

Comparison of Land Use Acreage Marshall 2003 Approved Plan vs. 2010 Plan Update

- Increases total build out by 240 dwellings through use of bonuses based on transfer of development rights from rural areas into this service district and by using neo traditional designs for new construction.
- Replaces planned future density with current additional by-right development + bonuses
- Distribution of remaining potential by-right development and bonuses by Land Use Category is not presented in the draft plan update , instead by neighborhood references are used.

Current 2003 Approved Plan				
Marshall Service District - Existing and Planned Land Use by Acre				
Land Use Category	Total Acres	Planned Dwelling Units		Total Possible Dwellings
		Existing [2003]	Planned	
Residential				
Low Density *	808	309	1407	1716
Medium Density **	113	117	405	522
Mixed-Use / Commercial***	99	83	214	297
Retail	68			
Industrial	269			
Public Facilities	140			
TOTALS	1,038	519		2535

* assumes 1 to 3 dwellings units per gross acre
 ** assumes > 3 to 7 dwelling units per gross acre
 *** assumes residential of 3 dwelling units per gross acre
 Developed from Table 2, Marshall Service District Plan, page 21

2010 Proposed Plan Update				
Marshall Service District - Existing and Planned Land Use by Acre				
Land Use Category	Total Acres	Existing [2010]	Planned Dwelling Units	
			Added By-Right	Total Existing or By-Right
Residential				
Low Density *	708	326	??	326
Medium Density **	113	117	??	117
Mixed-Use / Commercial***	99	83	??	83
Retail	68			
Industrial	369			
Public Facilities	140			
Density Bonuses				799
TOTALS	1,038	526		2775

* assumes 1 to 3 dwellings units per gross acre
 ** assumes > 3 to 7 dwelling units per gross acre
 *** assumes residential of 3 dwelling units per gross acre
 Developed from Tables 1 & 2, Marshall Service District Plan Update pages 51-53