

Eleven Mile and Beck Roads Study Area Comparison Chart

07-Jul-09

* if developed as all residential or all office/institutional - any mix would reduce these estimates

Sub-Study Area	Area (acres)	Future Land Use 2004 updated in 2008 (Current Standard)	Maximum Dwelling units*	Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre*	Option 1 Recommended Future Land Use	Maximum Dwelling units*	Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre*	Option 2	Maximum Dwelling units*	Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre*	Option 3	Maximum Dwelling units*	Potential Office/Institutional sq. ft. at 8,000 sq. ft. per acre*
1 (three parcels)	37.6	Single Family Residential at <u>4.8</u> dwelling units per acre	180	0	Suburban Low Rise with maximum residential density of <u>7.3</u> dwelling units per acre	274	300,800	Suburban Low Rise without office uses and a maximum residential density of <u>7.3</u> dwelling units per acre	274	0	N/A	N/A	N/A
2 (one parcel)	52.2	Public Park with underlying maximum density of <u>0.8</u> dwelling units per acre	42	0	Public Park with underlying maximum density of <u>3.3</u> dwelling units per acre (current recommendation)	172	0	N/A	N/A	N/A	N/A	N/A	N/A
3 (eleven parcels)	124.7	Office north 25 acres Single Family Residential – One parcel west of ITC property at <u>0.8</u> dwelling units per acre (6.9 acres); ITC parcel, Utility with an underlying residential density <u>0.8</u> dwelling units per acre (13.7 acres); 71.7 acres north of Eleven Mile Road Single Family Residential with R-3 zoning and <u>3.3</u> dwelling units per acre and 7.4 acres south of Eleven Mile at <u>1.65</u> dwelling units per acre.	254	200,000	Suburban Low Rise with maximum residential density of <u>7.3</u> dwelling units per acre ITC parcel continues as Utility	628	668,000	Suburban Low Rise with maximum residential density of <u>4.8</u> dwelling units per acre ITC parcel continues as Utility	533	888,000	Suburban Low Rise north of Eleven Mile at <u>7.3</u> dwelling units per acre maximum, ITC property remaining utility and single family residential at <u>4.8</u> dwelling units per acre south of Eleven Mile Road.	609	828,800
4 (four parcels)	36.9	Single Family Residential at a maximum of <u>1.65</u> dwelling units per acre	64	0	Two Family Residential at a maximum of <u>4.8</u> dwelling units per acre	187	0	Single Family Residential at <u>3.3</u> dwelling units per acre	128	0	Single Family Residential at <u>2.5</u> dwelling units per acre	97	0
5 (one parcel)	73.9	Educational Facility with an underlying Single Family Residential at a maximum of <u>1.65</u> dwelling units per acre	122	0	Educational Facility with an underlying Single Family Residential at a maximum of <u>4.8</u> dwelling units per acre on the north half and <u>1.65</u> on the south half	222	0	Educational Facility with an underlying Single Family Residential at a maximum of <u>3.3</u> dwelling units per acre on the north half and <u>1.65</u> on the south half	175	0	Educational Facility with an underlying Single Family Residential at a maximum of <u>2.5</u> dwelling units per acre on the north half and <u>1.65</u> on the south half	149	0