

DRAFT CHEROKEE SPECIAL AREA PLAN (Sub-Area 2 - Hornung Woods and Field)

Summary of Developable Residential Acres, Dwelling Units and Average Density (CPI lands)

- 60.8 total gross acres in sub-area 2
- 8.5 less park, open space and drainage
- 3.2 less non-CPI parcel acres
- 0 less water well-site
- 49.1 subtotal
- 9.1 less street/alley ROW acres (18.5% of 49.1)
- 40.0 net developable acres recommended for residential use (CPI lands)
- 309 total estimated dwelling units recommended on vacant developable CPI lands
- 7.7 average du per net CPI acre

- 60.8 total gross acres in sub-area 2
- 8.5 less park, open space and drainage
- 3.2 less non-CPI parcel acres
- 0 less water well-site
- 49.1 subtotal
- 6.9 less ROW acres (@ SAP ave. 14% of 49.1)
- 42.2 net dev acres recommended for residential use (CPI lands)
- 309 total est DUs recmnd on vacant developable CPI lands
- 7.3 average du per net CPI acre

Net Acres	DU's	DU/Acre
40	309	7.7

Net Acres	DU's	DU/Acre
42.2	309	7.3

**DRAFT CHEROKEE SAP
Sub-area 2 Hornung Field area
only**

Estimated dwelling units recommended in the Draft Cherokee SAP for the area identified as Hornung Field

Net Acres	DU's	DU/Acre
20.5	222	10.8

**HORNUNG FIELD
residential units and associated
densities**

Dwelling unit allocation to developable CPI land recommended for residential use in the Draft Cherokee SAP

Net Acres	DU's (1)	DU/Acre
20.5	580	28.3
20.5	550	26.8
20.5	500	24.4
20.5	450	22.0
20.5	400	19.5
20.5	350	17.1
20.5	300	14.6
20.5	250	12.2
20.5	190	9.3

WORKING ALTERNATIVE DENSITIES FOR CHEROKEE SAP (Sub-Area 2 Hornung Woods and Field)

Friends of Cherokee Marsh Alternatives

Alternative 2B (20 acres)

Net Acres	DU's (1)	DU/Acre
20	580	29.0
20	550	27.5
20	500	25.0
20	450	22.5
20	400	20.0
20	350	17.5
20	300	15.0
20	276	13.8

Alternative 2B (25 acres)

Net Acres	DU's (1)	DU/Acre
25	580	23.2
25	550	22.0
25	500	20.0
25	450	18.0
25	400	16.0
25	385	15.4
25	331	13.2

Alternative 2B (30 acres)

Net Acres	DU's (1)	DU/Acre
30	580	19.3
30	550	18.3
30	500	16.7
30	450	15.0
30	400	13.3
30	385	12.8

Alternative 2B (35 acres)

Net Acres	DU's (1)	DU/Acre
35	580	16.6
35	550	15.7
35	500	14.3
35	450	12.9
35	400	11.4

Alternative 2B (40 acres)

Net Acres	DU's (1)	DU/Acre
40	580	14.5
40	550	13.8
40	500	12.5
40	450	11.3

Alternative 2B (45 acres)

Net Acres	DU's (1)	DU/Acre
45	580	12.9
45	550	12.2
45	500	11.1