

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

- Reduced total Service District acreage by 146 acres
- Eliminated Highway Commercial land use
- Expanded Mix Use area from 71 to 203 acres
- Apparent decrease of total possible dwellings by 66 units

Current Approved Plan Catlett Service District - Existing and Planned Land Use by Acre					
Land Use Category	Total Acres	Cumulative Dwelling Unit Totals			Total*
		Existing [2001]	Phase 1 [To 2010]	Phase 2 [To 2020]	
LDR [1-3 Du's/Acre]	534.6	111	139	278	528
Retail/Employment		14	17	34	65
• Mixed – Use	71.1				
• OFFICE	111.0				
• Highway Commercial	15.2				
• Light / Flex Industrial	37.1				
TOTALS	769.0	125	156	312	593

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2008-2050 Catlett Service District – Citizens Committee Developed Planning Commission Recommended Land Use Plan Update		
Category	Acreage	Dwellings
Residential (1 unit/acre)	360	324 (.9/acre)
Office	27	
Industrial	33	
Mixed use (up to 1 d.u./acre for residential)	203	203
Total Possible* Residential Dwellings		527
Total Acreage*	623	

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