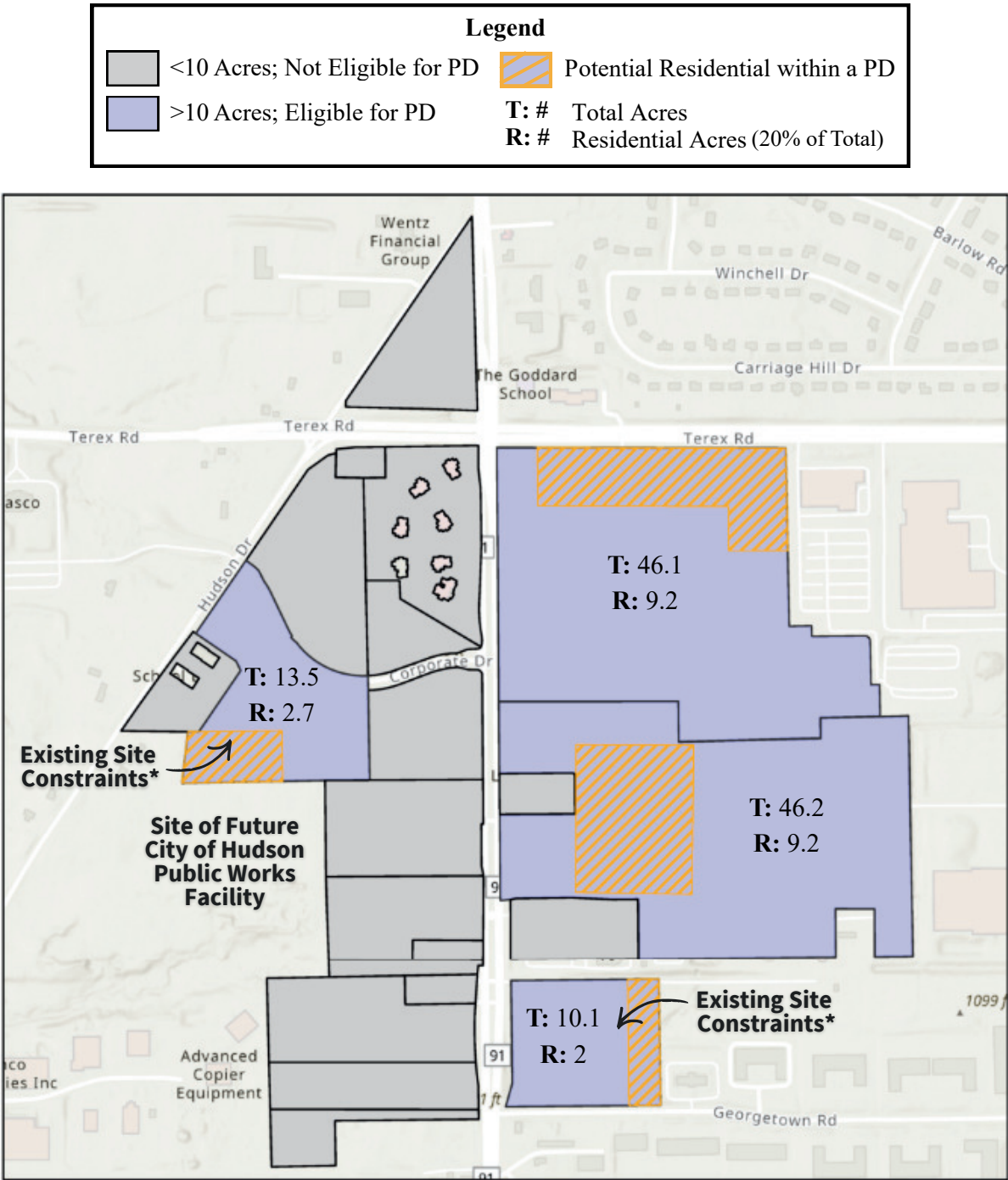


Residential Map Study

Potential Layouts of Residential Space in D11

The following diagram illustrates an example scenario of where residential development could be located. Residential use would only be permitted in planned developments (PD), which must be located on parcels 10 acres or larger. Most of the parcels in the district are below 10 acres and thus ineligible for residential use, while four (4) parcels are larger than 10 acres and would allow a planned development including residential use. Actual layouts would be proposed by the property developers and reviewed by Planning Commission.

The example scenario attempts to keep the frontage on Darrow Road as commercial or light industrial use, with residential generally positioned in the rear or interiors of the properties. Residential space is depicted as approximately 20% of any single PD, resulting in district-wide residential use of much less than 20% since most parcels would not allow residential at all. The estimated amount of residential space is rounded to the nearest tenth of an acre.

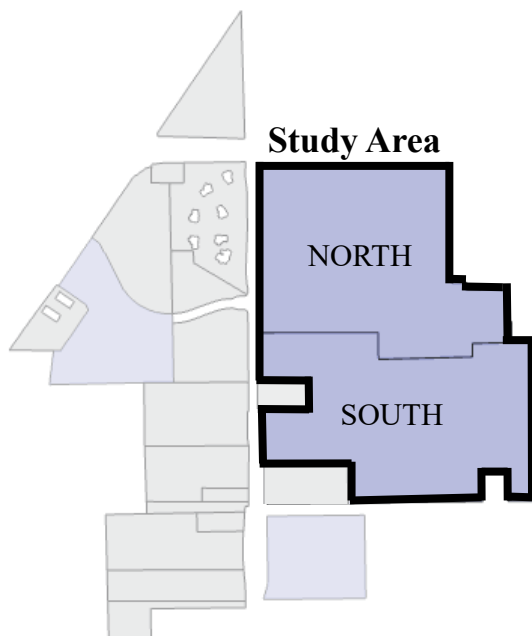


*Existing site constraints may make residential development challenging.

Potential Counts of Residential Units

The following Study Area includes the two large parcels comprising the former JoAnn's site, which are identified as North and South below.

Analysis Overview



Estimates of Residential Units Within the Entire Study Area	
Scenario	Est. # of Units*
Townhomes Only	258
Multi-Family Only	388
50/50 Split of Housing Types	323

*Estimates are based on the 70% scenario outlined below.

Analysis Details

Maximum Allowed Density

At 20 townhomes per acre or 30 multi-family units per acre, the following unit counts are possible under a maximum build-out scenario:

Parcel	Acres		Scenarios (Potential Unit Counts)		
	Total	Residential	Townhomes Only	Multi-Family Only	50/50 Split
North	46.1	9.2	184	277	231
South	46.2	9.2	185	277	231
Total	92.3	18.5	369	554	462

70% of Maximum Allowed Density

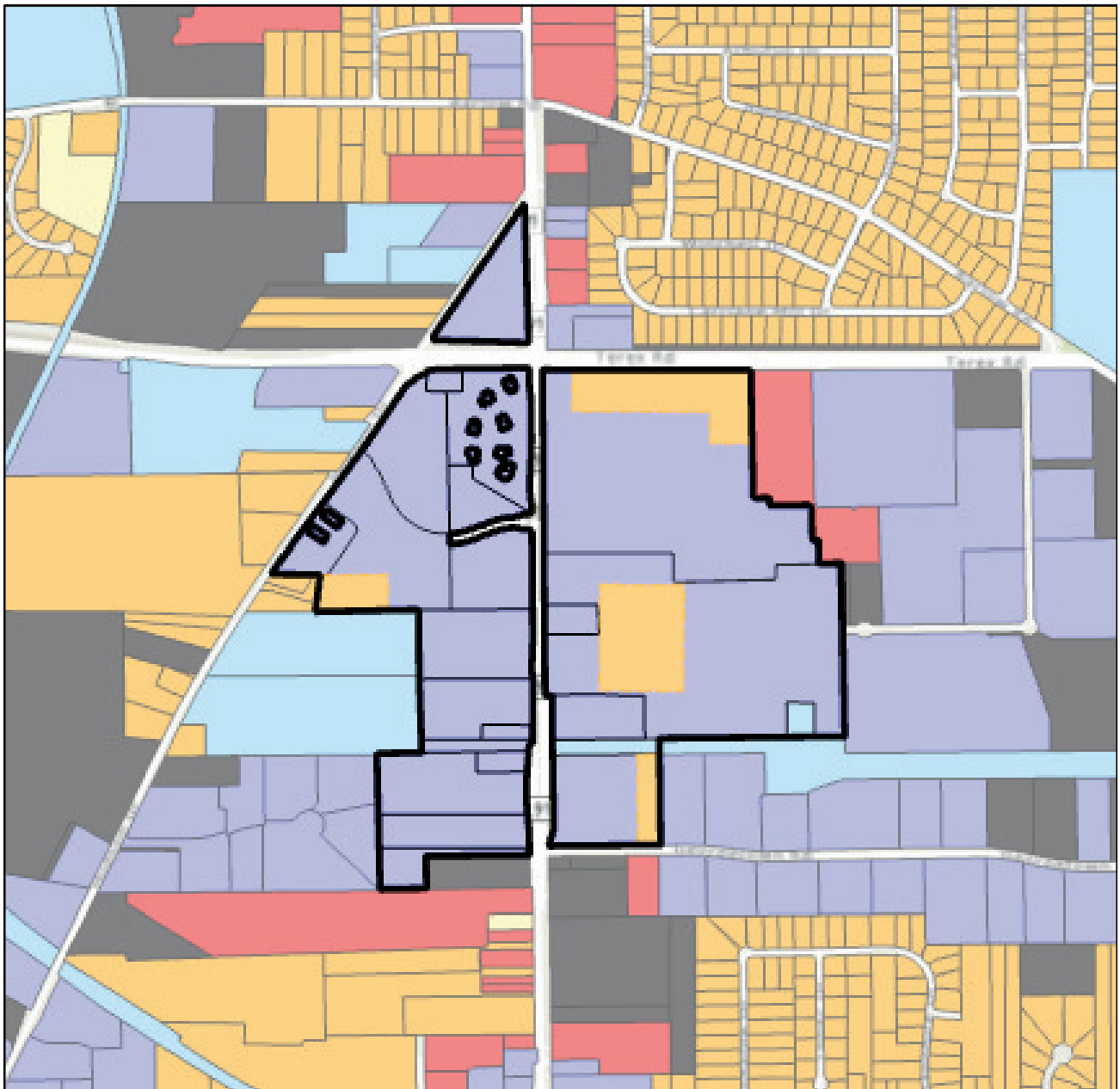
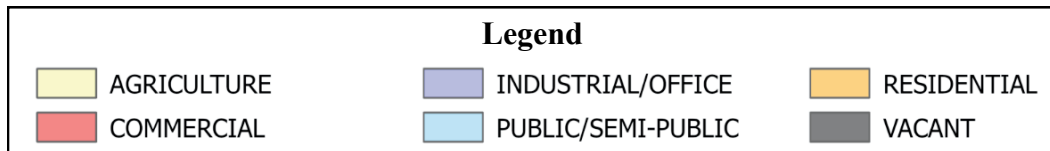
Typically, around 70% of maximum units are proposed due to other development requirements for a site (parking, greenspace, etc). As such, a more reasonable estimation of the units is as follows:

Parcel	Acres		Scenarios (Potential Unit Counts)		
	Total	Residential	Townhomes Only	Multi-Family Only	50/50 Split
North	46.1	9.2	129	194	161
South	46.2	9.2	129	194	162
Total	92.3	18.5	258	388	323

D11 in Context of Surrounding Uses

The following map shows hypothetical D11 development in relation to surrounding land uses. D11 could contain a mix of light industrial, office, and other commercial uses, however, the entire acreage is shown as 'light industrial/office' (purple) for simplicity. Potential residential areas within D11 are shown in the same color as surrounding residential uses (orange). The residential layout below is the same as that shown in Example 1 on the previous page, but many layouts are possible.

Residential is limited to 20% or less of any planned development, resulting in the majority of the district being income-tax-generating uses.



The above data is based on Summit County Auditor Parcel Land Use Data 'General Use' classification.