

PLAN COMPARSION BY FUTURE LAND USE CATEGORY (ACREAGE, DENSITY, INTENSITY)										
Current Plan = 2010 Adopted Comprehensive Plan					Note: Changes to Future Land Use districts/acreages will impact figures on the following table.					
Category	Land Use Designation	Current Plan Acreage	Proposed Plan Acreage	Difference / Explanation	Current Plan Maximum Dwelling Units	Proposed Plan Maximum Dwelling Units	Difference / Explanation	Current Plan Intensity (square footage)	Proposed Plan Intensity (square footage); includes Max Ratio	Difference / Explanation
Residential	Low	2,376.79	1021	Portions included in (relocated to) Mixed Use Residential	11,884	5,105	maintains previous density (max) of 5 du/ac	0	0	
	Moderate	NA	492	New Designation	NA	4,428	New Designation; based on density (max) of 9 du/ac	NA	0	No Non-Residential provided in proposed Plan
	Medium	951.37	238	Portions included in (relocated to) Mixed Use designations (Corridor and/or Residential); may also be redesignated consistent with existing Zoning and development patterns	12,368	3,094	based on density (max) of 13 du/ac	0	0	
	High	33.52	134	Reflects redesignation of certain properties consistent with existing Zoning and development patterns, including previously approved Planning Areas	603	2,412	based on density (max) of 18 du/ac	438,039	0	Commercial components removed; Conversion factors also removed
	Mixed Use Residential	0.00	NA	Designation removed in lieu of Mixed Use-Residential (MUR) designation provided in the Mixed Use Categories (below)	0	0		0	NA	Mixed Use Residential removed from the current Plan in lieu of the Mixed Use-Residential (MUR) designations
Non-Residential	Comm.	127.74	201	Reflects redesignation of certain properties consistent with existing Zoning and development pattern	575	0	<i>Current Plan = 18 units gross acres, maximum potential @ 25% of acreage.</i>	4,171,959	8,755,560	Reflects 1.0 FAR and increased acreage from current (adopted) to proposed Plan
	Int./Prof	87.53	95	Retained existing and added properties including from the previously approved Planning Areas	284	0	<i>Current Plan = 13 units gross acre @ 25% of acreage.</i>	1,429,313	2,079,844	Reflects 0.5 FAR and increased acreage from current (adopted) to proposed Plan
	Industrial (Industrial and Industrial-Commercial)	296.90	523	Removes the Industrial-Commercial designation; also reflects the redesignation of properties consistent with existing zoning.	0	0		25,865,928	44,344,080	
	Govt.	382.41	624	Includes conversion of Airport Operations into Government	0	0		No FAR		
	Airport Operations	300.10	NA	incorporated into Mixed Use Airport	0	0		No FAR		
Open Space	Functional (Recreational and Open Space)	837.93	648	Consolidates Current Plan <u>2</u> of the <u>6</u> previous Open Space designations into Functional based on general description of "active residential and open space uses"	0	0		No FAR		
	Conservation (Waterways, Greenway/River Buffer, Marine Park, and Conservation)	540.14	607	Consolidates Current Plan <u>4</u> of the <u>6</u> previous Open Space designations into Conservation based designation based on on general description of uses generally understood to be preserved/conserved/have limited development opportunities	0	0		No FAR		
Mixed Use	Airport	0.00	127	New Designations (Mixed Use) Provided below to replace the Planning Areas	0	0			2,766,060	Assigns a maximum FAR and includes uses within Airport Master Plan
	Downtown	0.00	84		0	756	<i>Proposed Plan = Mix (max ratio) of residential uses applied @ 50%</i>		1,189,188	Encompasses portions of Heritage Park and City Center, small portion of Island Professional Planning Areas
	Seaboard	0.00	67		0	422	<i>Proposed Plan = Mix (max ratio) of residential uses applied @ 35%</i>		1,422,779	Includes portion of Seaboard Planning Area
	Corridor - Island/Knights Trail	0.00	358		0	2,327	<i>Proposed Plan = Mix (max ratio) of residential uses applied @ 50%</i>		8,772,000	Includes remaining portion of Island Professional an Southern Gateway Planning Areas (Island); Shakett Creek and Gene Green Planning Areas (Knights Trail)
	Corridor - Laurel Road	0.00	519		0	1,687	<i>Proposed Plan = Mix (max ratio) of residential uses applied @ 25%</i>		11,870,000	Redesignation conventional land use designations and portions of South Laurel Planning Area into new land use designation

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Mixed Use	Residential	0.00	3750		0	18,750	5 du per gross acre but also requires 50% open space (consistent with PUD Zoning standards)		816,750	Includes primarily previously approved PUD zoned properties; includes portions of South Laurel and Knights Trail Planning Areas
Planning Areas				<p>The Current Comprehensive Plan does not contain maximum acreages for residential development potential for the Planning Areas.</p> <p>Development Potential is calculated as follows:</p> <p>-Residential potential is calculated at 100% of the planning area based on the maximum units per gross acreage as defined by specific Planning Areas</p> <p>-Non-residential potential is calculation based on the maximum percentage allowed for the planning area</p> <p>Notes:</p> <p>-Due to the vague language, including the conversion factors in the plan, various interpretations for the language in the planning areas could result in an interpretation of a mix of percentages such as 60% residential and 40% non-residential for a total of 100%</p> <p>-Confusion lies in the conversion factor of 1 unit = 2,000 square feet which would allow 21+ units per acre</p> <p>---- Also, Conversion Rates vary between the Planning Areas (i.e., 1:2,000 and 1:4,000)</p> <p>-Other (additional) interpretations have been made that the language allows for 100% residential plus the maximum percentage as indicated for non-residential below</p>						
	A - Tarpon Center	66.05	0		1,189	0	Current Plan = 18 units gross acre, maximum potential	575,428	0	10% acreage at 2 FAR.
	B - Heritage Park	59.41	0		1,069	0	Current Plan = 18 units gross acre, maximum potential	517,493	0	10% of acreage at 2 FAR
	C - Southern Gateway	75.46	0		982	0	Current Plan = 13 units gross acre, maximum potential	2,466,585	0	75% of acreage at 1.0 FAR
	D - Island Professional	83.38	0		1,501	0	Current Plan = 13 units gross acre, maximum potential	5,812,646	0	80% of acreage at 2.0 FAR
	E - City Center	73.19	0		1,318	0	Current Plan = 18 units gross acre, maximum potential	5,101,747	0	80% of acreage at 2.0 FAR
	F - Northern Gateway	32.96	0		594	0	Current Plan = 18 units gross acre, maximum potential	2,299,968	0	80% of acreage at 2.0 FAR
	G - Seaboard	262.84	0		4,730	0	Current Plan = 18 units gross acre, maximum potential	18,316,109	0	80% of acreage at 2.0 FAR
	H - Eastern Gateway	178.78	0		1,252	0	Current Plan = 7 units gross acre, maximum potential	2,920,698	0	75% of acreage at 0.50 FAR
	I - South Laurel	910.82	0		5,465	0	Current Plan = 6 units gross acre, maximum potential	12,894,196	0	35% of acreage at 0.5 FAR
	J - Shakett Creek	40.03	0		720	0	Current Plan = 18 units gross acre, maximum potential	2,090,880	0	60% of acreage at 2.0 FAR
	K - Knights Trail	617.70	0		6,032	0	Current Plan Sub Area 1 = 13 units, Sub Area 2 = 8 units, Sub Area 3 = 18 units, and Sub Area 4 = 13 units gross acre, maximum potential	7,690,845	0	35% of acreage (Sub Area 1 = 1.0 FAR, Sub Area 2 = 0.50 FAR, Sub Area 3 = 2 FAR), Sub Area 4 = 75% of the acreage at 1 FAR.
	L - Gene Green	359.88	0		0	0		1,567,724	0	FAR maximum of 0.10 entire acreage.
		Acreage			Residential Dwelling Units			Non-Residential Square Footage		
TOTALS		8,694.94	9,488.00		50,565	38,981		94,159,557	82,016,261	