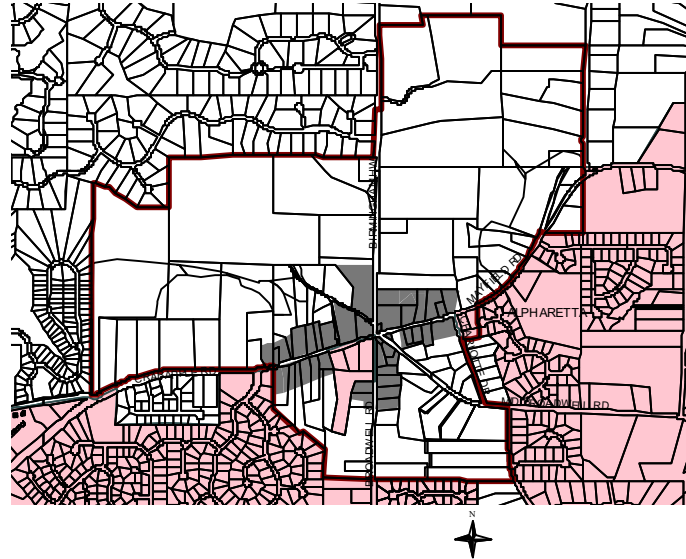




6.2.2.6 Village Mixed Use



Map 6-9: Village Mixed Use Land Uses

Village Mixed Use	44	acres					
Non-residential Components							
Commercial	80%	of total	80,000	sq ft	10,000	sf/acre	8 acres
Office	60%	of total	18,000	sq ft	10,000	sf/acre	2 acres
Open Space	10%	estimate					4.4 acres
Residential Components							
		Average #					
Residential Over Commercial		units acre					
Townhouse		7.69					
Quadruplex		9.23					
Duplex		9.23					
SF Alley Access		6.92					
SF Small Lot		6.98					
Potential # of units	148	5.58					
Allowable Residential Density	5	Units		per			
		acre					

Table 6-7: Village Mixed Use Uses and Densities

Village mixed use includes 44 acres, 8.6% of the area. It is located at the center of Crabapple. Allowed residential density is 5 units per acre. 10% of the land area is required to be conservation areas, parks, or other natural public amenities. This is a mixed use land use with commercial, office and residential. Permitted residential uses are residential over commercial (mixed use), townhouse, quadruplex, duplex, single-family alley access, and single-family small lot (see Table 6-1).