

Appendix D: Growth Capacity Comparison (2003-2015)

Background

As part of the 2015 update to the Manhattan Urban Area Comprehensive Plan, numerous changes were made to the Future Land Use Plan map. These changes reflect a significant expansion of the Planning Area and targeted adjustments to the map to reflect more detailed plans adopted for specific planning areas, the addition of new land use categories, and other updates to align the Plan with future growth expectations for the Manhattan Urban Area and community input received. The effects of these adjustments are reflected in the estimates contained in the two tables below.

Changes in Residential Growth Capacity Since 2003

Changes in residential growth capacity were impacted most significantly by the addition of the Blue Township Urban Growth Area and through targeted updates in the core area to accommodate a new Urban Core Residential Category adjacent to the KSU campus and expansion of areas designated for Residential High Density. The summary below does not reflect opportunities for residential as part of mixed-use developments.

Land Use Category	2003 Acres (Total)	2015 Acres (Total)	% Increase	Capacity Increase (du)**
Urban Core Residential (new category)*	--	14	n/a	2, 200+/-
Residential High Density	372	529	30	
Residential Medium to High	1,040	1,094	5	
Residential Low to Medium	5,602	9,158	39	10,000+/-
Rural Residential	3,340	331	0	
Total:	10,354	14,126		12,200+/-

*Areas designated for Urban Core Residential were formerly designated as Residential High Density

**Capacity estimates are based on reduced acreages (varies by category) to account for infrastructure needs, right-of-way, and other development constraints.

Changes in Non-Residential Growth Capacity Since 2003

Changes in non-residential growth capacity were impacted most significantly by the incorporation of expanded employment and commercial opportunities in the Eureka Valley and West US-24 Corridors.

Land Use Category	2003 Acres (Total)	2015 Acres (Total)	% Increase
Central Core District	140	156	10
Community Commercial	957	1,402	32
Neighborhood Commercial	113	88	-29
Industrial	1,780	2,149	17
Office/Research	507	507	0
Service Commercial*	--	664	--
Total:	2,990	4,966	60

*Areas designated for Service Commercial were previously designated as Industrial.

Appendix E: Trends and Forces Report

