

Map Number	Acreage of TND/TOD	Current Max Density	Current Allowable Number of Units per Comprehensive Plan	Projected Max Density	Projected Number of Units	Current Allowable Non-Residential**	Projected Allowable Non-Residential
1	30	<b>JONESVILLE ACTIVITY CENTER</b>					
2	30	4	120	10	300	30,000	40,000
3	30	4	120	10	300	30,000	40,000
4	30	<b>OAKS MALL ACTIVITY CENTER - NEWBERRY VILLAGE TCEPPT</b>					
5	25	4	100	10	250	--	35,000
6	20	4	80	10	200	--	30,000
7	30	<b>SANTA FE COLLEGE</b>					
8	30	<b>SPRINGHILLS ACTIVITY CENTER - SANTA FE DRI</b>					
9	30	<b>SPRINGHILLS ACTIVITY CENTER - WEST OF I-75</b>					
10	30	<b>SPRINGHILLS ACTIVITY CENTER - EAST OF I-75</b>					
11	30	4	120	10	300	30,000	46,000
12	30	4	120	10	300	30,000	40,000
13	30	4	120	10	300	30,000	40,000
14	30	4	120	10	300	30,000	46,000
14	90	4	360	7	630	30,000	22,600
15	20	4	80	10	200	--	30,000
16	30	<b>TOWER / ARCHER ACTIVITY CENTER</b>					
17	20	4	80	10	200	--	30,000

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18	30	4	120	10	300	30,000	40,000
19*	30	6	180	10	300	30,000	70,000
19*	90	6	540	7	630	30,000	22,600
20	30	TOWER / SW 24TH ACTIVITY CENTER					
21	30	EASTSIDE ACTIVITY CENTER					
<b>TOTALS</b>			2,260		4,510	300,000	532,200
<b>Potential Increase in Residential (# of units)</b>				2,250			
<b>Potential Increase in Non-Residential (s.f.)</b>				232,200			
<p><b>Notes:</b> Current Comprehensive Plan allows Traditional Neighborhood Developments (TND). TND currently have to be a minimum of 30 acres in size; Comprehensive Plan Amendment reduces minimum size to 15 acres. Comprehensive Plan allows 30,000 square feet of non-residential, up to 50,000 square feet with a Planned Development. Comprehensive Plan Amendment allows more flexibility tied to number of units and proximity to transit. TND/TOD in existing Activity Centers will not have a significant density or intensity increases above the adopted Future Land Use Map and applicable Activity Center. Santa Fe College future development is per the Campus Master Plan, with separate requirements regarding impact evaluation.</p>							
<p>* Part of area is max 4 du/ac, and part is max 8 du/ac. An average of 6 du/ac was used.</p>							
<p>** Based on currently adopted TND policies, developments in these locations may have up to 30,000 sf non residential.</p>							