FUTURE LAND USE PLAN (FLUP) PURPOSE



Identifies Alvarado's Vision for how land develops long-term

Serves as legal basis for zoning but is NOT zoning and is not as detailed

Informs discussions with developers

May not match existing development or entitlements in all cases

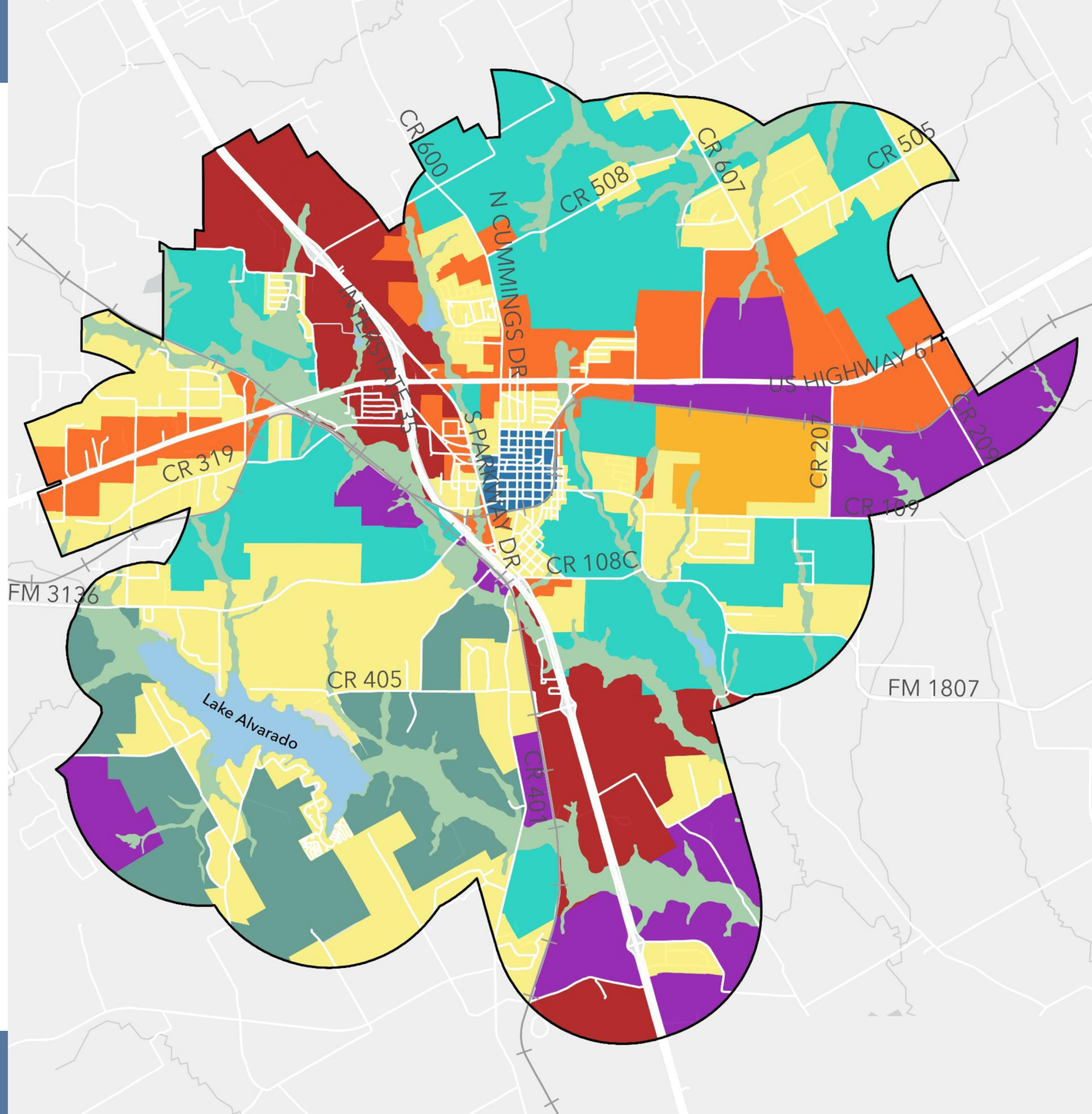
Comprised of three main parts

1. Map
2. Anticipated intensity, character, and uses
3. Policies

DRAFT FUTURE LAND USE PLAN (FLUP)

LEGEND

- Bodies of Water
- Floodplain + Nature
- Existing Neighborhood
- Lake Area
- Master Planned Community
- Downtown
- Neighborhood Mixed Use
- Commerce Flex
- Innovation
- Regional Mixed Use
- Railroads
- Planning Area





FLOODPLAIN + NATURE

Anticipated uses: open space, parks, trails, etc.

Green, natural areas

Conserve floodplains and limit the level of development within these areas





EXISTING NEIGHBORHOODS

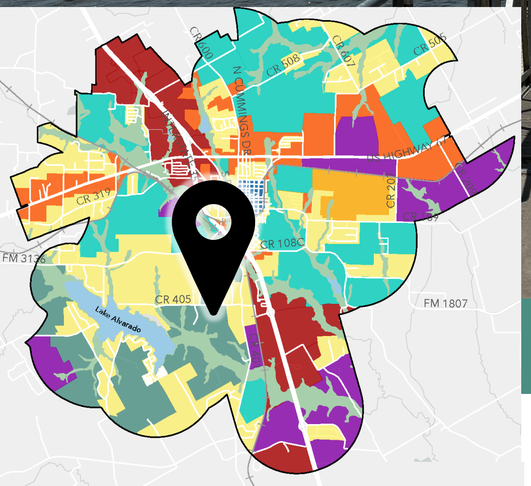
Anticipated uses: residential, parks, schools, and open space

Maximum height: two stories

New development should be compatible with existing design to maintain current character for cohesive look and feel

Nearby destinations should be connected by sidewalks and trails





LAKE AREA

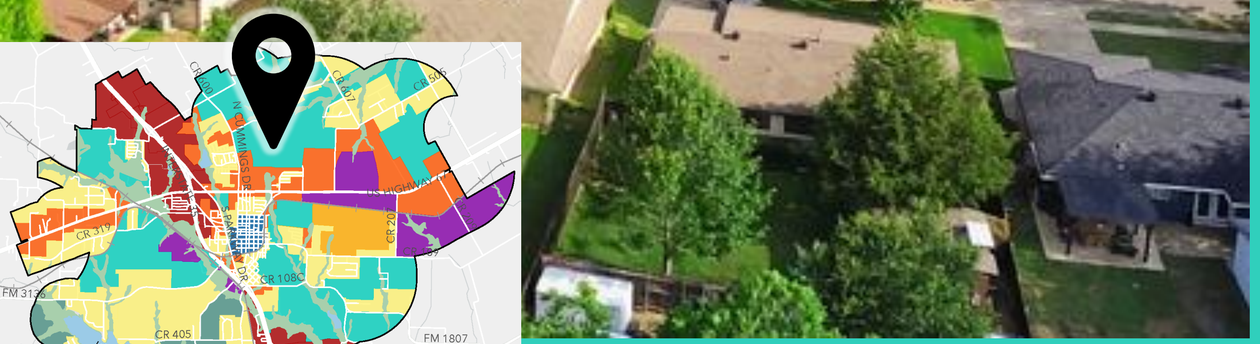
Anticipated uses: recreation, parks, trails, hospitality, and lake-oriented residential with related amenities

Maximum height: two stories

Maintain natural features with relevant enhancements

Incorporate placemaking through wayfinding and signage





MASTER PLANNED COMMUNITY

Anticipated uses: residential, neighborhood commercial, parks, schools, recreation, and open space

Maximum height: two stories with three stories possible at key intersections

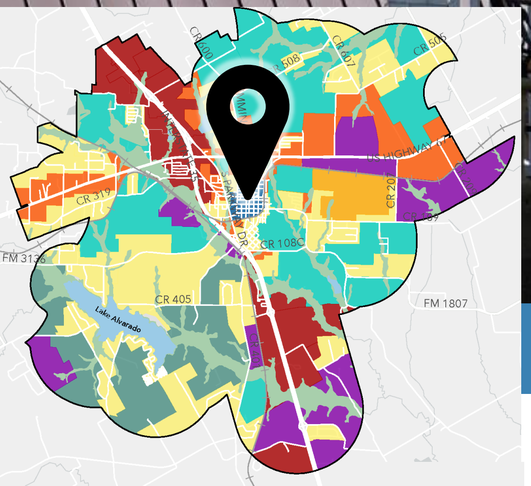
Green space, trails, and family-friendly recreation areas should be incorporated

Developments include strategic/branded character and design throughout









DOWNTOWN

Anticipated uses: main street-style mixed-use including walkability and charming design (ex. shops, restaurants, residential, lofts, etc.)

Maximum height: four stories (varying heights per subarea)

Residential uses above ground floor commercial

Shade and public gathering areas incorporated into connected sidewalk and trail system



NEIGHBORHOOD MIXED-USE

Anticipated uses: family-oriented amenities and entertainment, including residential, restaurant, and shopping destinations

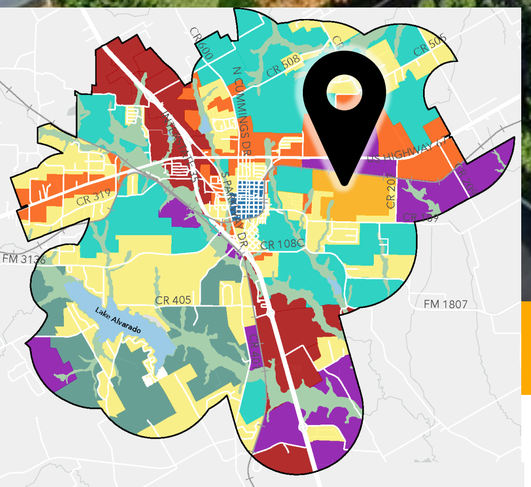
Maximum height: two stories with three stories possible at key intersections

Transition space to surrounding residential areas, incorporating needed service businesses and retail









INNOVATION

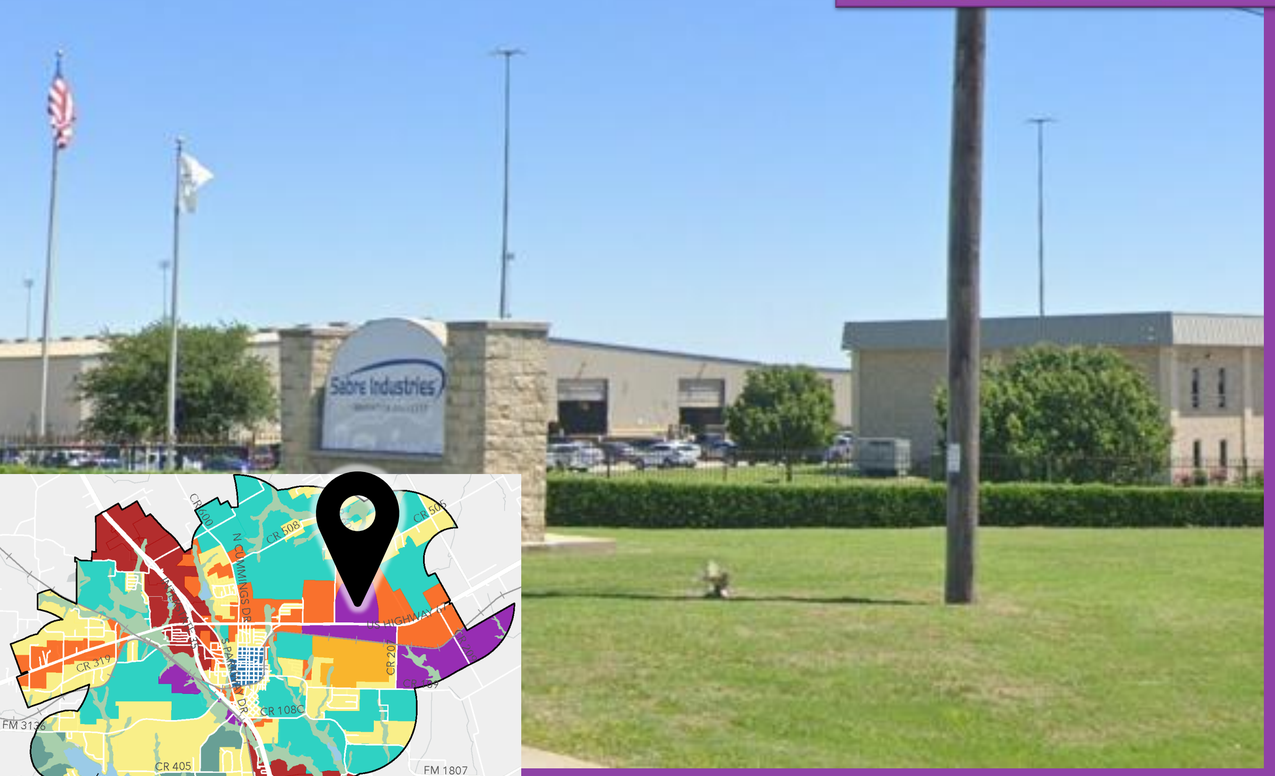
Anticipated uses: research and development, office parks, institutional, educational, and commercial

Maximum height: four stories

A hub for new ideas and forward-thinking

Green space, trails, and other enhancements





COMMERCE FLEX

Anticipated uses: manufacturing, warehousing, light industrial, office, etc.

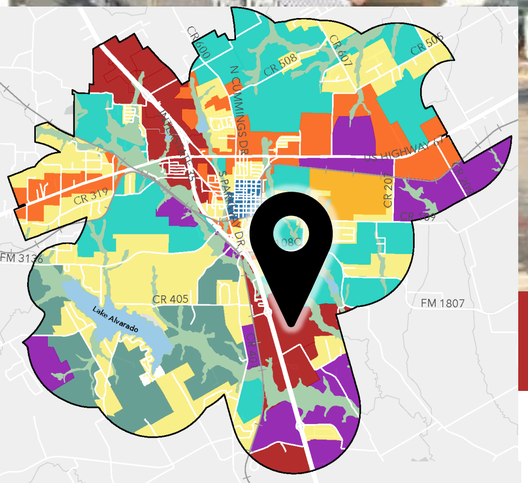
Maximum height: four stories

Opportunity for flex-space development that takes advantage of convenient access to Highways I-35 and US 67.

Incorporation of screening, bike trails, walking paths and other access options







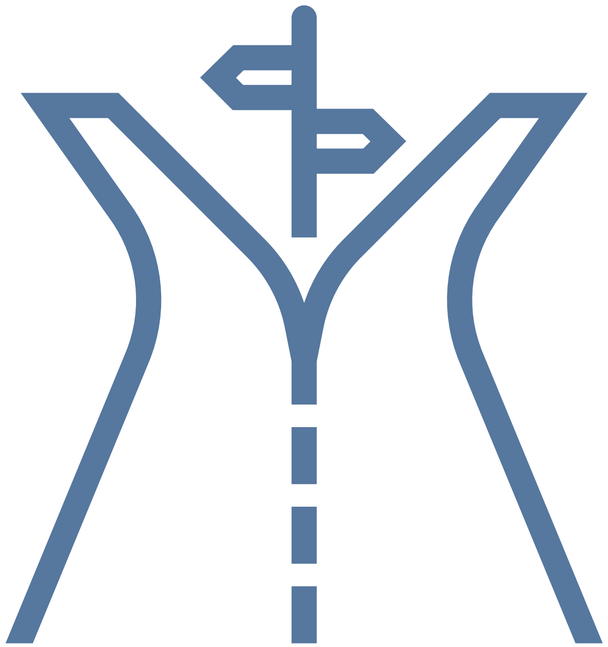
REGIONAL MIXED-USE

Anticipated uses: highway-oriented commercial, residential, and hospitality uses along US 67 and I-35

Maximum height: five stories

Developments, destinations, and employment centers with strong potential to attract regional interest and investment

MASTER THOROUGHFARE PLAN (MTP) PURPOSE



Identifies locations and types of roadways

Informs CIP programming and development connectivity

Directly related future land use and design

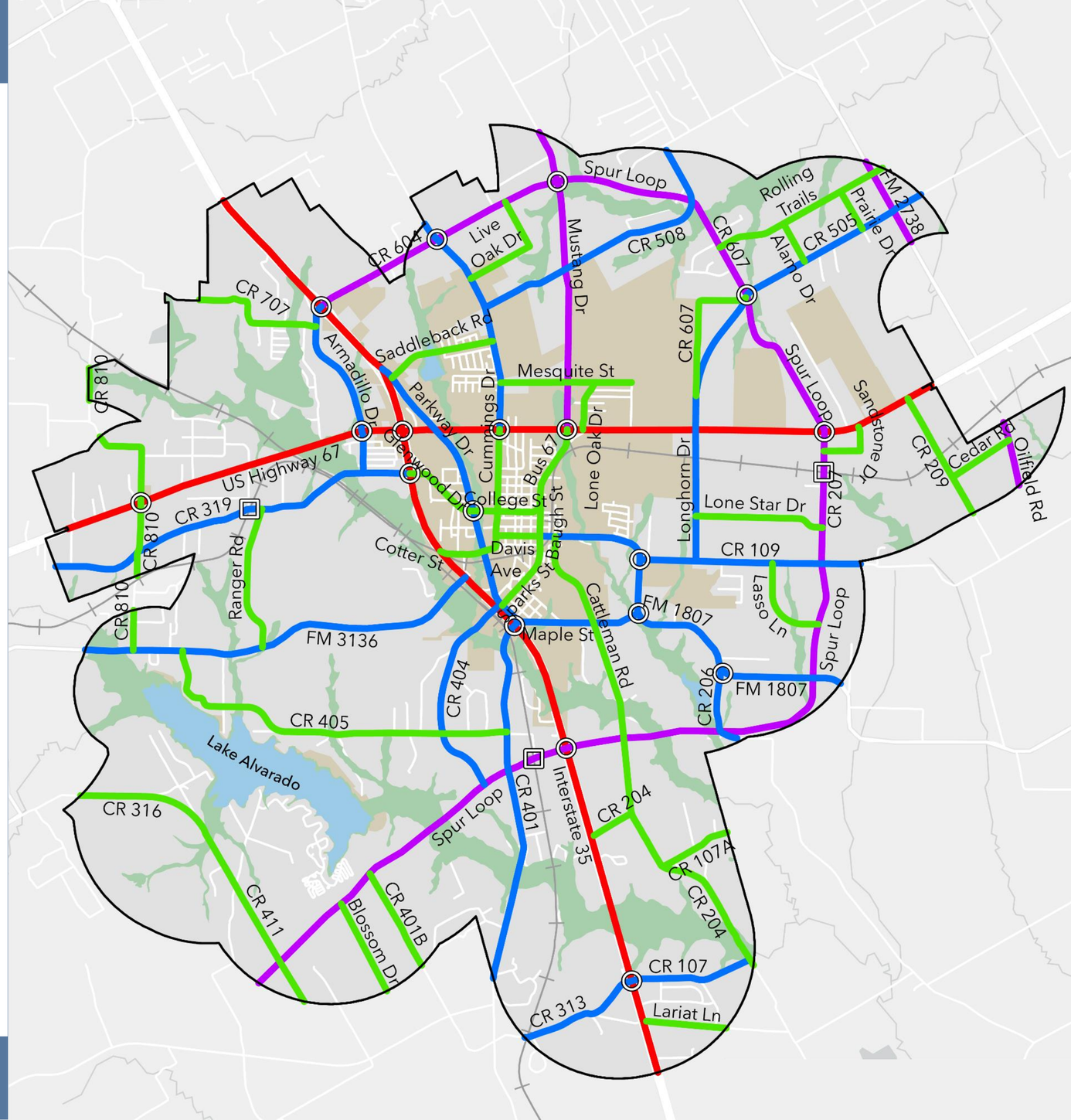
Comprised of three main parts:

1. Map
2. Functional classifications with lanes, divided/undivided, and approximate ROW (to include pathways and landscaping)
3. Policies

DRAFT MASTER THOROUGHFARE PLAN (MTP)

LEGEND

- Highway 400' ROW
- Principal Arterial 120' ROW 6LD
- Minor Arterial 90' ROW 4LD
- Collector 70' ROW 2LU
- Railroads
- Special Consideration Intersections
- Grade Separated Crossings
- City Limits
- Bodies of Water
- Floodplain
- Planning Area



DRAFT MTP WITH GAS WELLS AND JOHNSON COUNTY MTP

LEGEND

- Planning Area
- Parcels
- Electrical Transmission Lines
- Gas Wells and Transmission Lines
- Grade Separated Crossings
- Special Consideration Intersections
- Highway 400’ ROW
- Principle Arterial 120’ ROW 6LD
- Minor Arterial 90’ ROW 4LD
- Collector 70’ ROW 2LU
- Johnson County MTP
- Floodplain
- Waters of the US

