Future Land Use Updates

Town of Little Elm

Daniel Harrison, AICP
Urban Planning

David Jones, AICP
Urban Planning

Jessica Vassar, P.E.
Water/Wastewater
Planning

FNI Project Team

Project Purpose

- Revise future growth numbers published in the 2017 Plan to inform other Town planning initiatives.

- Provide a basis of assumption for 5-year impact fee update.


Town of Little Elm
Comprehensive Plan 2017

LITTLE ELM

Project Purpose

- Update the Future Land Use Map Shown on Page 120 (current map shown right).

- Update the Future Land Use categories shown on Pages 119, 121-123.

- Update the Town's Projected Population and Capacity on Pages 175-179, 181-184 (tables 2, 5, 6).

2017 Future Land Use Map

Future Land Use Map

Figure 1: Updated Future Land Use Map
(developable land only)
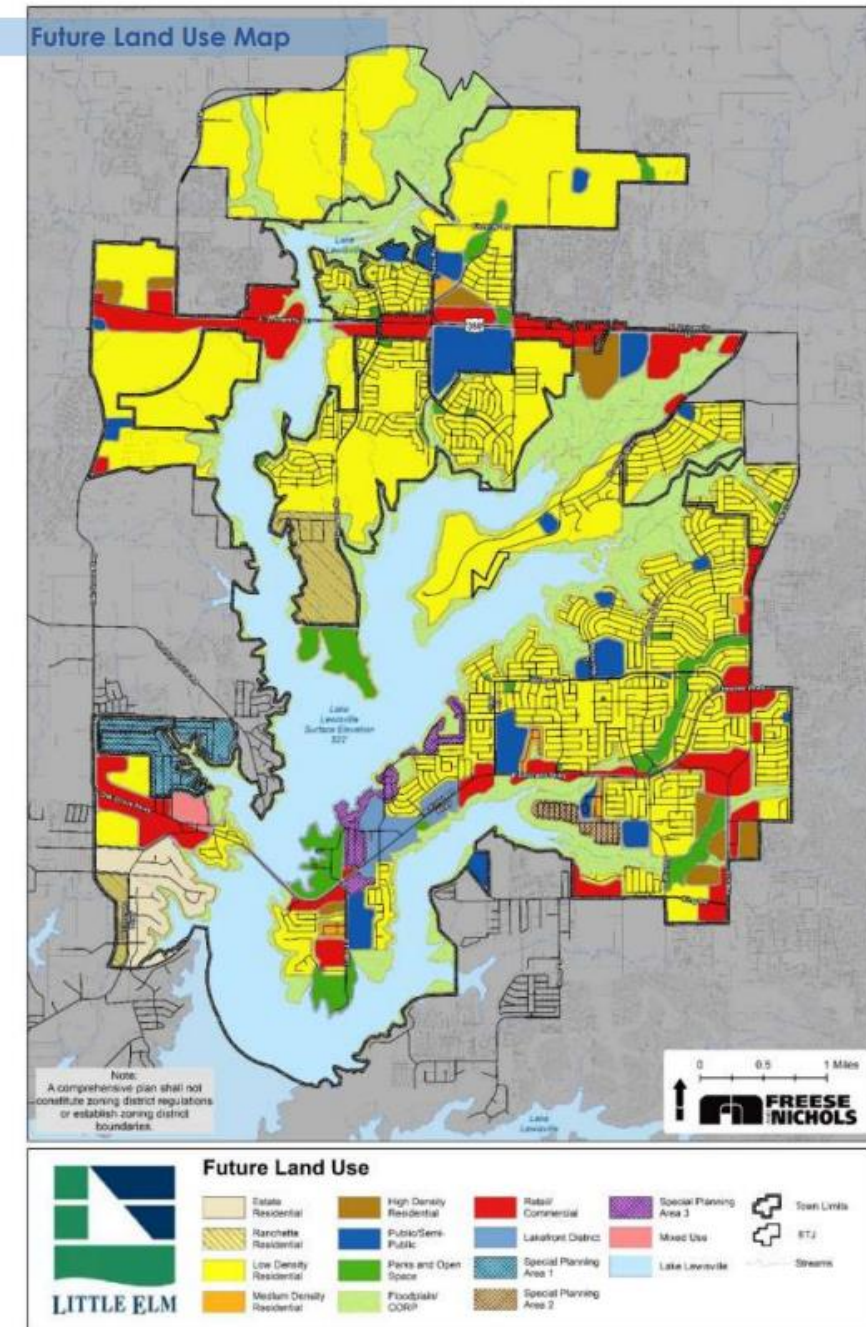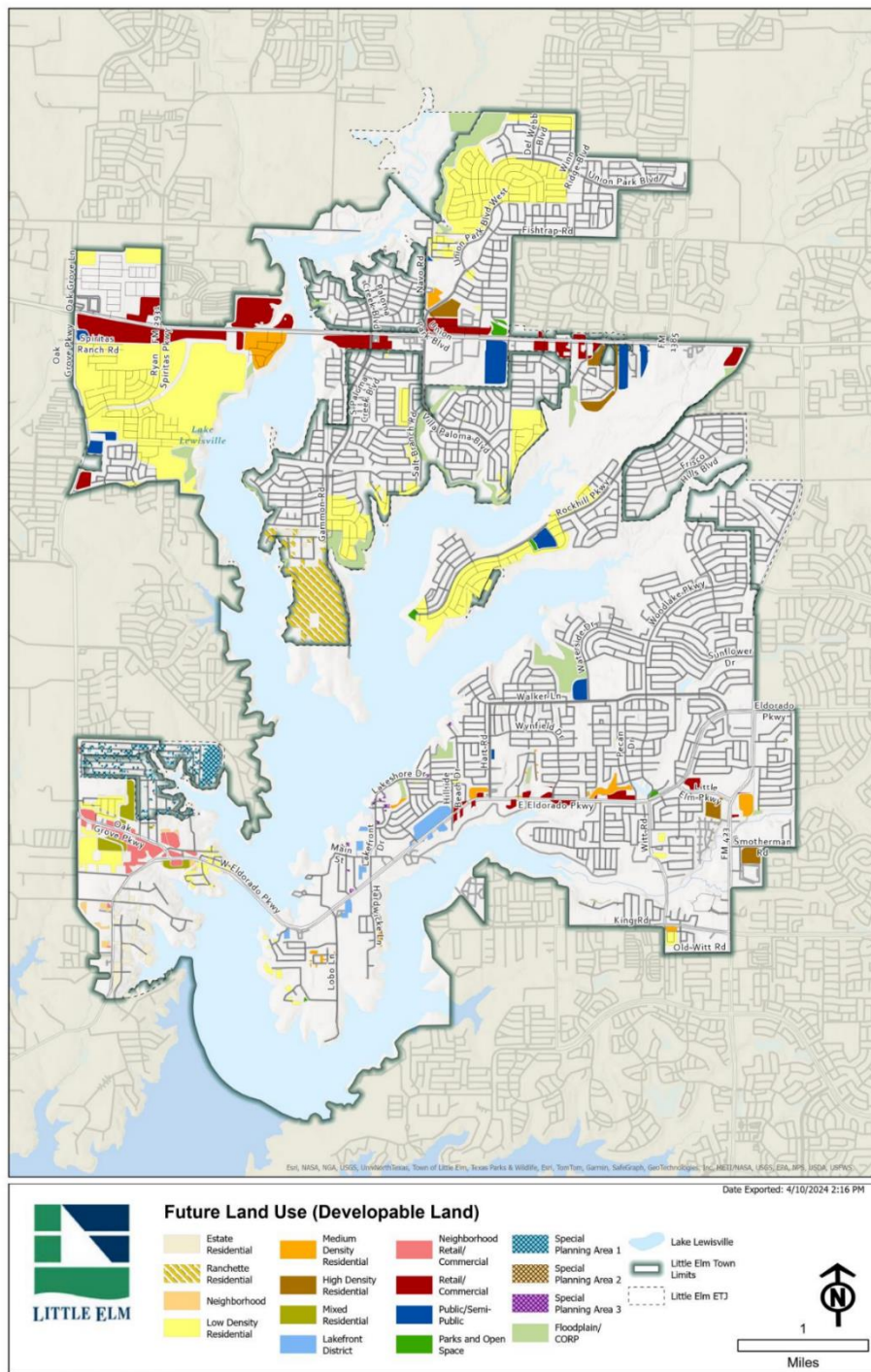
Summary of Findings

- The build-out population of the Town is now estimated to be approximately 107,000.

- Build-out population increased from approximately 93,000 population reported in the 2017 Plan.

- Increase due to proposed land use changes, growth in ETJ population, and approximately 4,648 undeveloped lots

Figure 2: Current Undeveloped Areas in Town Limits and ETJ

Summary of Findings

- The unbuilt lots (in green on the left) currently existing equate to 13,981 future residents.

- This is an increase of more than 7,000 residents projected from vacant lots in 2017.
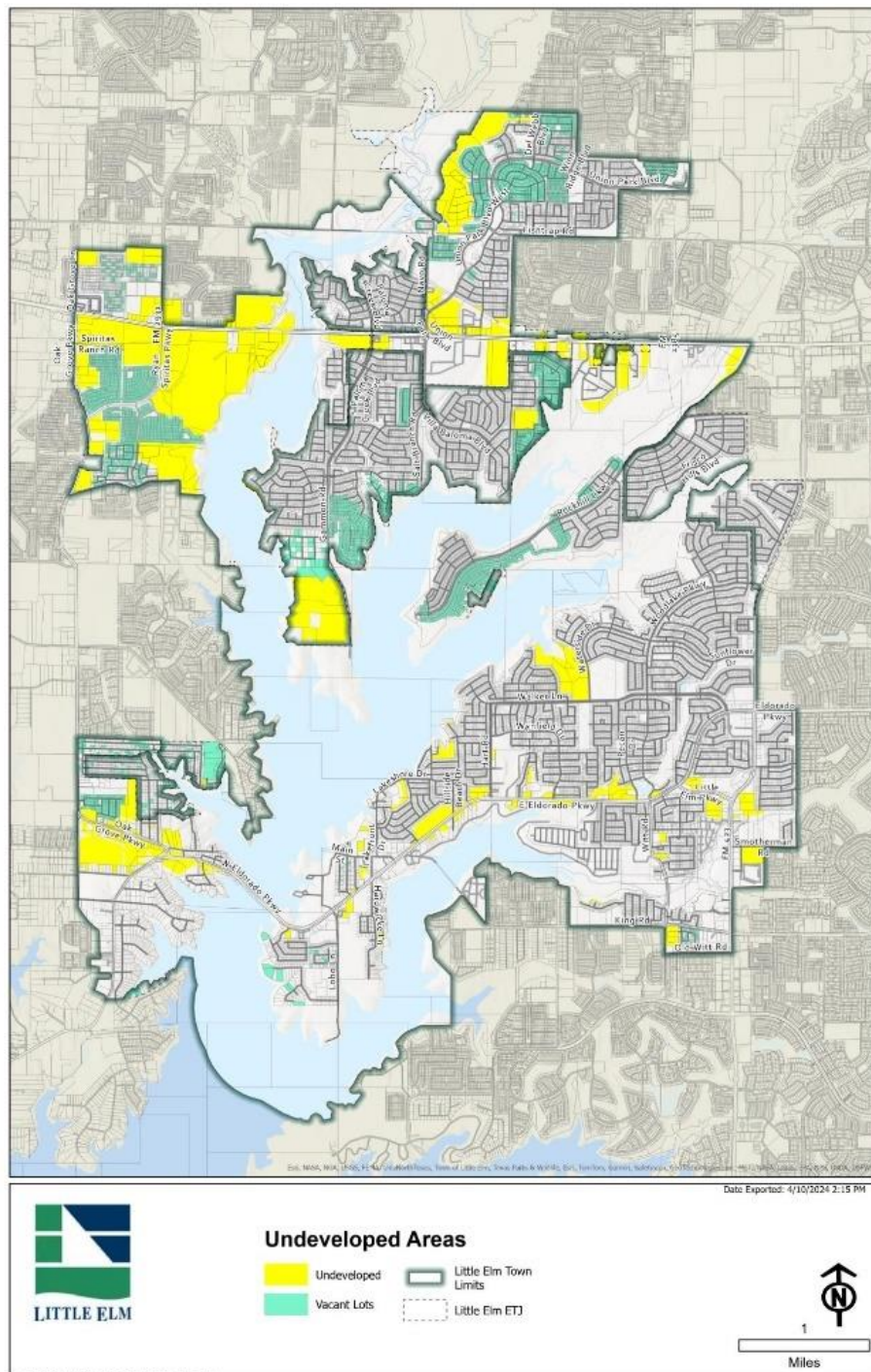
Future Land Use Categories

- Maximum density has been added to be more predictive of residential population capacity.

- Density is consistent with residential developments that have been approved since 2017.

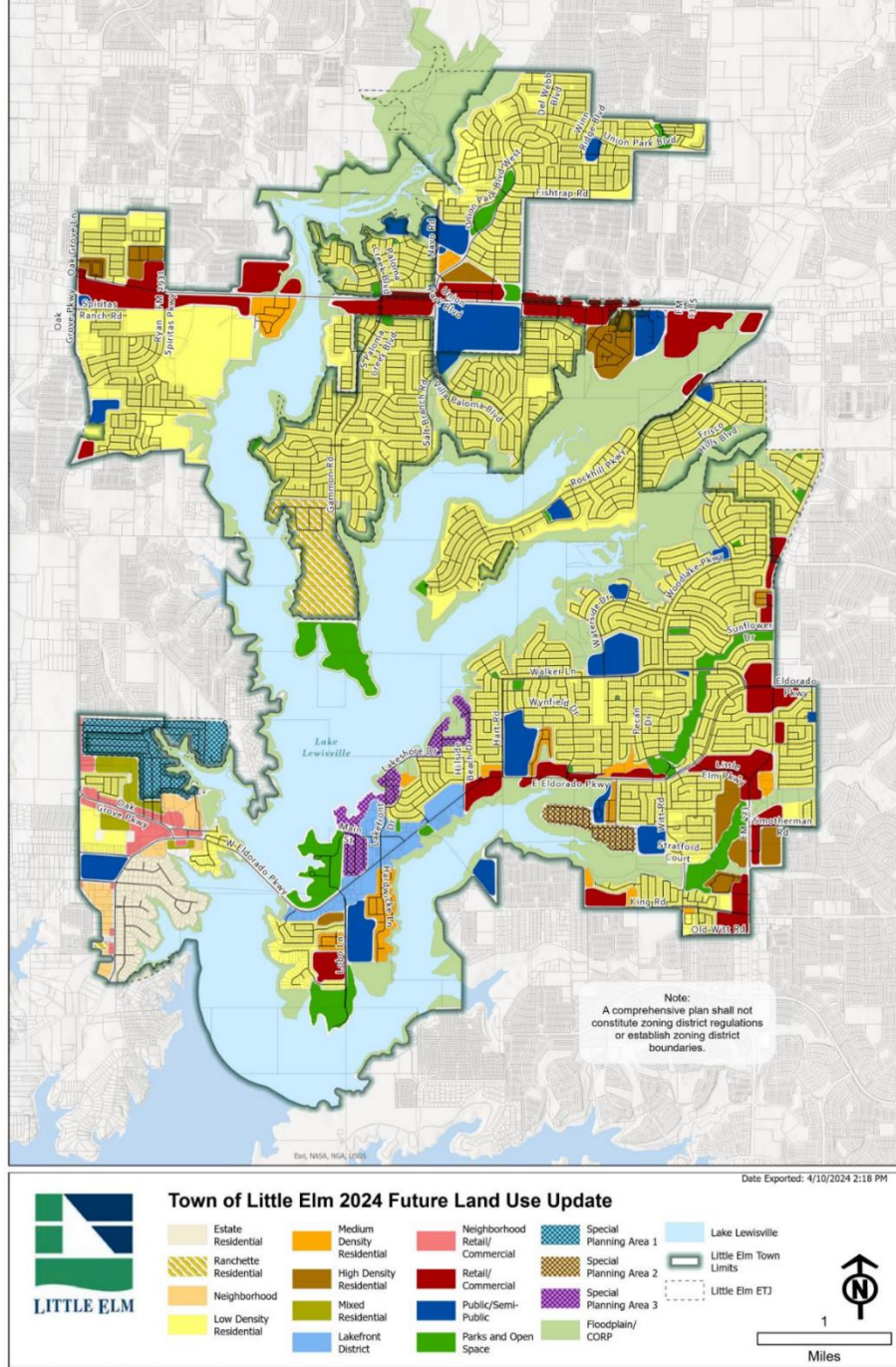| Land Use Categories	Max. DUA*	Description
Residential		
Estate Residential	1	Single-family homes with lot sizes of one acre or greater
Ranchette Residential	2	Single-family homes with lot sizes of 15,000 sq. ft. to 1 acre
Low Density Residential	5	Single-family homes of varying lot sizes that are smaller than 15,00
Medium Density Residential	10	Townhomes or Duplexes
High Density Residential	25	Apartments and Condominiums
Mixed Residential	8	Range of single family from large lot to patio homes to townhome transitions to neighborhood commercial
Neighborhood	4	Appropriate transitions to existing neighborhoods with respect to densities, screening and buffering within new neighborhoods
Public Use		
Public/Semi-Public	0	Educational, governmental, or institutional uses such as schools, hospitals, places of worship or community organizations etc.
Parks and Open Space	0	Community parks, recreational facilities, cemeteries, and open sp and private recreation
Floodplain/CORP properties	0	Conservation area based on FEMA map and CORP properties
Non-residential		
Retail/Commercial	0	Establishments providing merchandise for retail or commercial sa professional, corporate, or administrative offices
Special Uses		
Lakefront District	32	A mixture of civic, park, cultural, retail, and residential uses, which designed to be a focal point of the community
Special Planning Area 1	0	"Hilltown" area with redevelopment potential
Special Planning Area 2	7	"Preston on the Lake" area with redevelopment potential
Special Planning Area 3	7	Lakefront area with mostly residential redevelopment potential
Mixed Use	32	Vertical and horizontal mix of residential, non-residential and publ

*Dwelling Units Per Acre

Figure 1: Updated Future Land Use Map

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Areas of Change

17 land use changes are proposed to the current future land use map.
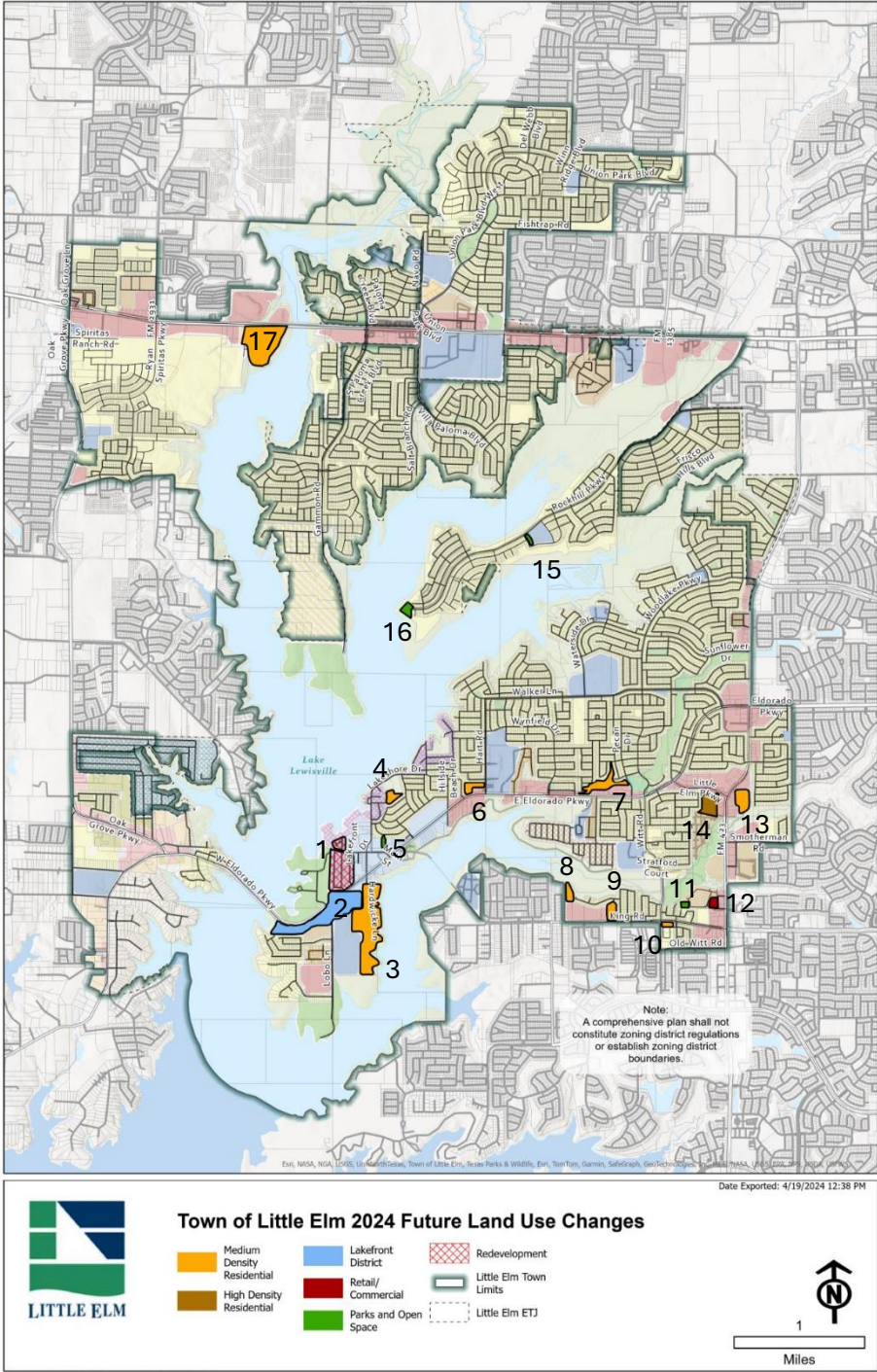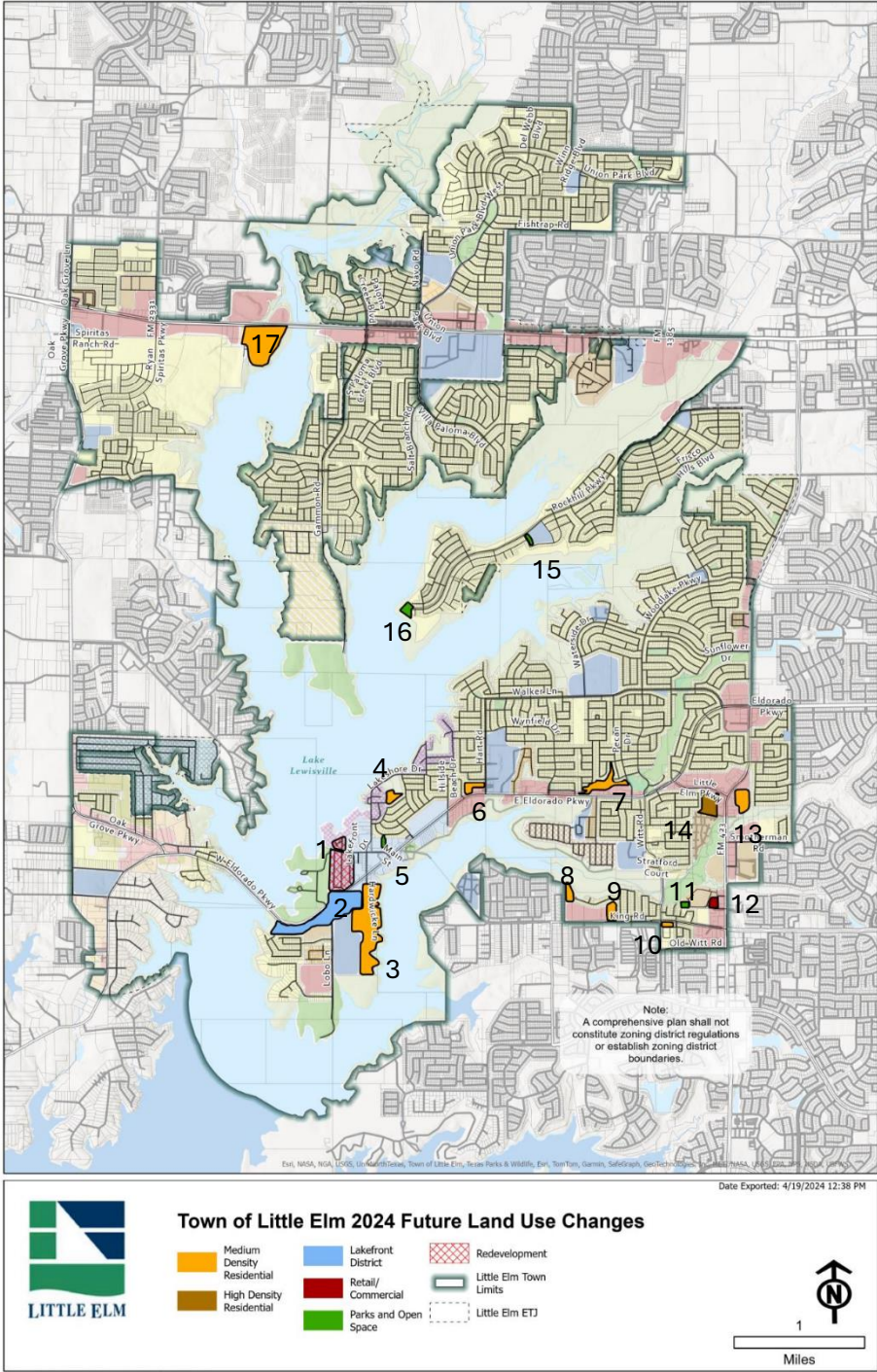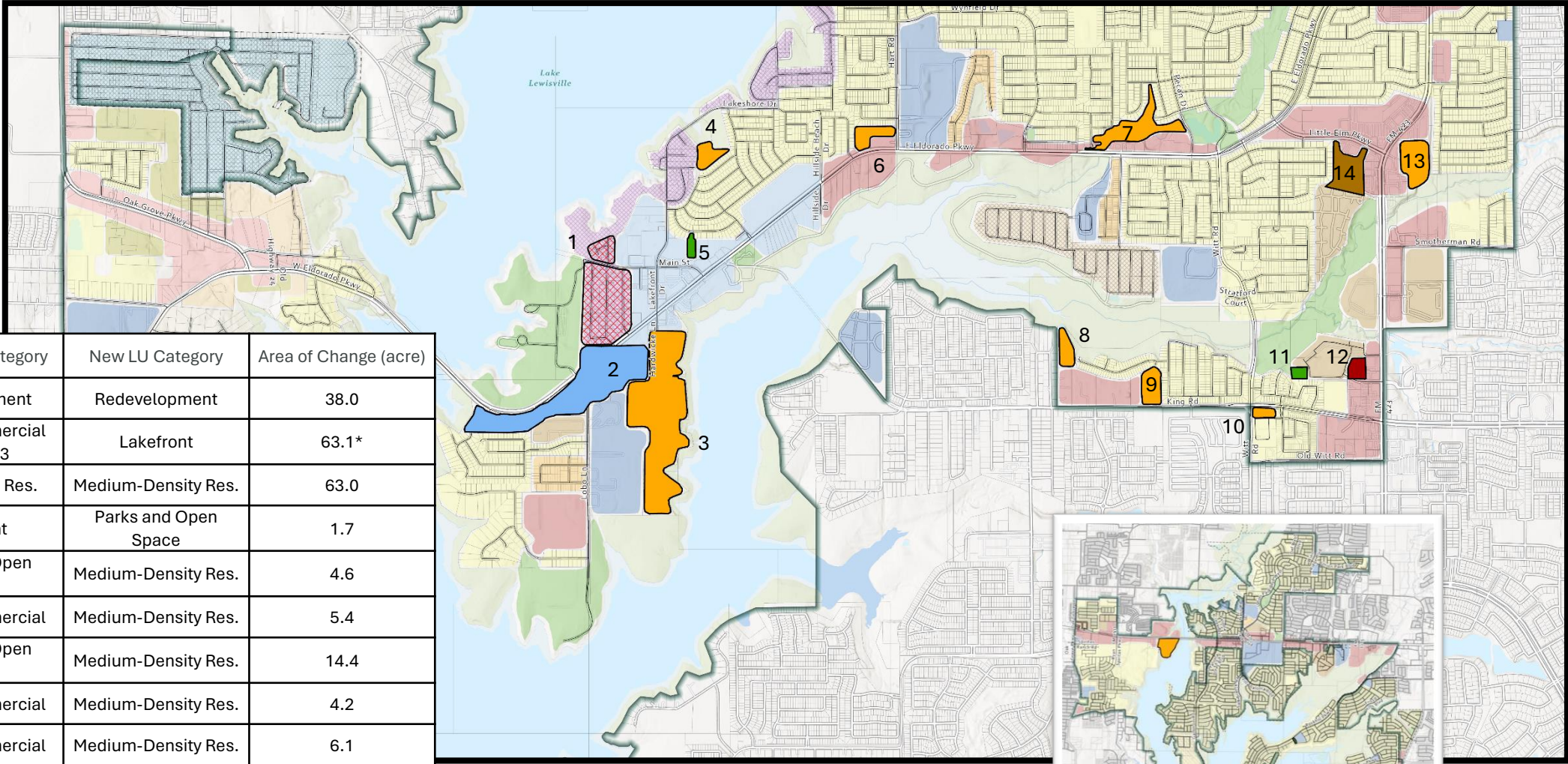

Figure 3: Future Land Use Changes by Area

Areas of Change

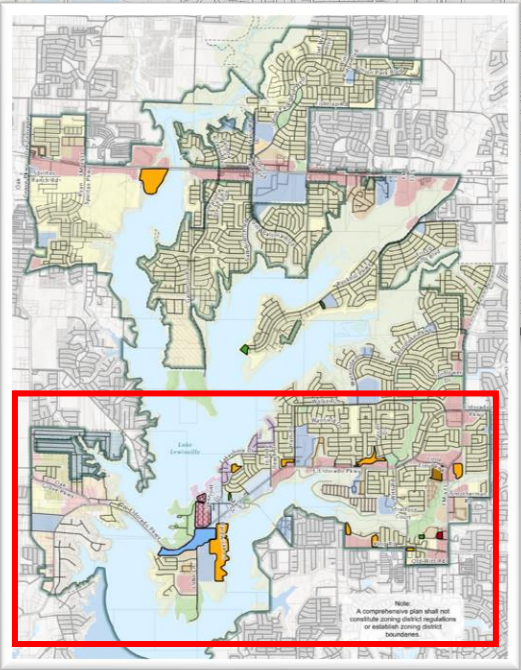| Change Reference	Former LU Category	New LU Category	Area of Change (acre)
1	Redevelopment	Redevelopment	38.0
2	Retail/ Commercial and SPA 3	Lakefront	63.1*
3	Low-Density Res.	Medium-Density Res.	63.0
4	Lakefront	Parks and Open Space	1.7
5	Parks and Open Space	Medium-Density Res.	4.6
6	Retail/ Commercial	Medium-Density Res.	5.4
7	Parks and Open Space	Medium-Density Res.	14.4
8	Retail/ Commercial	Medium-Density Res.	4.2
9	Retail/ Commercial	Medium-Density Res.	6.1
10	Low-Density Res.	Medium-Density Res.	2.0
11	High-Density Res.	Parks and Open Space	1.7
12	High-Density Res.	Retail/ Commercial	3.2
13	Retail/ Commercial	Medium-Density Res.	10.6
14	Retail/ Commercial	High-Density Res.	11.8
15	Low-Density Res.	Parks and Open Space	1.5
16	Low-Density Res.	Parks and Open Space	4.1
17	Retail/ Commercial	Medium-Density Res.	45.2
TOTAL AREA OF CHANGE (ACRE)*			268.6

*includes 12 acres of future redevelopment within Lakefront District

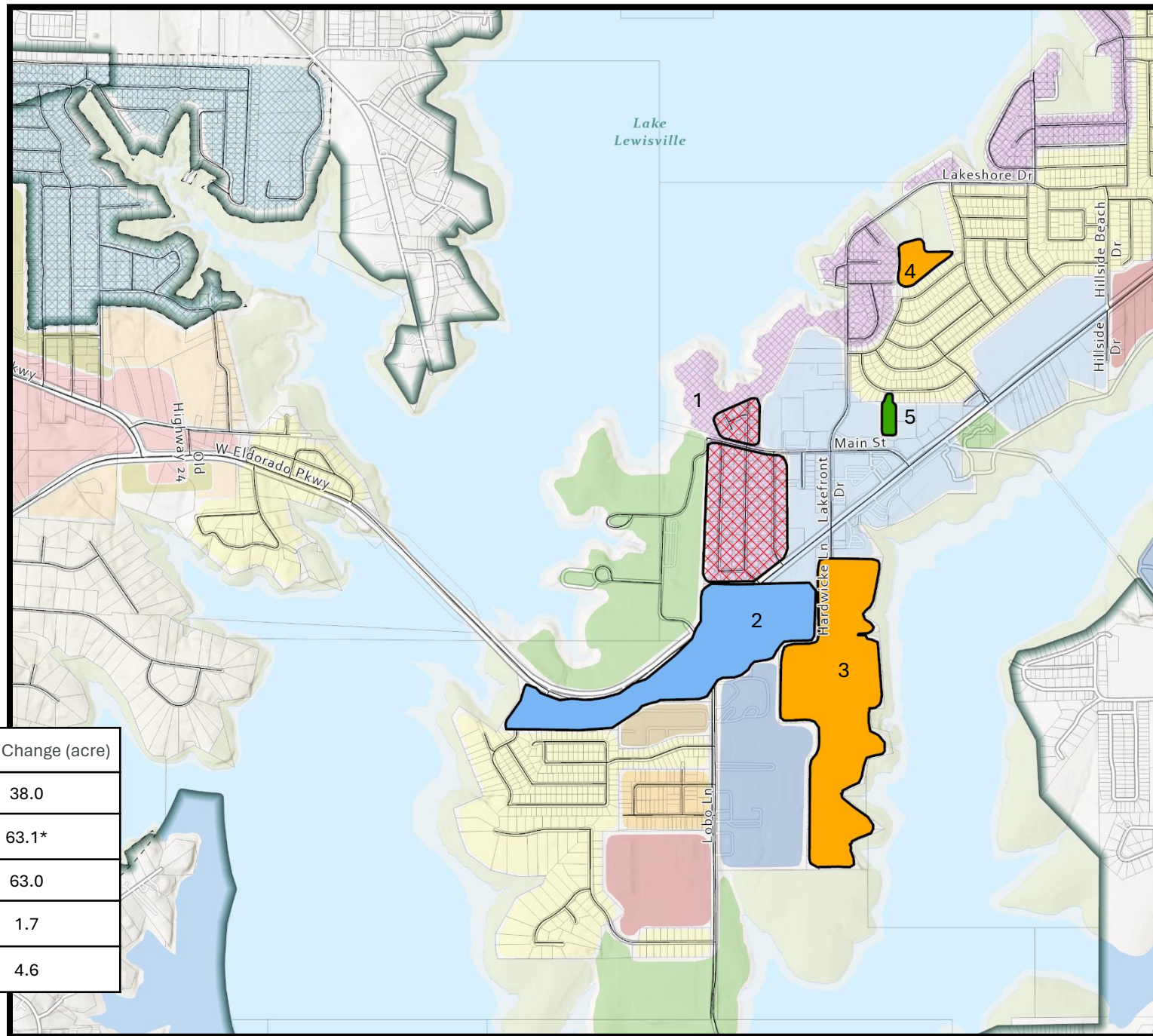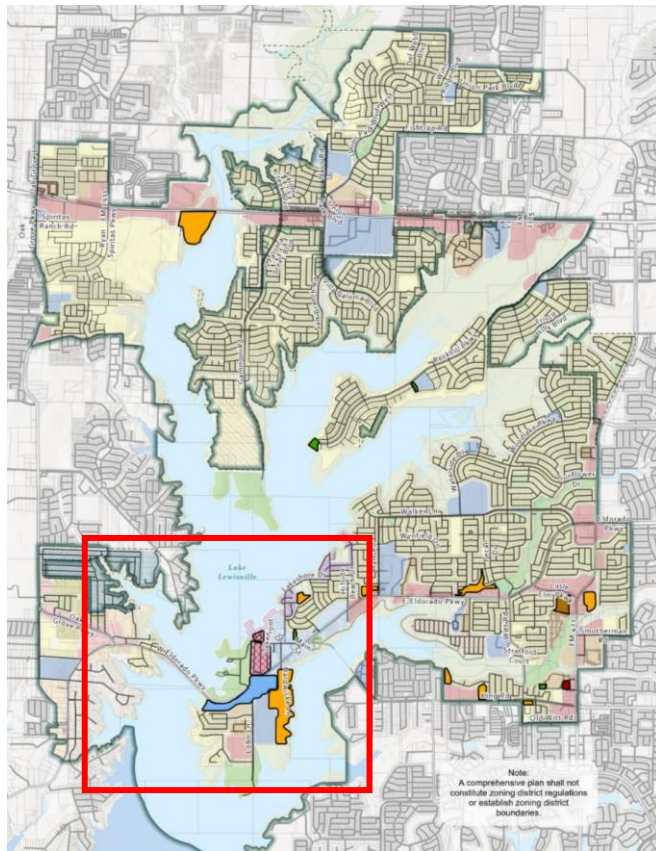Table 1: Areas of Change from 2017 FLUM

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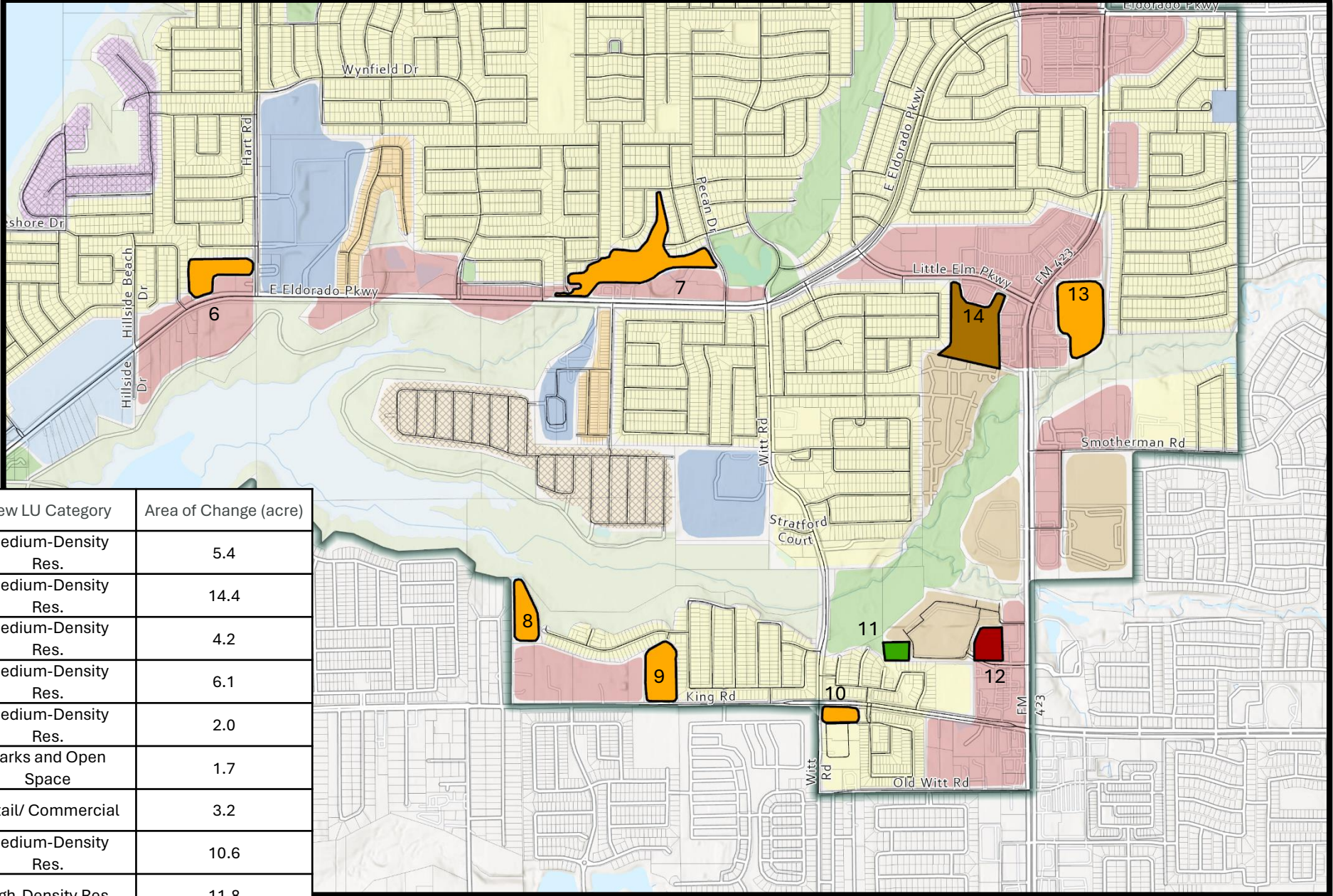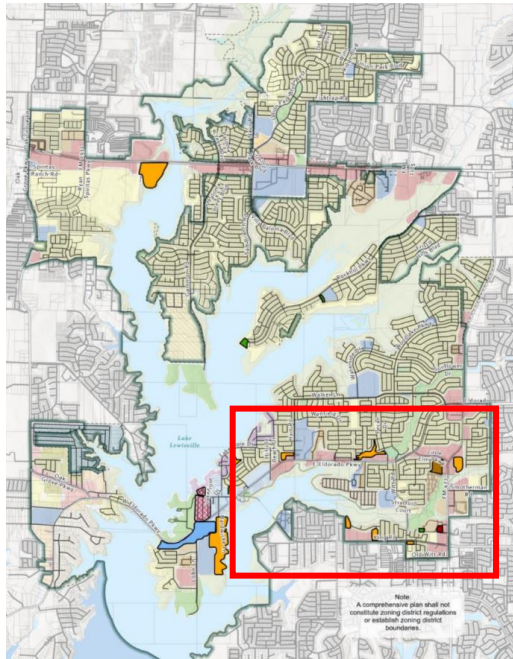| Change Reference	Former LU Category	New LU Category	Area of Change (acre)
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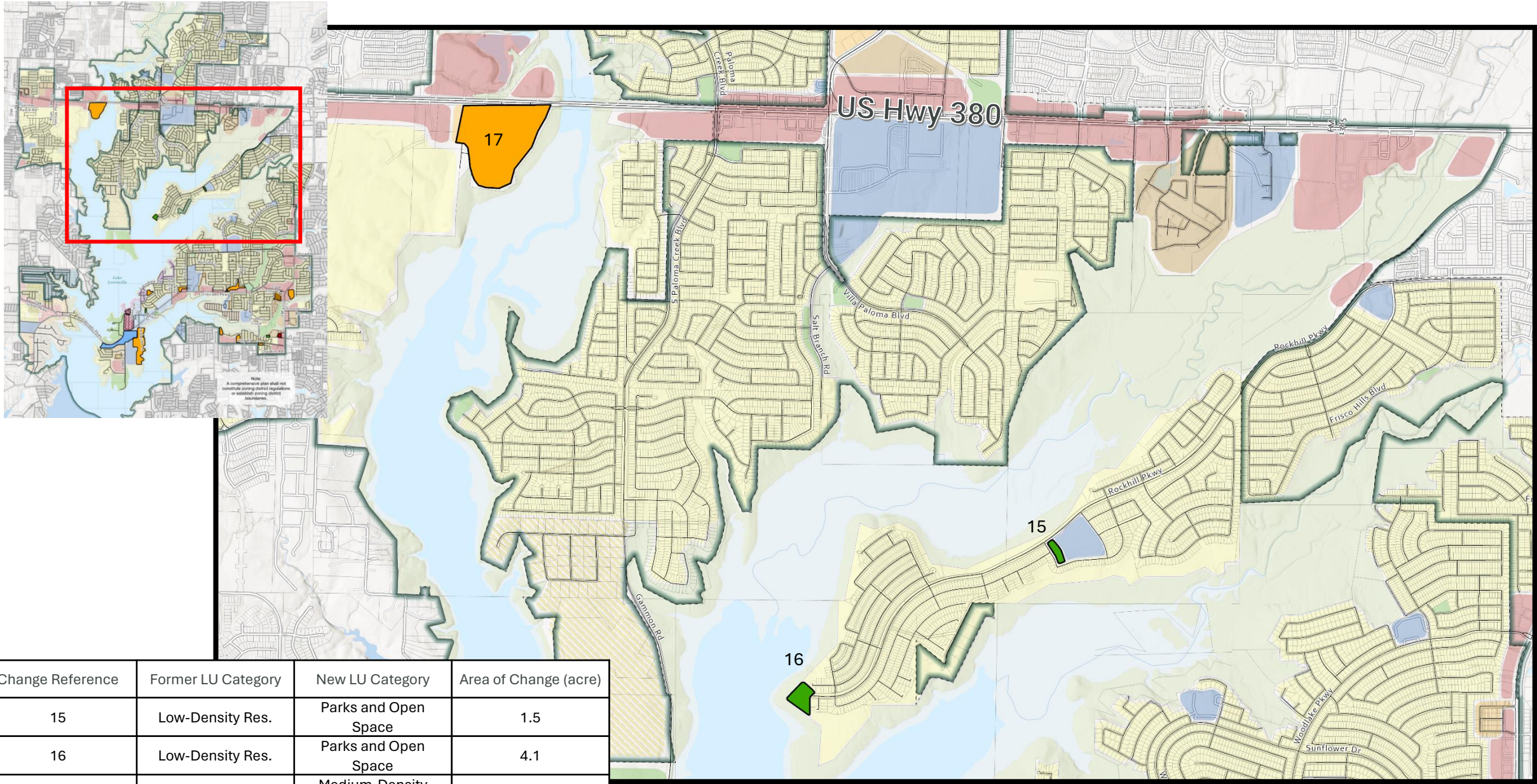*includes 12 acres of future redevelopment within Lakefront District

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Figure 4: Future Land Use Map (Developable Land/Vacant Lots Only)

Change in Buildout

- Buildout was examined in three areas (Tables 2, 5, 6)
    - Population in Town Limits
    - Population in ETJ
    - Total population buildout

- Buildout Assumptions
    - 3.2 persons per household (pph) for low and medium density
    - 1.7 pph for high density
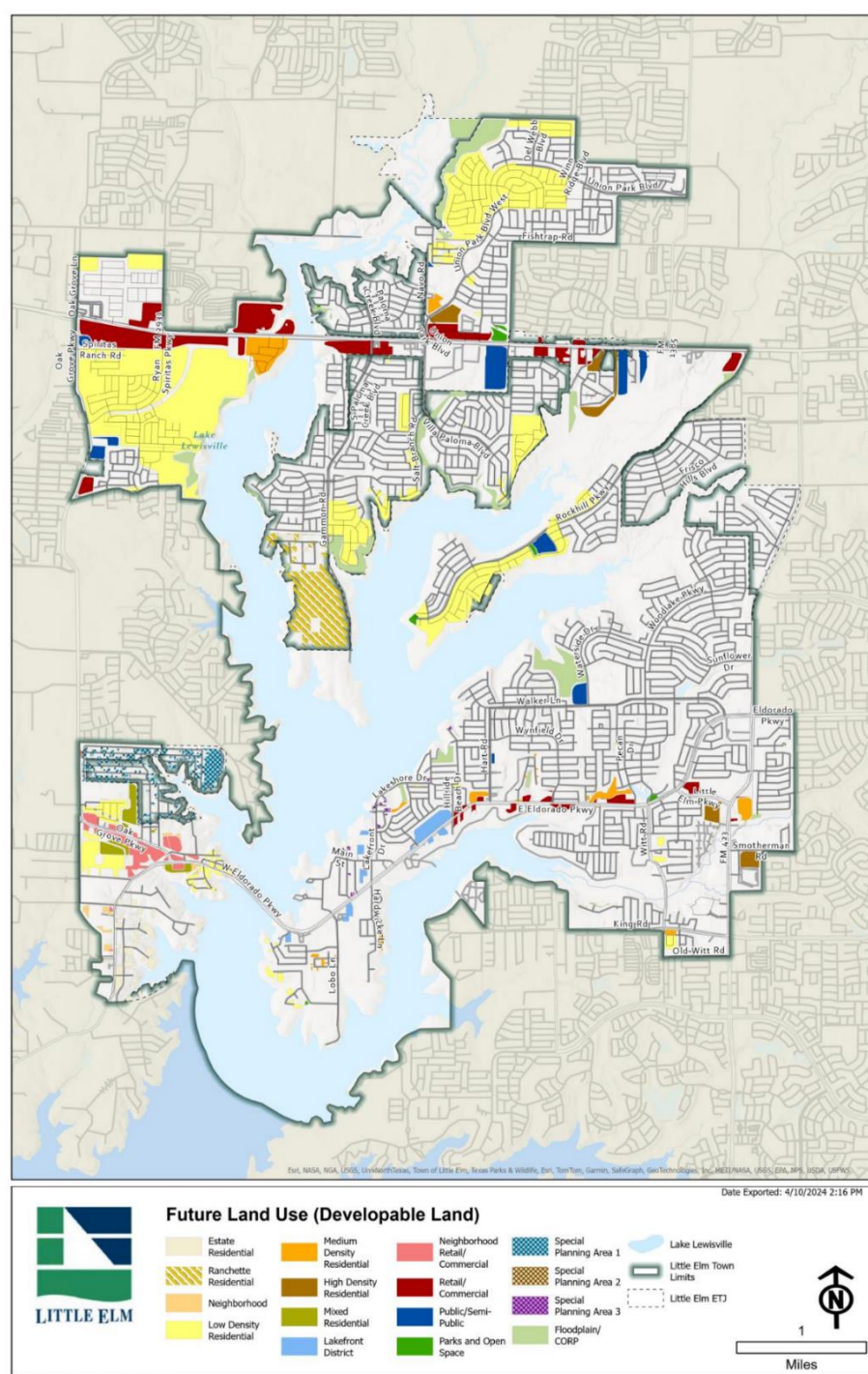   - 94% occupancy rate (per Census)

By the numbers

13,373
Vacant Area Projected Population

4,648
Vacant Lot (platted) Future Population

27,355
Total Additional Population

Future Land Use (Developable Land)

- Estate Residential
- Ranchette Residential
- Neighborhood
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Residential
- Lakefront District
- Neighborhood Retail/Commercial
- Retail/Commercial
- Public/Semi-Public
- Parks and Open Space
- Special Planning Area 1
- Special Planning Area 2
- Special Planning Area 3
- Floodplain/CORP
- Lake Lewisville
- Little Elm Town Limits
- Little Elm ETJ

LITTLE ELM

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By the numbers

27,355
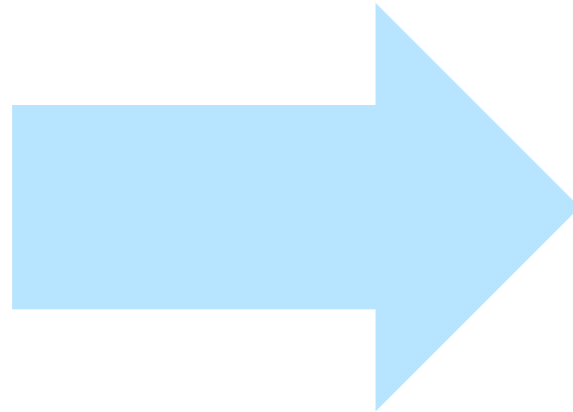Total Additional Population Expected

54,866
NCTCOG Town Limits Population (2023)

107,286
Total Buildout (includes ETJ population)

Anticipated 2017 Buildout

93,000

107,286

Revised 2024 Buildout Estimate

Population Change

Year	Population	Population Change	Percent Change	CAGR
2017	38,250			
2018	42,040	3,790	9.9%	
2019	44,530	2,490	5.9%	
2020	46,453	1,923	4.3%	**6.2%**
2021	48,198	1,745	3.8%	
2022	51,635	3,437	7.1%	
2023	54,866	3,231	6.3%	

Table 3: Population Data in Recent Years
Source: NCTCOG Population Estimate; US Census Bureau

Year	Population	Population Change	Percent Change	CAGR
1980	926			
1990	1,255	329	35%	
2000	3,646	2,391	190.5%	**10.28%**
2010	22,200	18,554	508.9%	
2020	46,453	24,253	109.2%	

Table 4: Population Data by Decade
Source: US Census Bureau

Growth Rate Scenarios

Table 7: Growth Rate Scenarios

1.50%		2.5%		5.0%		10.0%	
Year	Population	Year	Population	**Year**	**Population**	Year	Population
2023	54,866	2023	54,866	**2023**	**54,866**	2023	54,866
2024	55,689	2024	56,238	**2024**	**57,609**	2024	60,353
2025	56,524	2025	57,644	**2025**	**60,490**	2025	66,388
2026	57,372	2026	59,085	**2026**	**63,514**	2026	73,027
2027	58,233	2027	60,562	**2027**	**66,690**	2027	80,329
2028	59,106	2028	62,076	**2028**	**70,024**	2028	88,362
2029	59,993	2029	63,628	**2029**	**73,526**	2029	97,198
2030	60,893	2030	65,218	**2030**	**77,202**	2030	*Buildout*
2031	61,806	2031	66,849	**2031**	**81,062**		
2032	62,733	2032	68,520	**2032**	**85,115**		
2033	63,674	2033	70,233	**2033**	**89,371**		

Most likely growth scenario
given 6.2% CAGR since 2017

Thank you

Daniel Harrison | deh@freese.com

David Jones | david.jones@freese.com

FREESE AND NICHOLS