

Comparison of Land Use Acreage in Catlett Current Plan vs. Updated Plan

- Reduced total Service District acreage by 272 acres
- Eliminated Commercial land use
- Expanded Mixed Use area from 112 to 200 acres
- Decreased total possible dwellings by approximately 257 by acreage reduction

Current Approved Plan Calverton Service District - Existing and Planned Land Use by Acre					
Land Use Category	Total Acres	Cumulative Dwelling Unit Totals			Total*** Possible Dwellings
		Existing [2001]	Phase 1 [2010]	Phase 2 [2020]	
Low Density Residential (LDR)*	658	78	78	115	592 (.9/Acre)
Mixed-Use / Commercial**	112		20	30	50
Commercial	32				
Light / Flex Industrial	236				
TOTALS	1,038				642

* assumes 1.0 to 3.0 dwellings units per gross acre
 ** assumes some limited residential

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2008-2050 Calverton Service District – Citizens Committee Developed Planning Commission Recommended Planned Land Use by Acre		
Category	Acreage	Dwellings
Residential (1 unit/acre)	206	185 (.9/acre)
Office & High Tech	45	
Institutional	47	
Industrial	158	
Mixed Use (up to 1 unit/acre for residential)	200	200
Park/Open Space/Floodplain	110	
Total Possible*** Residential Dwellings		385
Total Acreage***	766	

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*** Blue font text and totals added by CFFC to aid ease of comparison