



What work have you done to update the FLUM?

- Renamed and refined land use categories
- Divided parks and recreation and open space into separate categories
- Adjusted densities within categories
- Created Community Commercial and Regional Center categories
- Planned for land use with the use of legos
- Added residential and non-residential ratios
- Utilized the fiscal impact model

What are the benefits of the updates to FLUM?

- It helps citizens and developers understand the vision for the city as they plan for development of their property
- Expansion of mixed density opportunities
- Greater integration of MF & Commercial
- Addresses concerns of too much MF development
- Increased and spread out opportunities for commercial nodes- this will help with traffic node and opportunities for amenities nearby
- Outlines possible densities
- Created Regional Commercial and Community Commercial nodes
- Included ratios for non-residential and residential development
- Helps to plan out infrastructure

What concerns you about the updates to the FLUM?

- Does the map reflect current infrastructure? Infrastructure drives development
- Clarity needed on how residential ratio were developed
- Understanding how the FLUM will be implemented
- Within nodes how will ratios be implemented?
- What is guidance vs. what will require a map amendment?

What concrete changes are needed, if any?

- Clarify language regarding mix density residential
- Establish a priority land use for each category