

Comprehensive Plan Amendment
updated July 9, 2012

Table 1 - Land Uses and Traffic Generation

Zone/Block	Code	Land Use	Dwelling Units	Sq. ft.	Park Area (sq. ft.)	ITE Code	AM Peak			PM Peak			Daily Total	1/4 Mile Density		1/2 Mile Density	
							Total	In	Out	Total	In	Out		Dwelling Units	Sq. ft.	Dwelling Units	Sq. ft.
							1a	3	Retail		11,882			820	10	6	4
1b	3	Retail		9,022		820	7	4	3	27	13	14	310			0	9,022
1c	3	Supermarket		62,396		850	179	109	70	524	267	257	5,103			0	62,396
1d	3	Retail		13,283		820	11	6	4	40	19	20	456			0	13,283
1e	3	Retail		7,300		820	6	4	2	22	11	11	251			0	7,300
2a	3	Retail		5,248		820	4	3	2	16	8	8	180			0	5,248
2b	3	Retail		39,000		820	31	19	12	116	57	59	1,340			0	39,000
2c	2	Daycare Center		10,320		565	101	54	48	103	48	55	654	0	10,320	0	10,320
2d	1	Senior Housing - Assisted Living	84			254	9	6	3	15	7	8	179	84	0	84	0
3a	1	Luxury Apartments / Townhomes	230			220	94	19	75	114	74	40	1,224	230	0	230	0
3a	3	Retail		67,085		820	54	33	21	200	98	102	2,305	0	67,085	0	67,085
3b	2	Government Office Building		49,107		730	231	194	37	48	15	33	2,708	0	49,107	0	49,107
3c	0	Park & Ride (Northstar)3															
4a	2	Clinic		50,092		720	92	73	19	139	37	101	1,448	0	50,092	0	50,092
4b	3	Sit Down Restaurant		9,037		931	6	3	3	54	36	18	650	0	9,037	0	9,037
4c	3	Hotel4		24,900		310	14	9	6	15	8	7	209	0	24,900	0	24,900
4d	2	Office Park		110,000		770	136	120	16	131	22	109	969	0	55,000	0	110,000
5a	2	Mortuary5		17,598		710	3	2	1	17	6	11	139			0	17,598
5b	2	Business Park		93,871		770	107	90	17	97	22	75	958			0	93,871
6a	2	Office Park		44,827		770	56	49	7	53	9	44	395			0	44,827
6b	3	Retail		13,070		820	10	6	4	39	19	20	449			0	65,350
6c	2	General Office		17,987		710	22	20	3	21	4	18	158				
6d	2	General Office		17,987		710	22	20	3	21	4	18	158				
7a	2	Charter School6		50,511		534	468	258	211	264	129	135	1,405			0	50,511
7b	2	Medical Office		33,374		720	61	49	13	92	25	67	965				
7c	3	Retail		24,780		820	20	12	8	74	36	38	851			0	24,780
8a	0	City Park w/ Lake			430,000												
8b	2	General Office		43,584		710	54	48	6	52	9	43	384			0	43,584
8c	2	General Office		43,584		710	54	48	6	52	9	43	384			0	43,584
9a	0	City Park w/ Lake			171,445												
9b	1	Apartments	95			220	39	8	31	47	31	16	505			95	0
9c	1	Apartments	200			220	82	16	65	99	64	35	1,064	200	0	200	0
9d	2	General Office		59,696		710	74	65	9	71	12	59	526	0	29,848	0	59,696
9e	2	General Office		42,765		710	53	47	6	51	9	42	377	0	42,765	0	42,765
9f	2	General Office		59,208		710	73	65	9	71	12	59	522	0	59,208	0	59,208
10a	2	General Office		8,400		710	10	9	1	10	2	8	74	0	8,400	0	8,400
10a	1	Apartments	20			220	8	2	7	10	6	3	106	20	0	20	0
10b	2	General Office		8,400		710	10	9	1	10	2	8	74	0	8,400	0	8,400
10b	3	Specialty Retail		4,200		820	3	2	1	13	6	6	144	0	4,200	0	4,200
10b	1	Apartments	30			220	12	2	10	15	10	5	160	30	0	30	0
10c	1	Apartments - Senior	90			220	9	3	6	12	7	5	251	90	0	90	0
10c	1	Apartments	90			220	37	7	29	45	29	16	479	90	0	90	0
10d	2	General Office		11,500		710	14	13	2	14	2	11	101	0	11,500	0	11,500
10d	3	Specialty Retail		11,500		820	9	6	4	34	17	18	395	0	11,500	0	11,500
10e	2	General Office		8,500		710	11	9	1	10	2	8	75	0	8,500	0	8,500
10e	3	Specialty Retail		4,250		820	3	2	1	13	6	6	146	0	4,250	0	4,250
10f	2	General Office		11,900		710	15	13	2	14	2	12	105	0	11,900	0	11,900
10f	3	Specialty Retail		8,500		820	7	4	3	25	12	13	292	0	8,500	0	8,500
10f	1	Apartments	14			220	6	1	5	7	5	2	74	14	0	14	0
10g	3	Specialty Retail		7,600		820	6	4	2	23	11	12	261	0	7,600	0	7,600
10g	2	General Office		7,600		710	9	8	1	9	2	8	67	0	7,600	0	7,600
10g	1	Apartments	36			220	15	3	12	18	12	6	192	36	0	36	0
10h	3	Specialty Retail		6,300		820	5	3	2	19	9	10	216	0	6,300	0	6,300
10i	3	Specialty Retail		6,100		820	5	3	2	18	9	9	210	0	6,100	0	6,100
10i	2	General Office		6,100		710	8	7	1	7	1	6	54	0	6,100	0	6,100
10i	1	Apartments	26			220	11	2	8	13	8	5	138	26	0	26	0
11a	3	Specialty Retail		17,000		820	14	8	5	51	25	26	584	0	17,000	0	17,000
11a	1	Apartments	118			220	48	10	39	59	38	20	628	118	0	118	0
11b	2	General Office		11,000		710	14	12	2	13	2	11	97	0	11,000	0	11,000
11b	1	Apartments	26			220	11	2	8	13	8	5	138	26	0	26	0
11c	2	General Office		20,700		710	26	23	3	25	4	20	182	0	20,700	0	20,700
11c	1	Apartments	50			220	20	4	16	25	16	9	266	50	0	50	0

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11d	2	General Office	10,700	710	13	12	2	13	2	11	94	0	10,700	0	10,700	
11d	3	Specialty Retail	10,700	820	9	5	3	32	16	16	368	0	10,700	0	10,700	
11d	1	Apartments	26	220	11	2	8	13	8	5	138	26	0	26	0	
11e	2	General Office	5,900	710	7	6	1	7	1	6	52	0	5,900	0	5,900	
11e	3	Specialty Retail	11,800	820	9	6	4	35	17	18	405	0	11,800	0	11,800	
11e	1	Apartments	44	220	18	4	14	22	14	8	234	44	0	44	0	
11f	3	Specialty Retail	11,800	820	9	6	4	35	17	18	405	0	11,800	0	11,800	
11f	2	General Office	5,900	710	7	6	1	7	1	6	52	0	5,900	0	5,900	
11f	1	Apartments	44	220	18	4	14	22	14	8	234	44	0	44	0	
11g	0	City Park	82,804													
12a	3	Sit Down Restaurant	12,000	931	8	4	4	72	48	24	864			0	12,000	
12b	3	Community Center	160,000	310	207	126	81	186	69	117	2,929	0	80,000	0	160,000	
13a	3	Retail	19,200	820	15	9	6	57	28	29	660			0	19,200	
13b	3	Retail	16,664	820	13	8	5	50	24	25	572			0	16,664	
14a	3	Gas Station w/Convenience Store7	5,000	945	317	162	155	388	194	194	1,563					
14b	3	Retail	10,628	820	9	5	3	32	16	16	365					
14c	3	Fast food Restaurant with Drive-Through	4,800	934	190	97	93	129	67	62	1,905					
15	3	Shopping Center	135,986	820	109	66	42	406	199	207	4,671					
16	3	Retail	94,960	820	76	46	30	283	139	145	3,262			0	18,992	
17a	3	Sit Down Restaurant	6,000	931	4	2	2	36	24	12	432			0	6,000	
17b	3	Sit Down Restaurant	5,470	931	4	2	2	33	22	11	394			0	5,470	
17c	3	Sit Down Restaurant	5,470	931	4	2	2	33	22	11	394	0	2,735	0	5,470	
17d	0	City Park with Lake	480,000													
18a	1	Condos	80	230	28	5	23	33	22	11	372			80	0	
18b	1	Condos	69	230	24	4	20	29	19	9	321			69	0	
18c	1	Condos	48	230	17	3	14	20	13	7	223			48	0	
18d	1	Townhomes	32	230	11	2	9	13	9	4	149			32	0	
19a	1	Townhomes	52	230	18	3	15	22	14	7	242			52	0	
19b	1	Single Family Detached	14	210	8	2	6	11	7	4	107			14	0	
19c	1	Townhomes	31	230	11	2	9	13	9	4	144			31	0	
20a	1	Townhomes	42	230	15	3	12	17	12	6	195			36	0	
20b	1	Single Family Detached	14	210	8	2	6	11	7	4	107			14	0	
20c	1	Townhomes	28	230	10	2	8	12	8	4	130			28	0	
21a	1	Townhomes	77	230	27	5	22	32	21	11	358					
21b	1	Townhomes	90	230	32	5	26	37	25	12	418			20	0	
22a	1	Single Family Detached	23	210	14	3	10	19	12	7	176			23	0	
22b	11	Townhomes	72	230	25	4	21	30	20	10	335			65	0	
23a	1	Single Family Detached	44	210	26	7	20	36	22	13	337					
23b	1	Single Family Detached	19	210	11	3	9	15	10	6	145					
24a	1	Single Family Detached	7	210	4	1	3	6	4	2	54					
24b	0	City Park with Lake & Amphitheater	320,000													
24c	1	Single Family Detached	17	210	10	3	8	14	9	5	130			7	0	
Total			1,982	1,724,042	1,484,249	3,889	2,272	1,618	5,502	2,578	2,924	57,079	1,128	696,447	1,742	1,474,592
Residential Total (Code 1)	#		0			748	153	595	916	595	322	9,953	17	units per acre	27	units per acre*
Office Total (Code 2)			0	861,111		1,755	1,326	429	1,422	395	1,027	13,177	57%	% of total units	88%	% of total units
Retail Total (Code 3)	#		0	862,931		1,386	792	594	3,164	1,588	1,576	33,949				
				1,724,042		3,889	2,272	1,618	5,502	2,578	2,924	57,079				

*within the COR zoning ONLY