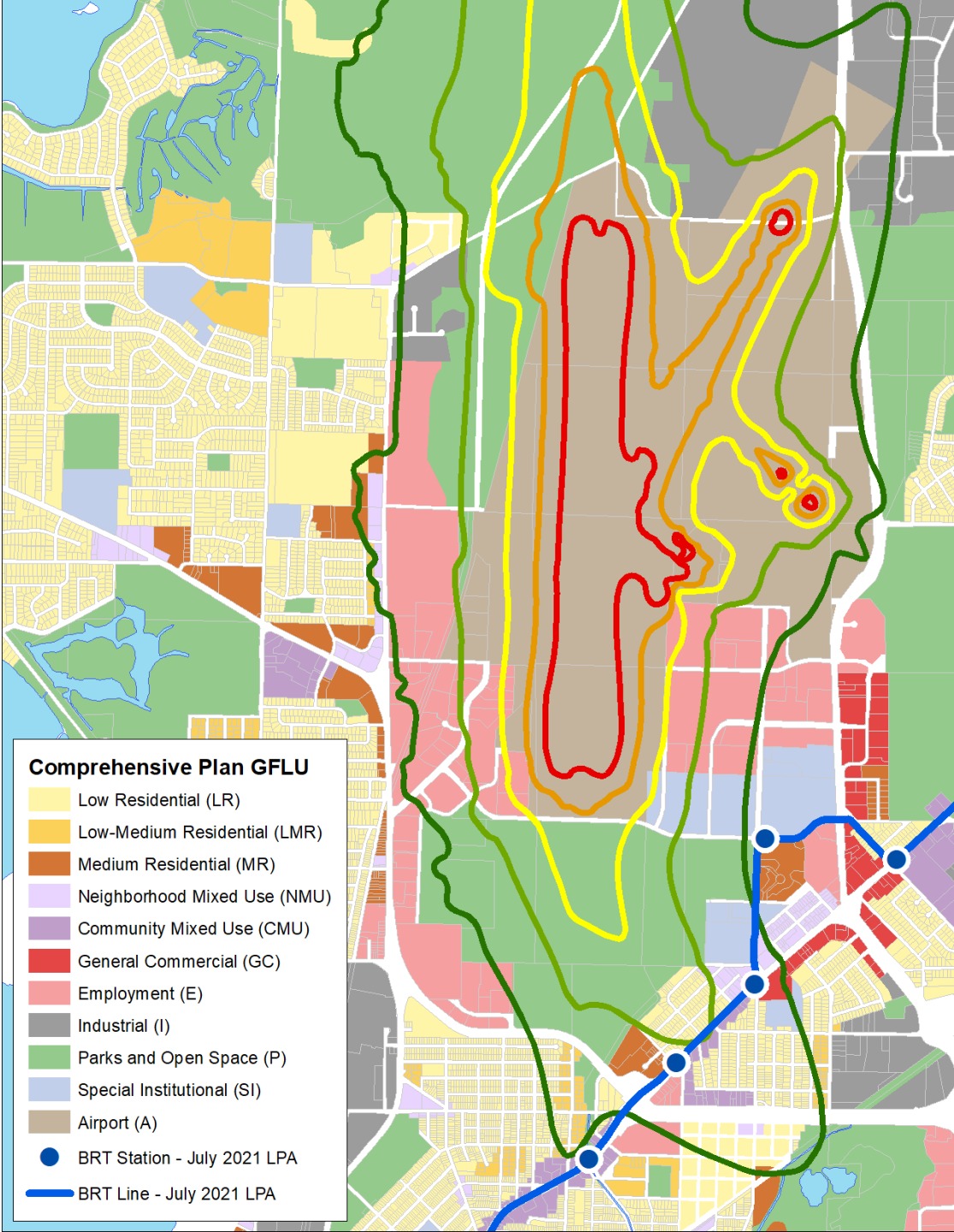


# Modeled DNL Contours and Potential Development Sites



# Comprehensive Plan

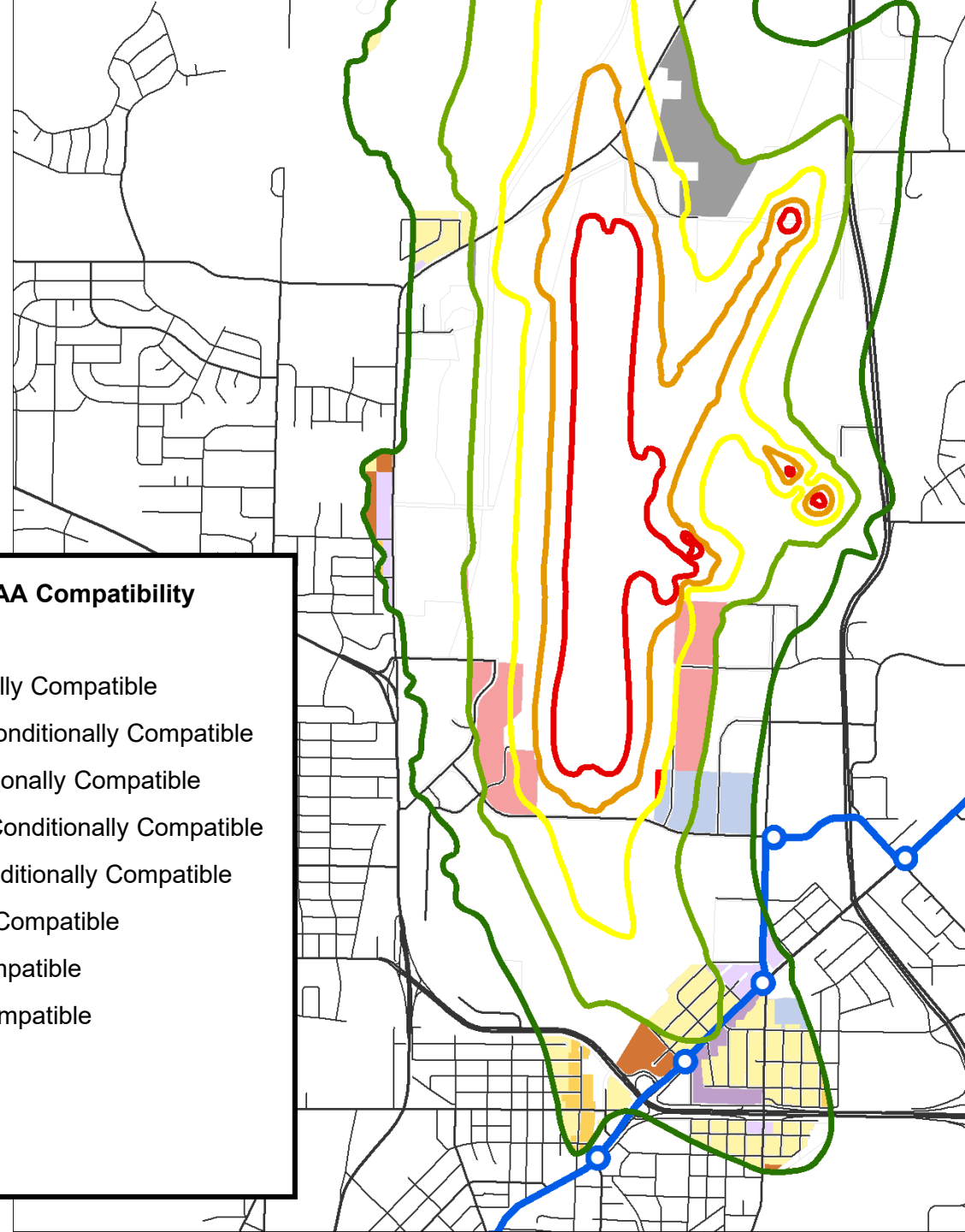
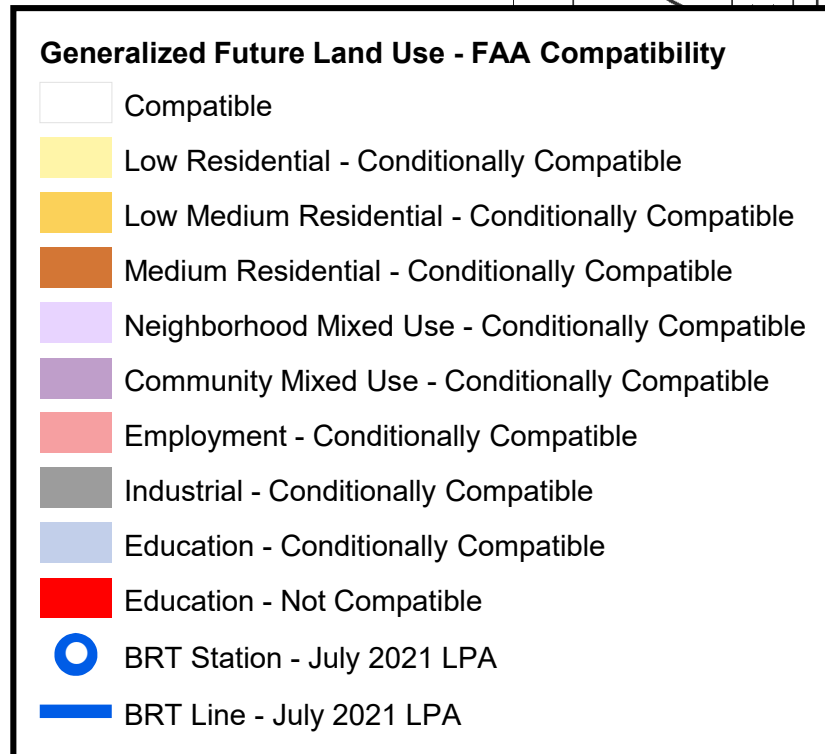


# DNL & FAA Part 150 Noise Compatibility Program

<i>Land Use</i>	<65 dB DNL	65-70 dB DNL	70-75 dB DNL	75-80 dB DNL	80-85 dB DNL	>85 dB DNL
<b>Residential</b>						
Residential, other than mobile homes and transient lodgings	Y	N(1)	N(1)	N	N	N
Mobile home parks	Y	N	N	N	N	N
Transient lodgings	Y	N(1)	N(1)	N(1)	N	N
<b>Public Use</b>						
Schools	Y	N(1)	N(1)	N	N	N
Hospitals and nursing homes	Y	25	30	N	N	N
Churches, auditoriums, and concert halls	Y	25	30	N	N	N
Governmental services	Y	Y	25	30	N	N
Transportation	Y	Y	Y(2)	Y(3)	Y(4)	Y(4)
Parking	Y	Y	Y(2)	Y(3)	Y(4)	N
<b>Commercial Use</b>						
Offices, business and professional	Y	Y	25	30	N	N
Wholesale and retail - building materials, hardware and farm equipment	Y	Y	Y(2)	Y(3)	Y(4)	N
Retail trade - general	Y	Y	25	30	N	N
Utilities	Y	Y	Y(2)	Y(3)	Y(4)	N
Communication	Y	Y	25	30	N	N
<b>Manufacturing and Production</b>						
Manufacturing, general	Y	Y	Y(2)	Y(3)	Y(4)	N
Photographic and optical	Y	Y	25	30	N	N
Agriculture (except livestock) and forestry	Y	Y(6)	Y(7)	Y(8)	Y(8)	Y(8)
Livestock farming and breeding	Y	Y(6)	Y(7)	N	N	N
Mining and fishing, resource production and extraction	Y	Y	Y	Y	Y	Y
<b>Recreational</b>						
Outdoor sports arenas and spectator sports	Y	Y(5)	Y(5)	N	N	N
Outdoor music shells, amphitheaters	Y	N	N	N	N	N
Nature exhibits and zoos	Y	Y	N	N	N	N
Amusements, parks, resorts and camps	Y	Y	Y	N	N	N
Golf courses, riding stables and water recreation	Y	Y	25	30	N	N

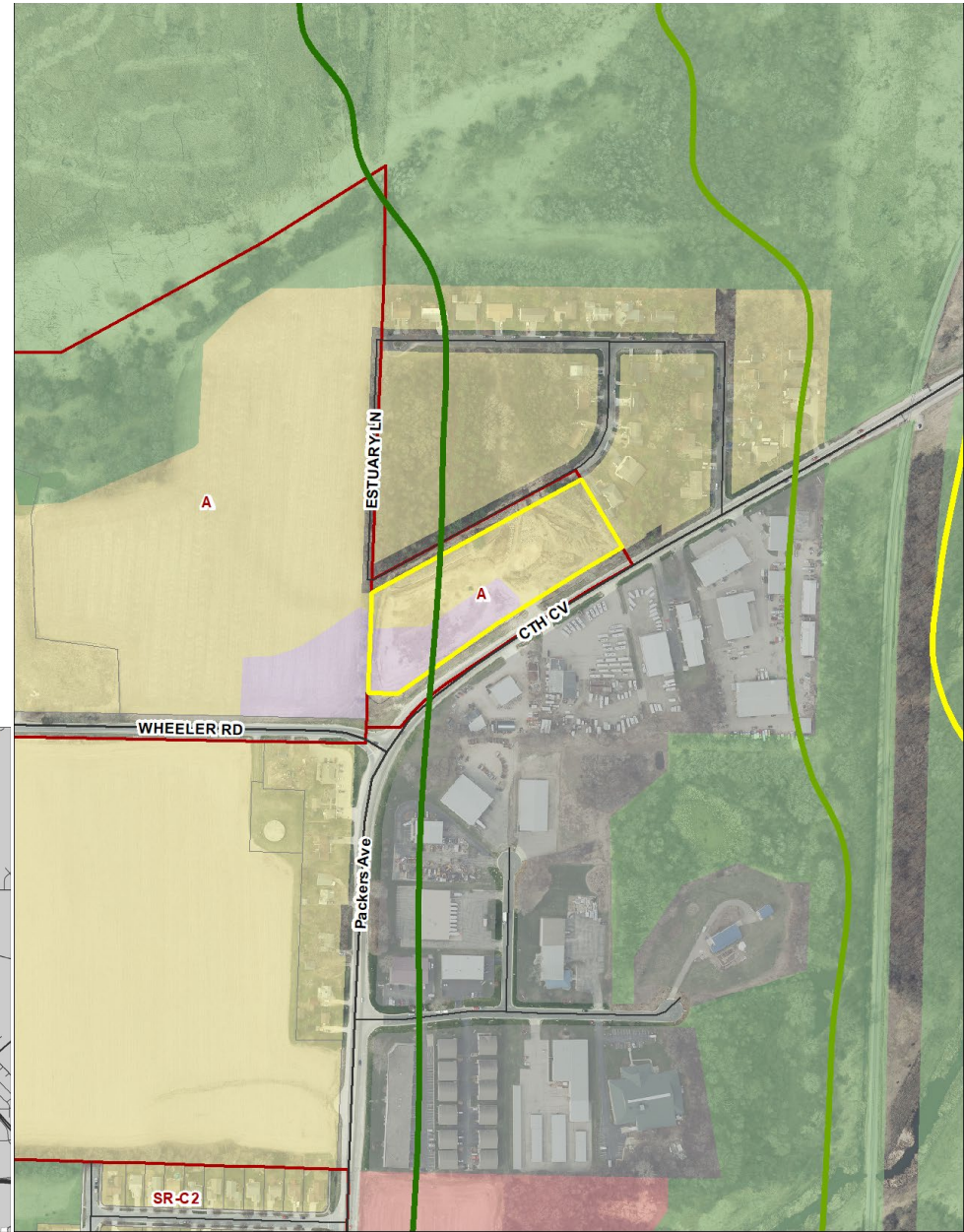
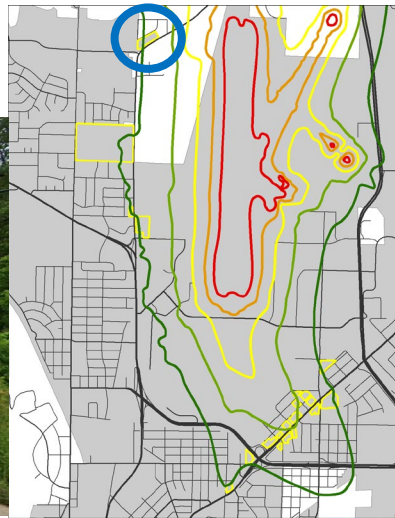
# Comprehensive Plan

Almost all future land uses compatible or conditionally compatible (soundproofing) per FAA recommended land use table



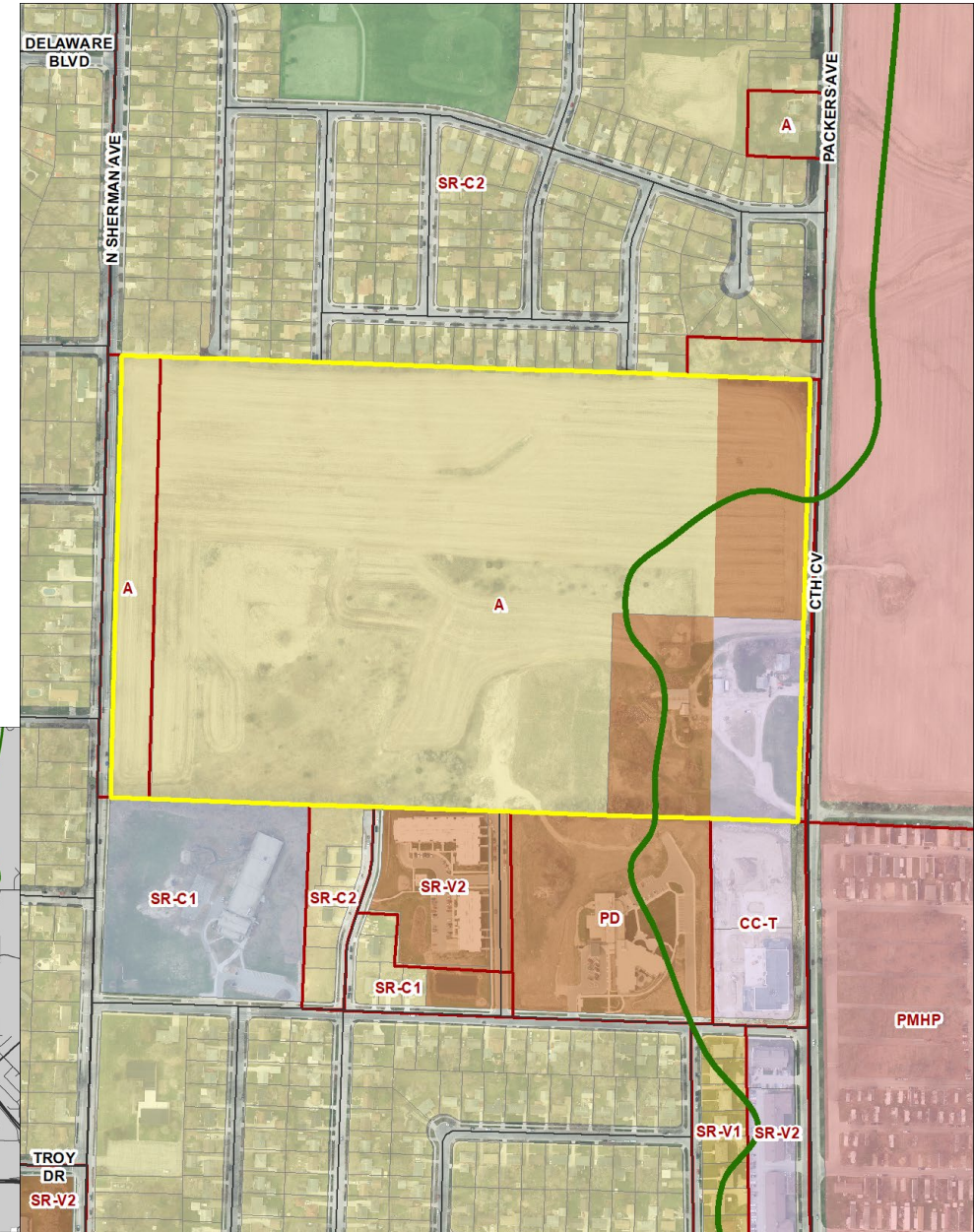
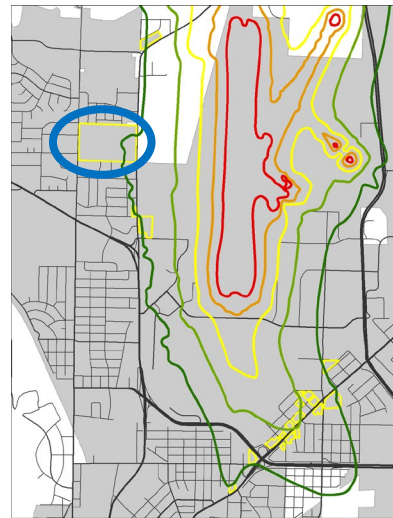
# Potential Development Site: 2103 Larry Ln (5400 Cty CV)

- Size: 4.8 acres
- Existing Use: Vacant
- Existing Zoning: A (ag)
- Land Use Recommendation: LDR / NMU
- Potential Dwelling Units: 30-60 du
- Proximity to Transit: No transit access
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



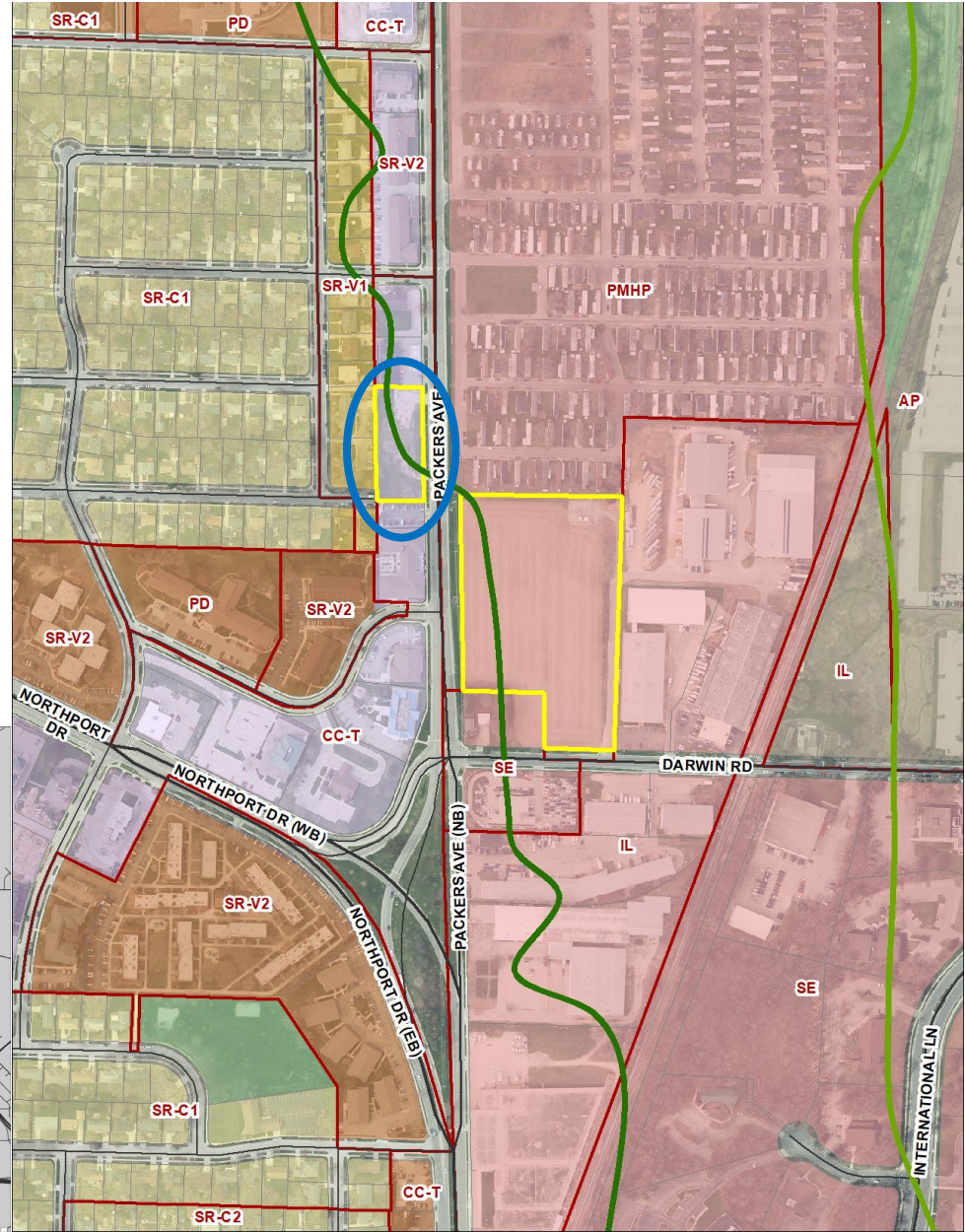
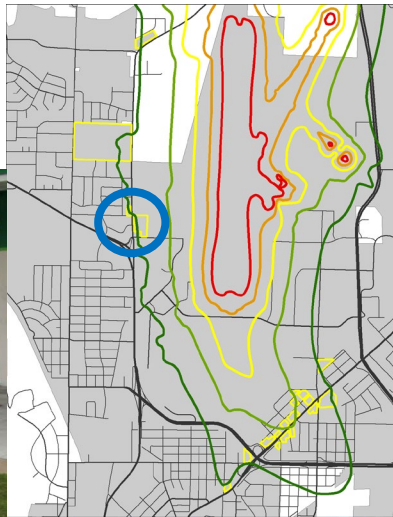
# Potential Development Site: Raemisch Farm

- Size: 61.6 acres
- Existing Use: Ag
- Existing Zoning: A (ag)
- Land Use Recommendation: LDR/MDR
- Proposed Dwelling Units: 97 sf lots, 8 mf lots (23.8 acres)
- Proximity to Transit: Rt 21
- DNL Contour: 65 db - 8 acres of mf lots; 5.3 acres in later phase - after 2027
- Compatibility: Conditionally Compatible (sound proofing)
  - Note 3 on plat: “any residential built within the projected 65 db area will utilize HUD guidance on sound attenuation”



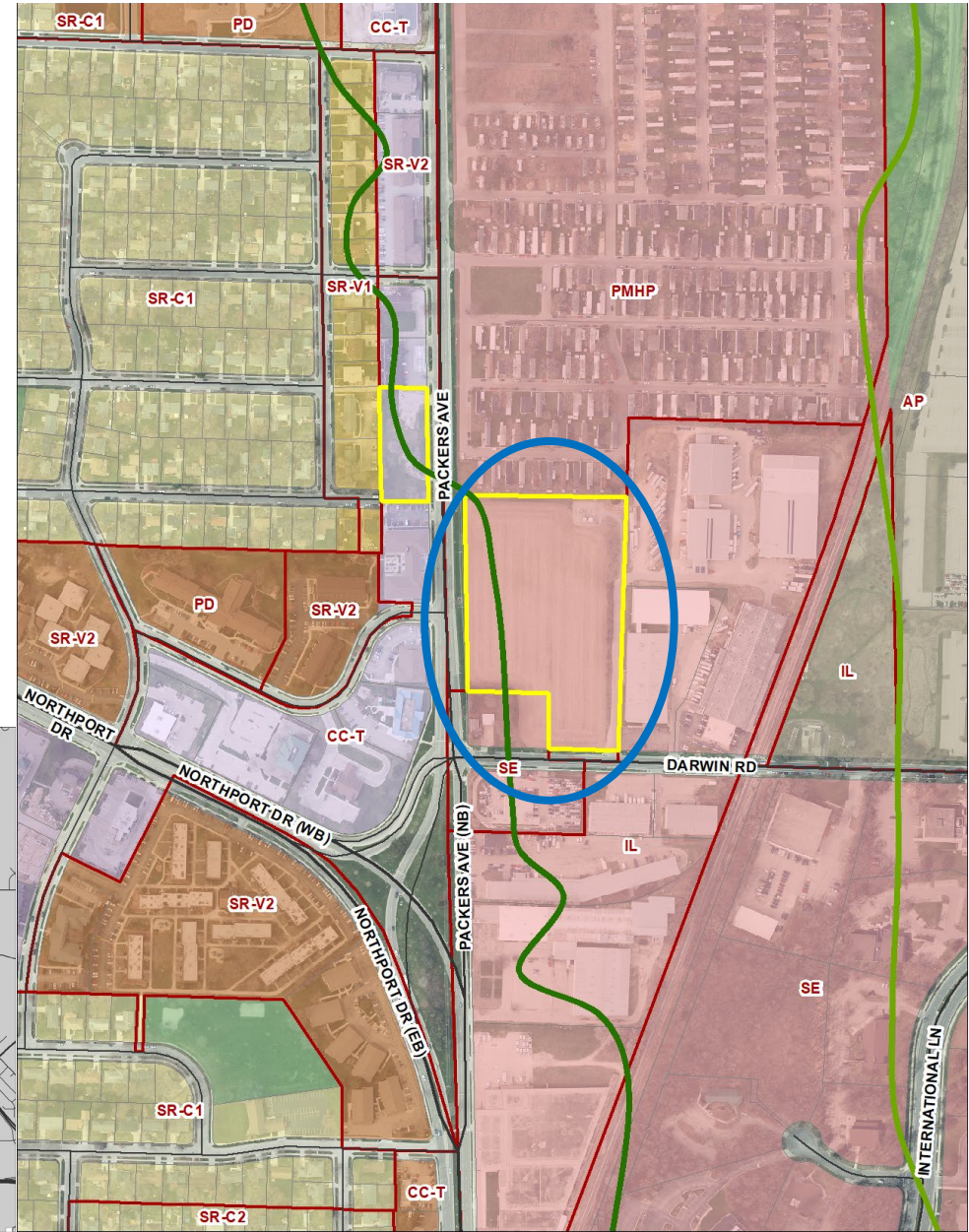
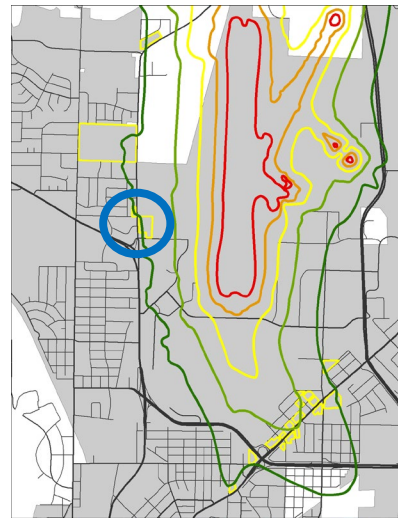
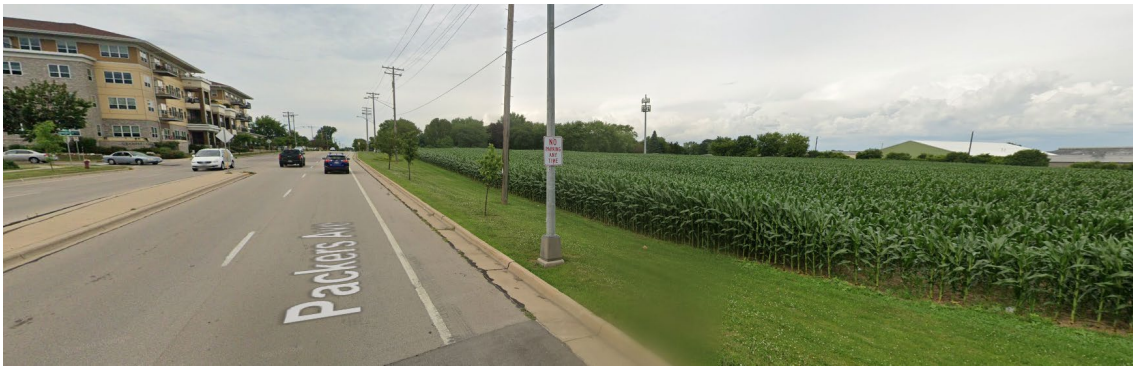
# Potential Development Site: 3402 Packers Ave

- Size: 1.1 acres
- Existing Use: Vacant
- Existing Zoning: CC-T
- Land Use Recommendation: NMU
- Potential Dwelling Units: 40-60
- Proximity to Transit: Rt 21
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



# Potential Development Site: 2202 Darwin Rd

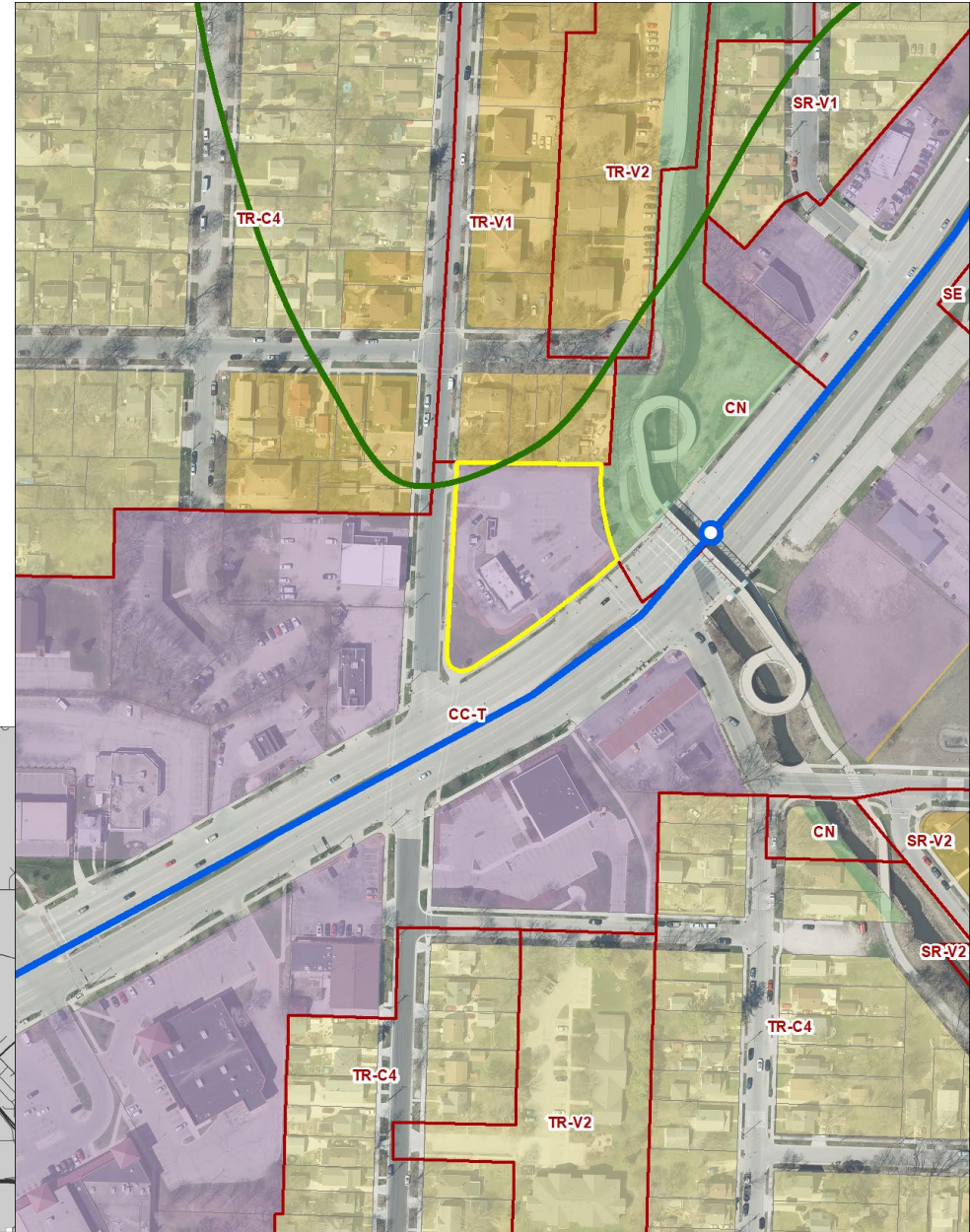
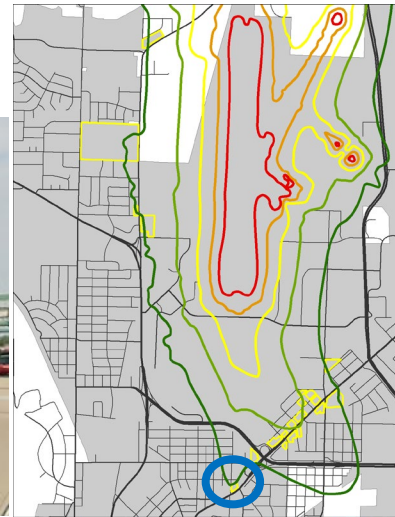
- Size: 7.1 acres
- Existing Use: Ag/vacant
- Existing Zoning: PMHPD
- Land Use Recommendation: Emp
- Potential Dwelling Units: Per PD - 60?
- Proximity to Transit: Rt 21
- DNL Contour: 65 db
- Compatibility: **Not Compatible**





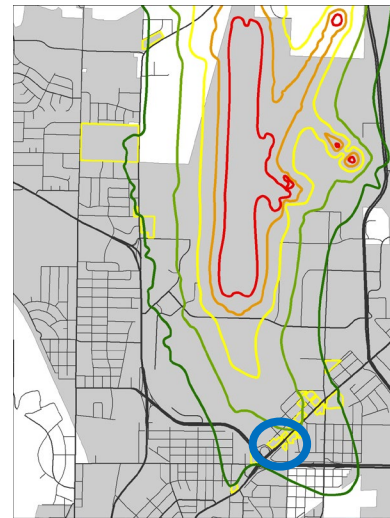
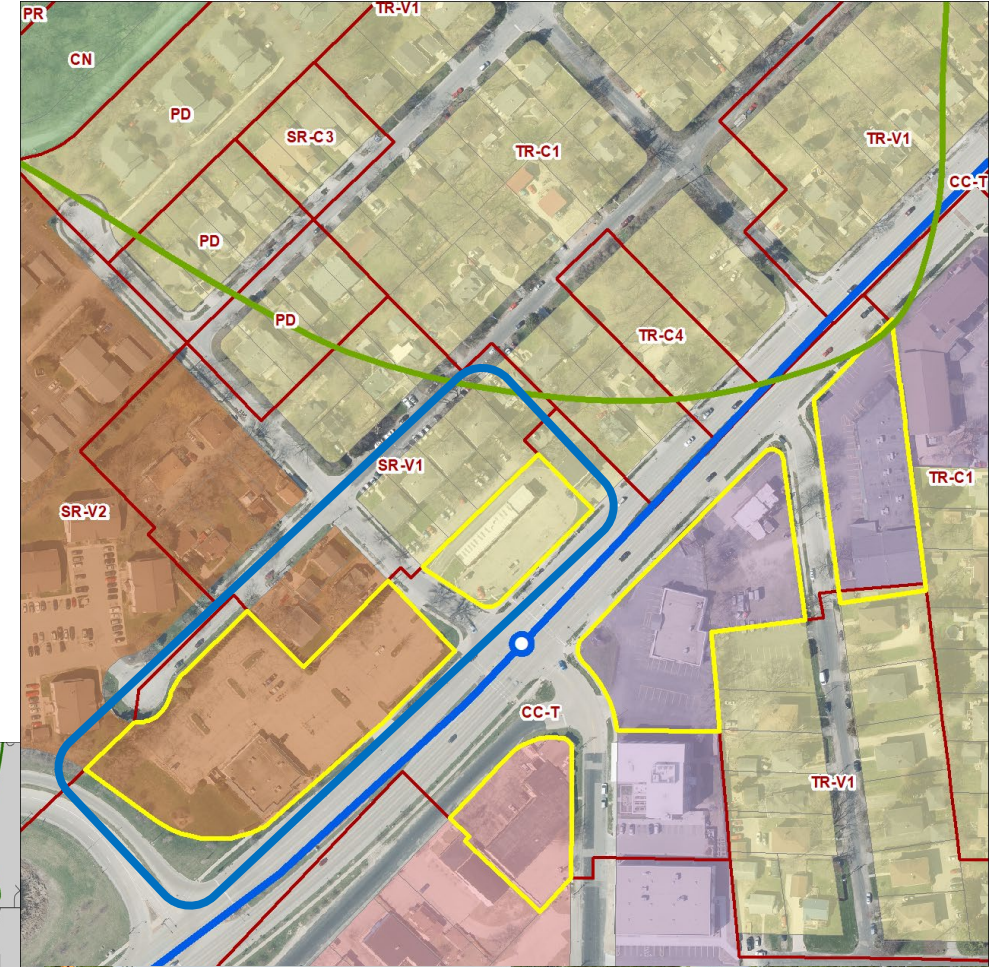
# Potential Development Site: 3002 E Washington

- Size: 1 acre
- Existing Use: fast food
- Existing Zoning: CC-T
- Land Use Recommendation: CMU/GC
- Potential Dwelling Units: 60-80
- Proximity to Transit: Next to BRT station
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



# Potential Development Site: 3100-3206 E Wash

- Size: 2.8 acres
- Existing Use: Car lot, car wash
- Existing Zoning: CC-T
- Land Use Recommendation: MR, LR
- Potential Dwelling Units: 160-220
- Transit Access: Next to BRT station
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



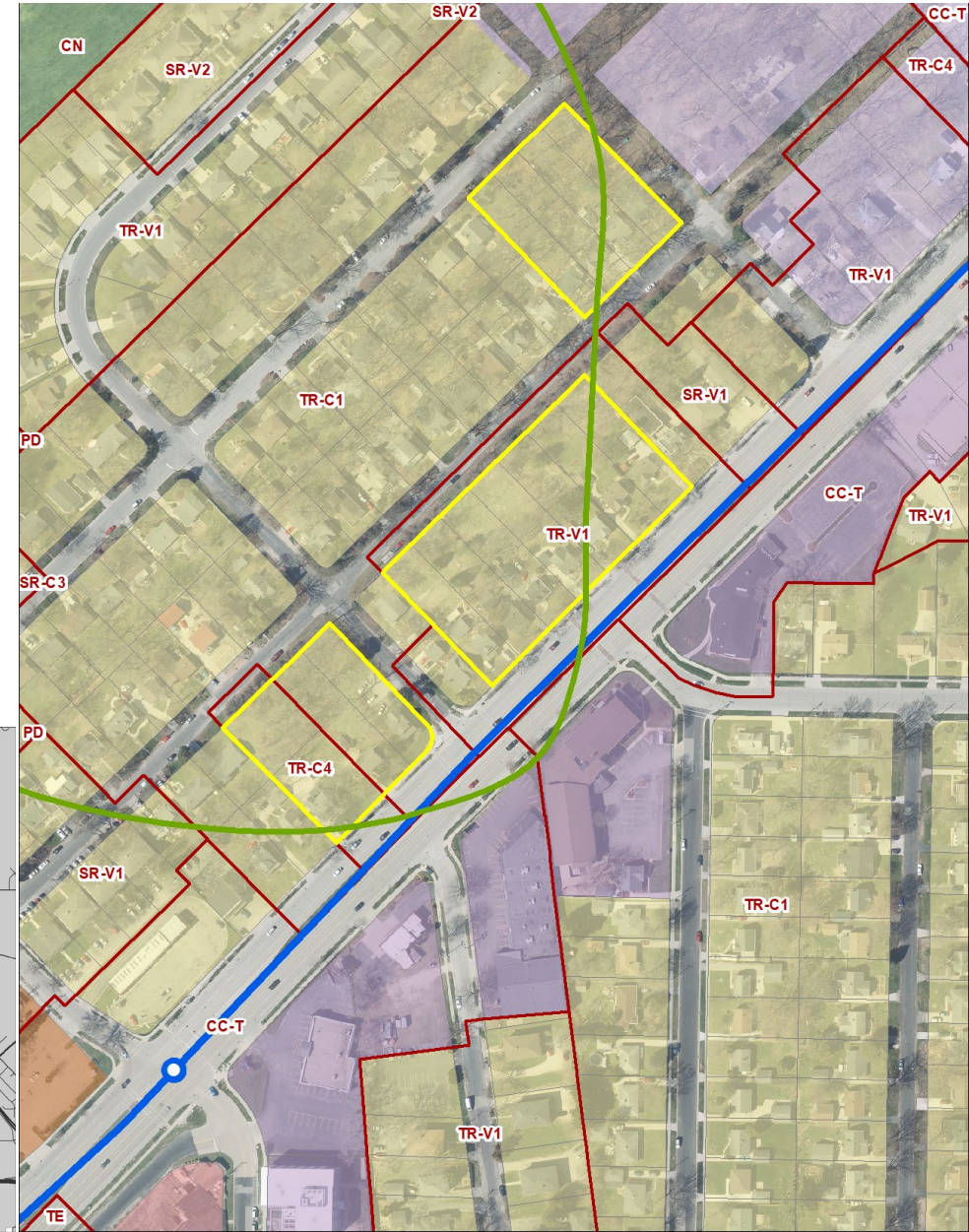
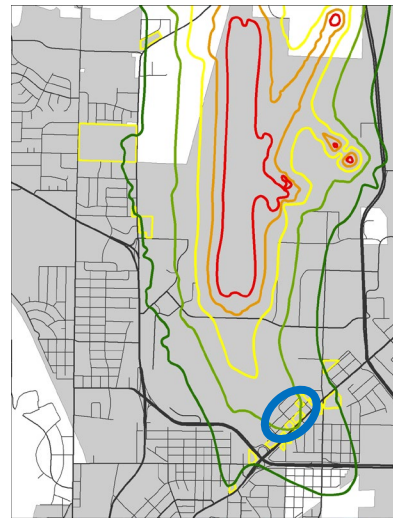
# Potential Development Site: 3177-3225 E Wash.

- Size: 3.3 acres
- Existing Use: Motel, clinic, auto shop, strip retail
- Existing Zoning: CC-T
- Land Use Recommendation: CMU, E
- Potential Dwelling Units: 200-260
- Transit Access: Next to BRT station
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



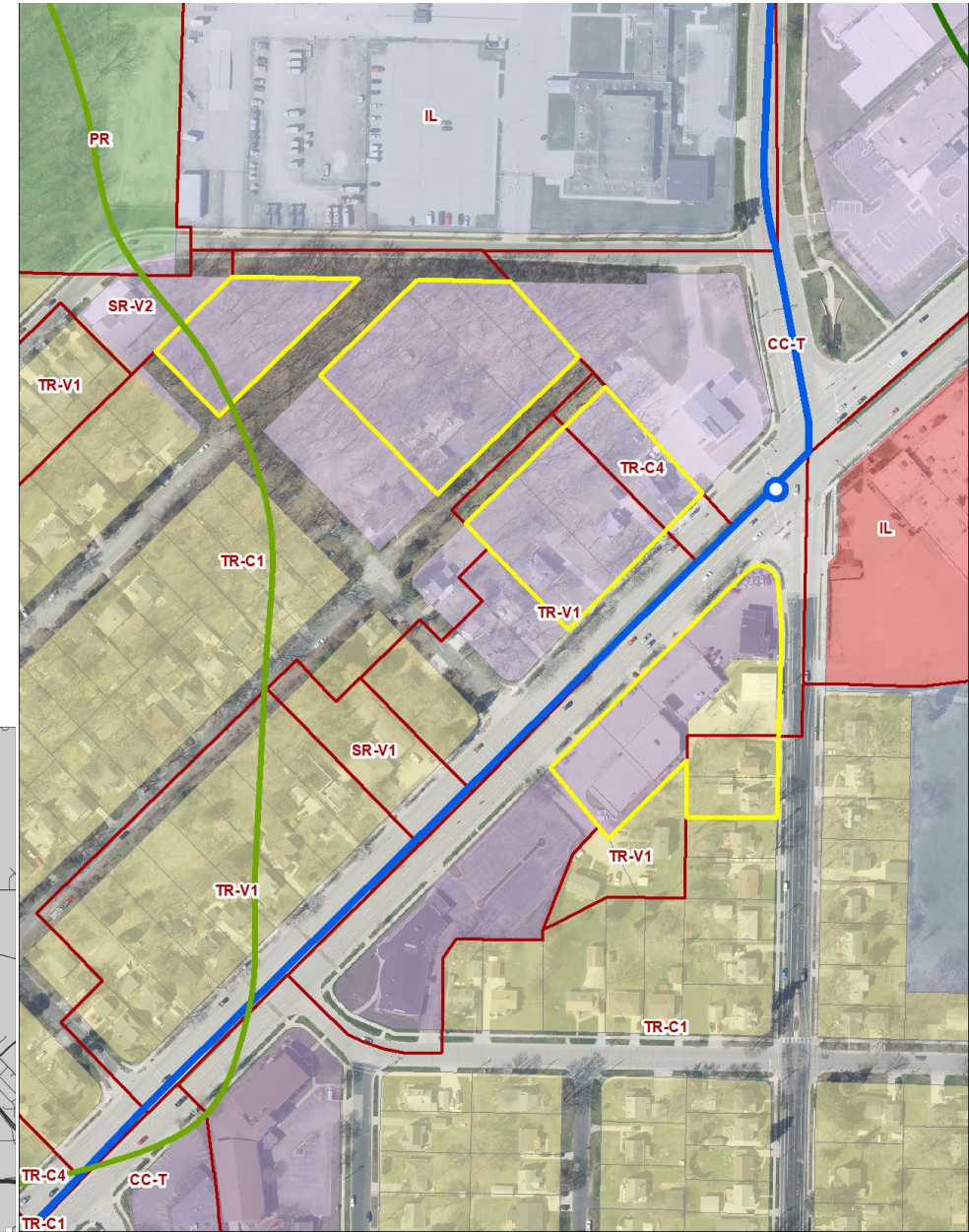
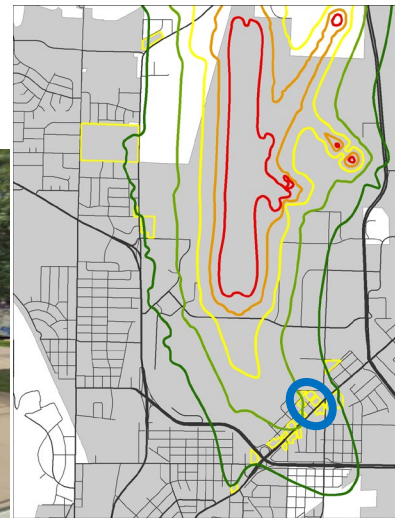
# Potential Development Site: Carpenter Ridgeway lots

- Size: 4.6 acres
- Existing Use: Mixed residential
- Existing Zoning: TR-V1, TR-C4
- Land Use Recommendation: LR
- Potential Dwelling Units: 15-30
- Transit Access: Close to BRT station
- DNL Contour: 70 db
- Compatibility: Conditionally Compatible (sound proofing)



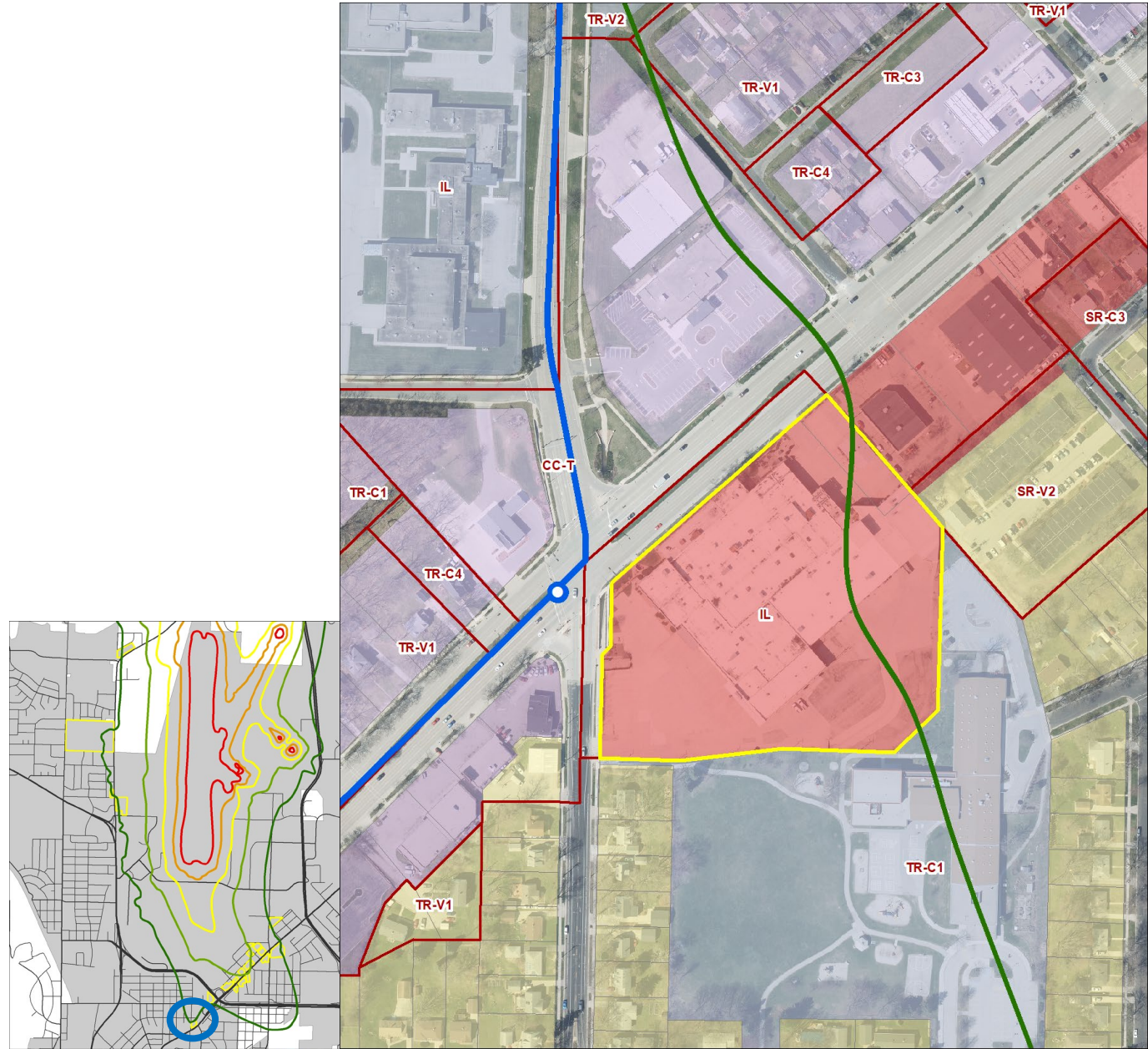
# Potential Development Site: E Wash & Fair Oaks

- Size: 5.5 acres - common ownership
- Existing Use: Mixed Residential, strip retail, auto shop, vacant
- Existing Zoning: CC-T, TR-C1, TR-C4 TR-V1
- Land Use Recommendation: CMU, NMU, LR
- Potential Dwelling Units: 200-320
- Transit Access: Next to BRT station
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



# Potential Development Site: Bimbo Bakery

- Size: 6.4 acres
- Existing Use: Former bakery
- Existing Zoning: IL
- Land Use Recommendation: GC
- Potential Dwelling Units: *180-300\**
- Transit Access: Next to BRT station
- DNL Contour: 65 db
- Compatibility: Conditionally Compatible (sound proofing)



# Potential Development Sites

## **Not all sites are likely to develop/redevelop**

- Not Compatible: 60 du
- Conditionally Compatible - 65 DNL: 1200-1600 du
- Conditionally Compatible - 70 DNL: 15-30 du
  
- Potential Units on BRT: 800-1200 du

