

# Danville-Boyle County Comprehensive Plan Update

Future Land Use Map Discussion

# What is the Purpose of this Meeting?

- ◆ Gather input on the Future Land Use Map

# What is a Future Land Use Map

- ◇ Component of a Comprehensive Plan
- ◇ Not required, but a useful tool
- ◇ Shows proposed future uses for a property
- ◇ Has a 20-year outlook
- ◇ Assists with Zone Change recommendations

# What is a Future Land Use Map...NOT

- ◆ It is NOT a zoning map
- ◆ It is NOT an existing land use map

# How is a FLUM created?

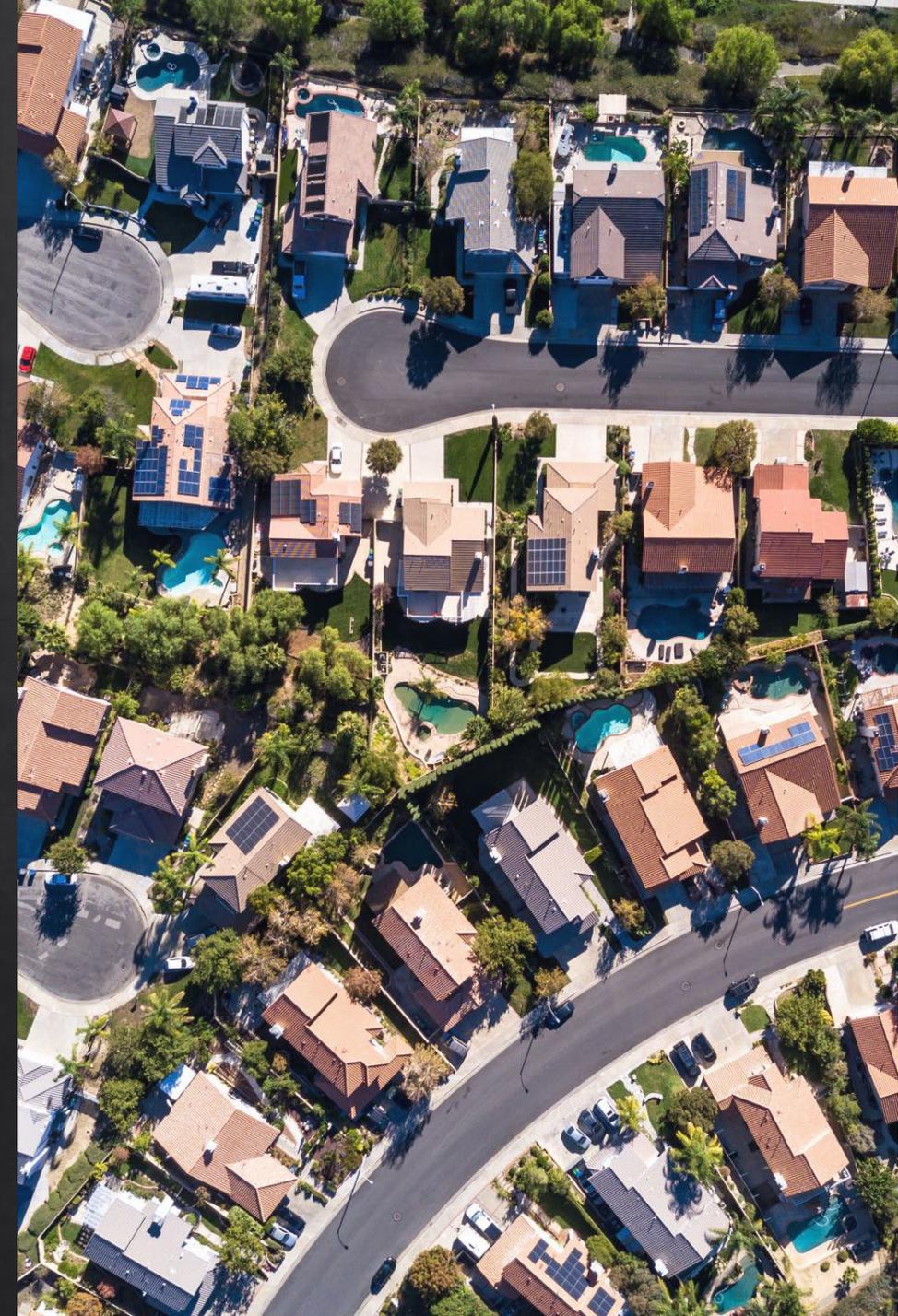
- ◇ Review of Existing Land Use Map and Zoning Map
- ◇ Calculations for Projected Growth
- ◇ Stakeholder engagement
  - ◇ Staff
  - ◇ Utilities
  - ◇ Public

# Next Steps

- ◇ Review feedback received from the public
- ◇ Release a revised draft of the FLUM
- ◇ Adoption by the Planning Commission

# Garden Neighborhood

- a. Description: A mix of attached and detached single-family homes or duplexes on large- or medium-sized lots.
- b. Development Style: Houses on medium-sized or large-sized lots in a largely auto-dependent environment. Homes are typically setback from the street. Future developments should continue or create a gridded street pattern, and future housing should be built to a scale and design that is consistent with existing buildings.
- c. Primary Uses: Single-family residential
- d. Secondary Uses: Duplexes
- e. Recommended Zones: R1-A, R1-B, R1-C, and RM-2\*



# Village Neighborhood



- a. Description: Predominantly residential with limited neighborhood-serving commercial uses, such as retail, office, or personal services. Commercial uses should be strategically placed on the fringes of neighborhoods.
- b. Development Style: Primarily attached and multi-family homes that may engage the street (i.e reduced setbacks). New developments should complement existing context and should continue or create a gridded street pattern. In historic neighborhoods, small-scale commercial uses should be allowed to reestablish or be integrated in the appropriate context. In new neighborhoods, small-scale commercial buildings should be introduced.
- c. Primary Uses: Single-family residential, duplexes, small multi-family residential (3-10 units).
- d. Secondary Uses: Neighborhood-serving commercial (retail/office/personal services), large multi-family residential (10+ units)
- e. Recommended Zones: R1-C, RM-2, RM-3\*, NB\*, OP\*

# Village Center

- a. Description: Hub of neighborhood activity that supports walkable commercial and moderate density residential mixed-use areas.
- b. Development Style: The building size and density for these areas may vary depending on neighborhood characteristics. Future development should complement the existing context. Buildings should engage the street, and development should be pedestrian-oriented.
- c. Primary Uses: Neighborhood-serving commercial uses (retail/restaurants/office/personal services), mixed-use, multi-family residential
- d. Secondary Uses: Single-family residential\*
- e. Recommended Zones: CB, GB



# Downtown



- a. Description: Urban core of the Community that supports walkable commercial and high density residential mixed-use areas.
- b. Development Style: Structures should be a minimum of two or three stories with vertical mixed-use (i.e. commercial use on first floor, residential use on upper stories). Buildings should engage the street.
- c. Primary Uses: Commercial (retail/restaurants/office/personal service), mixed-use, multi-family residential, institutional, government
- d. Secondary Uses: N/A
- e. Recommended Zones: CB

# Corridor

- a. Description: Found along major commercial corridors. Consists of regional-serving commercial development and high-density residential development.
- b. Development Style: The building size and density may vary depending on neighborhood characteristics. Structures will typically be setback from the street on larger lots with sufficient on-site parking in a largely auto-dependent environment. Pedestrian and bike access should still be provided.
- c. Primary Uses: Commercial
- d. Secondary Uses: Multi-family residential
- e. Recommended Zones: HB, RM-3\*, RM-4\*



2020: 17,234  
2050: 18,621

# Danville

## Existing and Future Land Use - Danville City Limits

Land Use	Existing Land Use Acres	Acres Per 100 Persons	Future Need Projected	Future Land Use Acres	Difference
Single-Family	2166	12.6	2340	3239	899
Multi-Family	309	1.8	334	1513	1179
Commercial	755	4.4	816	1611	795
Public/Semi-Public	1151	6.7		1000	
Industrial	1037	6.0	1120	2057	937
Agricultural	1720	10.0		1205	
Vacant	3629	21.1			
<b>Total</b>	<b>10767</b>	<b>62.5</b>	<b>4610</b>	<b>10625</b>	<b>2912</b>

2020: 2,268

2050: 2,575

# Junction City

## Existing and Future Land Use - Junction City Limits

Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected*****	Future Land Use Acres	Difference
Single-Family**	556	24.5	631	486	-145
Multi-Family	17	0.7	19	128	109
Commercial	62	2.7	70	266	196
Public/Semi-Public	86	3.8		54	
Industrial	18	0.8	20	1	-19
Agricultural	126	5.6		215	
Vacant	295	13.0			
<b>Total</b>	<b>1160</b>	<b>51.1</b>	<b>741</b>	<b>1150</b>	<b>140</b>

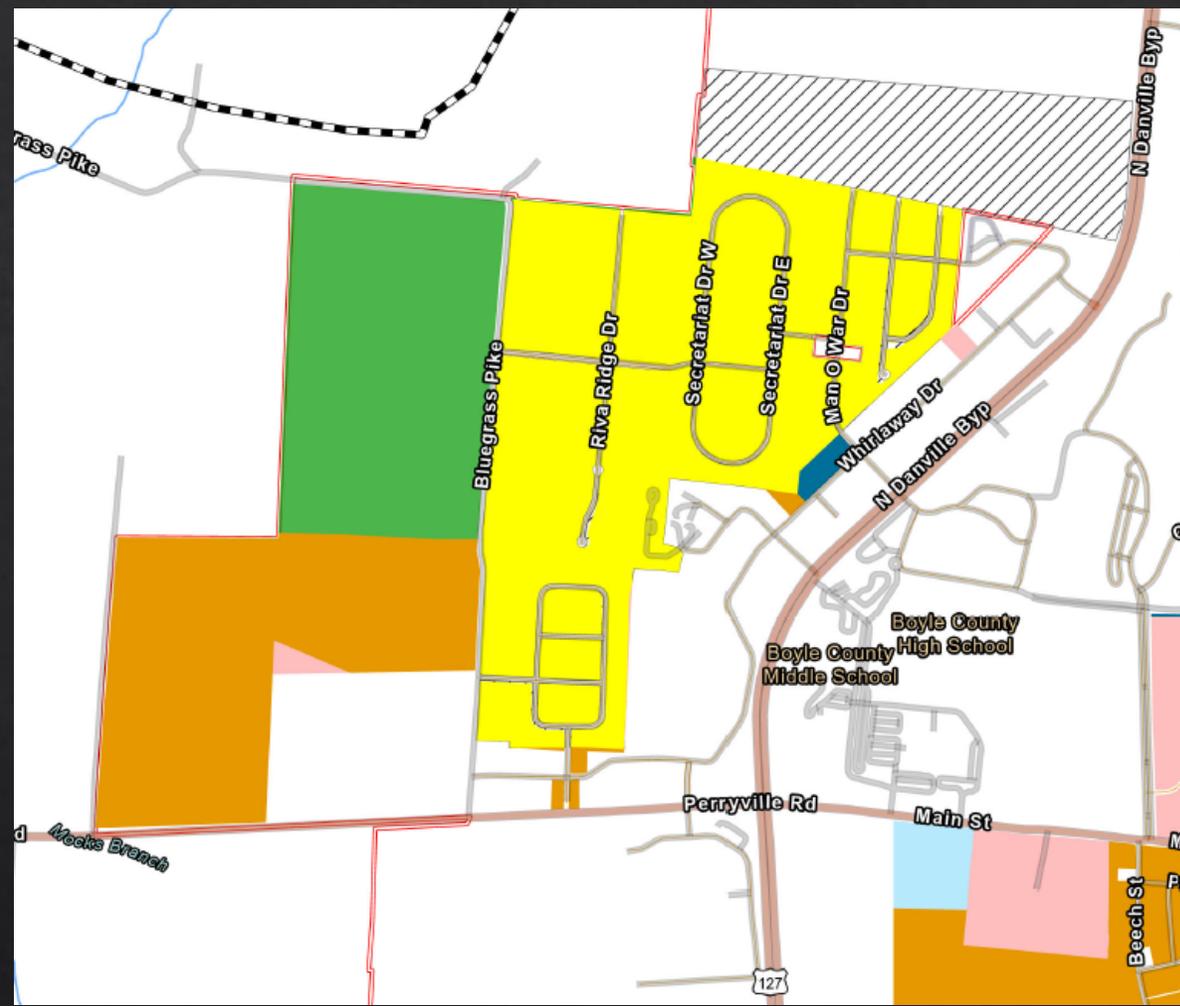
2020: 782

2050: 814

# Perryville

## Existing and Future Land Use - Perryville City Limits

Land Use	Existing Land Use Acres	Acres Per 100 Persons*	Future Need Projected*****	Future Land Use Acres	Difference
Single-Family**	196	25.1	204	198	-6
Multi-Family	7	0.9	7	48	41
Commercial	12	1.5	12	68	56
Public/Semi-Public	28	3.6		61	
Industrial	0	0.0	0	13	13
Agricultural	207	26.5		82	
Vacant	20	2.6		0	
<b>Total</b>	<b>470</b>	<b>60.1</b>	<b>223</b>	<b>470</b>	<b>-274</b>



# Residential Changes

## Danville

## Junction City

## Perryville

2024 FLUM (in 2018 Res Area)	Acres
Agricultural	530
Conservation	69
Corridor	0
Downtown	45
Garden Neighborhood	2492
Industrial	26
Public	12
Village Center	172
Village Neighborhood	693
<b>Total</b>	<b>4038</b>

2024 FLUM (in 2019 Residential Area)	Acres
Agricultural	13
Corridor	4
Garden Neighborhood	417
Industrial	0
Public	29
Village Center	10
Village Neighborhood	0
<b>Total</b>	<b>473</b>

2024 FLUM (in 2018 Residential Area)	Acres
Agricultural	5.753861
Garden Neighborhood	188.5962
Industrial	0.493388
Public	0.070136
Village Center	0.027015
Village Neighborhood	1.053525
<b>Total</b>	<b>196</b>

2018 FLUM	Acres
Residential	4036
2024 FLUM	Acres
Garden Neighborhood	3239

2019 FLUM	Acres
Residential	473
2024 FLUM	Acres
Garden Neighborhood	486

2018 FLUM	Acres
Residential	196
2024 FLUM	Acres
Garden Neighborhood	198