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Department of Planning & Community & Economic Development

Planning Division

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At our July 20 work session, we'll continue our discussion regarding the Draft Generalized Future Land Use Map. We originally planned to discuss the Draft Strategies on July 20. However, we would like to move discussion of the Draft Strategies to our August 3 work session to allow more time to analyze and incorporate the feedback from Resident Panels that was just recently received.

On July 20 we'll cover the following materials:

- **Spreadsheet** with the comments received via the online comment tool on our website. Comments were accepted through June 21, 2017. The numbered comments (#600 through #839) are associated with a specific point on the map that was distributed in advance of the June 26, 2017 work session. The lettered comments (A through Q) are not associated with a specific point on the map.
- **Spreadsheet** with additional comments received after June 21 (Comments #1000 through #1010).
- **Spreadsheet** with comments received from the Resident Panels. Comments #2000 through #2233 were associated with a specific point on a **map**. The remaining comments are not associated with a specific point on the map. Please note that most of the Resident Panel comments are very detailed or relate more directly to the Draft Strategies. A staff response is not provided for these comments. These types of comments will be incorporated into the Comprehensive Plan but not specifically the Generalized Future Land Use Map.

To facilitate review of the comments, we've highlighted those comments that we feel warrant Plan Commission discussion. We've noted these with a "Y" in the "Discuss" column. Please note any comments that you would like to add to the discussion list.

Please bring the materials from our June 26, 2017 work session, if they are still available. These materials are available under Legistar file ID #44190.

FLU Map Districts

Here are the proposed districts:

- **Low Residential (LR)** - Predominantly single-family and two-unit housing types (1-2 stories; 0-15 du/acre)
- **Low-Medium Residential (LMR)** - Mix of single-family homes, two, three and four-unit buildings, row/townhouses, and small apartment buildings (1-3 stories; 7-30 du/acre)
- **Medium Residential (MR)** - Generally larger multifamily buildings or multifamily complexes, sometimes interspersed with other smaller housing types (2-5 stories; 20-90 du/acre)
- **High Residential (HR)** - Predominantly larger and taller multifamily buildings (4-12 stories; 70+ du/acre)
- **Neighborhood Mixed-Use (NMU)** - Node or corridor containing housing, shopping, and services that generally serves surrounding neighborhoods (2-4 stories; up to 70 du/acre)
- **Community Mixed-Use (CMU)** - Relatively high-intensity mix of residential, retail, office, institutional, and civic uses, generally located adjacent to a major transportation corridor (2-6 stories; up to 130 du/acre)
- **Regional Mixed-Use (RMU)** - Intensive mix of region-serving retail, office, service, entertainment, civic, institutional, and high density residential uses (4-12 stories)
- **Downtown Mixed-Use (DMU)** - see Downtown Plan
- **Downtown Core (DC)** - see Downtown Plan
- **General Commercial (GC)** - Predominantly retail and service businesses selling a wide range of goods and services
- **Employment (E)** - Predominantly office, research and development, medical, and specialized employment, with some low-impact manufacturing
- **Industrial (I)** - Industrial, manufacturing, storage, distribution, and warehousing uses
- **Park and Open Space (P)** - Parks, recreational facilities, conservation areas, stormwater management facilities, cemeteries, and other open space
- **Special Institutional (SI)** - College campuses, schools, and larger places of assembly and worship
- **Airport (A)** - Airport
- **Neighborhood Planning Areas (NPA)** – Potential, but currently unplanned future neighborhood growth areas that are generally expected to develop beyond 2040

Building Height and Density Range

Staff has developed these two graphics to illustrate changes to the residential and mixed-use districts.



