

MEMORANDUM**CITY OF SPRINGFIELD**

DATE OF HEARING: December 1, 2009**TO:** Springfield Planning Commission**PLANNING COMMISSION
TRANSMITTAL
MEMORANDUM****FROM:** Mark Metzger, Planner III**SUBJECT:** Springfield 2030 Refinement Plan - Proposed redesignations to resolve existing Plan/Zone conflicts

ISSUE: Staff have prepared a proposal that would resolve a significant number of plan/zone conflicts through subsequent adoption of the *Springfield 2030 Refinement Plan* – a refined comprehensive plan diagram for Springfield.

ACTION REQUESTED

Staff seeks input from the Planning Commission regarding staff's proposal to resolve 297 plan/zone conflicts through the Springfield 2030 Refinement Plan adoption process. The proposed redesignations would be included in the 2030 Plan diagram which will be brought forward for public review before the Joint Planning Commissions beginning in February 2010.

DISCUSSION: The Metro Plan and neighborhood refinement plans are intended to establish where various types of development (residential, commercial, industrial, etc.) are to occur. These designations are implemented through Springfield's various zoning districts. Staff conducted an analysis to compare plan designations with the Springfield Zoning Map (Attachment 1). For the great majority of the 22,476 tax lots within the Springfield Urban Growth Boundary there is consistency between what the Metro Plan/Refinement Plans designate and what the zoning implements.

Staff have identified 895 instances (Attachment 2) where the zoning of a parcel is not consistent with the Metro Plan and/or refinement plan designation. A "plan/zone conflict" places a cloud of uncertainty on development or redevelopment of a parcel which requires resolution through a Planning Commission review process before development permits can be processed. Since the buildable lands inventories are based on plan designations, not zoning, it is important that known conflicts be resolved to the maximum extent practicable at this stage in the planning process so that the inventories are as accurate as possible.

Staff proposes to address a portion of the plan/zone conflicts as we prepare recommendations for significant updates to Springfield's land use plans. Staff are currently preparing a draft city-wide comprehensive planning document – the *Springfield 2030 Refinement Plan*. This plan is a refinement plan of the Metro Plan for the metro urban area east of I-5 that will establish a separate Urban Growth Boundary (UGB) for Springfield as required by ORS 197.304. Staff are developing develop draft plan policies and designations for Springfield that will guide changes in land use over the plan period 2010-2030. The plan will include a plan diagram that will designate sufficient land to meet Springfield's projected needs over the 20-year plan period, consistent with all applicable planning goals, statutes and administrative rules.

Staff have analyzed the plan/zone conflicts through the lens of needs identified in the buildable land inventories. In some instances the recommendations presented here are responsive to direction staff has received from the Planning Commission and City Council regarding the proposed Land Use Efficiency Measures. Other recommendations relied upon the precedents established by previous decision making by the Planning Commission to resolve plan/zone conflicts in their response to property owner-initiated requests. Some recommendations are in the category of “just common sense,” and in these cases we have striven to achieve balance, logic and equity.

This briefing focuses on Metro Plan/Refinement Plan amendments that staff is proposing to include in the *Springfield 2030 Refinement Plan* Metro Plan amendment process. Staff examined each plan/zone conflict and developed recommendations for Metro Plan/Refinement Plan changes to resolve 297 of them. To resolve all 895 conflicts, a combination of Plan/Refinement Plan and zone changes will be needed. Some conflicts are in areas of the city such as Glenwood and Downtown where planning activities are ongoing. Other conflicts are in areas where new planning efforts are likely to be initiated in the near future such as Jasper-Natron or along the Main Street corridor. In these cases, no recommendation was prepared for most conflicts since future planning efforts will resolve them in the context of a new plan for the area.

The proposed changes would affect 66.24 acres of *vacant* land and this could have some effect on the buildable lands inventories. Of this, 40.86 acres are attributable to a 25.13 acre change from Sand and Gravel to Light Medium Industrial near the former Blue Water Boats facility and a 15.73 acre change from Campus Industrial to Park and Open Space that was approved several years ago when the Gateway sports complex was created. The change was approved at that time but never shown on the Gateway Refinement Plan. The remaining 25.38 acres is composed of dozens of small changes, the majority of which correct the land use designation to reflect the existing zoning or which reflects a change to fit the context of the neighborhood or reality on the ground. Staff has not applied constraints to the acreages presented here, and thus at this time we cannot provide an accurate estimate regarding how this proposed action would affect the *buildable* land inventories. Refined data will be provided for review as we proceed through the public review process.

ATTACHMENTS

Attachment 1: 1-1 Methodology and Analysis of Proposed Changes
1-2 Character of Recommended Metro Plan/Refinement Plan Amendments
1-3 Overall Change in Plan Designations by Acreage
1-4 Change in Vacant Land Acreage by Plan Designations

Attachment 2: Proposed Plan Designation Changes

Methodology and Analysis of Proposed Changes

Staff identified 895 apparent conflicts between the Metro Plan and neighborhood refinement plan designation using information maintained on the City's Geographic Information System (GIS), the database maintained by the Lane County Assessor's Office and data maintained for the Regional Land Use Database (RLID).

Using the GIS tool, staff joined pieces of information each of these data sources to create a spreadsheet that identified tax lots where conflicts existed. GIS allows the use of map information, aerial photography and property specific data at the same time to analyze individual conflicts.

Staff met weekly from August through October to consider how best to resolve the identified conflicts. At each meeting staff reviewed aerial photos, zoning maps and other data for each tax lot where a conflict exists. Staff discussed the context of the conflicting lot, existing use of the lot itself, and the future prospect of development in the area. A recommendation was then recorded for each lot on a spreadsheet. The recommendations fell into three categories: 1) change the Metro Plan/refinement plan designation; 2) change the zoning; and 3) defer a recommendation for future planning.

Recommendations have been made for resolving 297 plan/zone conflicts. In many cases, the conflicts were located in neighborhood refinement plan areas where planning efforts are already in progress, such as Downtown and Glenwood. Recommendations to resolve conflicts along the Main Street Corridor and in the Jasper Natron area were also reserved for future planning.

The information below summarizes the recommendations made for Metro Plan and neighborhood refinement plan changes only. It was developed from the spreadsheet that staff used to record the recommended resolution to the conflicts.

Character of Recommended Metro Plan/Refinement Plan Amendments

Character of Recommended Changes	Change From:	Change To:	Number of Lots	Acres
Changes to a <u>more</u> intensive use:	POS	LDR	6	4.47
	PLO	LDR	5	.59
	POS	MDR	2	.44
	POS	CC	1	1.92
	LDR	MDR	126	22.89
	LDR	HDR	5	4.98
	LDR	CC	2	.73
	LDR	LMI	16	14.13
	LDR	HI	1	.04
	LDR	GE	1	2.21
	LDR	MRC	1	2.59
	SG	LMI	3	25.21
	LMI	LDR	6	1.88
	LMI	HI	1	1.75
	POS	HI	1	.07
SUBTOTAL			177	83.90
Changes to a <u>less</u> intensive use:	Change From:	Change To:	Number of Lots	Acres
	CC	LDR	35	4.92
	MDR	LDR	29	6.77
	MDR	CI	1	.30
	HI	LDR	2	.06
	HI	CC	2	3.74
	LMI	MDR	1	.17
	LMI-MU	LDR	2	.84
	LMI-MU	POS	3	4.12
	CC	MDR	15	2.61
	MRC	HDR	1	1.43
	MRC	CC	2	1.89
	LDR	POS	6	1.75
	MDR	POS	2	.78
	HDR	POS	1	4.76
	HI	POS	3	19.26
	CI	POS	3	15.73
	CC	LMI	2	7.38
SUBTOTAL			110	76.51
Changes to a <u>similar</u> intensity:	Change From:	Change To:	Number of Lots	Acres
	CC	C/ND	2	15.81
	CI	LMI	4	9.54
	MU-LMI/CC	CC	3	1.17
	LMI-MU	LMI	1	.15
SUBTOTAL			10	26.67
TOTAL OF ALL RECOMMENDED CHANGES			297	187.08

Overall Change in Plan Designations by Acreage

Plan Designation	From (Loss)	To (Gain)	Difference
Community Commercial	30.72	9.45	-21.27
Campus Industrial	25.27	.30	-24.97
High Density Residential	4.76	6.41	1.65
Heavy Industrial	23.06	1.86	-21.2
Low Density Residential	49.32	19.53	-29.79
Light Medium Industrial	3.8	56.41	52.61
Light Medium Industrial-Mixed Use	5.11	0	-5.11
Medium Density Residential	7.85	26.11	18.26
Major Retail Center	3.32	2.59	-.73
Mixed Use- Light Medium Industrial/Commercial	1.17	0	-1.17
Public Lands and Open Space	.59	0	-.59
Parks and Open Space	6.90	46.40	39.50
Sand and Gravel	25.21	0	-25.21
Government and Education	0	2.21	2.21
Community Commercial/ Nodal Development	0	15.81	15.81
	0	0	0
Total	187.08	187.08	0.0

Change in Vacant Acreage by Plan Designations

Plan Designation	From	To	Difference
Community Commercial	8.05	5.35	-2.70
Campus Industrial	18.99	.30	-18.69
High Density Residential	0	0	0
Heavy Industrial	3.07	.04	-3.03
Low Density Residential	3.63	4.41	.78
Light Medium Industrial	0	38.72	38.72
Light Medium Industrial-Mixed Use	0	0	0
Medium Density Residential	1.33	.68	-.65
Major Retail Center	0	0	0
Mixed Use- Light Medium Industrial/Commercial	0	0	0
Public Lands and Open Space	2.01	.78	-1.23
Parks and Open Space	4.03	15.73	11.70
Sand and Gravel	25.13	0	-25.13
Government and Education	0	0	0
Community Commercial/ Nodal Development	0	.23	.23
Total	66.24	66.24	0.0

RECOMMENDED METRO PLAN/NEIGHBORHOOD REFINEMENT PLAN CHANGES

MAPLOT	METRO PLAN	REFINEMENT PLAN	ACRES	RECCOMENDED PLAN	NOTES
1702344200305	Low Density Residential		0.14	Medium Density Residential	
1702344200303	Low Density Residential		0.14	Medium Density Residential	
1702344200302	Low Density Residential		0.15	Medium Density Residential	
1702344200308	Low Density Residential		0.15	Medium Density Residential	
1702341200300	Commercial		0.10	Low Density Residential	
1702270001102	Parks and Open Space		4.03	Low Density Residential	CONSISTENT WITH SCHOOL
1702280000405	Sand and Gravel		0.91	Light Medium Industrial	UGB EXPANSION
1702280000402	Sand and Gravel		24.22	Light Medium Industrial	UGB EXPANSION
1702302300102	Campus Industrial		2.85	Light Medium Industrial	
1702302104200	Heavy Industrial		0.02	Low Density Residential	
1802060001008	Medium Density Residential		0.33	Parks and Open Space	
1802060001009	Medium Density Residential		0.45	Parks and Open Space	
1802061113900	Medium Density Residential		0.19	Low Density Residential	
1802060001007	Low Density Residential		0.07	Parks and Open Space	PRIVATE LAND, CHECK PW
1802061100300	Low Density Residential		0.39	Medium Density Residential	
1703361421400	Low Density Residential		0.17	Light Medium Industrial	
1703361412600	Low Density Residential		0.35	Light Medium Industrial	
1703361402500	Low Density Residential		0.26	Medium Density Residential	
1703361421500	Low Density Residential		0.11	Light Medium Industrial	
1703341410800	Parks and Open Space		0.03	Low Density Residential	
1703341410700	Parks and Open Space		0.05	Low Density Residential	
1703331100915	Low Density Residential		0.28	Medium Density Residential	
1703341106101	Medium Density Residential		0.33	Low Density Residential	
1703331100914	Low Density Residential		0.28	Medium Density Residential	
1703331100909	Low Density Residential		0.28	Medium Density Residential	
1703331100908	Low Density Residential		0.29	Medium Density Residential	
1703351101600	Low Density Residential		0.20	Medium Density Residential	

1703351101700	Low Density Residential	0.16	Medium Density Residential	
1703351102100	Low Density Residential	0.14	Medium Density Residential	
1703351102200	Low Density Residential	0.16	Medium Density Residential	
1703351102300	Low Density Residential	0.16	Medium Density Residential	
1703351102700	Low Density Residential	0.24	Medium Density Residential	
1703351200100	Low Density Residential	0.44	Medium Density Residential	
1703341106100	Medium Density Residential	0.15	Low Density Residential	
1703341106102	Medium Density Residential	0.26	Low Density Residential	
1703254301702	Medium Density Residential	0.11	Low Density Residential	
1703274402801	Medium Density Residential	0.54	Low Density Residential	
1703274402501	Medium Density Residential	0.15	Low Density Residential	
1703274402600	Medium Density Residential	0.15	Low Density Residential	
1703274403800	Low Density Residential	0.44	Medium Density Residential	
1703253102200	Low Density Residential	0.22	High Density Residential	
1703253309400	Low Density Residential	0.16	High Density Residential	
1703253102000	Low Density Residential	0.22	High Density Residential	
1703253105500	Major Retail Center	1.43	High Density Residential	ACCESS MANAGEMENT
1703274200325	Low Density Residential	0.14	Medium Density Residential	
1703274200326	Low Density Residential	0.14	Medium Density Residential	
1703251409900	Low Density Residential	0.52	Light Medium Industrial	REFLECT CURRENT USE
1703251409800	Low Density Residential	0.52	Light Medium Industrial	REFLECT CURRENT USE
1703251409700	Low Density Residential	0.98	Light Medium Industrial	REFLECT CURRENT USE
1703361421300	Low Density Residential	0.25	Light Medium Industrial	
1703341410600	Parks and Open Space	0.06	Low Density Residential	
1703351101800	Low Density Residential	0.16	Medium Density Residential	
1703351101900	Low Density Residential	0.16	Medium Density Residential	
1703351102000	Low Density Residential	0.17	Medium Density Residential	
1703351102400	Low Density Residential	0.32	Medium Density Residential	
1703351102600	Low Density Residential	0.24	Medium Density Residential	
1703253403200	Medium Density Residential	0.16	Low Density Residential	
1703253403100	Medium Density Residential	0.16	Low Density Residential	
1703253402900	Medium Density Residential	0.26	Low Density Residential	
1703253402800	Medium Density Residential	0.26	Low Density Residential	
1703253402700	Medium Density Residential	0.26	Low Density Residential	

1703253105900	Major Retail Center	0.91	Community Commercial	ACCESS MANAGEMENT
1703253105600	Major Retail Center	0.98	Community Commercial	ACCESS MANAGEMENT
1703253104700	Low Density Residential	0.17	Medium Density Residential	CHANGE LOTS TO NORTH
1703253403000	Medium Density Residential	0.19	Low Density Residential	
1703341410500	Parks and Open Space	0.10	Low Density Residential	
1703351102800	Low Density Residential	0.37	Medium Density Residential	
1703351103000	Parks and Open Space	0.41	Medium Density Residential	
1703351200200	Low Density Residential	0.15	Medium Density Residential	
1703274402700	Medium Density Residential	0.47	Low Density Residential	
1703263400700	Low Density Residential	0.49	Medium Density Residential	
1703263101100	Low Density Residential	0.38	Medium Density Residential	
1703264200800	Low Density Residential	0.46	Medium Density Residential	
1703274200324	Low Density Residential	0.17	Medium Density Residential	
1703331400200	Low Density Residential	1.02	Medium Density Residential	
1703331400300	Low Density Residential	0.95	Medium Density Residential	
1703331401000	Low Density Residential	0.28	Medium Density Residential	
1703331100907	Low Density Residential	0.33	Medium Density Residential	
1703331100903	Low Density Residential	0.29	Medium Density Residential	
1703274200340	Low Density Residential	0.23	Medium Density Residential	
1703274200314	Low Density Residential	0.14	Medium Density Residential	
1802052201301	Commercial	0.04	Medium Density Residential	
1703353300500	Light Medium Industrial	1.75	Heavy Industrial	
1703254301800	Medium Density Residential	0.23	Low Density Residential	
1703341105900	Medium Density Residential	0.90	Low Density Residential	
1703341106105	Medium Density Residential	0.15	Low Density Residential	
1703341106000	Medium Density Residential	0.10	Low Density Residential	
1703274200316	Low Density Residential	0.17	Medium Density Residential	
1703274200311	Low Density Residential	0.14	Medium Density Residential	
1703274200315	Low Density Residential	0.14	Medium Density Residential	
1703274200332	Low Density Residential	0.18	Medium Density Residential	
1703274200333	Low Density Residential	0.17	Medium Density Residential	
1703274200312	Low Density Residential	0.14	Medium Density Residential	
1703274200308	Low Density Residential	0.14	Medium Density Residential	
1703274200310	Low Density Residential	0.14	Medium Density Residential	

1703274200313	Low Density Residential	0.14	Medium Density Residential
1703274200317	Low Density Residential	0.18	Medium Density Residential
1703274200309	Low Density Residential	0.14	Medium Density Residential
1703274200319	Low Density Residential	0.18	Medium Density Residential
1703274200318	Low Density Residential	0.21	Medium Density Residential
1702341200301	Commercial	0.62	Low Density Residential
1702341200201	Commercial	0.28	Low Density Residential
1702341202900	Commercial	0.10	Low Density Residential
1702341202800	Commercial	0.10	Low Density Residential
1702341202700	Commercial	0.10	Low Density Residential
1702341203900	Commercial	0.10	Low Density Residential
1702341203800	Commercial	0.10	Low Density Residential
1702341203700	Commercial	0.10	Low Density Residential
1702341203200	Commercial	0.10	Low Density Residential
1702341203300	Commercial	0.10	Low Density Residential
1702341203400	Commercial	0.10	Low Density Residential
1702341201700	Commercial	0.11	Low Density Residential
1702341201800	Commercial	0.11	Low Density Residential
1702341201900	Commercial	0.11	Low Density Residential
1702341201100	Commercial	0.11	Low Density Residential
1702341201200	Commercial	0.10	Low Density Residential
1702341201300	Commercial	0.10	Low Density Residential
1702341202000	Commercial	0.11	Low Density Residential
1702341202100	Commercial	0.11	Low Density Residential
1702341202200	Commercial	0.11	Low Density Residential
1702341202300	Commercial	0.11	Low Density Residential
1702341202400	Commercial	0.11	Low Density Residential
1702341202500	Commercial	0.11	Low Density Residential
1702341201600	Commercial	0.14	Low Density Residential
1702341200100	Commercial	0.31	Low Density Residential
1703253403300	Medium Density Residential	0.16	Low Density Residential
1703254301602	Medium Density Residential	0.11	Low Density Residential
1703254301701	Medium Density Residential	0.11	Low Density Residential
1703274200338	Low Density Residential	0.22	Medium Density Residential

1703274200329	Low Density Residential	0.18	Medium Density Residential	
1703341106104	Medium Density Residential	0.17	Low Density Residential	
1703341106103	Medium Density Residential	0.15	Low Density Residential	
1703284000101	Parks and Open Space	0.20	Low Density Residential	
1703274200337	Low Density Residential	0.23	Medium Density Residential	
1703274200330	Low Density Residential	0.18	Medium Density Residential	
1703274200335	Low Density Residential	0.17	Medium Density Residential	
1703274200336	Low Density Residential	0.23	Medium Density Residential	
1703274200339	Low Density Residential	0.16	Medium Density Residential	
1703274200331	Low Density Residential	0.14	Medium Density Residential	
1703274200334	Low Density Residential	0.19	Medium Density Residential	
1802060001000	Heavy Industrial	0.07	Parks and Open Space	
1802060001004	Commercial	7.33	Light Medium Industrial	TALK TO ROSBORO
1702312200700	Low Density Residential	2.21	Government and Education	
1702300000101	Parks and Open Space	0.07	Heavy Industrial	MAP ERROR
1702341204000	Commercial	0.10	Low Density Residential	
1702341203600	Commercial	0.11	Low Density Residential	
1702341203500	Commercial	0.11	Low Density Residential	
1702341201000	Commercial	0.23	Low Density Residential	
1702341201400	Commercial	0.12	Low Density Residential	
1702341203100	Commercial	0.10	Low Density Residential	
1702341201500	Commercial	0.30	Low Density Residential	
1703254301601	Medium Density Residential	0.11	Low Density Residential	
1703254403600	Low Density Residential	2.59	Major Retail Center	
1703264200600	Low Density Residential	2.68	High Density Residential	
1703264200300	Low Density Residential	1.70	High Density Residential	
1702280000401	Sand and Gravel	0.08	Light Medium Industrial	UGB EXPANSION
1702302300103	Campus Industrial	1.00	Light Medium Industrial	
1702302300101	Campus Industrial	3.26	Light Medium Industrial	
1702302300104	Campus Industrial	2.43	Light Medium Industrial	
1702302300105	Medium Density Residential	0.30	Campus Industrial	
1702300000800	Heavy Industrial	0.04	Low Density Residential	
1702300001800	Low Density Residential	0.19	Community CommerCampus Industrialal	
1703251102300	Commercial	0.40	Community CommerCampus Industrialal	

1802041100117	Medium Density Residential		0.25	Low Density Residential
1702341203000	Commercial		0.10	Low Density Residential
1702341202600	Commercial		0.10	Low Density Residential
1702334400201	Commercial		1.63	Medium Density Residential
1703331401100	Low Density Residential		0.30	Medium Density Residential
1703331401200	Low Density Residential		0.33	Medium Density Residential
1703331100916	Low Density Residential		0.30	Medium Density Residential
1703331100917	Low Density Residential		0.34	Medium Density Residential
1703331100913	Low Density Residential		0.30	Medium Density Residential
1703331100912	Low Density Residential		0.34	Medium Density Residential
1703331100910	Low Density Residential		0.30	Medium Density Residential
1703331100911	Low Density Residential		0.35	Medium Density Residential
1703331100906	Low Density Residential		0.38	Medium Density Residential
1703331100904	Low Density Residential		0.27	Medium Density Residential
1703331100905	Low Density Residential		0.32	Medium Density Residential
1703274200323	Low Density Residential		0.15	Medium Density Residential
1703274200322	Low Density Residential		0.16	Medium Density Residential
1703274200328	Low Density Residential		0.14	Medium Density Residential
1703274200327	Low Density Residential		0.14	Medium Density Residential
1703274200321	Low Density Residential		0.18	Medium Density Residential
1703274200320	Low Density Residential		0.16	Medium Density Residential
1703274200302	Low Density Residential		0.13	Medium Density Residential
1703274200303	Low Density Residential		0.13	Medium Density Residential
1703274200304	Low Density Residential		0.13	Medium Density Residential
1703274200305	Low Density Residential		0.13	Medium Density Residential
1703274200306	Low Density Residential		0.13	Medium Density Residential
1703274200307	Low Density Residential		0.14	Medium Density Residential
1703274200100	Low Density Residential		0.05	Medium Density Residential
1703341106616	Low Density Residential		1.18	Medium Density Residential
1802090000103	Low Density Residential		51.61	Light Medium Industrial
1703272401001	Light Medium Industrial	Low Density Residential	0.18	Light Medium Industrial
1703263200100	Commercial	MU - Mixed Use - LMI/CC	0.49	Community Commercial
1703263200101	Commercial	MU - Mixed Use - LMI/CC	0.28	Community Commercial
1703274100100	Commercial	MU - Mixed Use - LMI/CC	0.40	Community Commercial

1703140001801	Medium Density Residential	Low Density Residential	0.19	Medium Density Residential	
1703150001000	Campus Industrial	Campus Industrial	0.13	Parks and Open Space	MORE RESEARCH
1703272203500	Low Density Residential	Low Density Residential	0.72	Parks and Open Space	
1702310000503		Heavy Industrial	12.23	Parks and Open Space	MAP ERROR PREVIOUS PAPA
1702310000501		Public Land & Open Space	1.92	Community Commercial	MAP ERROR PREVIOUS PAPA
1702312103900		Light Medium Industrial	0.40	Low Density Residential	
1702311404002		Light Medium Industrial	0.16	Low Density Residential	CHANGE TO MATCH ZONING
1702311400200		Light Medium Industrial	0.18	Low Density Residential	
1702312104000		Light Medium Industrial	0.38	Low Density Residential	
1702312104100		Light Medium Industrial	0.39	Low Density Residential	
1802052200407		Medium Density Residential	0.23	Low Density Residential	
1802052200408		Medium Density Residential	0.23	Low Density Residential	
1802052200409		Medium Density Residential	0.23	Low Density Residential	
1702310005300		Community Commercial	0.05	Light Medium Industrial	FIX MAP ERROR
1702311404001		Light Medium Industrial	0.17	Low Density Residential	CHANGE TO MATCH ZONING
1702310000502		Heavy Industrial	6.96	Parks and Open Space	MAP ERROR PREVIOUS PAPA
1702312103800		Light Medium Industrial	0.37	Low Density Residential	
1702323203000		Low Density Residential	1.84	Medium Density Residential	CHANGE TO MATCH ZONING
1702322300300		Heavy Industrial	0.71	Community Commercial	CHANGE TO MATCH ZONING
1702310004800		Community Commercial	0.03	Medium Density Residential	FIX MAP ERROR
1702314100402		Community Commercial	0.08	Medium Density Residential	CHANGE TO MATCH ZONING
1702314100403		Community Commercial	0.10	Medium Density Residential	CHANGE TO MATCH ZONING
1702314100404		Community Commercial	0.09	Medium Density Residential	CHANGE TO MATCH ZONING
1702300002200		Low Density Residential	0.04	Heavy Industrial	FIX MAP ERROR
1702312100800		Low Density Residential	0.23	Light Medium Industrial	
1702324405300	Low Density Residential	Public Land & Open Space	0.16	Low Density Residential	
1702324405200	Low Density Residential	Public Land & Open Space	0.16	Low Density Residential	
1702324405100	Low Density Residential	Public Land & Open Space	0.16	Low Density Residential	
1702333106505	Medium Density Residential	Low Density Residential	0.13	Medium Density Residential	MAIN STREET CORRIDOR
1702324100205	Medium Density Residential	Low Density Residential	0.17	Medium Density Residential	
1702333106600	Medium Density Residential	Low Density Residential	0.58	Medium Density Residential	MAIN STREET CORRIDOR
1702333106504	Medium Density Residential	Low Density Residential	0.43	Medium Density Residential	MAIN STREET CORRIDOR
1702333106500	Medium Density Residential	Low Density Residential	0.45	Medium Density Residential	MAIN STREET CORRIDOR
1702333100601	Medium Density Residential	Low Density Residential	0.13	Medium Density Residential	

1702333100600	Medium Density Residential	Low Density Residential	0.17	Medium Density Residential
1702333100512	Medium Density Residential	Low Density Residential	0.15	Medium Density Residential
1702333100511	Medium Density Residential	Low Density Residential	0.14	Medium Density Residential
1702333100510	Medium Density Residential	Low Density Residential	0.12	Medium Density Residential
1702333100509	Medium Density Residential	Low Density Residential	0.14	Medium Density Residential
1702324100209	Medium Density Residential	Low Density Residential	0.15	Medium Density Residential
1702333100508	Medium Density Residential	Low Density Residential	0.10	Medium Density Residential
1702333100502	Medium Density Residential	Low Density Residential	0.15	Medium Density Residential
1702333100503	Medium Density Residential	Low Density Residential	0.21	Medium Density Residential
1702333100504	Medium Density Residential	Low Density Residential	0.16	Medium Density Residential
1702333100505	Medium Density Residential	Low Density Residential	0.13	Medium Density Residential
1702333100506	Medium Density Residential	Low Density Residential	0.12	Medium Density Residential
1702333100507	Medium Density Residential	Low Density Residential	0.14	Medium Density Residential
1702333100501	Low Density Residential	Low Density Residential	0.05	Medium Density Residential
1702332100800	Light Medium Industrial	Low Density Residential	0.22	Light Medium Industrial
1702332101218	Low Density Residential	Low Density Residential	0.13	Light Medium Industrial
1702332101203	Light Medium Industrial	Low Density Residential	0.76	Light Medium Industrial
1702332101204	Light Medium Industrial	Low Density Residential	2.41	Light Medium Industrial
1702332101207	Light Medium Industrial	Low Density Residential	0.03	Light Medium Industrial
1702332101219	Light Medium Industrial	Low Density Residential	5.67	Light Medium Industrial
1702324100208	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702324100243	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702334203100	Medium Density Residential	Low Density Residential	1.01	Medium Density Residential
1802041106121	Low Density Residential	Public Land & Open Space	0.09	Low Density Residential
1702324100206	Medium Density Residential	Low Density Residential	0.16	Medium Density Residential
1702324100207	Medium Density Residential	Low Density Residential	0.18	Medium Density Residential
1702324100800	Medium Density Residential	Low Density Residential	0.06	Medium Density Residential
1702324100900	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702324101000	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702324101100	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702324101200	Medium Density Residential	Low Density Residential	0.07	Medium Density Residential
1702324101300	Medium Density Residential	Low Density Residential	0.10	Medium Density Residential
1702324101400	Medium Density Residential	Low Density Residential	0.05	Medium Density Residential
1702324101500	Medium Density Residential	Low Density Residential	0.05	Medium Density Residential

1702324101600	Medium Density Residential	Low Density Residential	0.05	Medium Density Residential
1702324101700	Medium Density Residential	Low Density Residential	0.05	Medium Density Residential
1702324101800	Medium Density Residential	Low Density Residential	0.04	Medium Density Residential
1702324102000	Medium Density Residential	Low Density Residential	0.31	Medium Density Residential
1702334401400	Parks and Open Space	Public Land & Open Space	0.02	Low Density Residential
1703261402400	Medium Density Residential	Low Density Residential	0.24	Medium Density Residential
1703252405202	Commercial	Low Density Residential	0.54	Community Commercial