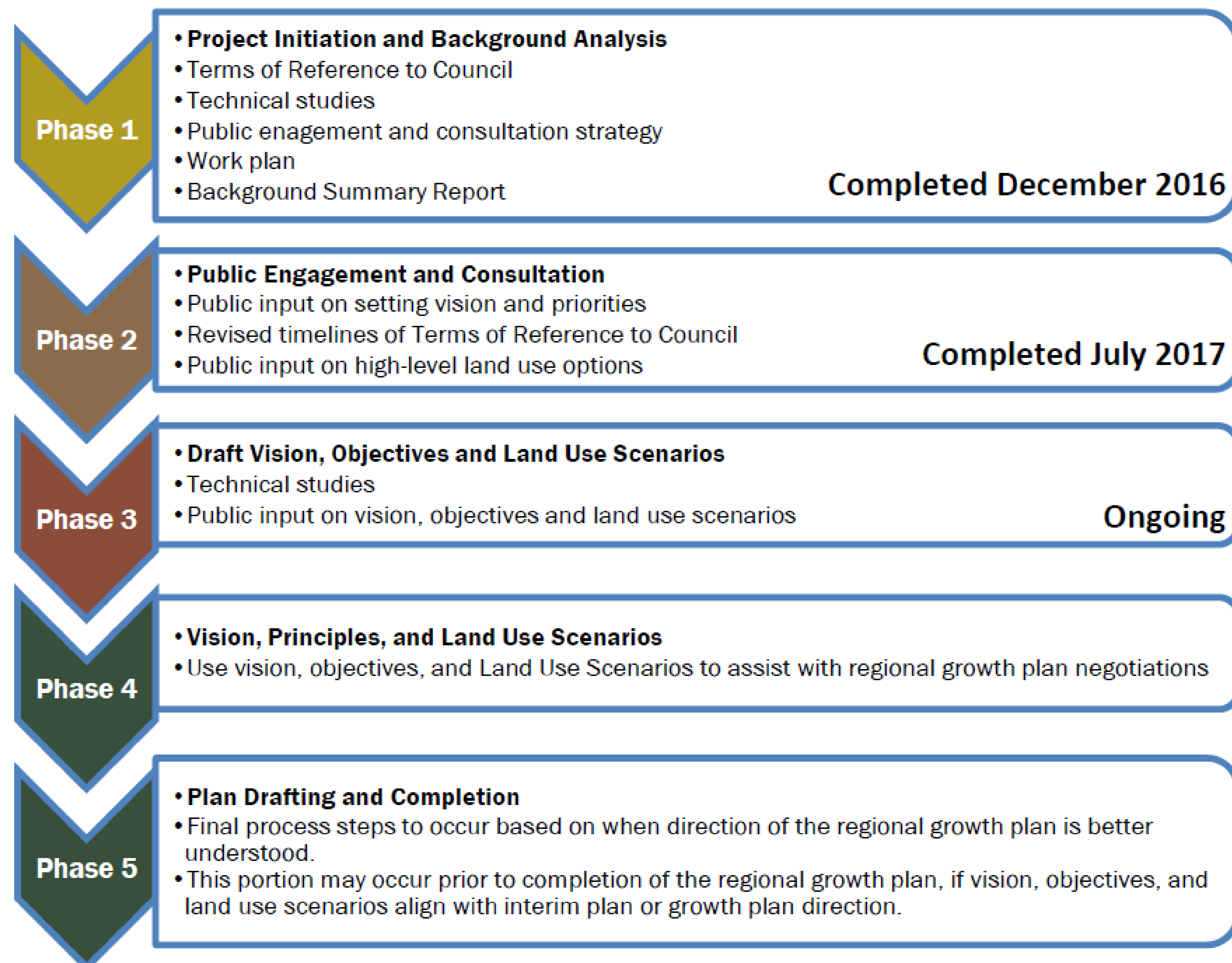


# Vision, Goals, Objectives, and Land Use Scenarios

## Welcome

Event purpose is to:

1. present draft land use scenarios, as well as the vision, goals and objectives.
2. provide a project update and the next steps.
3. supply information on how you can provide feedback.



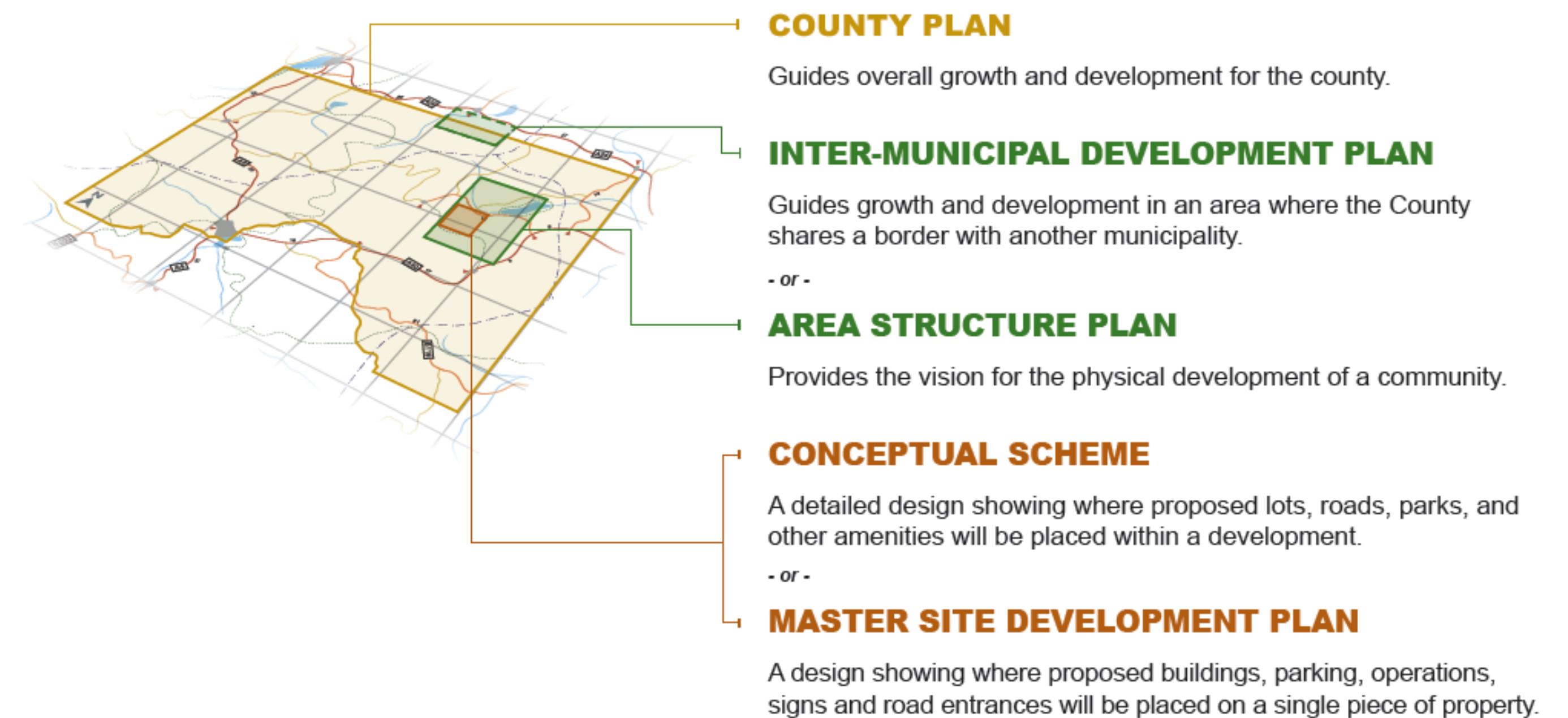
## How to take part:

- Take a handout.
- Visit the information areas. These include:
  1. Draft Vision, Goals, and Objectives
  2. Draft Land Use Scenario Maps
  3. Population and Growth
  4. Servicing
- Listen to a presentation (6:30 p.m. start)
- Ask questions—speak to one of the team.

## What is an Area Structure Plan?

- An Area Structure Plan (ASP) sets out the community's vision for the future and provides a roadmap for getting there.
- The ASP focuses on how to achieve the identified community vision through development.

### Rocky View County Plans





# A Vision for Springbank

## Current Vision

### Central Springbank (2001)

“Central Springbank offers a rural lifestyle that blends residential uses with its agricultural heritage. The beauty and tranquility of Central Springbank coupled with the environmental sensitivity of the area, including the Bow and Elbow Rivers and their watersheds, requires responsible integration of further development through the guidance of the Area Structure Plan.”

The North Springbank ASP (1999) and Moddle ASP (1998) do not have overall vision statements or plan goals. However, all three Springbank ASPs do list objectives that the Plans aim to achieve.

## Draft New Vision

“Straddled by the Bow and Elbow Rivers, Springbank will offer a tranquil rural lifestyle, with beautiful vistas and a strong sense of community rooted in its agricultural heritage. Further development will safeguard Springbank's precious natural environment and will prioritise sensitive watershed management. Acreages will continue to be the predominant housing option in the community, but with further choice to serve residents as they progress through various stages of life.

Business uses and new forms of housing will be carefully managed and will be centred on the Highway 1 corridor and Springbank Airport. Residents and visitors will access a growing range of public uses on Range Road 33 and will enjoy an extensive active transportation network linked with open space and community focal points. Transition from urban development in Calgary will be effectively planned to ensure compatibility with Springbank's unique character.”





## Draft ASP Goals

The goals of the Springbank ASP set out general guidelines on how the overall vision for the community might be achieved. They are not usually measurable, but rather offer direction for the objectives and policies of the ASP.

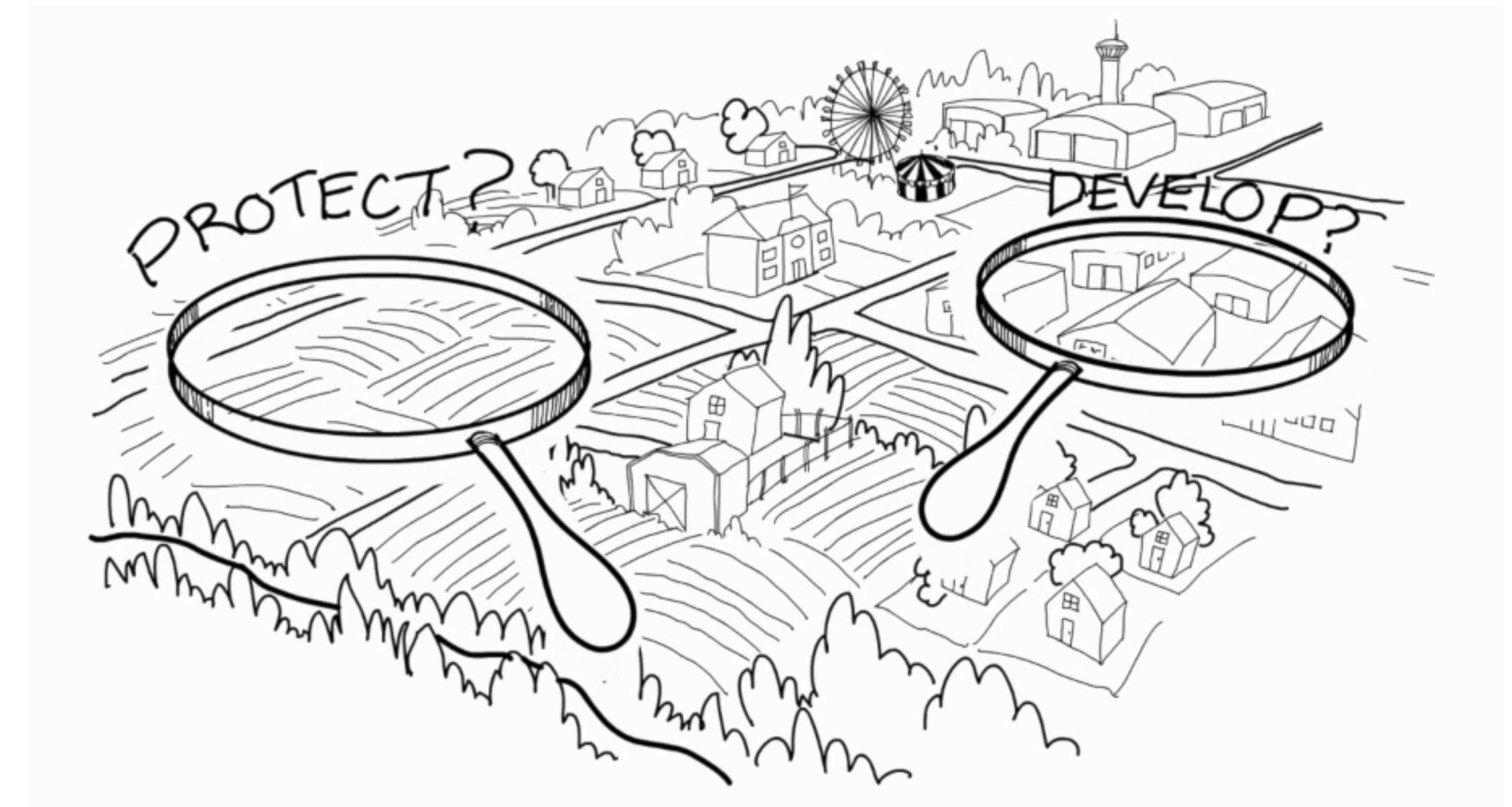
There are 16 draft goals that support the proposed new vision for Springbank.

### Land Use Strategy

1. Continue to develop Springbank as a distinct and attractive country residential community with peaceful neighbourhoods and thriving business areas developed in appropriate locations.
2. Promote a strong sense of place by preserving heritage assets and expanding community focal points, open space connections, and recreational opportunities.
3. Ensure an ordered approach to development through the implementation of well-defined land use areas together with appropriate transition between land uses.
4. Support the County's goal of achieving financial sustainability through rational extensions of development and diversification of the tax base in the Springbank area.
5. Ensure that new development aligns with the direction of municipal and regional policies and plans.
6. Collaborate and engage with landowners and adjoining jurisdictions throughout the planning process to build consensus on new development.

### Community Character and Appearance

7. Complement the character and appearance of Springbank through high quality design that:
  - a. Preserves and enhances the existing landscape, sightlines, and natural environment;
  - b. Recognizes and blends with the immediate surroundings and vistas;
  - c. Supports efficient use of land and encourages provision of accessible public spaces.
8. Provide for attractive and high-quality gateways into the Springbank community along the Highway 1 corridor and from Stoney Trail intersections.





## Draft ASP Goals

### Housing

9. Respect the existing built environment, but explore the use of alternate forms of residential development – such as cluster and mixed use development – in new development areas.
10. Sensitively manage the subdivision of larger parcels within existing residential areas to accommodate the incorporation of further acreage development.

### Business

11. Ensure sustainable and sensitive growth of the business areas in a way that is supported by market projections, desired growth size, and limitations of servicing.

### Agriculture

12. Support agricultural uses until alternative forms of development are determined to be appropriate. Support diversification of agricultural operations as a means of retaining an agricultural land base.
13. Promote the development of smaller agricultural operations within residential, community, and business uses to maintain the rural character of Springbank.

### Transportation Network

14. Create a well-designed, safe, and interconnected transportation network that addresses the needs of residents, motorists, pedestrians, and cyclists.

### Servicing

15. Provide for potable water, wastewater, and stormwater infrastructure within the Plan in a safe, cost effective, and fiscally sustainable manner.

### Environment

16. Demonstrate sensitivity and respect for environmental features, particularly through strong protection of the existing groundwater resource and drainage patterns within the watersheds of the Bow and Elbow Rivers.





# Population and Growth

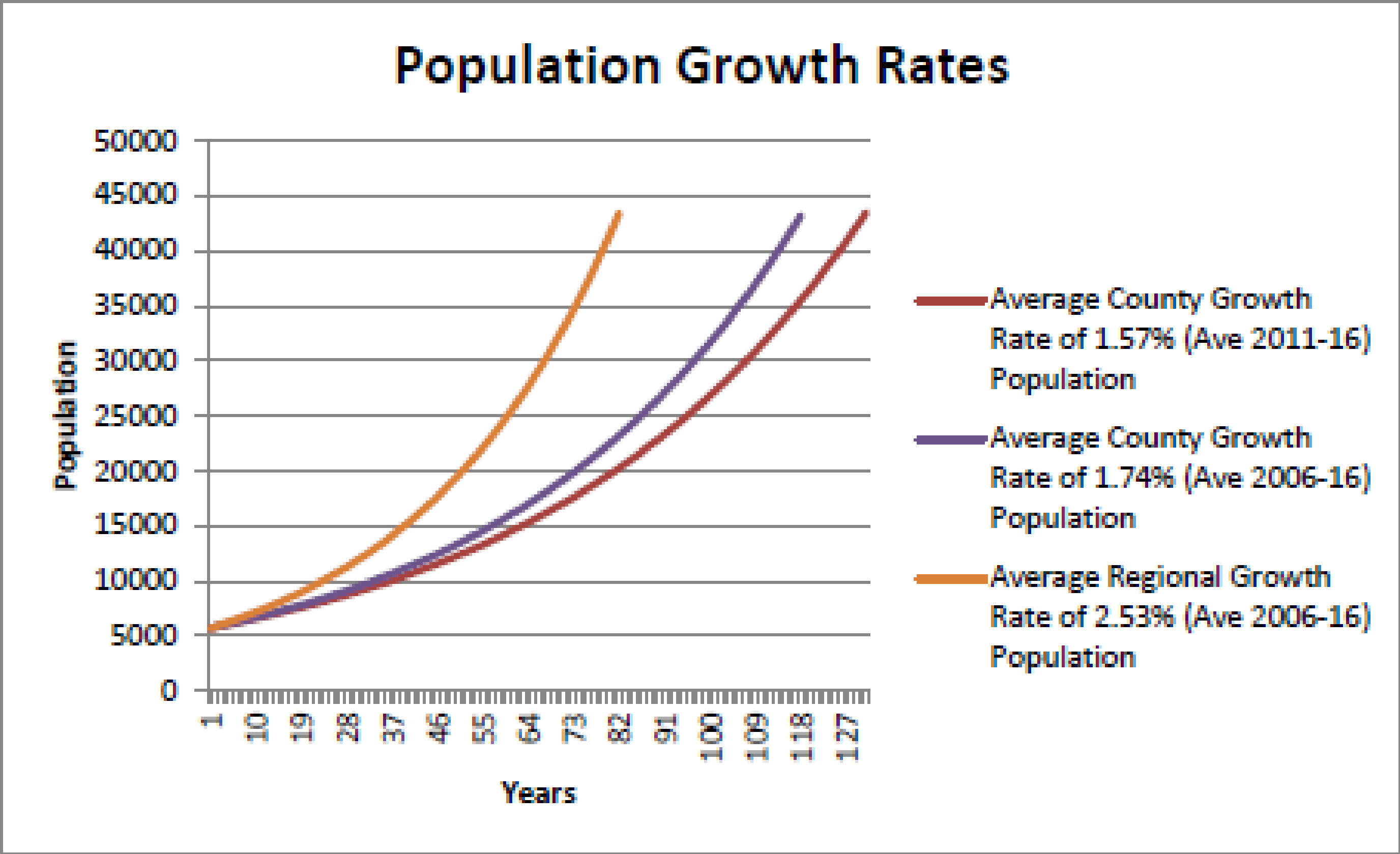
	Developable Area		Potential New Lots	Potential Additional Population	Existing Population	Total Estimated Population at Full Build Out
	(acres)					
Land Use Scenario 1 Low Development	Residential	8,163.51	7,652 lots	20,659	5,743	26,402
	Business	1,122.67				
Land Use Scenario 2 Moderate Development	Residential	7,610.27	9,636 lots	26,015	5,743	31,758
	Business	1,338.97				
Land Use Scenario 3 High Development	Residential	8,456.31	14,000 lots	37,396	5,743	43,139
	Business	1,719.53				
Current ASP Policies (Residential Land Inventory)	All land	15,221.93	4,551 lots	13,653	5,743	19,396

Potential Land Use Scenario Populations at Full-Build Out

## What is the current Springbank population?

Taking into account that Census boundaries do not match the boundaries of the ASP study area, it is challenging to accurately determine the current population. We have calculated the population to be **5,743** (see table below). However, the Municipal Census this year will provide more accurate data to guide the Springbank ASP process.

Area Structure Plan	2013 Census Population	New Dwellings Since 2013	New Dwelling Population Estimate	Total Population
Central Springbank	5,455	16	43	5,498
Moddle	170	0	0	170
North Springbank	72	1	3	75



## How long would it take to reach the forecast population numbers?

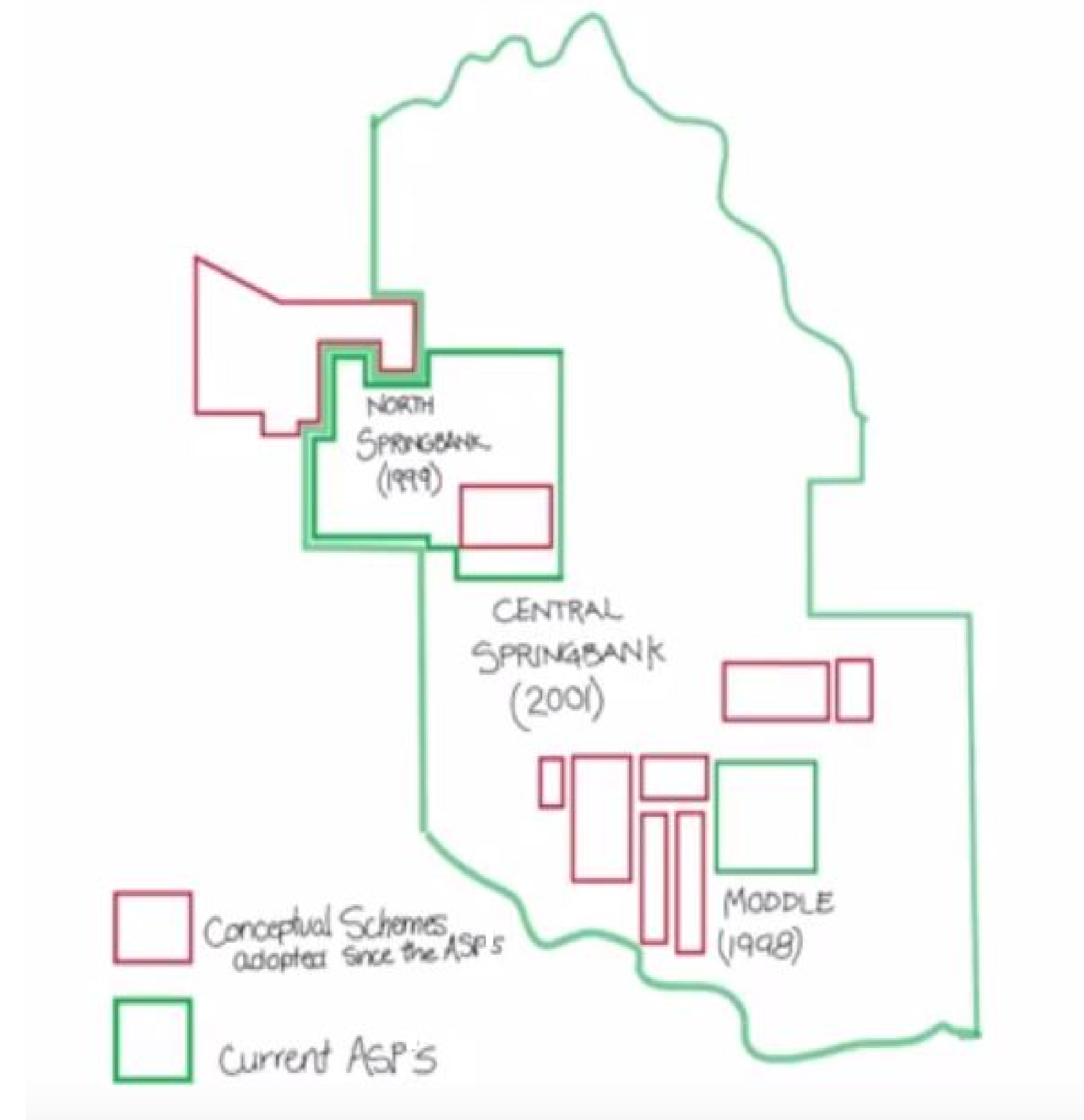
The graph above shows how many years it may take for Springbank to reach the estimated final populations presented by each land use scenario. Three average growth rates are shown on the graph to indicate the level of growth that Springbank might experience in future: two reflect the average growth rates that have occurred within the County in recent years, and one reflects the average growth rate observed by municipalities in the Calgary region between 2006-2016.

Based on these rates, to reach the full build-out populations estimated for the three land use scenarios, it would take:

- Between **62 and 98 years** under Land Use Scenario 1 (low development);
- Between **69 and 111 years** under Land Use Scenario 2 (moderate development);
- Between **81 and 130 years** under Land Use Scenario 3 (high development).

# Servicing Issues and Opportunities

- The County enlisted the services of ISL Engineering and Land Services Ltd. (ISL) to complete a Servicing Strategy encompassing water and wastewater infrastructure to support the preparation of the Springbank Area Structure Plan (ASP);
- The Servicing Strategy provides a framework for potential future water and wastewater servicing systems in the area. It provides necessary parameters for the infrastructure design and includes recommendations for water supply and treatment as well as wastewater treatment and disposal. The options are shown on the following panels.





# Servicing Issues and Opportunities

## WATER

There are no existing regional water distribution or treatment systems within the Springbank area. As such, all existing development is currently serviced by individual water wells, water co-ops, or private water utilities.

### Options:

- 1) Connection to The City of Calgary – In this option, potable water is pumped from The City of Calgary's water distribution system through a supply line to a new primary reservoir and pumphouse for the study area. Currently, there are no active negotiations between the County and The City of Calgary in planning this service.
- 2) New Raw Water Intake and Water Treatment Plant – There are limited existing water licenses to be used for consumptive and non-consumptive purposes in the SSRB. Therefore, existing licenses within and in reasonable proximity to the Springbank ASP area would need to be transferred in order to facilitate water servicing.
- 3) Deep Water Aquifer – This option requires a deep groundwater source with raw water pumped to a water treatment plant. In order to use this option, a sufficient number of wells would need to be secured to yield the required water demands of Springbank.





# Servicing Issues and Opportunities

## WASTEWATER

There are no existing regional wastewater collection or disposal systems within the Springbank area. As such, all existing development is serviced by private sewage treatment systems (PSTS) and septic fields, as well as pumpout tanks for non-residential developments.

### Options

- 1) Connection to The City of Calgary – wastewater would be directed to the city of Calgary via the West Memorial Sanitary Trunk in the north and/or the Glenmore Sanitary Trunk in the south. Currently, there are no active negotiations between the County and The City of Calgary in planning this service.
- 2) New Outfall – this option involves a new tertiary wastewater treatment plant (WWTP) and connection to an outfall to the Bow or Elbow River.
- 3) Sewage Lagoon.
- 4) Spray Effluent Disposal – this option involves a tertiary wastewater treatment plant with spray effluent disposal.

#### Next Steps

In the next stage of the project, the County will be refining the land use scenarios using the community and stakeholder feedback received and will then undertake further servicing and transportation studies on those updated scenarios.





# Land Use Areas



## Country Residential

This land use area anticipates acreage development and continues with the predominant housing form seen in Springbank.

### Objectives

- Ensure that the impact of business development and other housing forms on country residential development is minimized through the implementation of appropriate interface policies and design guidelines.
- Ensure that redesignation and subdivision proposals within Country Residential areas are sensitive to existing residential properties and are supported by the appropriate planning framework.
- In appropriate locations, provide criteria for the subdivision of larger parcels within existing Country Residential subdivisions.

### Densities

- Average of 0.75 units per acre (UPA) based on the minimum 1 and 2 acre lot provisions allowed in the current Central Springbank ASP.



## Cluster Residential Development

This land use area is included under the moderate and high growth scenarios as development that promotes efficient use of land and provision of public spaces.

### Objectives

- Support *cluster development* as a form of residential development in order to achieve servicing efficiencies, minimise impacts on environmental features, and promote the provision of an interconnected, publicly accessible, active transportation network and open space.

### Densities

- Moderate Development – 70% residential with an average of 1.5 UPA (net)(1.02 UPA gross) and a minimum of 30% public space.
- High Development – 70% residential with an average of 2 UPA (net)(1.40 UPA gross) and a minimum of 30% public space.

**Cluster development** is a design technique or planning strategy that involves grouping houses on smaller lots in one area of a development while preserving the remaining land on the site for recreation, common open space, or protection of environmentally sensitive areas.





# Land Use Areas



## Urban Development Area

This land use area anticipates Calgary's Crestmont and Valley Ridge communities extending west towards Range Road 31 at a range of densities that sensitively interface with existing acreages. Continued engagement and collaboration with The City will be an important part of the process in developing land use policies for this area.

### Objectives

- Provide a planning framework for Residential and Business development that reflects the availability of services and infrastructure requirements for lands immediately east of the Highway 1 and Range Road 31 intersection.

### Densities and Uses

- 20% Business Commercial and 80% Residential;
- Average densities for Residential calculated at 4 residential UPA (low development), 6 UPA (moderate development) and 8 UPA (high development).



## Transition Area

This land use area is intended to provide for a mix of residential and commercial development based on its location: adjoining Calgary, near to the future Stoney Trail West Extension. Emphasis would need to be given to the careful management of the transition from urban development to existing acreages. As noted with the Urban Development Area, continued engagement and collaboration with The City of Calgary will be important in developing land use policies for these lands.

### Objectives

- Provide a planning framework for Residential and Business development that reflects the availability of services and infrastructure requirements for identified lands west of 101<sup>st</sup> Street;
- Ensure that orderly transition from urban development within Calgary is sensitively achieved to protect the rural character and feel of adjacent Springbank communities.

### Densities and Uses

- 35% Business Commercial and 65% Residential;
- Average densities for residential calculated at 2 residential UPA (low development), 4 UPA (moderate development) and 8 UPA (high development).





# Land Use Areas

## Mixed Use

This land use area is intended to provide flexibility for new development in areas of transition between Business uses and Residential uses.

### Objectives

- Facilitate residential development to complement non-residential development within the mixed use areas;
- Support development of attractive and well planned mixed use areas.

### Densities

- 50% Business Commercial and 50% Residential;
- Average densities for Residential calculated at 1 residential UPA for the low and moderate development scenarios and 1.5 UPA for the high development scenario.



## Business/Industrial Commercial

This land use area is to facilitate the continuation and growth of Business areas within the Highway Business Area at the Highway 1/Range Road 33 intersection and the Regional Business Centre surrounding Springbank Airport. This follows the direction of County Plan policies.

### Objectives

#### *Business Industrial*

- Exclude *heavy industrial uses* from the Plan area;
- Restrict *light industrial uses* to identified lands surrounding the Springbank Airport.

#### *Business Commercial*

- Promote Business Commercial development that is of a high-quality design and provides safe access and egress from adjacent highways.
- Ensure business uses are compatible with existing and future land uses.

## Heavy and Light Industrial Use

Heavy and light industrial uses will be defined in greater detail when the ASP and its policies are written. However, light industrial uses are likely to be enclosed within a building or be a limited outside storage use. They are also not likely to cause significant nuisance or environmental impacts through their operation. Heavy industrial uses are those that may cause a degree of impact upon amenity or the environment through noise, odour, appearance and other factors.





# Land Use Areas



## Business Transition

This land use area is to facilitate the orderly temporal transition from existing Residential uses to Business uses. Until transition occurs, this land use is also intended to support the protection of the Residential Uses from adjacent Business uses.

### Objectives

- Support the retention and protection of existing Country Residential lots identified in the Business Transition area until change to business development is deemed desirable.
- Provide a planning framework for the orderly temporal transition from Country Residential uses to Business Industrial/Commercial.



## Public Services

This land use area supports the continuation and growth of *public services* along Range Road 33.

### Objectives

- Support public services in accordance with the policies of the County Plan and the Rocky View West Recreation Master Plan (once adopted).
- Support the growth of public services along Range Road 33 as a location for community interaction.
- Encourage a wide range of recreational, cultural, and social amenities for a broad cross-section of the community.
- Identify future school needs and potential school sites in the plan area, collaborating with school authorities on site selection and development.

## Interface

In order to minimize impacts on adjacent land uses and ensure the orderly spatial transition between different development forms in Springbank, the following ASP objectives are proposed:

### Business-Residential Interface

- Ensure that the transition between Business development and residential development is managed effectively by supporting complementary land use types and densities in interface areas.

### Residential Form Interface

- Provide for an appropriate transition between residential areas comprising different housing forms.

### Agricultural Interface

- In accordance with the County's Agricultural Boundary Design Guidelines, ensure an appropriate interface between non-agricultural uses and agricultural land or operations, in order to avoid negative impacts on agricultural operations.

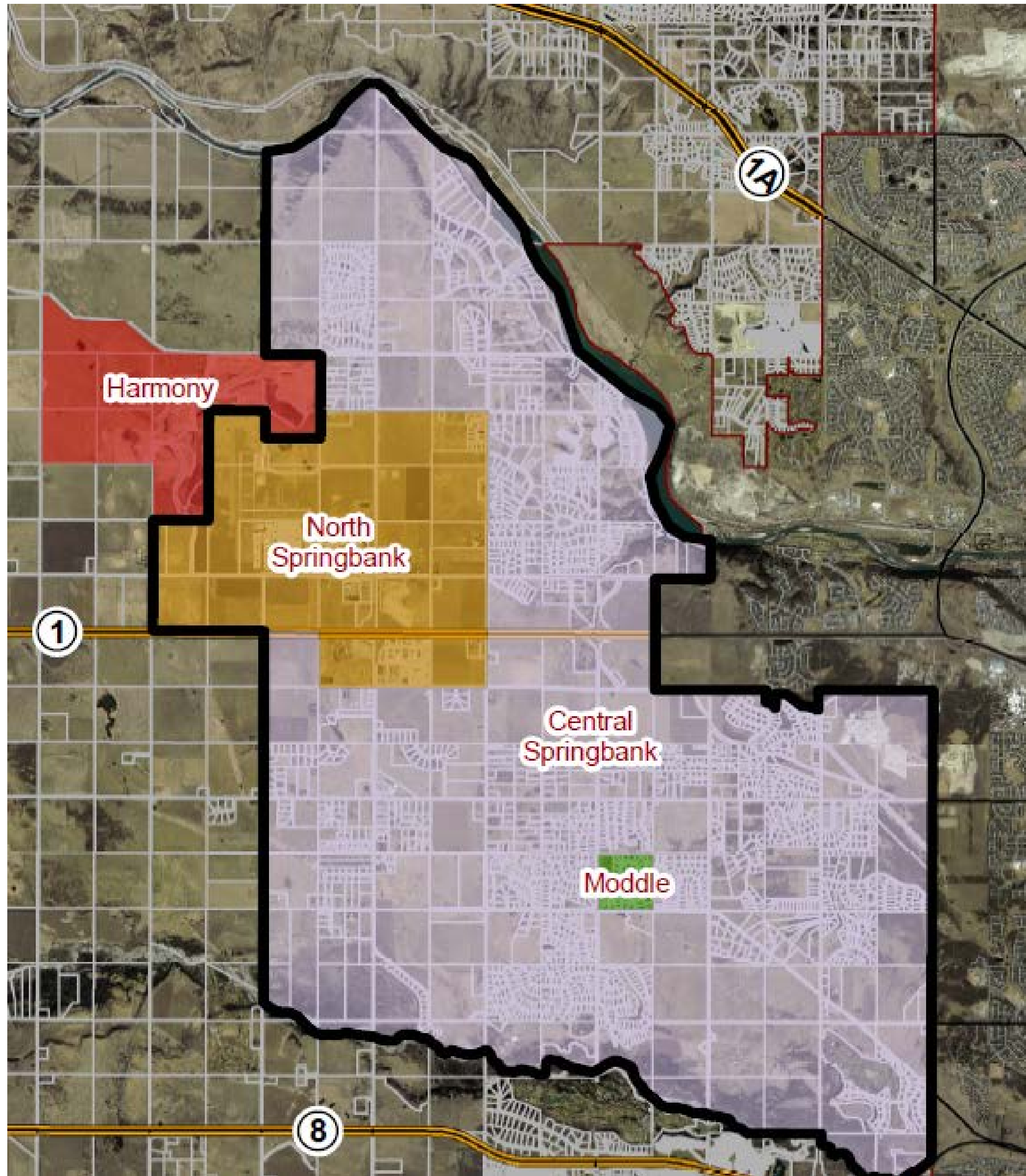
## What are Public Services?

Public Services may include variety of public and institutional uses and some of these are listed below:

- |  |                                    |
|--|------------------------------------|
| • Athletic and Recreation Services       | • Medical Treatment Services       |
| • Campground, Institutional              | • Museums                          |
| • Child Care Facilities                  | • Private Clubs and Organizations  |
| • Cemetery and Interment Services        | • Public or Quasi-Public Building  |
| • Government Services                    | • Public Park                      |
| • Farmers Market                         | • Religious Assembly               |
| • Funeral Services and Entombment        | • School, Public or Separate       |
| • Indoor Participant Recreation Services | • School, Private                  |
|  | • Schools, Universities & Colleges |







## Land Use Scenarios

Using the feedback received at previous open houses and community coffee chats, the County has prepared three land use scenarios, each of which containing land use areas with different development forms and densities. Descriptions of those land uses and the calculated residential populations have been provided alongside each map.

The County is not indicating preference for any of the proposed land use scenarios; feedback received from the community, together with further servicing and transportation studies, will help to refine the scenarios.

## Should the existing ASPs be combined?

The County previously received mixed feedback on amalgamation of the current three ASPs (Central Springbank, North Springbank, and Moddle), with no strong consensus from the community.

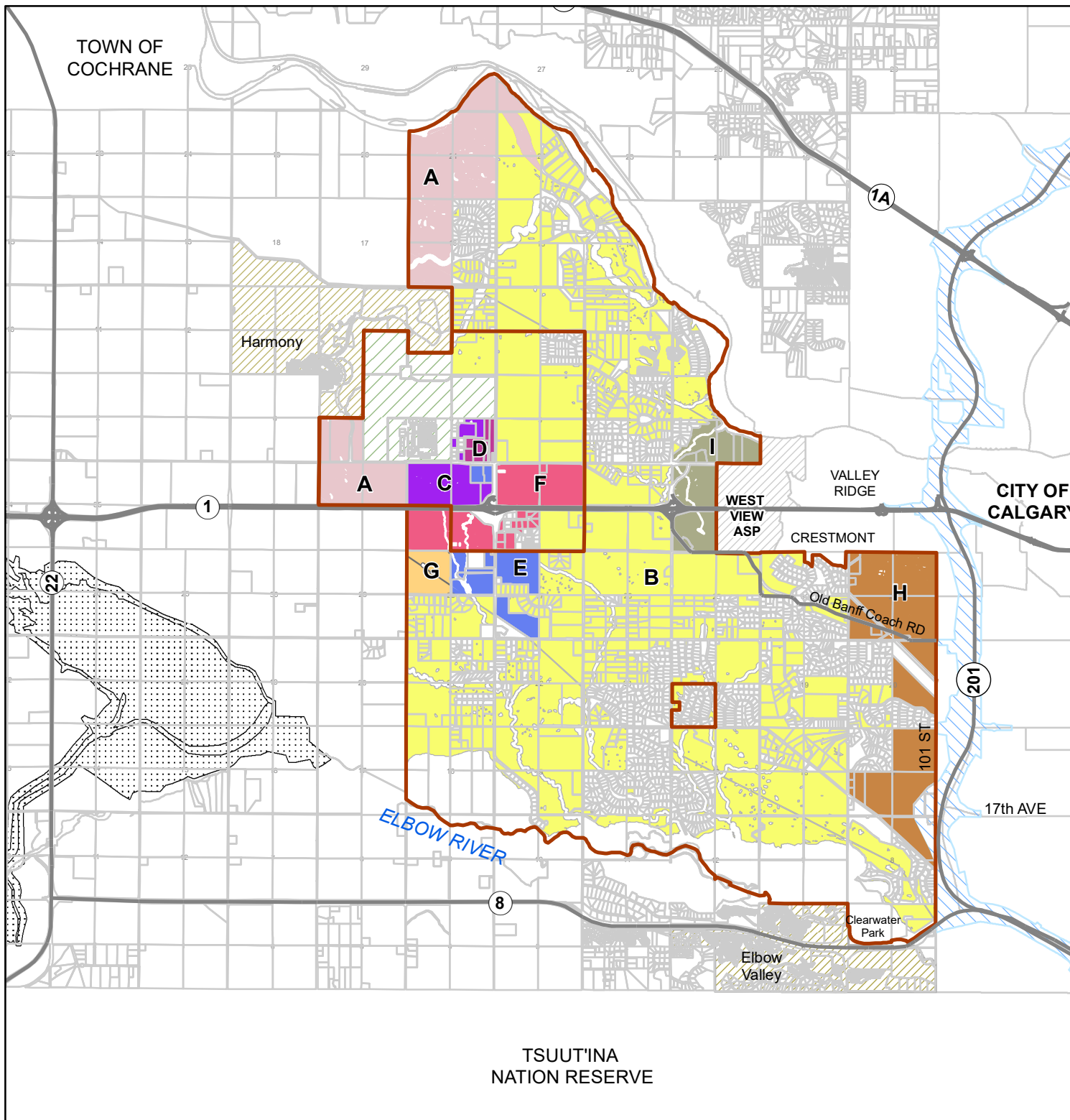
The land use scenarios presented on the maps to your right show a single Area Structure Plan boundary to allow discussion on how each area might connect. As the land use scenarios are developed further, a decision will be made on whether certain areas of Springbank require a separate ASP, or whether they can be planned through separate policies within a single ASP.

Please provide feedback regarding what you think about combining the existing ASPs.








# Draft Land Use Scenario 1 Low Development



Land Use Areas	Area (ac)
A-Remove from ASP area	1452.25
B-Country Residential	10,411.00
C-Business Industrial/Commercial	304.27
D-Business Transition	76.84
E-Public Services	336.04
F-Business Commercial	614.69
G-Mixed Use	154.04
H-Transition Area	1266.46
I-Urban Development Area	438.68

-  Proposed Transportation and Utility Corridor
-  Proposed Springbank Off Stream Reservoir
-  Current Springbank ASP Boundaries (Central Springbank, North Springbank, Middle)

The following areas have been removed from the land use areas on this map as they are considered to have low potential for future development.

- Parcels less than 3.5 ac
- Parcels owned by County
- Slope greater than 45%
- Wetlands
- Riparian Areas
- Flood Fringe
- Cemetery
- Electric Transmission Line right of ways

In no way is inclusion or exclusion of land within the land use areas confirmation of that land's suitability for development.





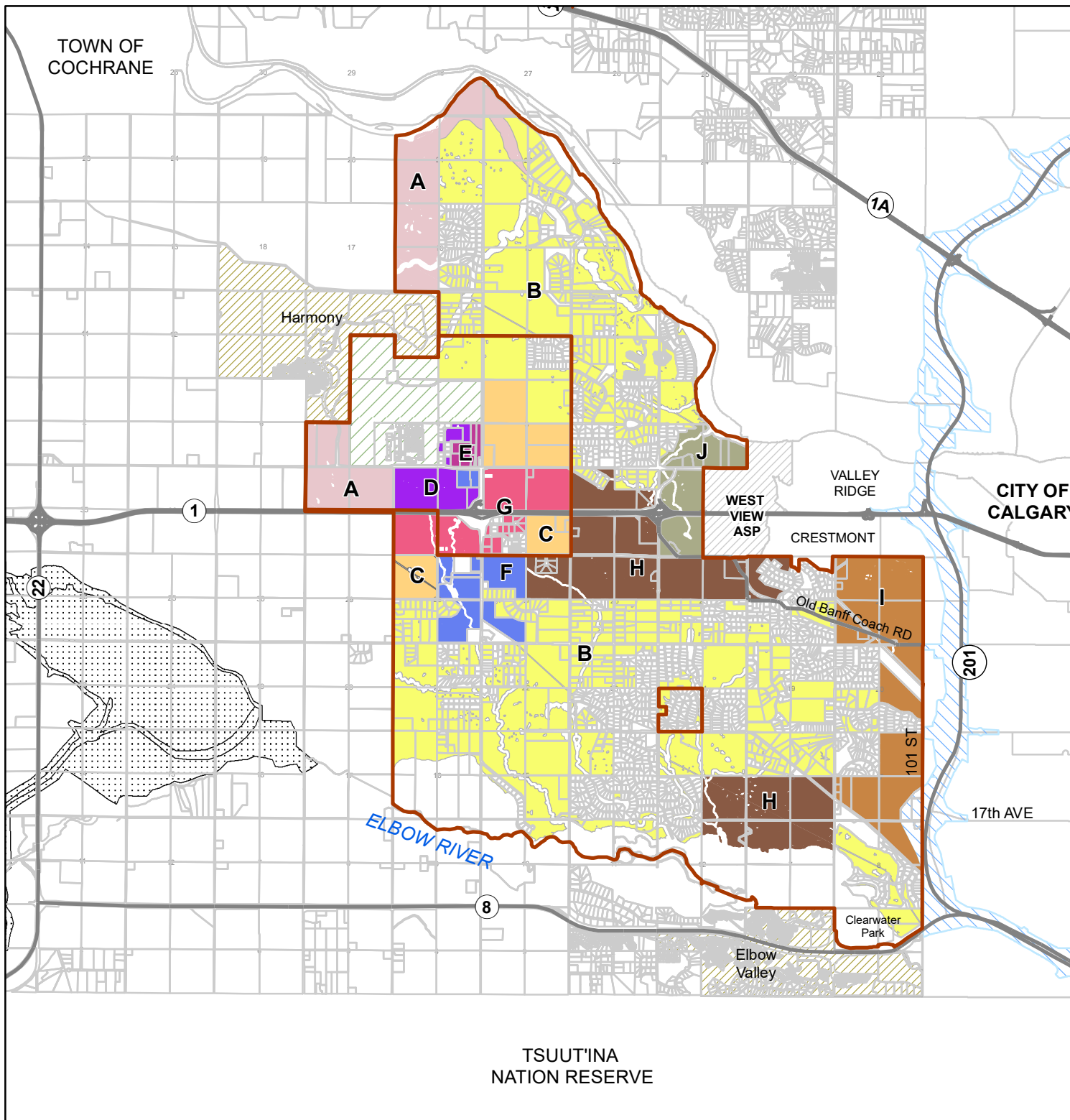
# Low Development

UPA = Units Per Acre




Land Use Block	Scenario	Developable Area (acres)	Developable Area -30% roads/infrastructure	Residential Density/Lots	Population potential of developable area
A	Remove from ASP area	1,452.25	-	-	-
B	<b>Country Residential</b> 1 UPA and 0.5 UPA calculation.  0.75 UPA average.	10,411.00	7,287.70	1 UPA = 7,287 lots Or 0.5 UPA = 3,643 lots	7,287 lots x 2.7 = 19,674 Or 3,643 x 2.7 = 9,836 Average 5,465 x 2.7 = 14,755
C	<b>Business Industrial/Commercial</b>	304.27	212.99	-	-
D	<b>Business Transition</b> Country Residential to Business Industrial and Business Commercial.	76.84	53.79	-	-
E	<b>Public Services</b>	336.04	235.23	-	-
F	<b>Business Commercial</b>	614.69	430.28	-	-
G	<b>Mixed Use</b> 50% Business Commercial 50% Residential with average of 1 UPA.	154.04 Business 77.02 Residential 77.02	107.83 Business 53.91 Residential 53.91	1 UPA = 53 lots	53 lots x 2.7 = 143
H	<b>Transition Area</b> 35% Business Commercial 65% Residential with average 2 UPA.	1,266.46 Business 443.26 Residential 823.20	886.52 Business 310.28 Residential 576.24	2 UPA = 1152 lots	1,152 lots x 2.7 = 3110
I	<b>Urban Development Area</b> 20% Business Commercial 80% Residential with average 4 UPA	438.68 Business 87.74 Residential 350.94	307.08 Business 61.42 Residential 245.66	4 UPA = 982 lots	982 lots x 2.7 = 2,651
	<b>Totals:</b>	<b>15,054.27 acres</b>	Business <b>1,122.67 acres</b> Residential <b>8,163.51 acres</b>  Business and Residential <b>9,286.18 acres</b>	9,474 lots (1 UPA Country Res.) or 5,830 lots (0.5 UPA Country Res.)  <b>7,652 lots</b> (average 0.75 UPA)	25,578 additional population or 15,740 additional population  <b>20,659 people</b> (Average 0.75 UPA)



# Draft Land Use Scenario 2 Moderate Development



Land Use Areas	Area (ac)
A-Remove from ASP area	1186.45
B-Country Residential	7,977.49
C-Mixed Use	77188
D-Business Industrial/Commercial	304.27
E-Business Transition	76.84
F-Public Services	433.28
G-Business Commercial	614.89
H-Cluster Residential Development	1967.71
I-Transition Area	1266.21
J-Urban Development Area	438.50

-  Proposed Springbank Off Stream Reservoir
-  Proposed Transportation and Utility Corridor
-  Current Springbank ASP Boundaries (Central Springbank, North Springbank, Middle)

The following areas have been removed from the land use areas on this map as they are considered to have low potential for future development.

- Parcels less than 3.5 ac
- Parcels owned by County
- Slope greater than 45%
- Wetlands
- Riparian Areas
- Flood Fringe
- Cemetery
- Electric Transmission Line right of ways

In no way is inclusion or exclusion of land within the land use areas confirmation of that land's suitability for development.



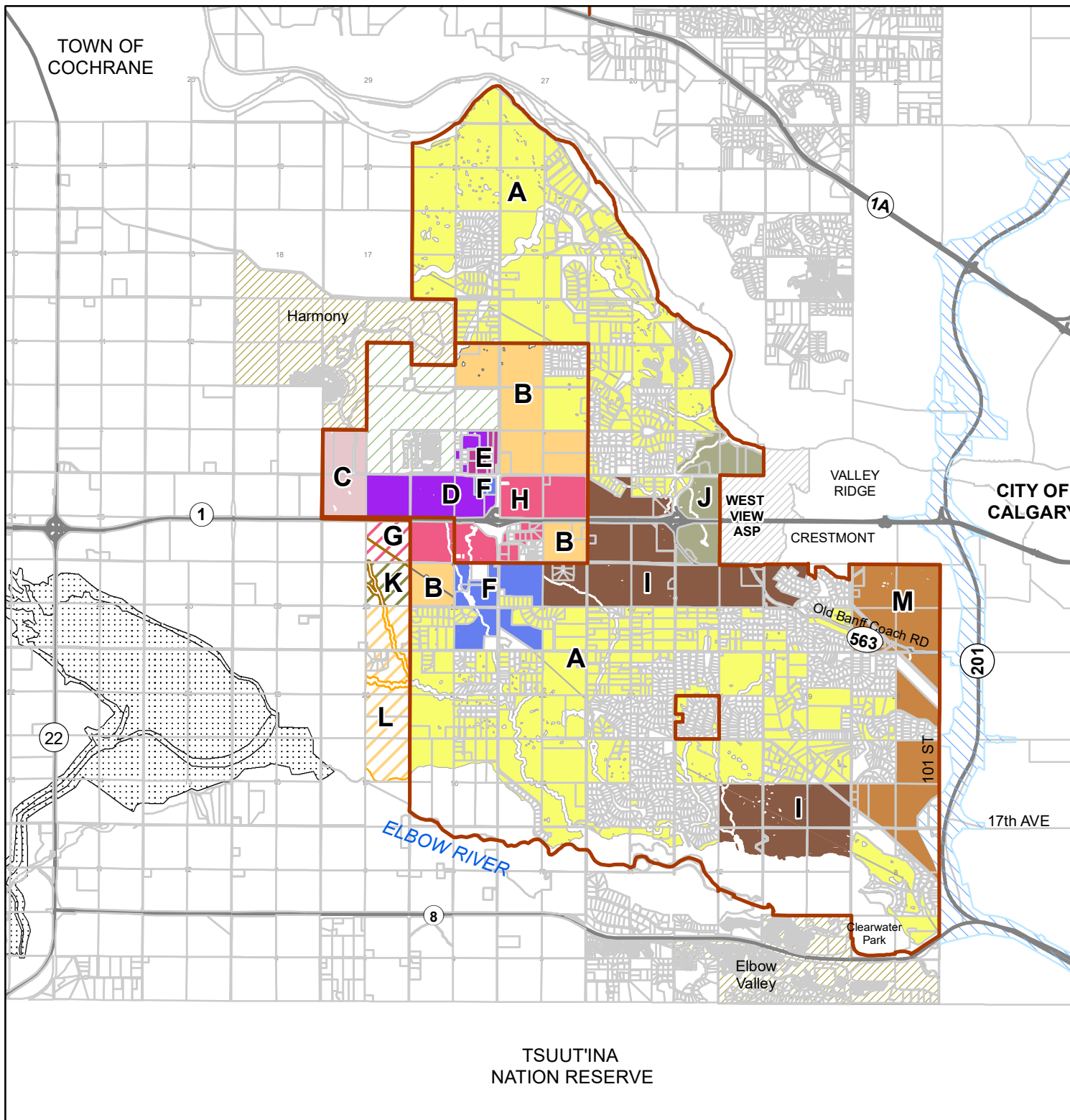
# Moderate Development

Land Use Block	Scenario	Developable Area (acres)	Developable Area -30% roads/ infrastructure (acres)	Residential Density/Lots	Population of developable area
A	Remove from ASP area	1,186.45	-	-	-
B	<b>Country Residential</b> 1 UPA and 0.5 UPA calculation.  0.75 UPA average.	7,977.49	5,584.24	1 UPA = 5,584 lots Or 0.5 UPA = 2792 lots	5,584 lots x 2.7 = 15,076 Or 2,792 lots x 2.7 = 7,538  Average 4,188 x 2.7 = 11,307
C	<b>Mixed Use</b> 50% Business Commercial 50% Residential with average of 1 UPA.	771.88 Business 385.94 Residential 385.94	540.32 Business 270.16 Residential 270.16	1 UPA = 270 lots	270 lots x 2.7 = 729
D	<b>Business Industrial/Commercial</b>	304.27	212.99	-	-
E	<b>Business Transition</b> Residential to Business Industrial and Business Commercial.	76.84	53.79	-	-
F	<b>Public Services</b>	433.28	303.30	-	-
G	<b>Business Commercial</b>	614.89	430.42	-	-
H	<b>Cluster Residential Development</b> 70% Residential with average of 1.5 UPA (net)(1.02 UPA gross) and minimum 30% Open Space	1967.71 acres – 30% Open Space = Residential 1377.40	Residential 934.18	1.5 UPA (net) = 1401 lots.	1401 lots x 2.7 = 3,782
I	<b>Transition Area</b> 35% Business Commercial 65% Residential with average 4 UPA.	1266.21 Business 443.17 Residential 823.04	886.35 Business 310.22 Residential 576.13	4 UPA = 2,304 lots.	2,304 lots x 2.7 = 6,220
J	<b>Urban Development Area</b> 20% Business Commercial 80% Residential with average 6 UPA	438.50 Business 87.7 Residential 350.8	306.95 Business 61.39 Residential 245.56	6 UPA = 1,473 lots.	1,473 lots x 2.7 = 3,977
	<b>Total:</b>	<b>15,114.36 acres</b>	Business <b>1,338.97</b> Residential <b>7,610.27</b> Business and Residential <b>8,949.24 acres</b>	11,032 lots (1 UPA Country Res.) or 8,240 lots (0.5 UPA Country Res.).  <b>9,636 lots</b> (Average 0.75 UPA)	29,784 additional population or 22,246 additional population.  <b>26,015 people</b> (Average 0.75 UPA)





# Draft Land Use Scenario 3 High Development



Land Use Areas	Area (ac)
A-Country Residential	8424.28
B-Mixed Use	1073.3
C-Remove from ASP area	299.40
D-Business Industrial/Commercial	459.80
E-Business Transition	76.84
F-Public Services	433.28
G-Business Commercial (Add to ASP)	145.60
H-Business Commercial	614.69
I-Cluster Residential Development	1967.64
J-Urban Development Area	428.93
K-Mixed Use	142.39
L-Country Residential	575.96
M-Transition Area	1266.21

Proposed Springbank Off Stream Reservoir  
 Proposed Transportation and Utility Corridor  
 Current Springbank ASP Boundaries (Central Springbank, North Springbank, Middle)

The following areas have been removed from the land use areas on this map as they are considered to have low potential for future development.

- Parcels less than 3.5 ac
  - Parcels owned by County
  - Slope greater than 45%
  - Wetlands
  - Riparian Areas
  - Flood Fringe
  - Cemetery
  - Electric Transmission Line right of ways
- In no way is inclusion or exclusion of land within the land use areas confirmation of that land's suitability for development.





# High Development

UPA = Units Per Acre

Land Use Block	Scenario	Developable Area (acres)	Developable Area -30% roads/ infrastructure (acres)	Residential Density/Lots	Population of developable area
A	<b>Country Residential</b> 1 UPA and 0.5 UPA calculation.  0.75 UPA average.	8,424.28	5,897.00	1 UPA = 5,897 lots Or 0.5 UPA = 2,948 lots	5,897 lots x 2.7 = 15,921 Or 2,948 x 2.7 = 7,959  Average 4,422 lots x 2.7 = 11,939
B	<b>Mixed Use</b> 50% Business Commercial 50% Residential with average of 1.5 UPA.	1073.30 Business 536.65 Residential 536.65	751.31 Business 375.66 Residential 375.66	1.5 UPA = 563 lots	563 lots x 2.7 = 1,520
C	Remove from ASP area.	299.40	209.40	-	-
D	<b>Business Industrial/Commercial</b>	459.80	321.86	-	-
E	<b>Business Transition</b> Residential to Business Industrial and Business Commercial.	76.84	53.79	-	-
F	<b>Public Services</b>	433.28	303.30	-	-
G	<b>Business Commercial</b> Add to ASP area.	145.60	101.92	-	-
H	<b>Business Commercial</b>	614.28	430.00	-	-
I	<b>Cluster Residential Development</b> 70% Residential with average of 2 UPA (net)(1.40 UPA gross) and minimum 30% Open Space	1967.64 – 30% Open Space = Residential 1377.35	Residential 964.15	2 UPA (net) = 1928 lots	1,928 lots x 2.7 = 5,205
J	<b>Urban Development Area</b> 20% Business Commercial. 80% residential with average 8 UPA	428.93 Business 85.79 Residential 343.14	300.25 Business 60.05 Residential 240.20	8 UPA = 1,921 lots	1,921 lots x 2.7 = 5,186
K	<b>Mixed Use</b> Add to ASP area. 50% Business Commercial 50% Residential with average of 1.5 UPA.	142.39 Business 71.20 Residential 71.20	99.67 Business 49.84 Residential 49.84	1.5 UPA = 106 lots	106 lots x 2.7 = 286
L	<b>Country Residential</b> Add to ASP area. 1 UPA and 0.5 UPA calculation. 0.75 UPA average.	575.96 acres	403.17	1 UPA = 403 lots Or 0.5 UPA = 201 lots	403 lots x 2.7 = 1,088 201 lots x 2.7 = 542  Average 302 lots x 2.7 = 815
M	<b>Transition Area</b> 35% Business Commercial 65% Residential with average of 8 UPA.	1,266.21 acres Business 443.17 Residential 823.04	886.35 Business 310.22 Residential 576.13	8 UPA = 4,609 lots	4,609 lots x 2.7 = 12,444
	<b>Total:</b>	<b>15,765.52 acres</b>	Business 1,719.53 Residential 8,456.31  Business and Residential <b>10,175.84 acres</b>	15,427 lots (1 UPA Country Res.) or 12,573 lots (0.5 UPA Country Res.).  <b>14,000 lots</b> (Average 0.75 UPA)	41,650 additional population or 33,142 additional population.  <b>37,396 people</b> (Average 0.75 UPA)