

**SUMMARY YIELD ANALYSIS COMPARISON BETWEEN
1998 COMPREHENSIVE PLAN AND
CAC FINAL RECOMMENDATIONS LAND USE PLAN**

Dwelling Unit Types & School Requirements - Difference between Sector Plan and 1998 Comprehensive Plan

	Multifamily		SFA		SFD		Total	
	Low	High	Low	High	Low	High	Low	High
98 Plan	2,215	3,987	90	136	584	797	2,889	4,920
Sector Plan	1,850	3,349	126	189	890	1760	2,866	5,298
Diff. From 98 Plan	-365	-638	36	53	306	963	-23	378

	Students		Students		Students		Total	
	Low	High	Low	High	Low	High	Low	High
98 Plan	352	634	25	38	168	229	545	901
ES	120	215	11	17	91	124	222	356
MS	126	227	13	19	124	169	263	416
Sector Plan	294	532	36	53	255	505	585	1091
ES	100	181	15	23	139	275	254	479
HS	105	191	18	27	189	373	312	591

Difference From 98 Plan

	Students		Schools*	
	Low	High	Low	High
ES	40	190	0.06	0.29
MS	32	122	0.03	0.11
HS	49	175	0.02	0.09
Total	122	488		

*School Size - ES=650, MS=1100, HS=2000 (Source - County Schools Planning and Assessment Office)

Students generated by housing type are based on current County School LOS generation factors.

The above calculations are based on build-out assumptions developed by the Planning Office and refined by the Citizens Advisory Committee. These assumptions concern such development factors as: net developable land, percentage of uses in mixed-use districts, etc. Yield factors are based on maximum and minimum densities allowed under the existing plan and the Sector Plan. The above calculations are for comparison purposes only and are not intended to project how any property or group of properties will ultimately be developed.

Comparison of Sector Land Use Plan to 98 Plan.

1998 Plan	Residential Yield (Housing Units)			Retail (Square Feet)			Employment (Square Feet)		
	High	Medium	Low	High	Medium	Low	High	Medium	Low
RCC	783	600	418	3,410,382	2,387,268	1,364,153	1,705,191	852,596	682,076
REC	1,183	907	631	1,431,952	859,171	286,390	10,739,642	6,443,785	2,147,928
CEC-TC									
CEC	1,088	816	544	1,316,061	921,243	526,424	9,870,457	6,909,320	3,948,183
NC	0	0	0	140,777	117,314	93,851			
EI	0	0	0	272,279	204,209	136,140	2,450,512	1,837,884	1,225,256
FEC	0	0	0	191,828	145,150	115,097	1,726,449	1,306,347	1,035,870
SRH	933	777	622	0	0	0	0	0	0
SRM	543	452	362	0	0	0	0	0	0
SRL	104	52	26	0	0	0	0	0	0
SRR	277	277	277	0	0	0	0	0	0
AE	9	9	9	0	0	0	0	0	0
Total	4,920	3,890	2,889	6,763,279	4,634,355	2,522,055	26,492,251	17,349,932	9,039,313
Sector Plan									
RCC	674	505	337	3,669,885	2,568,920	1,467,954	1,834,943	1,284,460	733,977
REC	629	472	315	570,913	380,609	190,304	4,281,847	2,854,565	1,427,282
CEC-TC	530	398	265	962,242	673,569	384,897	1,924,484	1,347,138	769,793
CEC	461	346	230	557,565	368,705	223,026	4,181,735	2,765,291	1,672,694
FEC	0	0	0	158,523	119,949	95,114	1,426,705	1,079,540	856,023
EI	0	0	0	251,394	188,546	125,697	2,262,547	1,696,910	1,131,273
SRH	1,055	879	703	0	0	0	0	0	0
SRM	754	629	503	0	0	0	0	0	0
SRL	908	454	227	0	0	0	0	0	0
SRR	283	283	283	0	0	0	0	0	0
AE	3	3	3	0	0	0	0	0	0
Total	5,297	3,969	2,866	6,170,522	4,300,298	2,486,992	15,912,261	11,027,904	6,591,042
Diff. From 98 Plan	377	79	-23	-592,757	-334,057	-35,063	-10,579,990	-6,322,028	-2,448,271
% Difference	7.66%	2.03%	-0.80%	-8.76%	-7.21%	-1.39%	-39.94%	-36.44%	-27.08%

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