

**DETAILED YIELD ANALYSIS COMPARISON  
BETWEEN 1998 COMPREHENSIVE PLAN AND  
CAC FINAL RECOMMENDATION LAND USE PLAN**



ADDENDA A-7

KEY	LRLU	TOTAL GROSS ACREAGE	TOTAL NET ACREAGE	RESIDENTIAL						
				NET ACREAGE	DENSITY RANGES			YIELD		
					HIGH	MED	LOW	HIGH	MEDIUM	LOW
17	RCC	297.78	223.34	22.33	24	18	12	536	402	268
25	RCC	57.33	43.00	4.30	24	18	12	103	77	52
31	RCC	14.47	10.85	1.09	24	18	12	26	20	13
32	RCC	4.85	3.64	0.36	24	18	12	9	7	4
	SUBT	374.44	280.83	28.08				674	505	337
12	REC	233.00	174.75	26.21	24	18	12	629	472	315
	SUBT	233.00	174.75	26.21				629	472	315
16	CEC-TC	191.49	143.62	35.90	12	9	6	431	323	215
15	CEC-TC	25.30	18.97	4.74	12	9	6	57	43	28
	COMMUT CEC-TC	-5.60	-4.20	-1.05	12	9	6	-13	-9	-6
30	CEC-TC	24.44	18.33	4.58	12	9	6	55	41	27
	SUBT	235.63	176.72	44.18				530	398	265
50	CEC	2.56	1.92	0.29	12	9	6	3	3	2
4	CEC	4.77	3.57	0.54	12	9	6	6	5	3
47	CEC	80.92	60.69	9.10	12	9	6	109	82	55
44	CEC	85.56	64.17	9.63	12	9	6	116	87	58
43	CEC	0.58	0.44	0.07	12	9	6	1	1	0
11	CEC	6.73	5.05	0.76	12	9	6	9	7	5
28-A	CEC	33.60	25.20	3.78	12	9	6	45	34	23
40	CEC	20.51	15.38	2.31	12	9	6	28	21	14
2	CEC	44.06	33.04	4.96	12	9	6	59	45	30
36	CEC	22.78	17.09	2.56	12	9	6	31	23	15
27	CEC	39.25	29.44	4.42	12	9	6	53	40	26
	SUBT	341.33	256.00	38.40				461	346	230
35	FEC	161.74	121.31							
	SUBT	161.74	121.31							
21	EI	256.50	192.37	0.00	0	0	0	0	0	0
	SUBT	256.50	192.37	0.00				0	0	0
26	SRH	12.37	9.28	9.28	15	12.5	10	139	116	93
18	SRH	81.39	61.04	61.04	15	12.5	10	916	763	610
	SUBT	93.76	70.32	70.32				1,055	879	703
14	SRM	103.08	77.31	77.31	6	5	4	464	387	309
8	SRM	64.52	48.39	48.39	6	5	4	290	242	194
	SUBT	167.60	125.70	125.70				754	629	503
20	SRL	258.09	193.57	193.57	4	2	1	774	387	194
41	SRL	11.00	8.25	8.25	4	2	1	33	17	8
28-B	SRL	33.60	25.20	25.20	4	2	1	101	50	25
	SUBT	302.70	227.02	227.02				908	454	227
6	SRR	441.33	331.00	331.00	0.4	0.4	0.4	132	132	132
5	SRR	217.79	163.34	163.34	0.4	0.4	0.4	65	65	65
22	SRR	165.53	124.15	124.15	0.4	0.4	0.4	50	50	50
54	SRR	33.16	24.87	24.87	0.4	0.4	0.4	10	10	10
56	SRR	84.90	63.67	63.67	0.4	0.4	0.4	25	25	25
	SUBT	942.71	707.03	707.03				283	283	283
47A	AE	43.57	32.68	32.68	0.1	0.1	0.1	3	3	3
	SUBT	43.57	32.68	32.68	0.1	0.1	0.1	3	3	3
47B	DCR	0.00	0.00	0.00	0.1	0.1	0.1	0	0	0
	SUBT	0.00	0.00	0.00				0	0	0
	TOTAL	3,152.98	2,364.74	1,299.63				5,297	3,968	2,866

1998 PLAN

RCC	347.96	260.97	26.10	30	23	16	783	600	418
REC	350.65	262.98	39.45	30	23	16	1183	907	631
CEC	805.67	604.25	90.64	12	9	6	1088	816	544
NC	14.36	10.77							
EI	277.81	208.36							
FEC	195.72	146.79							
SRH	82.91	62.19	62.19	15	12.5	10	933	777	622
SRM	120.63	90.47	90.47	6	5	4	543	452	362
SRL	34.58	25.93	25.93	4	2	1	104	52	26
SRR	923.29	692.46	692.46	0.4	0.4	0.4	277	277	277
AE	91.83	91.83	91.83	0.1	0.1	0.1	9	9	9
TOTAL	3245.40	2457.01	1,119.06				4,920	3,891	2,888

DIFF			180.5686259				378	77	-22
%			16.14%				7.68%	1.98%	-0.77%

ADDENDA A-7

KEY	LRLU	TOTAL GROSS	TOTAL NET	DENSITY RANGES			RETAIL			
		ACREAGE	ACREAGE	NET ACREAGE	HIGH	MED	LOW	HIGH	YIELD MEDIUM	LOW
17	RCC	297.78	223.34	134.00	0.5	0.35	0.2	2,918,578	2,043,005	1,167,431
25	RCC	57.33	43.00	25.80	0.5	0.35	0.2	561,935	393,355	224,774
31	RCC	14.47	10.85	6.51	0.5	0.35	0.2	141,834	99,284	56,734
32	RCC	4.85	3.64	2.18	0.5	0.35	0.2	47,538	33,276	19,015
	SUBT	374.44	280.83	168.50				3,669,885	2,568,920	1,467,954
12	REC	233.00	174.75	17.48	0.75	0.5	0.25	570,913	380,609	190,304
	SUBT	233.00	174.75	17.48				570,913	380,609	190,304
16	CEC-TC	191.49	143.62	35.90	0.5	0.35	0.2	781,998	547,398	312,799
15	CEC-TC	25.30	18.97	4.74	0.5	0.35	0.2	103,313	72,319	41,325
COMMUT	CEC-TC	-5.60	-4.20	-1.05	0.5	0.35	0.2	-22,869	-16,008	-9,148
30	CEC-TC	24.44	18.33	4.58	0.5	0.35	0.2	99,800	69,860	39,920
	SUBT	235.63	176.72	44.18				962,242	673,569	384,897
50	CEC	2.56	1.92	0.19	0.5	0.35	0.2	4,179	2,925	1,672
4	CEC	4.77	3.57	0.36	0.5	0.35	0.2	7,786	5,450	3,114
47	CEC	80.92	60.69	6.07	0.5	0.35	0.2	132,190	92,533	52,876
44	CEC	85.56	64.17	6.42	0.5	0.35	0.2	139,767	97,837	55,907
43	CEC	0.58	0.44	0.04	0.5	0.35	0.2	949	664	379
11	CEC	6.73	5.05	0.50	0.5	0.35	0.2	10,996	7,697	4,399
28-A	CEC	33.60	25.20	2.52	0.5	0.35	0.2	54,890	38,423	21,956
40	CEC	20.51	15.38	1.54	0.5	0.35	0.2	33,508	23,455	13,403
2	CEC	44.06	33.04	3.30	0.5	0.2	0.2	71,966	28,786	28,786
36	CEC	22.78	17.09	1.71	0.5	0.35	0.2	37,215	26,051	14,886
27	CEC	39.25	29.44	2.94	0.5	0.35	0.2	64,119	44,883	25,647
	SUBT	341.33	256.00	25.60				557,565	368,705	223,026
35	FEC	161.74	121.31	12.13	0.3	0.227	0.18	158,523	119,949	95,114
	SUBT	161.74	121.31	12.13				158,523	119,949	95,114
21	EI	256.50	192.37	19.24	0.3	0.225	0.15	251,394	188,546	125,697
	SUBT	256.50	192.37	19.24				251,394	188,546	125,697
26	SRH	12.37	9.28	0.00	0	0	0	0	0	0
18	SRH	81.39	61.04	0.00	0	0	0	0	0	0
	SUBT	93.76	70.32	0.00				0	0	0
14	SRM	103.08	77.31	0.00	0	0	0	0	0	0
8	SRM	64.52	48.39	0.00	0	0	0	0	0	0
	SUBT	167.60	125.70	0.00				0	0	0
20	SRL	258.09	193.57	0.00	0	0	0	0	0	0
41	SRL	11.00	8.25	0.00	0	0	0	0	0	0
28-B	SRL	33.60	25.20	0.00	0	0	0	0	0	0
	SUBT	302.70	227.02	0.00				0	0	0
6	SRR	441.33	331.00	0.00	0	0	0	0	0	0
5	SRR	217.79	163.34	0.00	0	0	0	0	0	0
22	SRR	165.53	124.15	0.00	0	0	0	0	0	0
54	SRR	33.16	24.87	0.00	0	0	0	0	0	0
56	SRR	84.90	63.67	0.00	0	0	0	0	0	0
	SUBT	942.71	707.03	0.00				0	0	0
47A	AE	43.57	32.68	0.00	0	0	0	0	0	0
	SUBT	43.57	32.68	0.0	0.0	0.0	0.0	0.0	0.0	0.0
47B	DCR	0.00	0.00	0.00	0	0	0	0	0	0
	SUBT	0.00	0.00	0.00				0	0	0
TOTAL		3,152.98	2,364.74	287.12				6,170,522	4,300,298	2,486,992

1998 PLAN

RCC	347.96	260.97	156.58	0.5	0.35	0.2	3,410,382	2,387,268	1,364,153
REC	350.65	262.98	26.30	1.25	0.75	0.25	1,431,952	859,171	286,390
CEC	805.67	604.25	60.43	0.5	0.35	0.2	1,316,061	921,243	526,424
NC	14.36	10.77	10.77	0.3	0.25	0.2	140,777	117,314	93,851
EI	277.81	208.36	20.84	0.3	0.225	0.15	272,279	204,209	136,140
FEC	195.72	146.79	14.68	0.3	0.227	0.18	191,828	145,150	115,097
SRH	82.91	62.19	0.00	0	0	0	0	0	0
SRM	120.63	90.47	0.00	0	0	0	0	0	0
SRL	34.58	25.93	0.00	0	0	0	0	0	0
SRR	923.29	692.46	0.00	0	0	0	0	0	0
AE	91.83	91.83							
TOTAL	3245.40	2457.01	289.59				6,763,279	4,634,355	2,522,055
DIFF			-2.473291875				-592,758	-334,057	-35,063
%			-0.85%				-8.76%	-7.21%	-1.39%

ADDENDA A-7

KEY	LR LU	TOTAL GROSS	TOTAL NET	EMPLOYMENT						
		ACREAGE	ACREAGE	NET ACREAGE	DENSITY RANGES			YIELD		
					HIGH	MED	LOW	HIGH	MEDIUM	LOW
17	RCC	297.78	223.34	67.00	0.5	0.35	0.2	1,459,289	1,021,502	583,716
25	RCC	57.33	43.00	12.90	0.5	0.35	0.2	280,968	196,677	112,387
31	RCC	14.47	10.85	3.26	0.5	0.35	0.2	70,917	49,642	28,367
32	RCC	4.85	3.64	1.09	0.5	0.35	0.2	23,769	16,638	9,508
	SUBT	374.44	280.83	84.25				1,834,943	1,284,460	733,977
12	REC	233.00	174.75	131.06	0.75	0.5	0.25	4,281,847	2,854,565	1,427,282
	SUBT	233.00	174.75	131.06				4,281,847	2,854,565	1,427,282
16	CEC-TC	191.49	143.62	71.81	0.5	0.35	0.2	1,563,995	1,094,797	625,598
15	CEC-TC	25.30	18.97	9.49	0.5	0.35	0.2	206,625	144,638	82,650
COMMUT	CEC-TC	-5.60	-4.20	-2.10	0.5	0.35	0.2	-45,738	-32,017	-18,295
30	CEC-TC	24.44	18.33	9.16	0.5	0.35	0.2	199,601	139,720	79,840
	SUBT	235.63	176.72	88.36				1,924,484	1,347,138	769,793
50	CEC	2.56	1.92	1.44	0.5	0.35	0.2	31,342	21,940	12,537
4	CEC	4.77	3.57	2.68	0.5	0.35	0.2	58,393	40,875	23,357
47	CEC	80.92	60.69	45.52	0.5	0.35	0.2	991,428	694,000	396,571
44	CEC	85.56	64.17	48.13	0.5	0.35	0.2	1,048,249	733,774	419,300
43	CEC	0.58	0.44	0.33	0.5	0.35	0.2	7,116	4,981	2,846
11	CEC	6.73	5.05	3.79	0.5	0.35	0.2	82,473	57,731	32,989
28-A	CEC	33.60	25.20	18.90	0.5	0.35	0.2	411,678	288,174	164,671
40	CEC	20.51	15.38	11.54	0.5	0.35	0.2	251,307	175,915	100,523
2	CEC	44.06	33.04	24.78	0.5	0.2	0.2	539,746	215,898	215,898
36	CEC	22.78	17.09	12.82	0.5	0.35	0.2	279,113	195,379	111,645
27	CEC	39.25	29.44	22.08	0.5	0.35	0.2	480,890	336,623	192,356
	SUBT	341.33	256.00	192.00				4,181,735	2,765,291	1,672,694
35	FEC	161.74	121.31	109.18	0.3	0.227	0.18	1,426,705	1,079,540	856,023
	SUBT	161.74	121.31	109.18				1,426,705	1,079,540	856,023
21	EI	256.50	192.37	173.14	0.3	0.225	0.15	2,262,547	1,696,910	1,131,273
	SUBT	256.50	192.37	173.14				2,262,547	1,696,910	1,131,273
26	SRH	12.37	9.28	0.00	0	0	0	0	0	0
18	SRH	81.39	61.04	0.00	0	0	0	0	0	0
	SUBT	93.76	70.32	0.00				0	0	0
14	SRM	103.08	77.31	0.00	0	0	0	0	0	0
8	SRM	64.52	48.39	0.00	0	0	0	0	0	0
	SUBT	167.60	125.70	0.00				0	0	0
20	SRL	258.09	193.57	0.00	0	0	0	0	0	0
41	SRL	11.00	8.25	0.00	0	0	0	0	0	0
28-B	SRL	33.60	25.20	0.00	0	0	0	0	0	0
	SUBT	302.70	227.02	0.00				0	0	0
6	SRR	441.33	331.00	0.00	0	0	0	0	0	0
5	SRR	217.79	163.34	0.00	0	0	0	0	0	0
22	SRR	165.53	124.15	0.00	0	0	0	0	0	0
54	SRR	33.16	24.87	0.00	0	0	0	0	0	0
56	SRR	84.90	63.67	0.00	0	0	0	0	0	0
	SUBT	942.71	707.03	0.00				0	0	0
47A	AE	43.57	32.68	0.00	0	0	0	0	0	0
	SUBT	43.57	32.68	0.0	0.0	0.0	0.0	0.0	0.0	0.0
47B	DCR	0.00	0.00	0.00	0	0	0	0	0	0
	SUBT	0.00	0.00	0.00				0	0	0
	TOTAL	3,152.98	2,364.74	777.98				15,912,259	11,027,903	6,591,043

1998 PLAN										
RCC	347.96	260.97	78.29	0.5	0.35	0.2	1,705,191	1,193,634	682,076	
REC	350.65	262.98	197.24	1.25	0.75	0.25	10,739,642	6,443,785	2,147,928	
CEC	805.67	604.25	453.19	0.5	0.35	0.2	9,870,457	6,909,320	3,948,183	
NC	14.36	10.77								
EI	277.81	208.36	187.52	0.3	0.225	0.15	2,450,512	1,837,884	1,225,256	
FEC	195.72	146.79	132.11	0.3	0.227	0.18	1,726,449	1,306,347	1,035,870	
SRH	82.91	62.19	0.00	0	0	0	0	0	0	
SRM	120.63	90.47	0.00	0	0	0	0	0	0	
SRL	34.58	25.93	0.00	0	0	0	0	0	0	
SRR	923.29	692.46	0.00	0	0	0	0	0	0	
AE	91.83	91.83								
TOTAL	3245.40	2457.01	1,048.35				26,492,252	17,690,970	9,039,314	
DIFF			-270.3686841				-10,579,993	-6,663,066	-2,448,271	
%			-25.79%				-39.94%	-37.66%	-27.08%	

TYPE OF RESIDENTIAL UNITS & LOCAL - CAC PROPOSAL

	MULTIF		SFA		SFD		TOTAL	
	HIGH	LOW	HIGH	LOW	HIGH	LOW	HIGH	LOW
RCC	674	505	337					
REC	629	472	315					
CEC-TC	530	398	265					
CEC	461	346	230					
SUBT	2,294	1,721	1,147					
SRH	1,055	879	703					
SRM				189	157	126	566	471
SRL						126	908	454
SRR							283	283
AE							3	3
DCR							0	0
SUBT	1,055	879	703	189	157	126	1,760	1,212
TOTAL	3,349	2,600	1,850	189	157	126	1,760	1,212
1998 PL	3987		2215	136		90	797	584
DIFF	-638		-365	53		36	963	306
%	-16.01%		-16.47%	38.64%		39.67%	120.81%	52.43%
STUDENT GENERATION - CAC PROPOSAL								
ELEM	532	413	294	53	44	35	505	348
MIDDLE	181	140	100	23	19	15	275	189
HIGH	191	148	105	27	22	18	373	257
TOTAL	904	702	500	103	86	69	1,153	794
1998 PLAN							2,160	1,581
PLAN								
ELEM	634	0	352	38	0	25	229	0
MIDDLE	215	0	120	17	0	11	124	0
HIGH	227	0	126	19	0	13	169	0
TOTAL	1,076	0	598	75	0	49	522	0
DIFF	-172		-98	29		20	631	201
%	-16.01%		-16.47%	38.64%		39.67%	120.81%	52.43%