

Appendix

B

Future Land Use Projections

Based on the Future Land Use Plan, the total dwelling units and population has been estimated as shown in Table B2 below. Note that this is the maximum build-out that can be accommodated within Elkhorn's Planning Area and does not guarantee that these numbers will be reached in the near future.

Major land use types	Acreage within Elkhorn's Planning Area		Acreage within Elkhorn's Municipal Boundary	
Natural Areas	2,225	8%	262	6%
Parks and Recreation	250	1%	187	4%
Agriculture	15,193	53%	175	4%
Residential Farmstead	799	3%	5	0%
Low-Density Residential	4,052	14%	1,324	30%
Medium Density Residential	212	1%	113	3%
Higher Density Residential	245	1%	132	3%
Traditional Neighborhood Development	2,875	10%	283	6%
Transportation and Utilities*	19	0%	14	0%
Government and institution	648	2%	298	7%
Downtown CBD	18	0%	18	0%
Community Mixed Use	71	0%	71	2%
Planned Mix Use	407	1%	342	8%
Community Commercial	405	1%	334	8%
Highway Oriented Commercial	603	2%	239	5%
Industrial	237	1%	232	5%
Light industrial	441	2%	321	7%
Light industrial Mixed Use	47	0%	47	1%
Environmental Corridors**	6,763			

* Does not include roadway right-of-ways

**Is an overlay and includes areas of different land uses within it. Hence is not included in the total area.

Table B1: Future Land Use Mix

Major land use types	Max Dwelling Units	Children K-5	Children 6-8	Children 9-12	Total Population
Low-Density Residential (LDR)	6,772	2,140	948	826	19,639
Medium Density Residential (MDR)	644	179	71	79	1,353
Higher Density Residential (HDR)	812	110	56	45	1,544
TND area (assuming 30% of total acreage is residential)	2,329	317	161	128	4,425
TOTAL	10,558	2,746	1,236	1,078	26,961

Dwelling unit assumptions- Future Densities are based on existing residential densities of 2.7 DU/acre for LDR, 5.7 DU/acre for MDR, 9 DU/acre for HDR. TND is assumed at LDR densities. Acreage from the table above less 25% for ROWs is used to calculate the number of dwelling units.

Table B2: Dwelling unit and population projection for the Elkhorn Planing Area based on the Future Land Use Plan