

### Future Land Use Map: Changes Since the Summer 2017 PC Work Sessions

Summary for Plan Commission review and discussion.



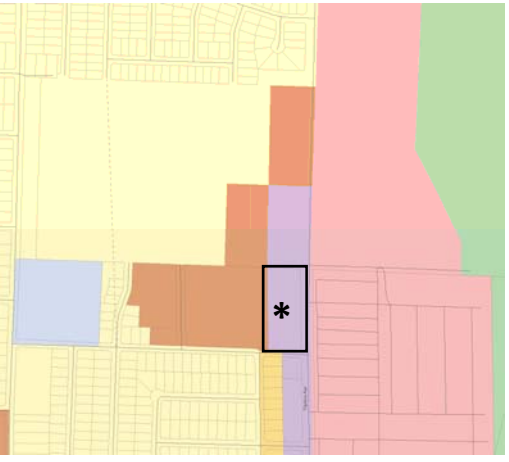


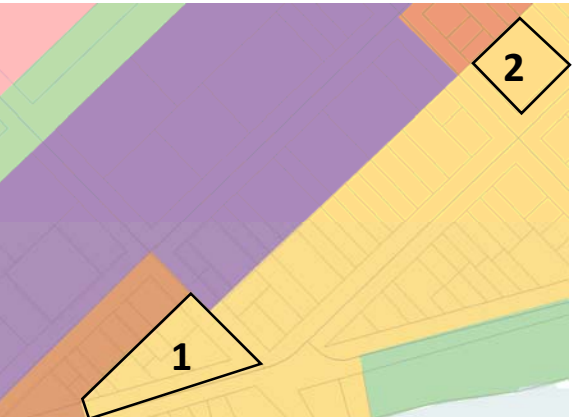



NOTE: light orange on the 2006 FLU map denotes MDR; light orange on the 2017 map denotes LMR

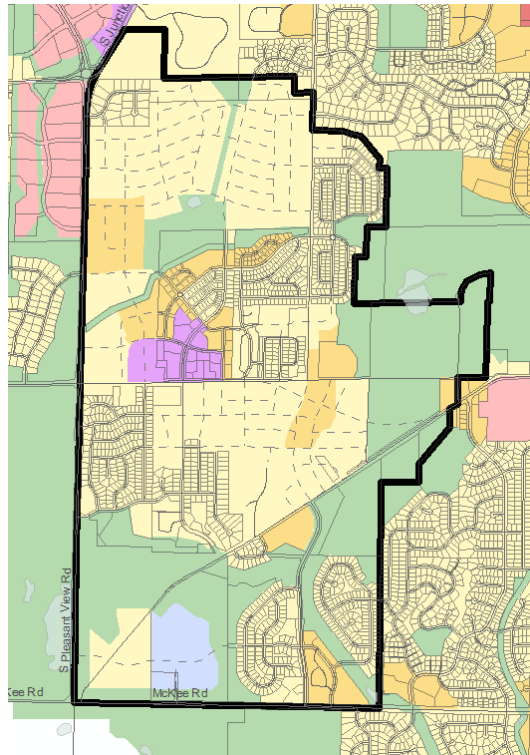
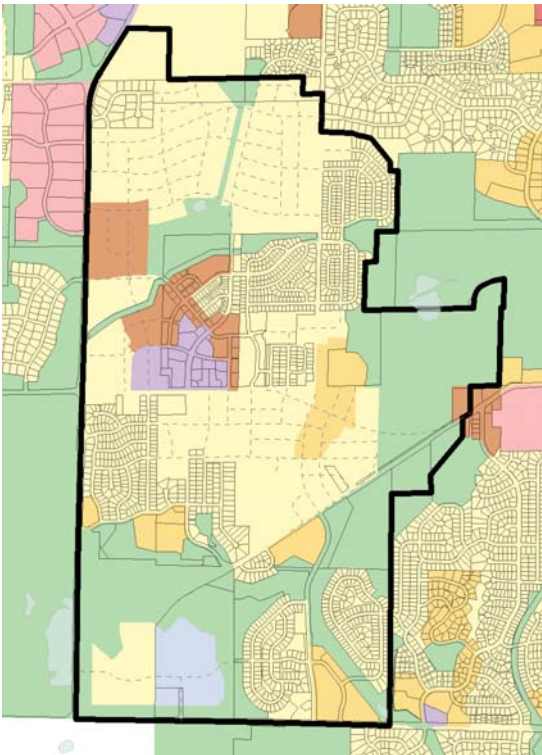
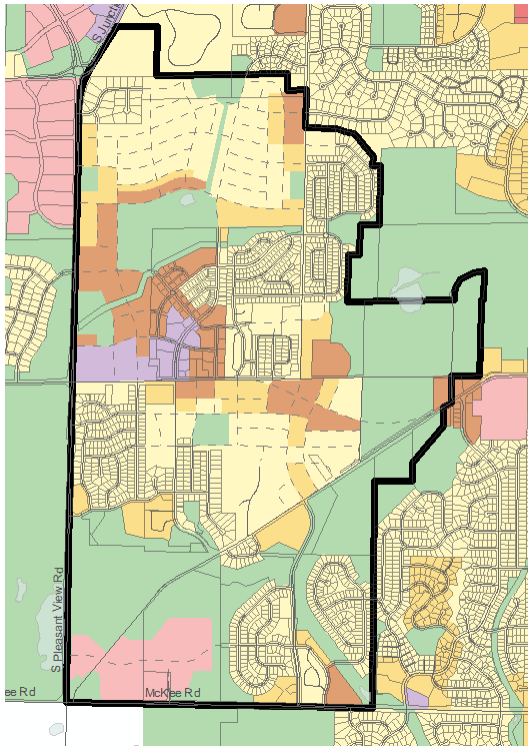
#	2006 FLU	April 2017 FLU	October 2017 FLU Updates	Neighborhood Plan or Neighborhood Development Plan	Staff Discussion, Recommendation, Reason for Change
<b>1</b>	 <p style="text-align: center;">GC, LDR</p>	 <p style="text-align: center;">GC, LDR</p>	 <p style="text-align: center;">MR</p>	<p>Darbo-Worthington-Starkweather (2017) shows MDR</p>	<p>Changed to match the neighborhood plan, which was adopted after summer PC work sessions on the FLU map. <b>Change to MR.</b> <i>Neighborhood Plan</i></p>
<b>2</b>	 <p style="text-align: center;">LDR</p>	 <p style="text-align: center;">LDR</p>	 <p style="text-align: center;">NMU</p>	<p>Darbo-Worthington-Starkweather (2017) shows NMU</p>	<p>Changed to match the neighborhood plan, which was adopted after summer PC work sessions on the FLU map. <b>Change to NMU.</b> <i>Neighborhood Plan</i></p>

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3	 <p>LDR</p>	 <p>LDR</p>	 <p>NMU</p>	<p>Darbo-Worthington-Starkweather (2017) shows NMU</p>	<p>Changed to match the neighborhood plan, which was adopted after summer PC work sessions on the FLU map.  <b>Change to NMU.</b>  <i>Neighborhood Plan</i></p>
4	 <p>LDR</p>	 <p>LMR</p>	 <p>Revert to LR</p>	<p>None</p>	<p>This area contains very large lot residential. Further discussion by staff led to changing the area back to LR. While some redevelopment into denser condominiums has occurred along this area of Old Sauk Road, it is likely that redevelopment similar to what has been built could also fit in the LR category.  <b>Change to LR from LMR.</b>  <i>Staff change</i></p>
5	 <p>LDR</p>	 <p>NMU</p>	 <p>Revert to LDR</p>	<p>Elderberry (2002) shows mixed-use, park, institutional, and neighborhood commercial</p>	<p>The Elderberry-Pioneer-Junction NDP update is likely to be adopted prior to Comp Plan adoption, and whatever is included in that will be integrated into this area.  <b>Change back to LR from NMU,</b>  <i>pending NDP recommendations.</i>  <i>Neighborhood Plan</i></p>

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6	 <p>LDR</p>	 <p>LDR</p>	 <p>E</p>	<p>Hoyt Park Area (2014) shows office</p>	<p>Address a previous oversight and make this area consistent with the Hoyt plan. This parcel has a restrictive covenant that maintains the office use. <b>Change to Employment.</b> <i>Neighborhood Plan</i></p>
7	 <p>LDR</p>	 <p>CMU</p>	 <p>MR</p>	<p>South Madison (2005) does not have a recommendation for this site</p>	<p>CMU was initially expanded to this parcel (which contains the Wingra Point redevelopment project) to maintain general nature of FLU map. However, MR is more representative of the residential use that is there. <b>Change to MR.</b> <i>Staff change</i></p>
8	 <p>LDR</p>	 <p>CMU</p>	 <p>LR</p>	<p>Schenk-Atwood-Starkweather-Worthington Park (2000) does not have a recommendation for this site.</p>	<p>CMU was initially expanded to this parcel (which is currently a church). Further discussion at the staff level led to the proposed reversion to LR to further emphasize the transition from Atwood Ave. to the residential neighborhood to the north. <b>Change to LR.</b> <i>Staff change</i></p>

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9	 <p>I, LDR</p>	 <p>MR</p>	 <p>LMR</p>	<p>East Town-Burke Heights NDP (1987) calls for the area to be Medium Density Residential (~15 DU/ac) or “Residential Other.”</p>	<p>Further staff discussion led to this revision – the development that is there now can fit into the LMR category. If redevelopment does occur in this area, staff feels the LMR specifications are more appropriate than MR due to the fairly isolated nature of the site. <b>Change to LMR.</b> <i>Staff change</i></p>
10	 <p>LDR, NMU</p>	 <p>NMU, LR</p>	 <p>LMR</p>	<p>Royster-Clark Special Area Plan (2009) recommends “Mixed Use” for area #2 (areas #1 and #3 are not within the Royster plan boundary).</p>	<p>Area #1, which is a series of small apartment buildings, had been changed from LDR in 2006 to NMU for this update. Further staff-level discussion revised the change to LMR to further emphasize a transition from the Cottage Grove Road corridor to the adjacent neighborhood to the South. <b>Change to LMR.</b> <i>Staff change</i></p>
11	 <p>LDR</p>	 <p>MR</p>	 <p>NMU</p>	<p>Northport-Warner Park-Sherman Neighborhood Plan (2009) does not make any recommendations for this area (the plan has concepts for targeted redevelopment areas, but no FLU map).</p>	<p>Upon further discussion, staff feels that there is an opportunity for a small mixed-use node to the north of the Packers/Schlimgen intersection. <b>Change area to NMU.</b> <i>Staff change</i></p>

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12	 <p>LDR</p>	 <p>MR</p>	 <p>NMU</p>	<p>Northport-Warner Park-Sherman Neighborhood Plan (2009) says that there is “. . . an opportunity for a limited neighborhood mixed-use node at the intersection of Packers Avenue and Tennyson Lane.”</p>	<p>This is an edit based on the adopted neighborhood plan. <b>Change area to NMU.</b> <i>Neighborhood plan</i></p>
13	 <p>MDR</p>	 <p>MR</p>	 <p>LMR</p>	<p>Except for the eastern tip of the triangle, area #1 at left is “Zone 1” of the Williamson Street Design Guidelines and Criteria for Preservation (2004), which allows for 2.5 story buildings. The east tip of the triangle and area #2 do not have detailed future land use or design recommendations in the neighborhood plans that cover those areas.</p>	<p>All of areas #1 and #2 had retained the MR land use from the 2006 plan. #2 was designated as MR due to current development on the parcel. Community feedback and further discussion by staff led to a change to LMR to emphasize a transition from the Williamson Street corridor back in to the neighborhood. <b>Change both areas to LMR.</b> <i>Public comment</i></p>
14	 <p>CMU</p>	 <p>CMU</p>	 <p>NMU</p>	<p>University Avenue Corridor Plan (2014)</p>	<p>This is an edit based on the adopted corridor plan. <b>Change to NMU.</b> <i>Neighborhood plan</i></p>

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15				High Point-Raymond (2017)	<p>Numerous changes were made to the High Point-Raymond FLU map as part of that NDP update, which the Council adopted in August 2017. These changes were integrated into the Comprehensive Plan FLU map.</p> <p><b>Incorporate adopted High Point-Raymond FLU changes.</b></p> <p><i>Neighborhood plan</i></p>