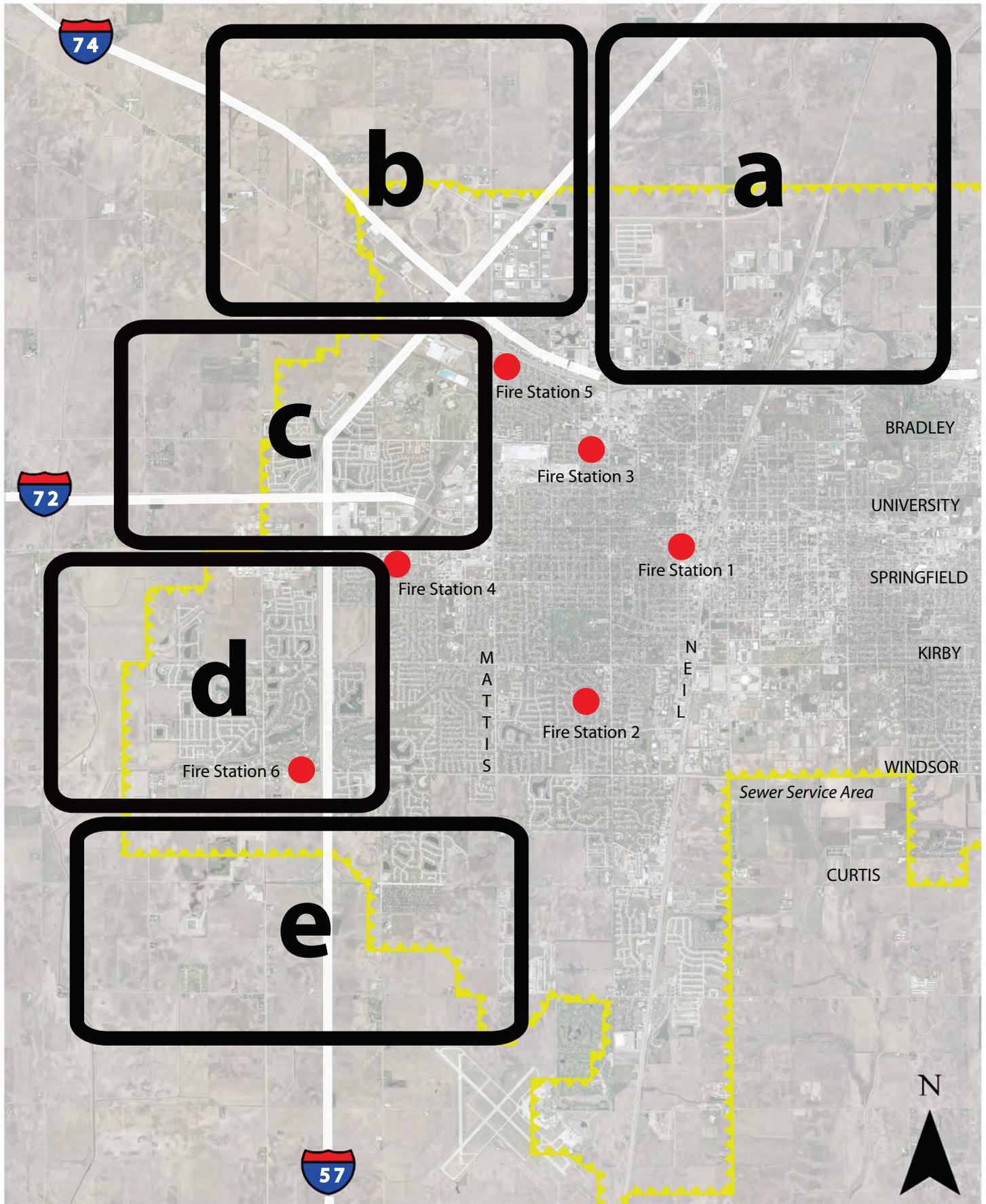


Growth Area Potential: Service Capacity Analysis Maps



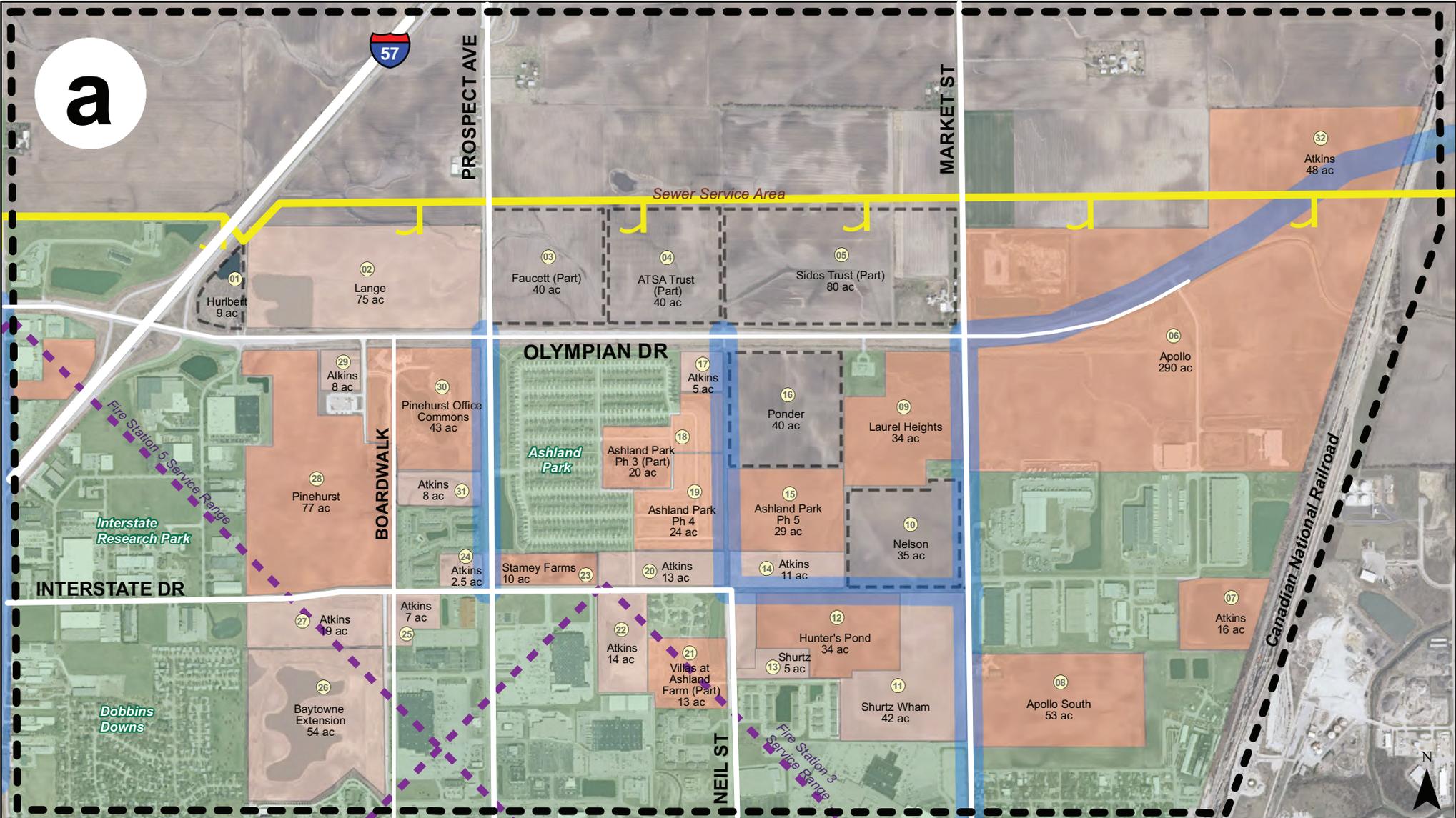
Background & Description

The 'Growth Area Potential' study is a part of the Comprehensive Plan update for the City of Champaign. This study contains an assessment of the growth potential on the fringe of the community, especially in areas which can be served by our existing infrastructure. The results of this study will help shape our policies for future growth of the city and serve as the basis for the future land use map

One of the goals of our City Council is for our community to have balanced and sustainable growth. The Future Land Use Map which illustrates growth intentions on the city's fringe for the next 20 years is an important tool for achieving this goal. To provide some direction for the same, staff did an analysis to find out the amount of undeveloped land available around the existing urban limits that, if developed for urban uses, would not require significant extension of existing public services. These services include sanitary sewers, fire and arterial roads.

The results of this analysis show that there was about 5,500 acres of undeveloped land around the City that is within the services areas of our existing infrastructure. Of this, about 45% is already approved for development but has not been built yet. It was estimated that if all existing development approvals were to develop, it could result in approximately 4,400 dwelling units which based on our average household size, could accommodate a growth of about 9,000 people. On average, Champaign's population has grown between 6,000 and 7,000 every decade.

This growth area analysis provides staff, Plan Commission and City Council with an understanding of the land area that is developable without having to extend urban services at great expense. In some ways the analysis is like an "infill" analysis near the fringe of the community. It will provide guidance on how to develop policies for future growth based on the principles of environmental and economic sustainability - do we focus on filling out what we have near the fringe before extending further?



a

Approved but not Built

- homes: 1,127
- population: 2,213
- commercial/office: 52 acres
- industrial: 500 acres

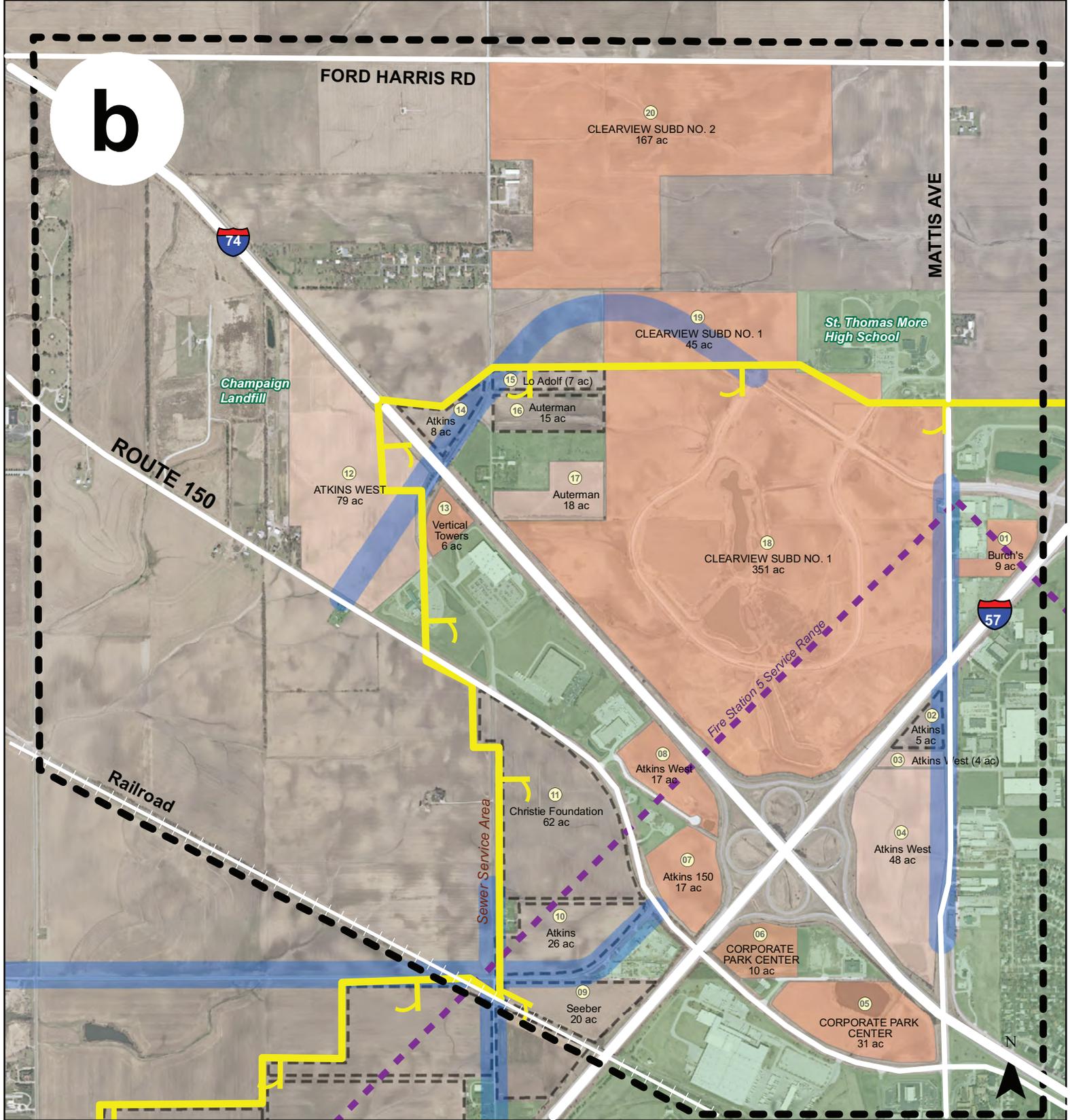
Zoned, no Dev Approval

- 260 acres
- homes: 1,660
- population: 3065
- commercial/office: 64 acres
- industrial: 30 acres

Uncommitted Potential

- 250 acres
- homes: 600
- population: 1,300
- commercial/ industrial: 29 acres

-  Existing Development
-  Needed Road Improvements



b

Approved but not Built

- homes: 784
- population: 1,618
- commercial/industrial: 440 acres

Zoned, no Dev Approval

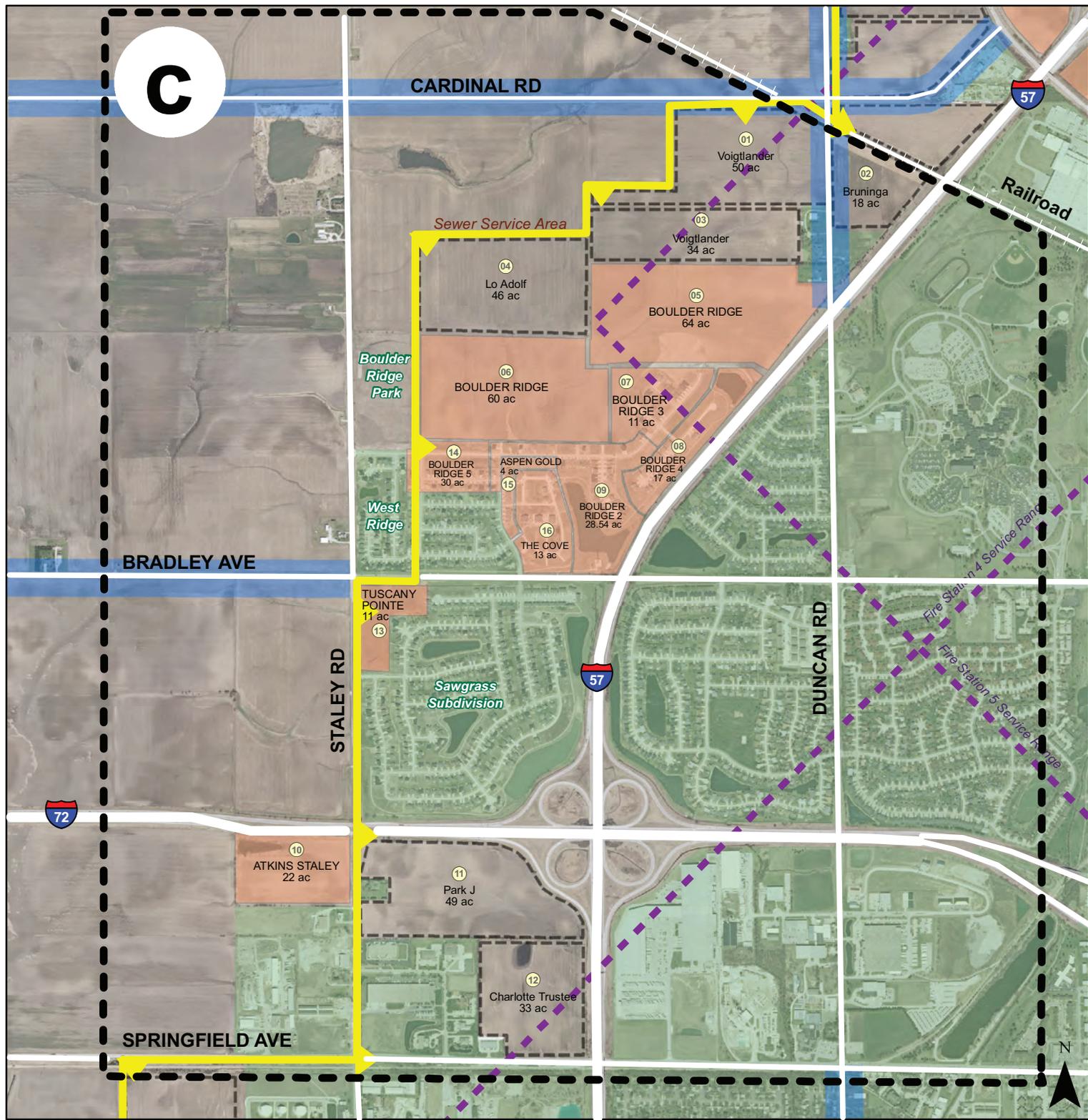
- 150 acres
- homes: 560
- population: 1,050
- commercial/industrial: 79 acres

Uncommitted Potential

- 140 acres
- homes: 350
- population: 760
- commercial/industrial: 12 acres

Existing Development
 Needed Road Improvements





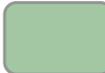
C

Approved but not Built

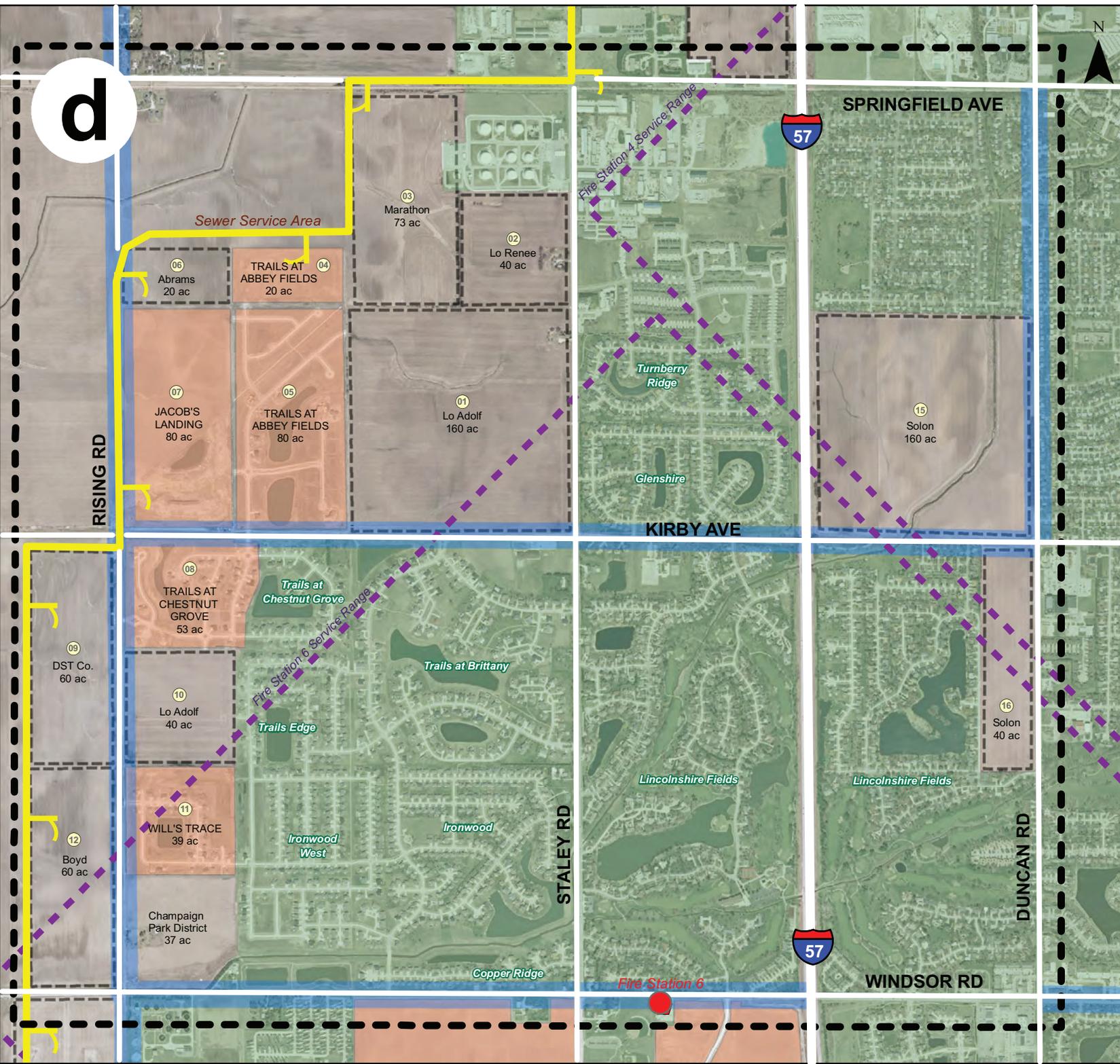
- homes: 632
- population: 1,280
- commercial/office: 11 acres
- industrial: 22 acres

Uncommitted Potential

- 230 acres
- homes: 560
- population: 1,226
- commercial/ industrial: 18.3 acres

-  Existing Development
-  Needed Road Improvements

d



Approved but not Built

- homes: 446
- population: 1,053

Uncommitted Potential

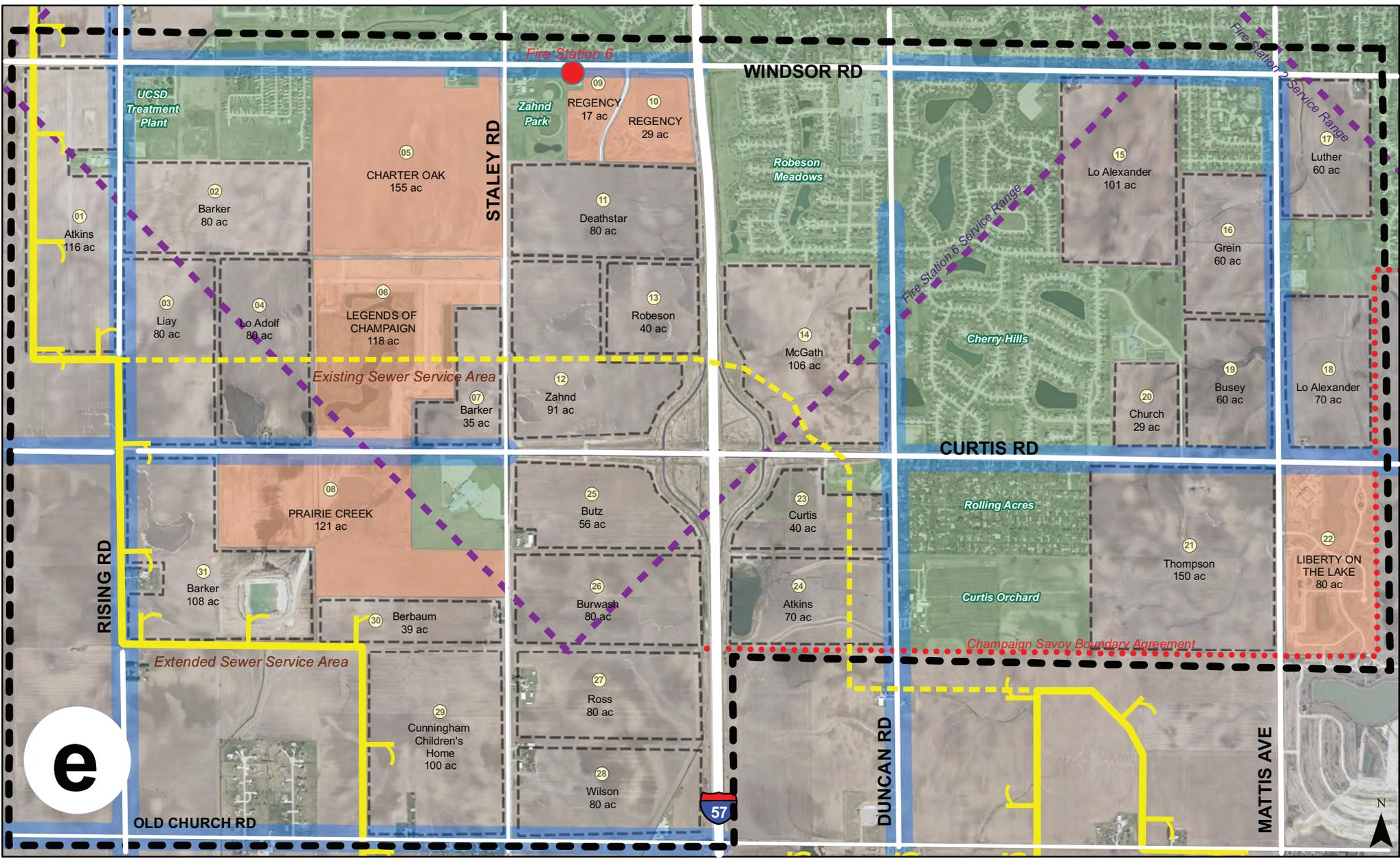
- 600 acres
- homes: 1,400
- population: 3,000
- commercial: 45 acres
- industrial: 73 acres

Existing Development

Needed Road Improvements



Planning Dept., Jan 2009



Approved
but not Built

- homes: 1,646
- population: 3,337
- commercial/office: 75 acres

Uncommitted
Potential

- 1800 acres
- homes: 4,500
- population: 10,000
- commercial/office: 275 acres

-  Existing Development
-  Needed Road Improvements

