

Land Use Assumptions Update

2024-2025

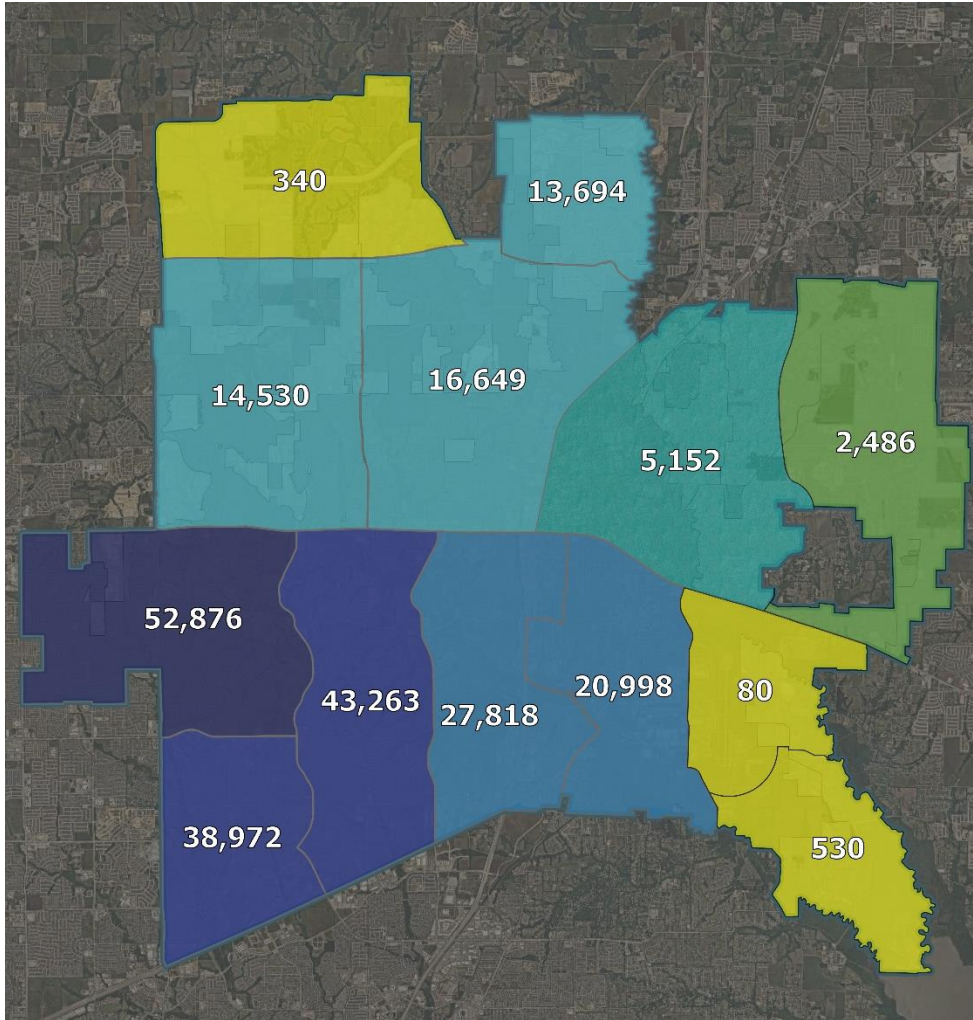
July 14, 2026

CIAC Meeting

Purpose

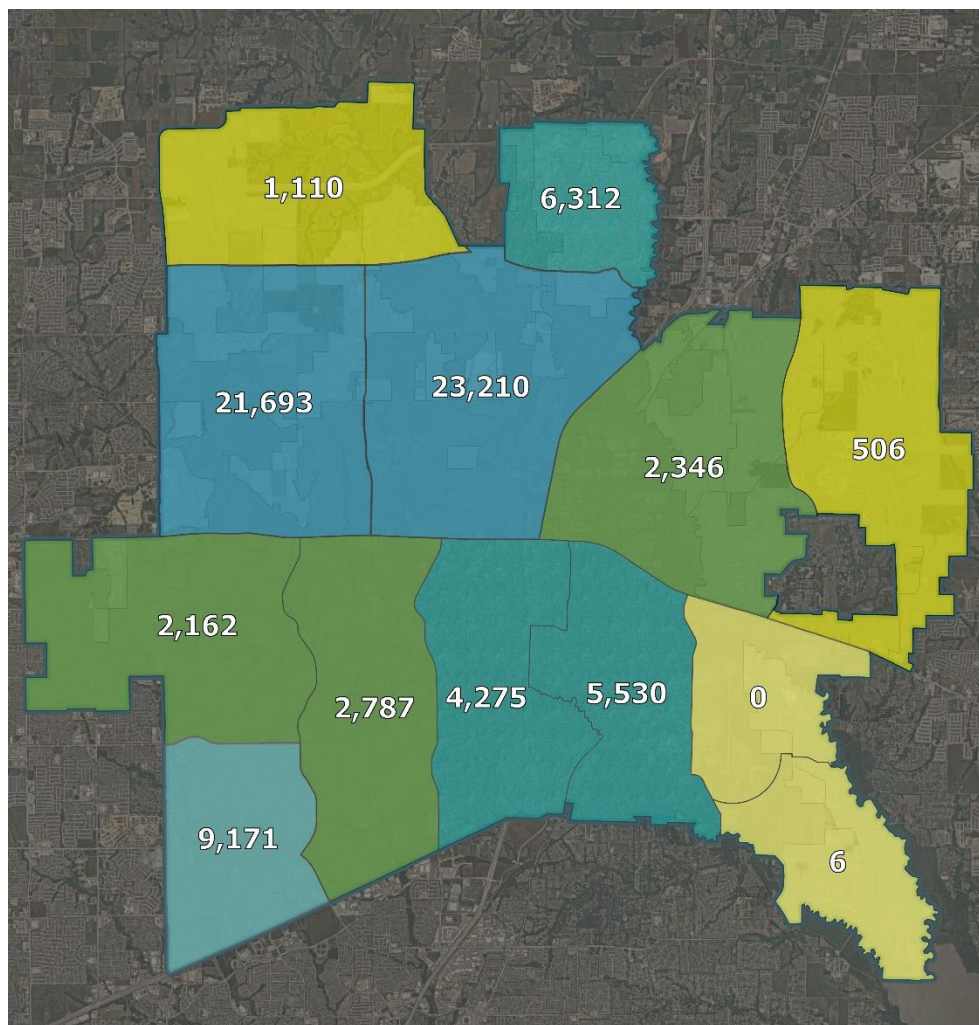
- The Capital Improvements Advisory Committee (CIAC) is required to provide written comments to the City Council prior to Council action on Land Use Assumptions.
- The minutes of this Public Hearing will serve as the written comments and will be forwarded to City Council.
- The Land Use Assumptions Report projects growth over the next 10 years.
 - Projects population growth by using the number of housing units and non-residential growth by building square footages.
 - Data is then spatially allocated to the designated service areas.

Baseline Conditions (2024)



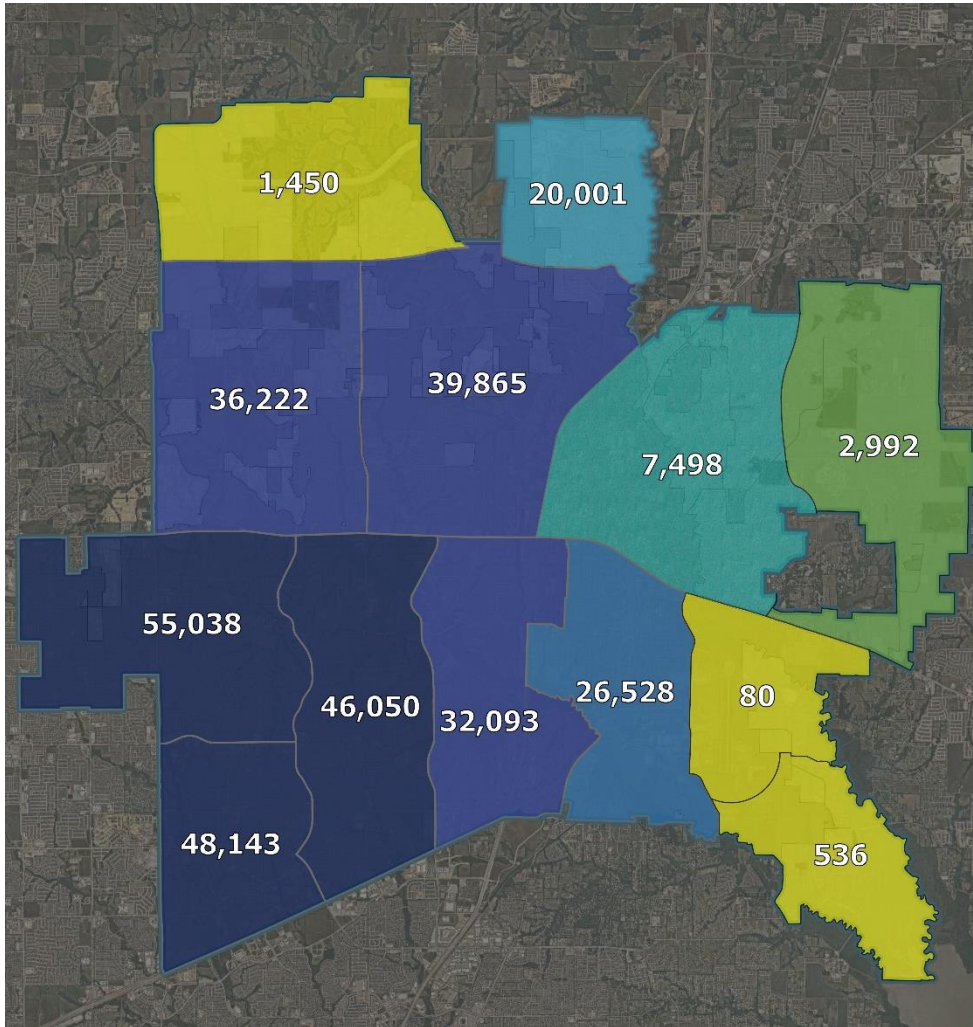
SERVICE AREA	RESIDENTIAL		NON-RESIDENTIAL SQUARE FEET		
	Population	Dwelling Units	Basic	Service	Retail
A	340	115	31,336	15,344	47,015
B	13,688	4,625	2,400	14,755	33,387
C	14,530	5,225	315,779	807,692	268,911
D	16,655	6,007	46,816	3,711,760	1,358,895
E	5,152	1,809	6,373,313	1,638,113	1,290,665
F	2,486	840	837,719	299,129	74,845
G	52,876	18,546	1,824,972	2,364,959	1,442,441
H	38,972	15,629	749,636	4,826,352	2,227,024
I	43,263	15,399	746,736	2,512,967	1,505,393
J	27,818	10,875	2,451,443	2,681,289	4,444,634
K	20,998	7,902	7,447,412	5,352,710	2,056,030
L	80	27	1,780,842	4,269	10,284
M	530	179	71,120	63,896	0
TOTAL	237,387	87,178	22,679,524	24,293,235	14,759,524

10-Year Growth Projections



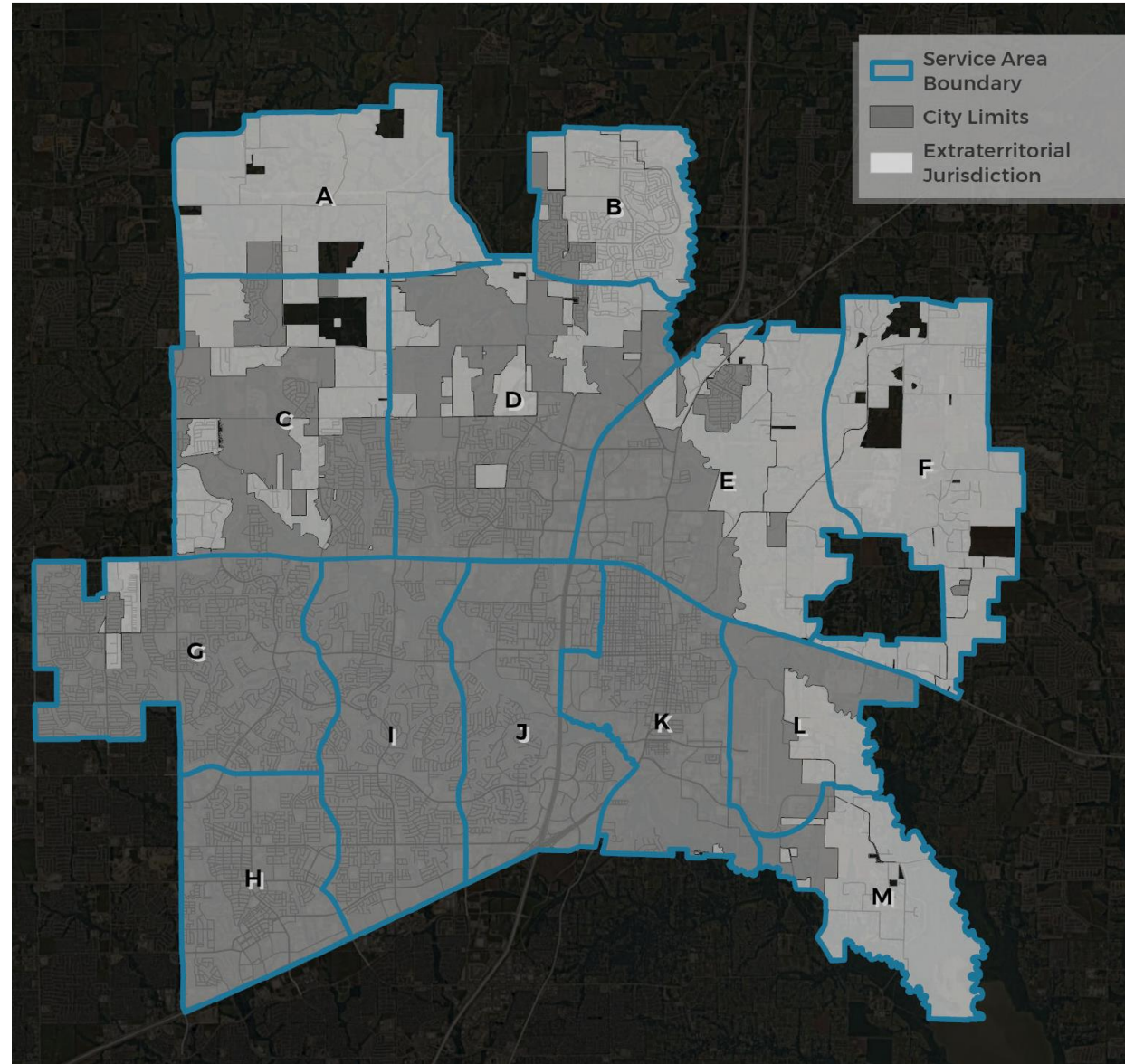
SERVICE AREA	RESIDENTIAL		NON-RESIDENTIAL SQUARE FEET		
	<i>Population</i>	<i>Dwelling Units</i>	<i>Basic</i>	<i>Service</i>	<i>Retail</i>
A	1,110	375	0	0	0
B	6,313	2,150	0	196,835	43,605
C	21,693	8,202	137,900	968,989	1,031,213
D	23,210	9,624	60,158	2,412,742	1,165,075
E	2,346	1,068	3,561,228	466,539	198,981
F	506	171	0	38,761	73,915
G	2,162	925	173,804	450,620	739,505
H	9,171	4,387	108,825	771,644	555,027
I	2,787	1,290	96,936	1,341,799	576,280
J	4,275	2,120	338,878	534,824	395,067
K	5,530	2,604	2,028,771	797,023	136,242
L	0	0	3,336,078	371,350	42,844
M	6	2	387,404	65,706	27,877
TOTAL	79,108	32,918	10,229,982	8,416,832	4,985,630

2034 Projections



SERVICE AREA	RESIDENTIAL		NON-RESIDENTIAL SQUARE FEET		
	<i>Population</i>	<i>Dwelling Units</i>	<i>Basic</i>	<i>Service</i>	<i>Retail</i>
A	1,450	490	31,336	15,344	47,015
B	20,001	6,775	2,400	211,590	76,992
C	36,222	13,427	453,679	2,051,491	1,300,124
D	39,865	15,631	114,662	6,170,226	2,523,970
E	7,498	2,877	9,934,541	2,104,652	1,489,646
F	2,992	1,011	837,719	337,890	148,760
G	55,038	19,471	1,998,776	2,815,579	2,181,946
H	48,143	20,016	858,461	5,597,996	2,782,051
I	46,050	16,689	843,672	3,534,232	2,081,673
J	32,093	12,995	2,790,321	3,216,113	4,839,701
K	26,528	10,506	9,476,183	6,149,733	2,192,272
L	80	27	5,109,232	375,619	53,128
M	536	181	458,524	129,602	27,877
TOTAL	316,495	120,096	32,909,506	32,710,067	19,745,154

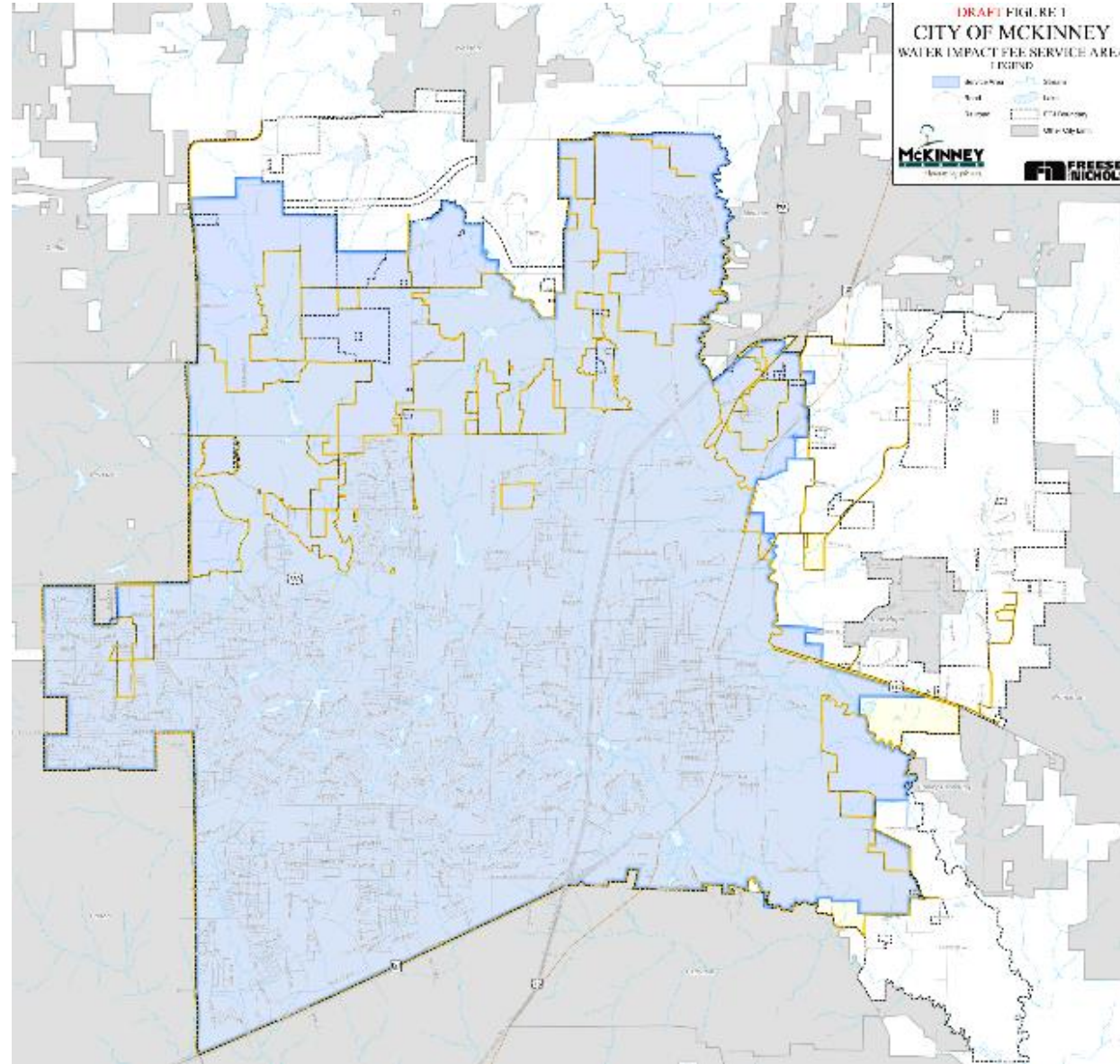
Roadway Service Areas



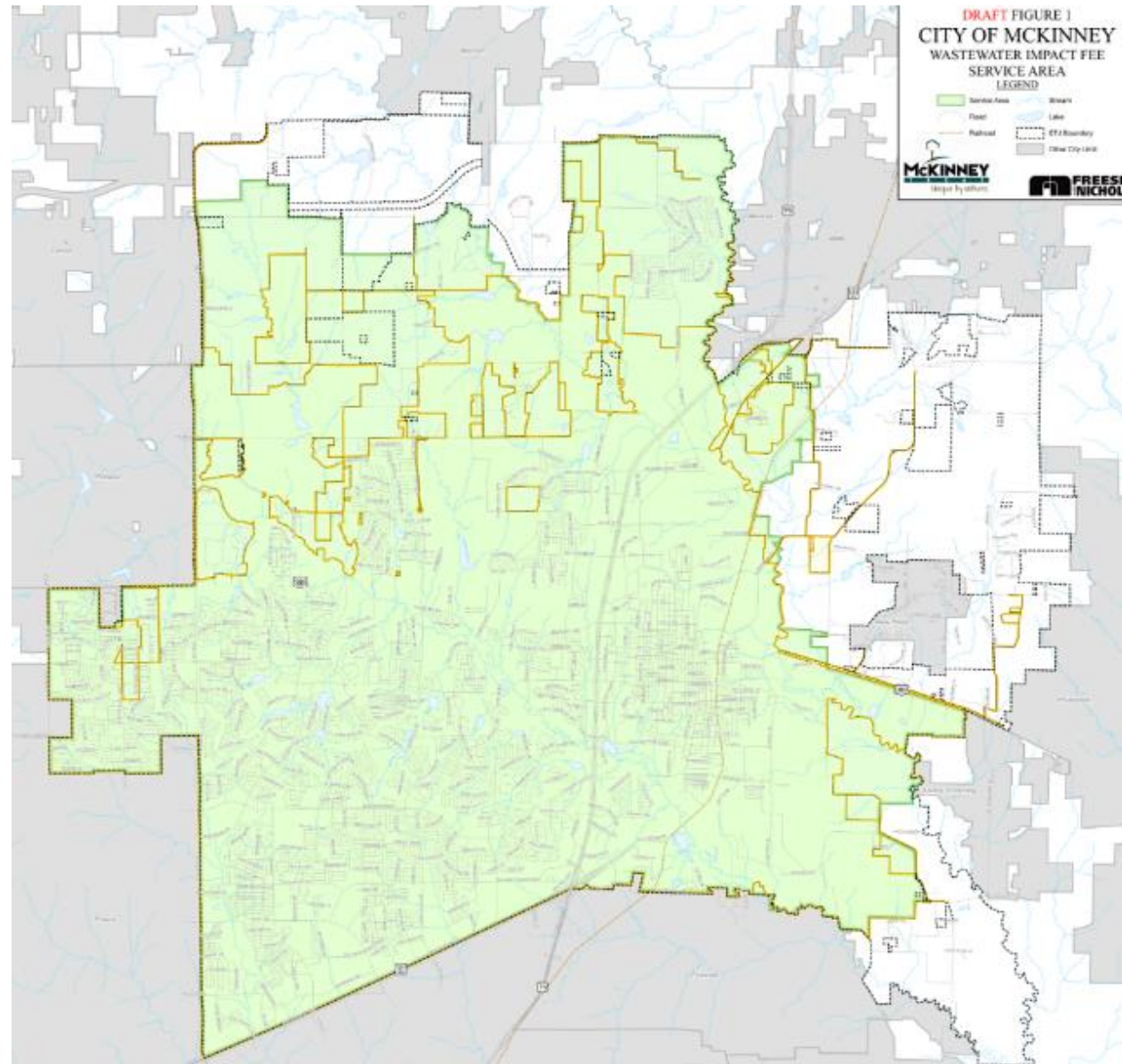
Roadway Service Area Growth

SERVICE AREA	DWELLING UNITS	SQUARE FEET		
		BASIC	SERVICE	RETAIL
A	161	0	0	0
B	250	0	0	0
C	5,859	138,000	358,000	864,000
D	7,464	60,000	864,000	1,091,000
E	384	3,561,000	340,000	192,000
F	0	0	0	0
G	852	53,000	167,000	680,000
H	4,383	15,000	716,000	526,000
I	1,290	97,000	335,000	576,000
J	2,091	339,000	277,000	386,000
K	2,594	2,029,000	345,000	136,000
L	0	2,544,000	183,000	43,000
M	0	254,000	43,000	20,000
Totals	25,328	9,090,000	3,628,000	4,514,000

Water Service Area



Wastewater Service Area



Questions?

Water/Wastewater Service Area Growth

Planning Period	Population	Basic Non-Residential Area (SF)	Service Non-Residential Area (SF)	Retail Non-Residential Area (SF)	Total Non-Residential Area (SF)
Water Service Area					
Existing	230,520	21,573,651	23,963,462	14,608,748	60,145,861
10-Year	306,747	31,375,498	28,113,688	19,454,386	78,943,572
Buildout	409,791	46,445,869	32,211,300	29,944,364	108,601,533
Wastewater Service Area					
Existing	230,097	21,474,976	23,914,926	14,489,301	59,879,203
10-Year	306,787	31,811,235	28,247,146	19,463,562	79,521,943
Buildout	409,982	47,117,998	32,483,875	29,953,540	109,555,413