



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, April 25, 2019

5:30 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, April 25, 2019 at 5:30pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

1. [19-0426](#) (5:30 - 6:10pm) Discussion of a Development Plan proposing approximately 781 residential units in a mix of single-family, duplex, and quadplex units, as a part of an annexation and plan of services, on 313 acres, composed of 10 parcels along Lewisburg Pike, near the intersection of Lewisburg Pike and Stream Valley Boulevard (Southbrooke PUD).

Attachments: [Southbrooke JCW Presentation UPDATED3](#)

2. [19-0427](#) (6:10 - 6:30pm) Presentation of the 2018 Development Report.

Attachments: [2018 Development Report-FINAL](#)

OTHER BUSINESS

Southbrooke

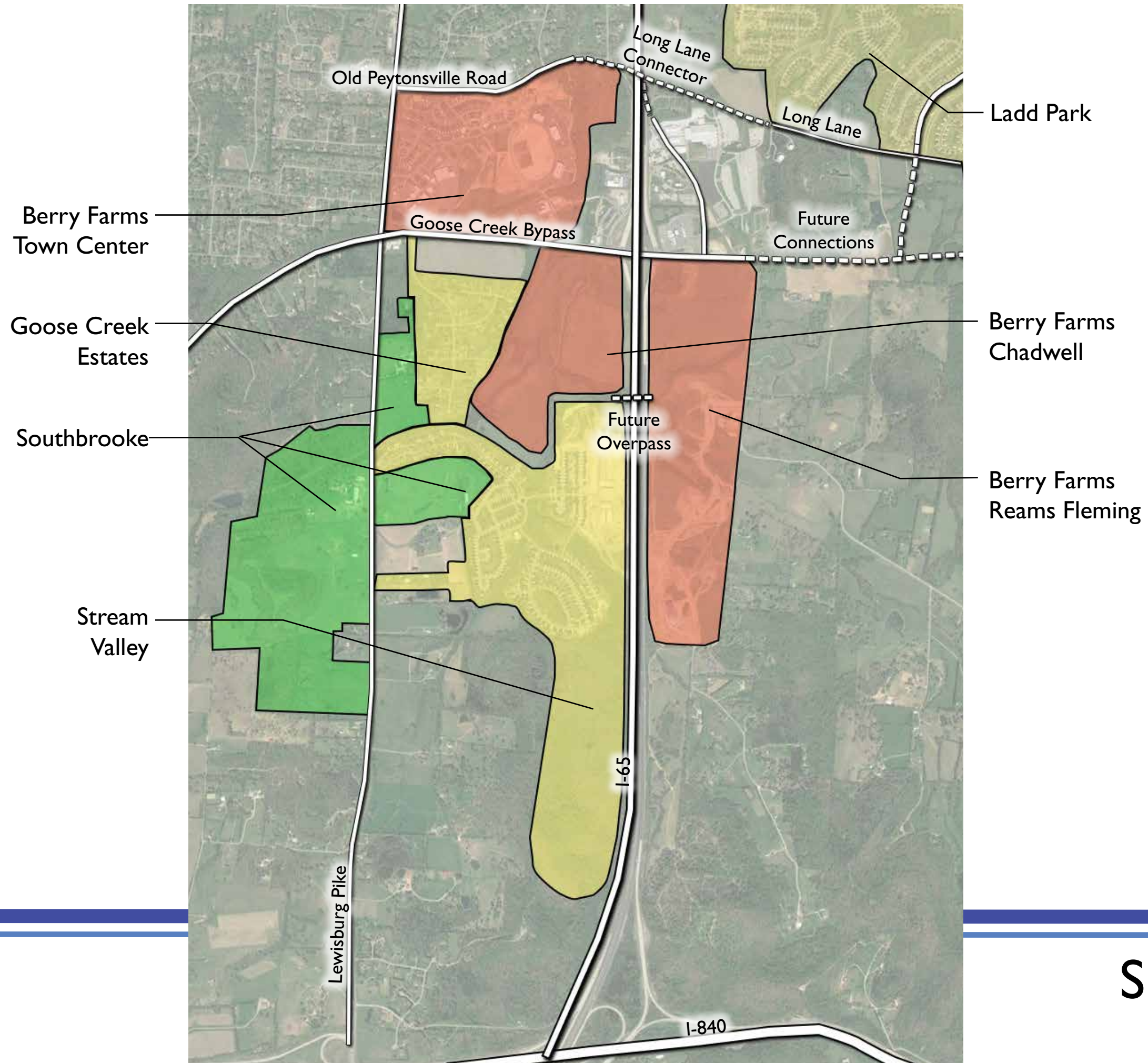
PUD Subdivision



Joint Conceptual Workshop
April 25, 2019

Southbrooke PUD Subdivision

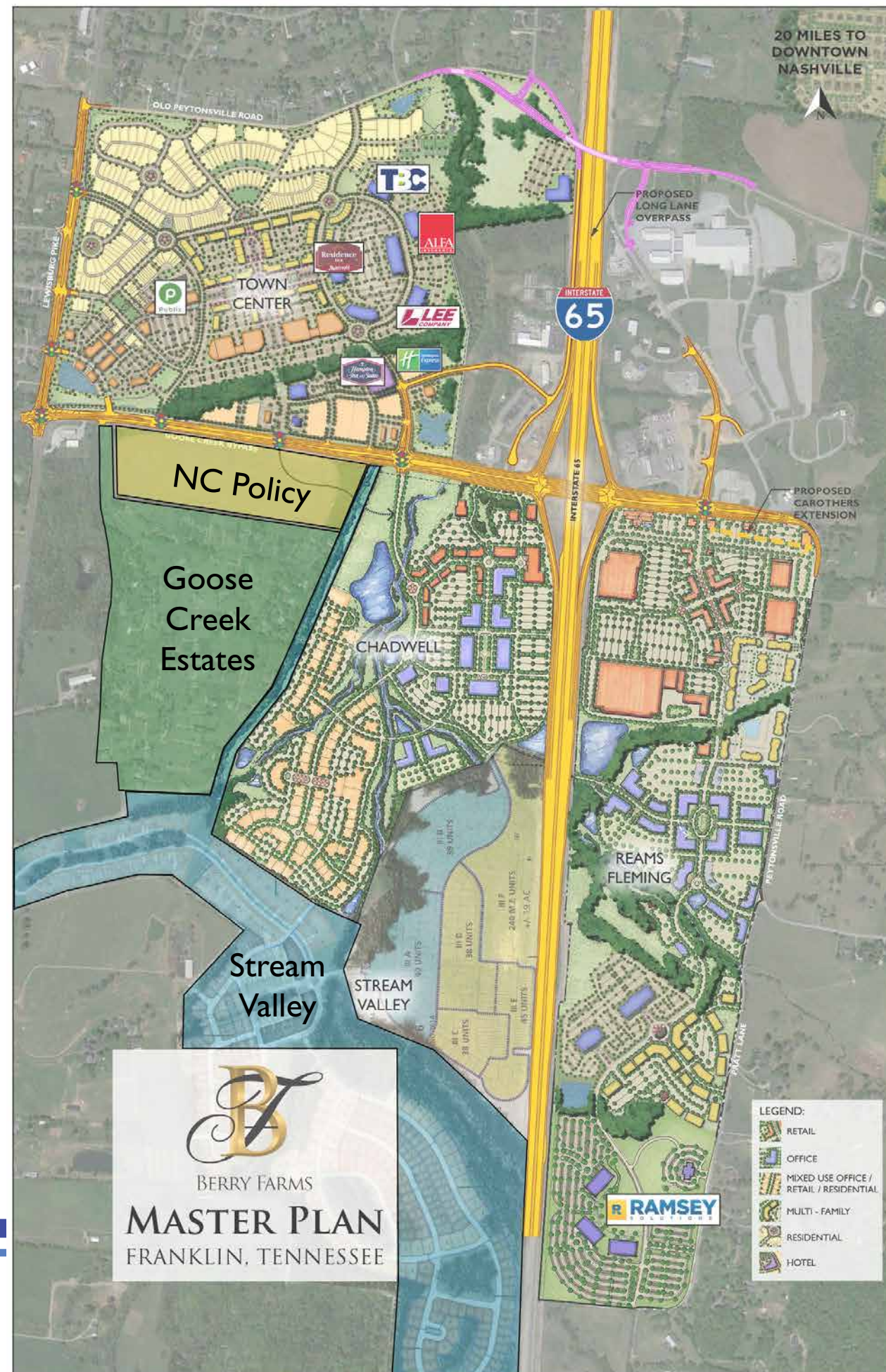
Franklin, TN



Surrounding
Properties

Southbrooke PUD Subdivision

Franklin, TN



Source: BERRYFARMSTN.COM

1,800,000 SF Retail
3,000,000 SF Office

Commercial Area 20% Complete
+/- 12,000 Office Jobs
+/- 6,000 Retail Jobs

Berry Farms Master Plan

Southbrooke PUD Subdivision

Franklin, TN

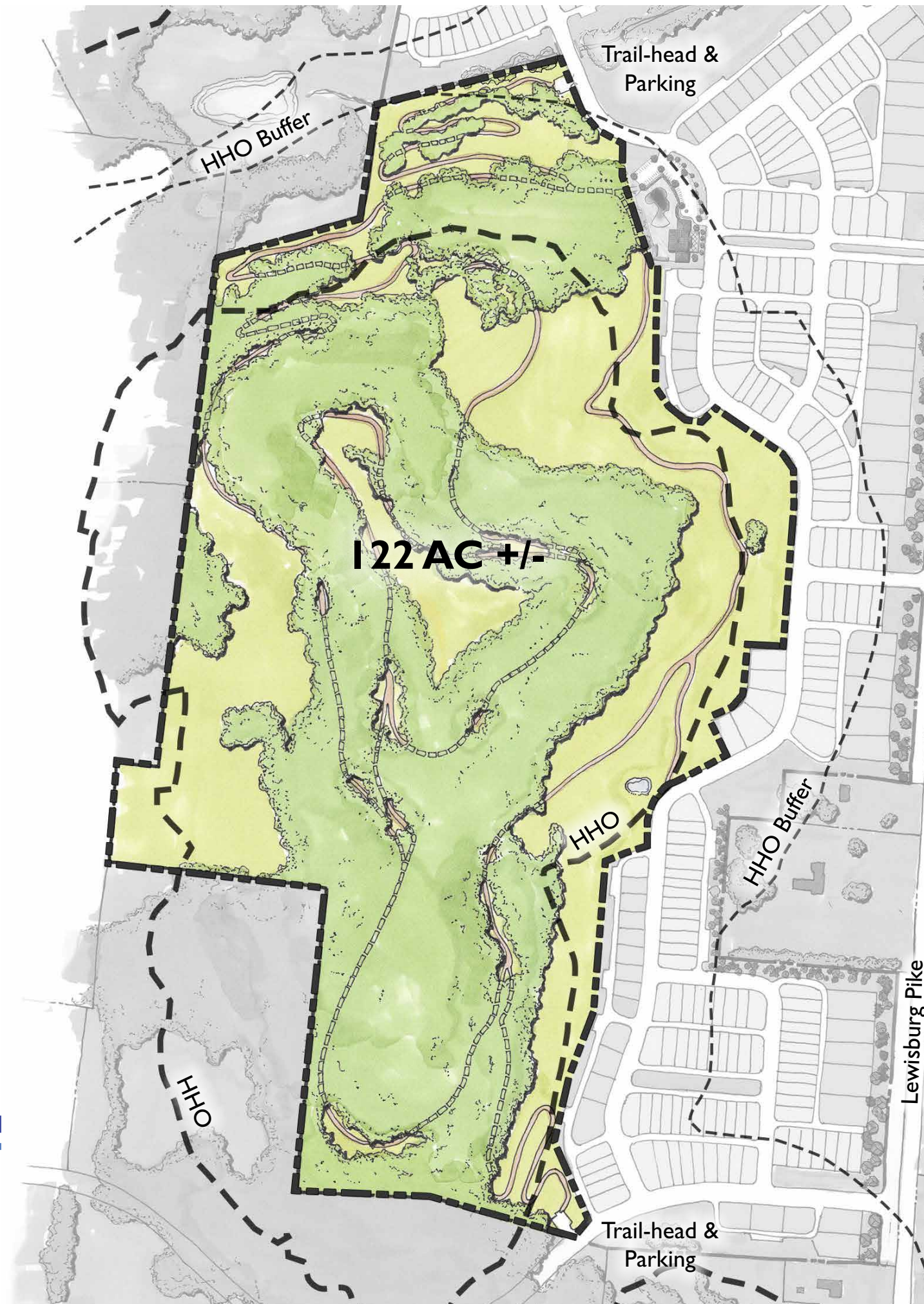


313 +/- AC Total
181 +/- AC Open Space (57%)
781 Total Units

Southbrooke
PUD Master Plan

Southbrooke PUD Subdivision

Franklin, TN



122 AC +/-
Proposed for City Park
4 Miles +/- of Hiking &
Mountain Bike Trails

Required Dedication:
781 Lots - \$3,361,424

Provided Dedication
122 AC - \$7,578,762

Southbrooke Park and Trail System

Southbrooke PUD Subdivision

Franklin, TN



Detached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



2-Home Condominium

Attached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



3-Home Condominium

Attached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN

4-Home Condominium



Attached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



4-Home Condominium

Attached Architecture
Examples

Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin
Single Family Policy

Area 'A'

Southbrooke PUD Subdivision

Franklin, TN



Area 'A' Existing
Conditions

Southbrooke PUD Subdivision

Franklin, TN

**CORNER HOMES**

**HOMES TERMINATING VIEWS**

**HIGH PROFILE LOT**

33.04 AC
85 Single Family Homes



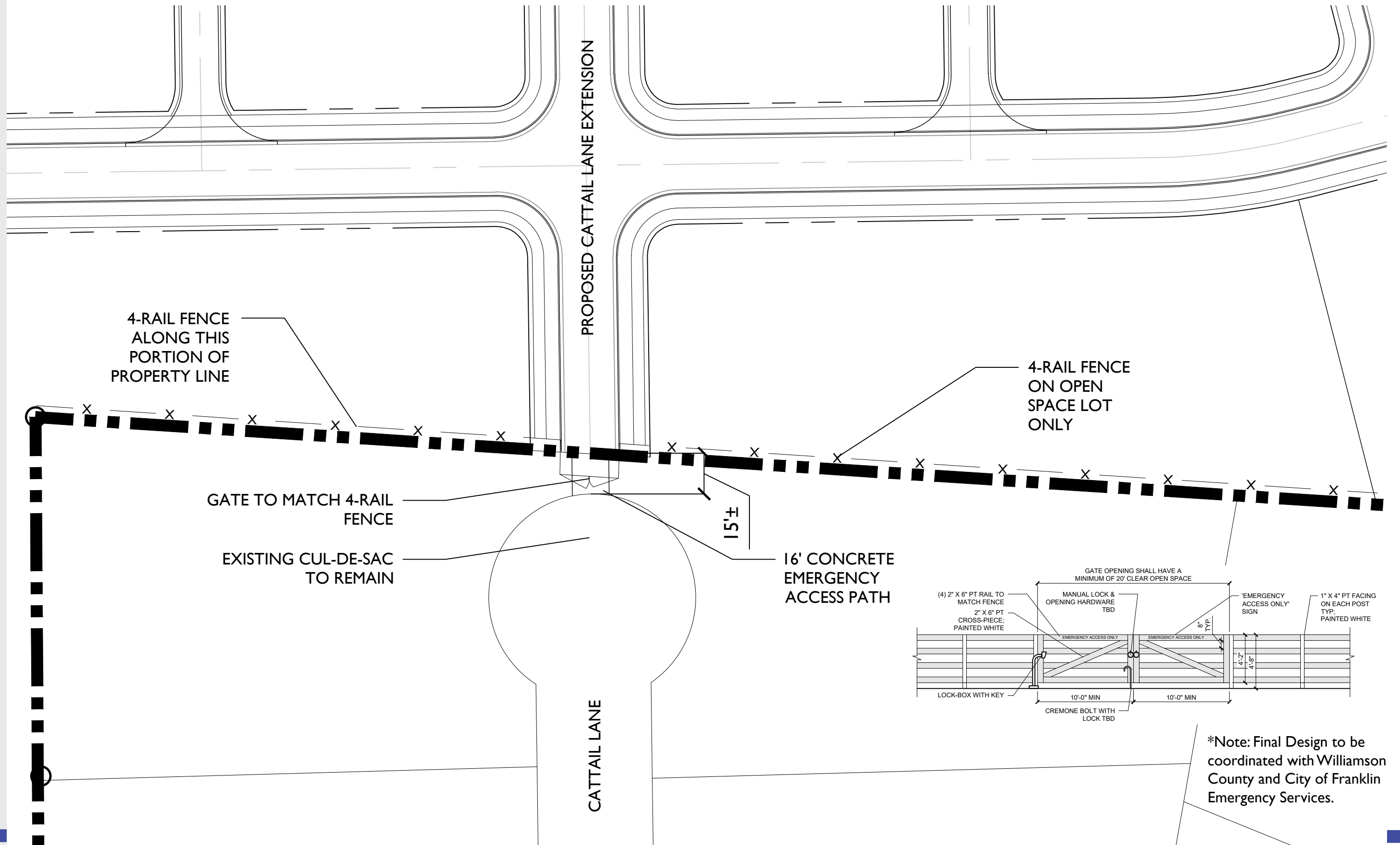
Tree line to be Preserved



Area 'A'
Enlargement

Southbrooke PUD Subdivision

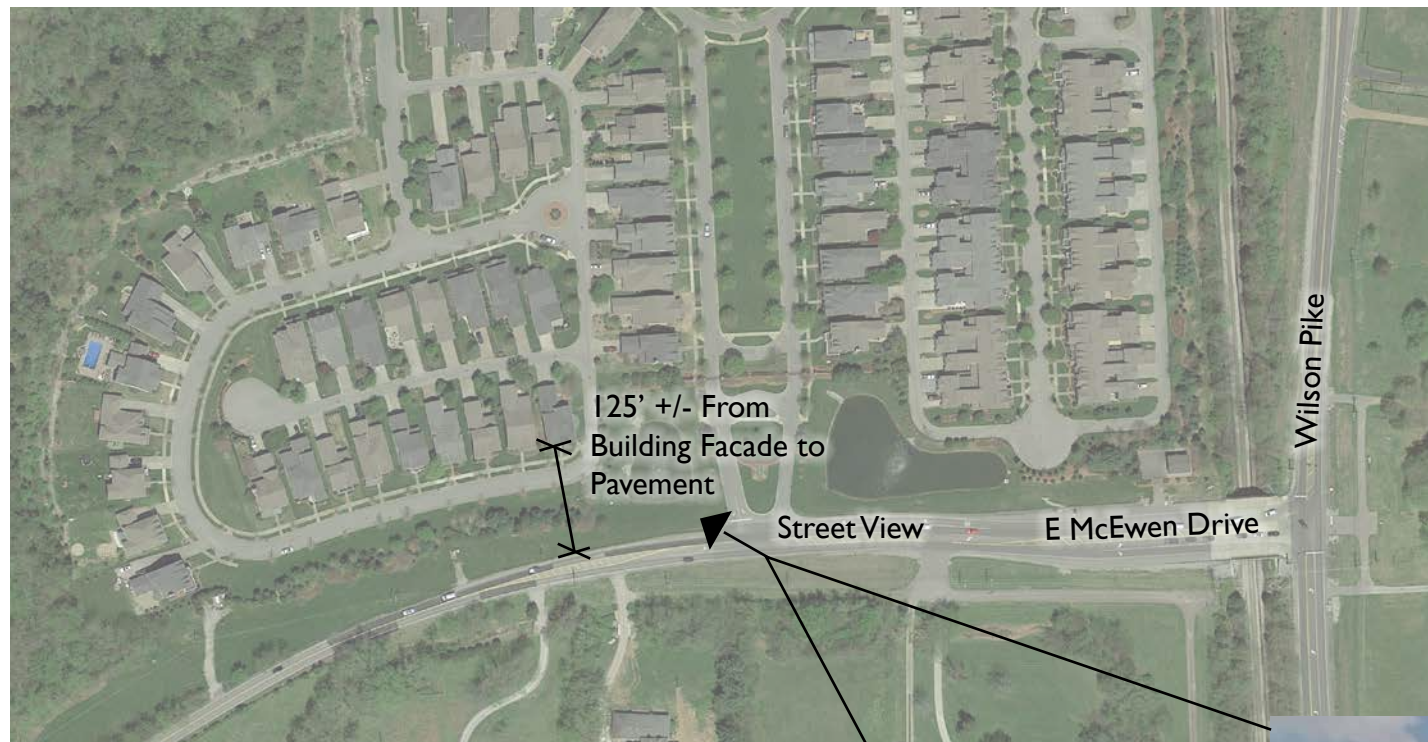
Franklin, TN



Emergency Connection to Cattail Lane

Southbrooke PUD Subdivision

Franklin, TN



Avalon - Franklin, TN



View from McEwen Drive

Comparable
Development

Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin
Conservation Policy

Area 'B'

Southbrooke PUD Subdivision

Franklin, TN



Area 'B'

Existing Conditions

Southbrooke PUD Subdivision

Franklin, TN



41.92 AC
134 Homes

Area 'B'
Enlargement

Southbrooke PUD Subdivision

Franklin, TN



Lewisburg Pike Improvements

Southbrooke PUD Subdivision

Franklin, TN

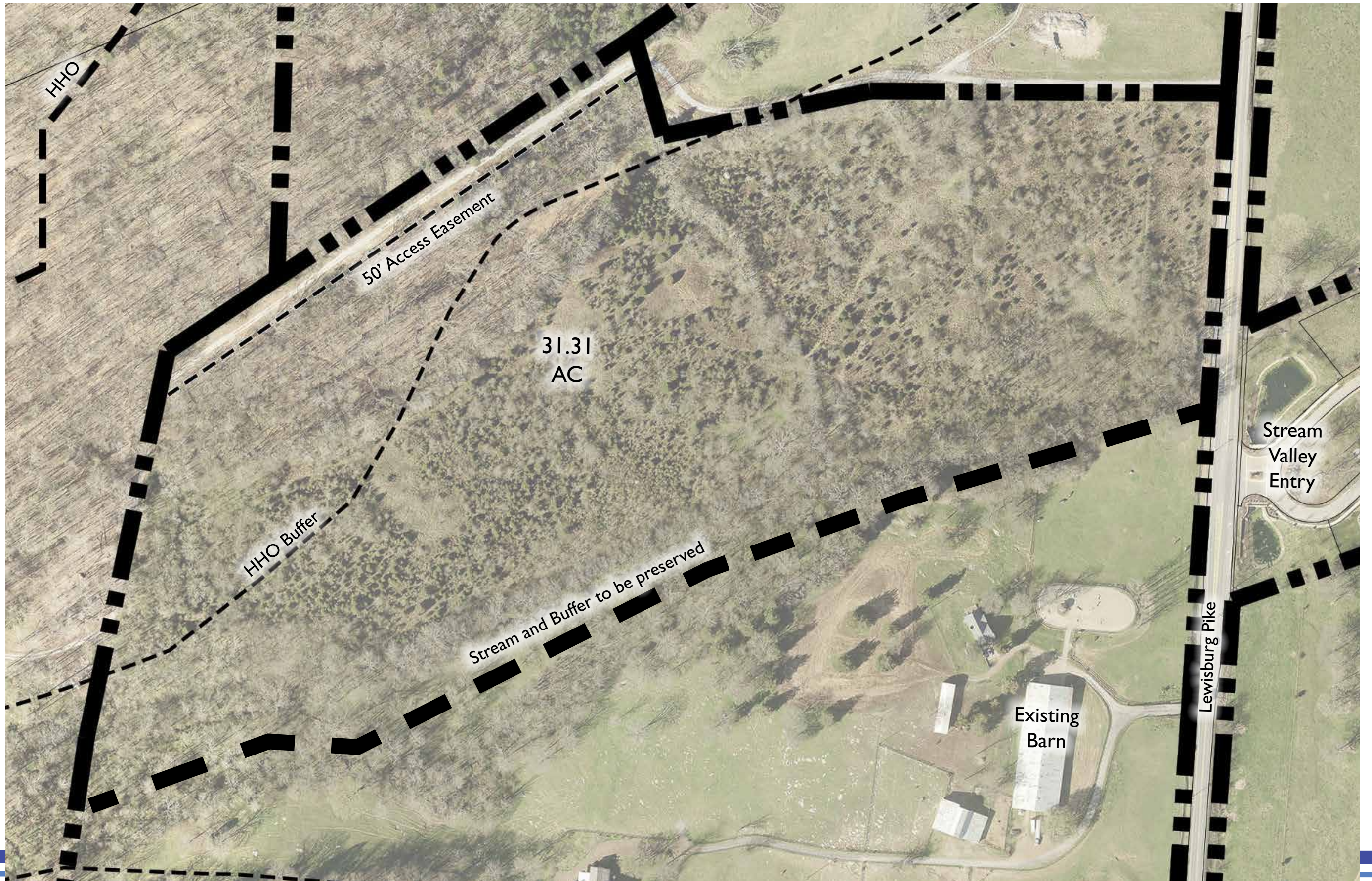


Envision Franklin
Conservation Policy

Area 'C'

Southbrooke PUD Subdivision

Franklin, TN



Area 'C'

Existing Conditions

Southbrooke PUD Subdivision

Franklin, TN



Area 'C'
Enlargement

Southbrooke PUD Subdivision

Franklin, TN

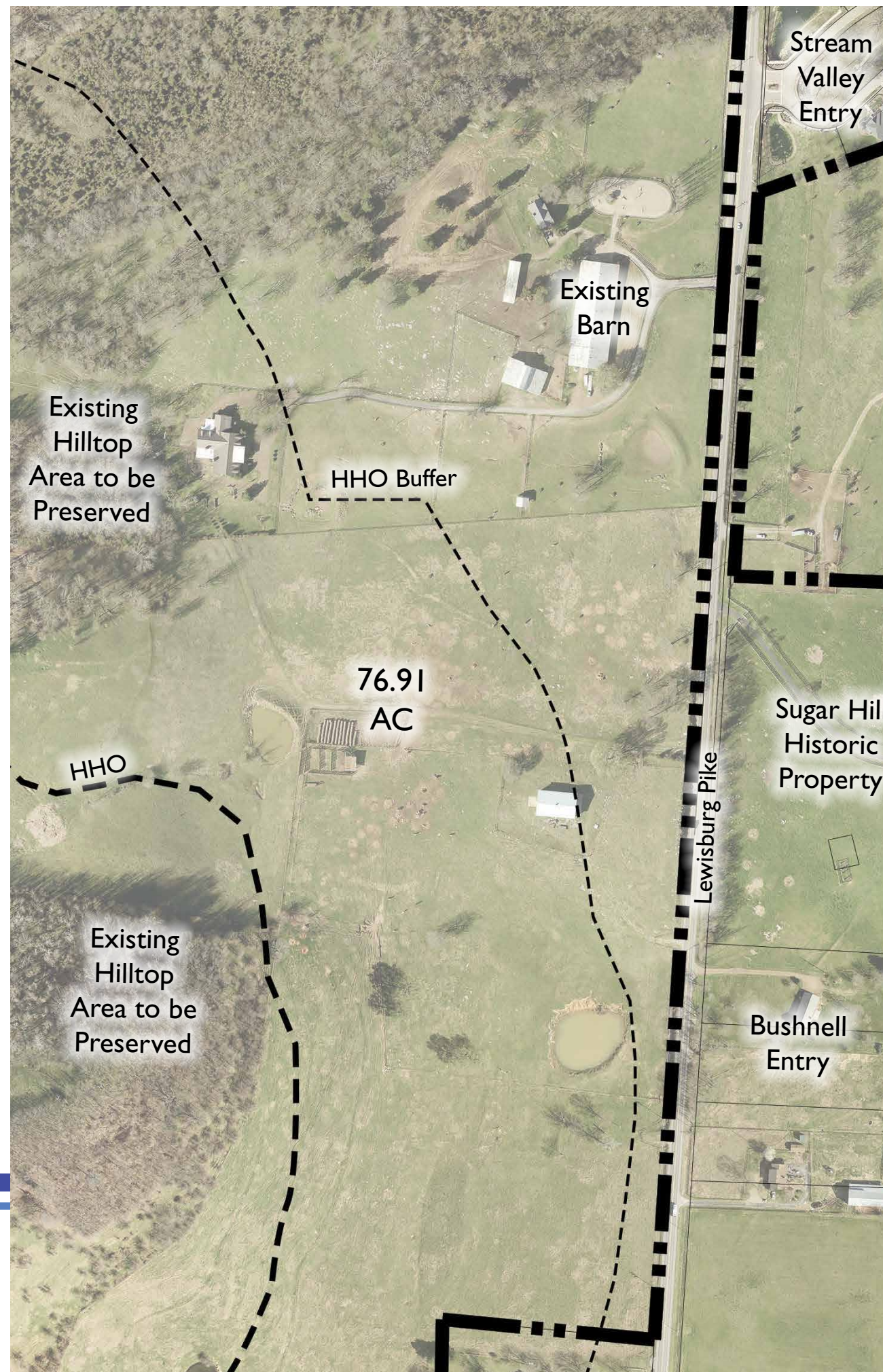


Envision Franklin
Conservation Policy

Area 'D'

Southbrooke PUD Subdivision

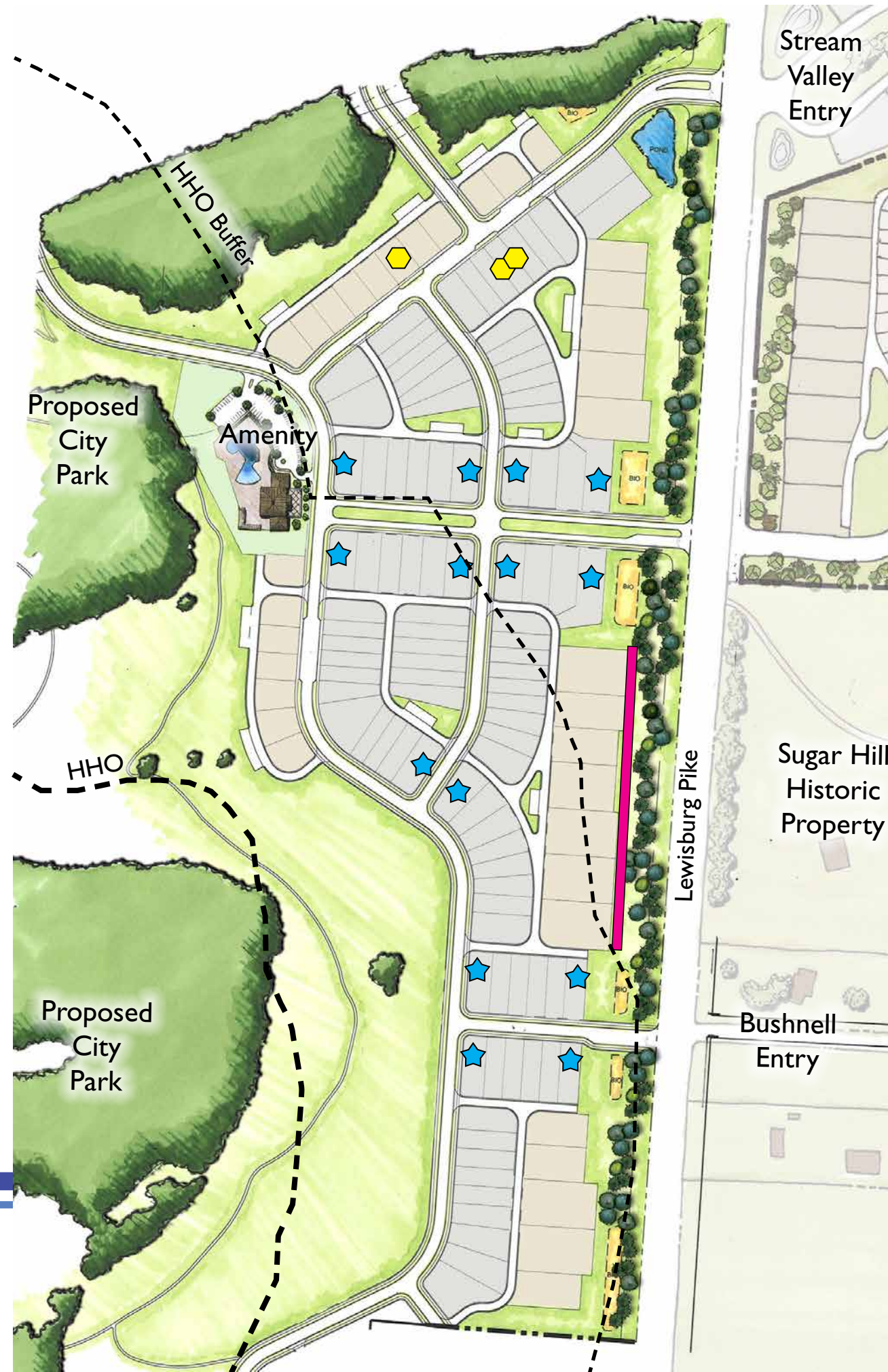
Franklin, TN



Area 'D'
Existing Conditions

Southbrooke PUD Subdivision

Franklin, TN



76.91 AC
216 Homes

-  CORNER HOMES
-  HOMES TERMINATING VIEWS
-  HISTORIC CONTEXT LOTS

Area 'D'
Enlargement

Southbrooke PUD Subdivision

Franklin, TN



Envision Franklin
Conservation Policy

Area 'E'

Southbrooke PUD Subdivision

Franklin, TN



Area 'E'
Existing Conditions

Southbrooke PUD Subdivision

Franklin, TN



54.91 AC
160 Homes

★ CORNER HOMES

Landscape
Buffer

Area 'D'
Enlargement

Southbrooke PUD Subdivision

Franklin, TN

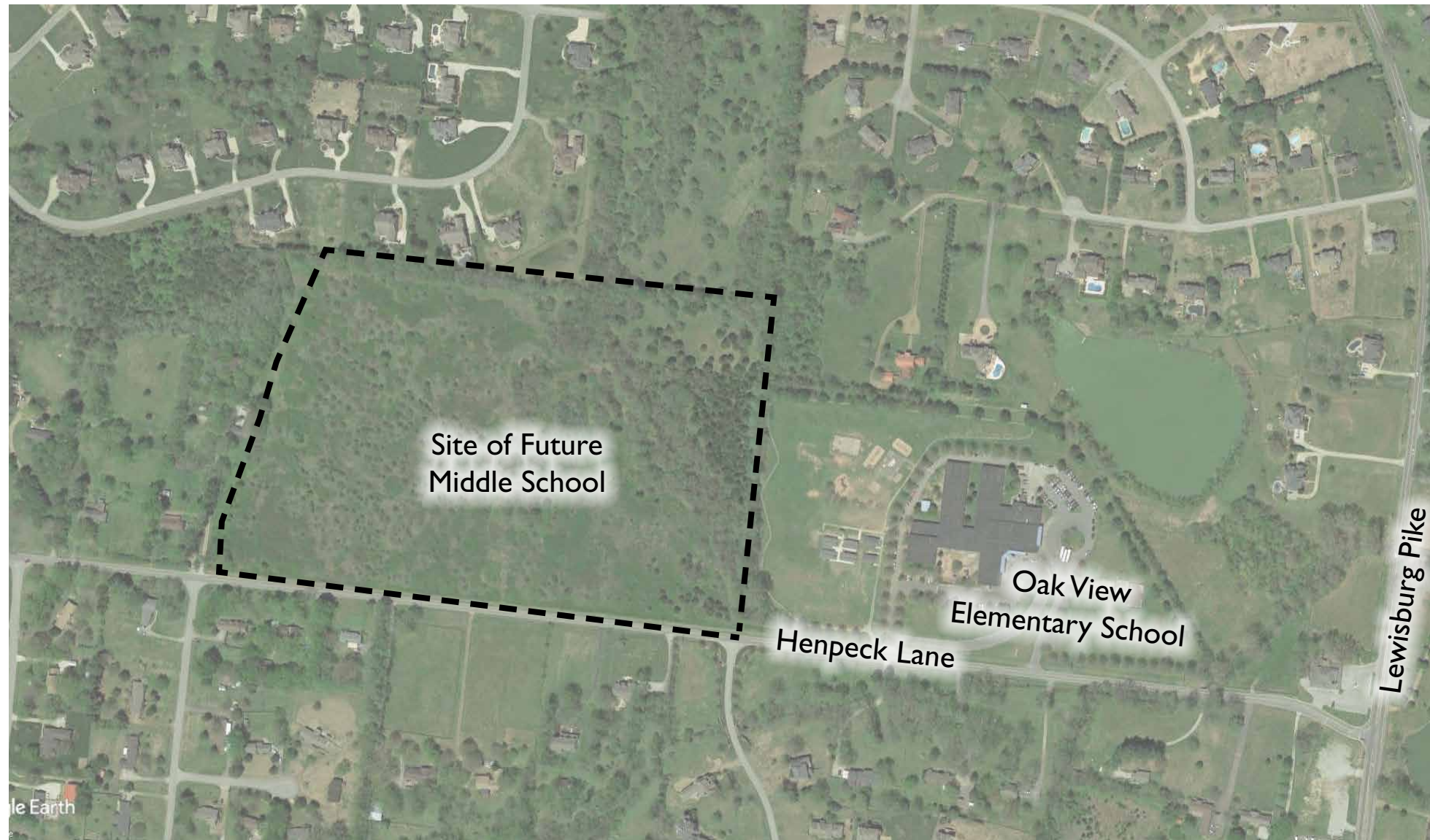


Projected Impact Fees
\$5.4 Million

Lewisburg Pike and Goose Creek
Bypass Intersection Traffic Analysis

Southbrooke PUD Subdivision

Franklin, TN



Projected Impact Fees
\$7.4 Million

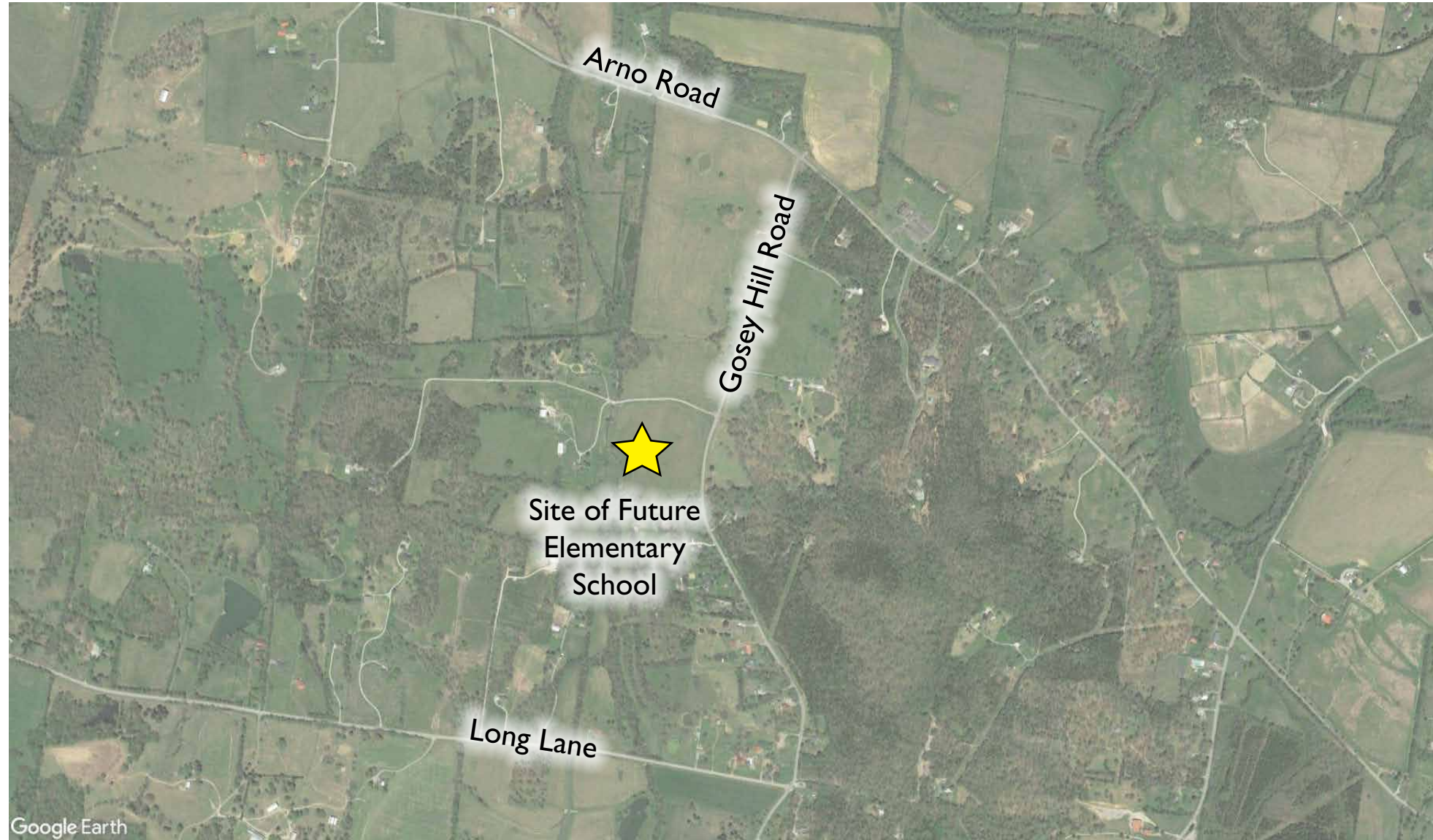
* Southbrooke Residents east of Lewisburg Pike (areas A & B) are slated to attend Oak View Elementary.

Southbrooke Residents west of Lewisburg Pike (areas C, D, & E) are currently slated to attend Thompson's Station Elementary & Middle Schools and Independence High School.

Oak View Elementary School and New Middle School

Southbrooke PUD Subdivision

Franklin, TN



New Elementary School on
Gosey Hill Road

Southbrooke PUD Subdivision

Franklin, TN



Pre-Application Submittal

- February 25

Pre-Application Meeting

- March 5

Overall Neighborhood Meeting

- March 5 - 6:30 PM Franklin City Hall

Initial Submittal

- April 8

Joint Conceptual Workshop

- April 25

Planning Commission

- May 23

BOMA

- June 25

Next Steps

A detailed topographic map of a region, likely Franklin, Vermont, showing intricate contour lines, a network of roads, and a prominent river or stream winding through the landscape. The map is rendered in a dark, monochromatic style with white lines on a black background.

FRANKLIN

DEVELOPMENT REPORT
2018

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BOARD OF MAYOR & ALDERMEN



Mayor
Ken Moore



Vice Mayor
Ward 4
Margaret Martin



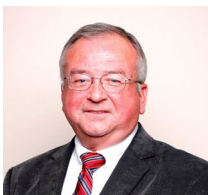
Ward 1
Beverly Burger



Ward 2
Dana McLendon



Ward 3
Scott Speedy



At-Large
Clyde Barnhill



At-Large
Brandy Blanton



At-Large
Pearl Bransford



At-Large
Ann Petersen



FRANKLIN MUNICIPAL PLANNING COMMISSION

Mike Hathaway, Chair

Roger Lindsey, Vice Chair

Marcia Allen

Jimmy Franks

Jennifer Szilagwi

Scott Harrison

Alma McLemore

Michael Orr

Ann Petersen, Alderman

LETTER FROM THE MAYOR

The year 2018 showed Franklin to be one of America's most vibrant local economies characterized by high quality jobs, low unemployment, and significant investment in our beautiful City. Money Magazine named Franklin the best place to live in Tennessee and the sixth best in the country. Excellent schools, highly educated workforce, and low taxes coupled with the ability to balance preservation and growth have produced an enviable quality of life for our community.

Our growing community has been making significant investments in infrastructure through our "Invest Franklin" program for the next ten years. Already \$90 million has been invested for our future and another \$150 million will be invested over the life of the program. At last, the long-awaited Mack Hatcher NW extension has been bid and awarded with construction to start in 2019. Other significant projects for our gateways continue to move forward such as Columbia Pike and Franklin Road. Our connectivity through trails and sidewalks is expanding to make us a more walkable community.

Infrastructure investment has also occurred in our Water Department with the ribbon cutting for our high-tech water plant and the ground-breaking for our Wastewater plant. Both will add to our ability to meet the needs of our growing community.

Additional land has been added to the Southeast Park complex including Robinson Lake, and plans are moving forward for Phase I of the project. This park complex will add additional athletic fields and include an inclusive playground.

Sustainability continues to be an important component of our City particularly focused on decreasing electric usage in high use areas and installing more energy efficient lighting on our streets. The recognition as a Silver Level LEED (Leadership in Energy and Environmental Design) City - the only one in the southeast - confirms the progress that we are making in this area.

We are particularly pleased in the investment businesses are making in downtown Franklin, the Cool Springs area, and the Berry Farms area. New headquarters and campuses are being created by our businesses for their growing workforces. They have made us a significant economic generator for the State.

Tourism continues to play an important role with the sixth largest tourist economy in the state and welcoming over 1.5 million visitors annually. Our Battlefield preservation efforts continue to expand. The Heritage Foundation is busy preserving historic properties with the former O'More campus being perhaps one of the most important efforts in our history.

It is truly an exciting time to be in Franklin to raise a family, start a business, play, and worship.

A handwritten signature in dark ink, appearing to be "J. Hatcher", written in a cursive style.

2018 CAPITAL IMPROVEMENT PROJECTS (CIP) & ACCOMPLISHMENTS



Water Treatment Plant

The City constructed a new water treatment facility with multiple improvements, including an ultra-violet water purification system, more advanced piping systems, carbon filter tanks and the ability to use peroxide treatment to eliminate odors and germs. The updated plant will treat up to 16 million gallons of water daily and serve 17,000 customers.



Murfreesboro Road Sidewalk

The City completed a five-foot sidewalk along Murfreesboro Road between Pinkerton Park and Mack Hatcher Parkway. Approximately, 4,000 feet of sidewalk were constructed as a part of this project. Crosswalks and ADA-compliant ramps were installed at all side street crossings.



Mack Hatcher Ground-Breaking

The City and the Tennessee Department of Transportation recently broke ground on the northwest extension of Mack Hatcher Parkway. The improvements will stretch from the existing intersection at Mack Hatcher and Hillsboro Road to the Westhaven neighborhood on New Highway 96 West. The total cost of the 3.2-mile project will be about \$46 million.

2018 CITY-AT-A-GLANCE

79,608 Estimated Population

The population in Franklin has increased by 2,244 residents in 2018.

38,183 Existing Housing Stock

The total number of dwelling units as of December 31, 2018.

2.9% Population Growth Rate

This year's population growth rate slowed from the 2017 growth rate of 3.9%.

303.38 Total Acres Rezoned in 2018

These properties were rezoned into residential, office, civic, and mixed-use districts.

1,027 Dwelling Units Constructed in 2018

7,293 dwelling units are yet to be constructed.

302 Residential Units Approved in 2018

The fewest residential units approved since 2011.

1.15 Million Nonresidential Square Feet Approved by Site Plan

Nonresidential approvals include office, mixed-use, retail, commercial, medical office, industrial, institutional, and hotel uses.

0 Acres Annexed

The last time the City experienced zero annexations was in 2012.

2018 ZONING CHANGES

Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
Properties Rezoned				
1215 Hillsboro Road-Christ Community Church	ER	CI	49.10	9/25/2018
221 Fairgrounds Street	CI	R-3	0.42	1/9/2018
725 West Main Street (Arlington PUD)	SD-R 10.0	SD-R11.5	0.99	3/27/2018
1101 & 1107 West Main Street	NC	OR	1.11	3/27/2018
Branch Creek Crossing	SD-X 2.5/40,536	SD-X 0/96,536	19.11	3/27/2018
Family Legacy	SD-X 0/34,500	SD-X 0/60,820	22.37	4/24/2018
Southeast Municipal Complex	ER	CI	188.28	2/27/2018
1044 Carlisle Lane	ER	R-3	2.17	9/25/2018
Carothers Crossing West	GC	SD-X 16.79/67,328	19.83	11/27/2018
Total			303.38	

303 TOTAL ACRES

Total acres rezoned within the City

2018 RESIDENTIAL DEVELOPMENT APPROVALS

Residential Development	Type of Approval	Total Units	Single Family	Duplex	Townhomes & Condos	Apartment	Total Acreage	Open Space
725 West Main Street (Arlington PUD) Revision 1*	DP	2			2		0.99	-
Branch Creek Crossing Revision 3*	DP	-48	-	-	-48	-	19.11	0.57
Carothers Crossing West	DP	330	-	-	-	330	19.83	0.99
Wards Mill	DP	18	18	-	-	-	18.71	2.81
TOTAL	-	302	18	0	-46	330	58.64	18.92

Type of Approval
 DP=Development Plan
 PP= Preliminary Plat

*Denotes a change to a previously approved development plan.

302 APPROVED RESIDENTIAL UNITS

A seven year low in approved residential units.

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
Amelia Park	2014	149	140	9	-	-	-	-	9
Arlington at West Main	2016	8	0	-	-	8	-	-	8
Apex Village	2017	345	0			15	330		345
Avalon	2002	446	409	7	-	30	-	-	37
Avalon Square	2004	172	0	-	-	172	-	-	172
Avenida of Cool Springs	2016	142	0	-	-	-	142	-	142
Avondale Cottages	2016	40	0	1	24	15	-	-	40
Berry Farms Chadwell Tract	2006	100	0	-	-	-	100	-	100
Berry Farms Reams-Fleming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center	2005	646	195	30	-	421		-	451
Blossom Park	2013	26	25	1	-	-	-	-	1
Bushnell Farms	2017	20	0	14	-	6	-	-	20
Cardel Village	2016	20	0	20	-	-	-	-	20
Colleta Park	2017	199	0	199	-	-	-	-	199
Cottages at Eddy Lane	2016	4	1	3	-	-	-	-	3
Echelon	2013	168	77	36	-	55	-	-	91
CONTINUED ON NEXT TWO PAGES									

6,991 REMAINING UNITS TO BE CONSTRUCTED
 53% of the total approved dwelling units have yet to be constructed

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
Gateway Village	2008	402	379	-	-	7	16	-	23
Franklin Housing Authority (Chickasaw)	2017	48	0	-	-	-	48	-	48
Harlinsdale Manor	2006	15	11	4	-	-	-	-	4
Harpeth Square Rev 1	2016	160	0	-	-	-	160	-	160
Henley	2005	87	84	3	-	-	-	-	3
Highlands at Ladd Park Rev 7	2005	1,060	983	77	-	-	-	-	77
Iron Horse	2016	264	0	-	-	-	264	-	264
Lockwood Glen Rev 1(Nichols Bend)	2008	624	447	164	-	13	-	-	177
McEwen Town Center (Revision 2)	2009	950	370	-	-	-	580	-	580
Moss Property (Foxglove)	2017	30	1	29	-	-	-	-	29
Natures Landing Rev 1	2017	32	0	32	-	-	-	-	32
October Park	2015	19	0	19	-	-	-	-	19
Ovation	2014	950	0	40	-	910	-	-	950
Preserve at Echo Estates	2013	43	14	29	-	-	-	-	29
Ralston Row	2013	14	4	9	-	-	-	-	9
Riverbluff Rev 2	2017	81	35	46	-	-	-	-	46
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6,167 UNITS HAVE BEEN CONSTRUCTED

47% of the total approved dwelling units have been constructed

RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
Rizer Point Rev 4	2012	111	95	16	-	0	-	-	16
Rucker Park Rev 1	2012	36	29	-	-	7	-	-	7
Selah Subdivision	2015	12	0	12	-	-	-	-	12
Shadow Green	2017	182	0	-	-	22	160	-	182
Simmons Ridge (Revision 4)	2016	408	81	56	-	271	-	-	327
Southwinds (Woodlands)	1985	100	0	-	-	-	100	-	100
Splendor Ridge	2017	19	0	19	-	-	-	-	19
Stream Valley (Revision 1)	2014	824	336	176	-	72	240	-	488
Tap Root Hills	2014	139	54	85	-	-	-	-	85
Through the Green (Rev 2)	2014	492	389	-	-	-	103	-	103
Treemont Estates	2005	13	11	2	-	-	-	-	2
Water's Edge	2013	395	111	146	-	138	-	-	284
Westhaven*	2001	2,750	1,886	*	*	*	*	250	864
Wynfield Village	2016	13	0	13	-	-	-	-	13
TOTAL		13,158	6,167	1,298	24	2,162	2,643	250	6,991

Dwelling Unit Abbreviations:

RS=Single Family R2= Duplex

TC=Townhome & Condo

APT= Apartment ASTL= Assisted Living

Notes: This chart indicates residential developments that are under construction or building permits have been issued.

*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

2,643 APARTMENT UNITS LEFT TO BE CONSTRUCTED

Apartments represent 20% of the remaining units left to be constructed

2018 NONRESIDENTIAL SITE PLANS

Nonresidential Development	Square Footage	Type of Nonresidential	Total Acreage	Description
Franklin Park Subd, SP, Rev 2, Lot 8	330,575	Office	4.99	Three Franklin Park Building
Berry Farms Reams-Fleming Tract, Section 2, Lot 5	83,619	Office	6.94	-
Forrest Crossing, Revision 3, Lots 1286-1291	100,000	Office	8.68	-
Total	514,194	Office	20.61	
Gateway Village PUD Subd, Section 3, Rev 1, Lot 135	21,528	Mixed Nonresidential	1.35	Office/Retail
The Standard at Cool Springs, Lot 1	37,800	Mixed Nonresidential	2.30	Office/Retail
1st and Main	37,955	Mixed Nonresidential	2.23	Office/Retail/Commercial
Liberty Station	45,912	Mixed Nonresidential	5.66	Office/Retail/Commercial
Total	143,195	Mixed Nonresidential	11.54	
Green Acres Subd, Block C, Lot 5	9,710	Retail	0.22	Main Street Market
Berry Farms Town Center, Section 4, Lot 197	4,995	Retail	1.32	Chick-Fil-A
Woodlands Subd, Lot 17	4,869	Retail	1.67	Chick-Fil-A
Total	19,574	Retail	3.21	
Longview Subd, Section 1, Lot 13	11,053	Commercial	1.50	Cornerstone Financial Credit Union
Family Legacy, Lot 1, Revision 1	35,000	Commercial	3.95	Family Legacy
Anand Subd, Lots 1 & 3	7,628	Commercial	2.70	A+ Storage
Franklin Commons Subd, Lot 13	18,880	Commercial	1.65	Grahams Lighting
Gateway Village PUD Subd, Section 3, Lot 134	21,294	Commercial	3.15	-
Total	93,855	Commercial	12.95	

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1.15 MILLION SQUARE FEET APPROVED

Office was the most approved nonresidential type with 514,194 square feet approved through site plan

2018 NONRESIDENTIAL SITE PLANS

Nonresidential Development	Square Footage	Type of Nonresidential	Total Acreage	Description
Berry Farms Town Center, Section 4, Lot 207	14,879	Medical Office	1.11	Lucas Orthodontics
Total	14,879	Medical Office	1.11	
South Park, Lot 13	11,430	Industrial	1.00	-
Total	11,430	Industrial	1.00	
Water Reclamation Facility		Institutional	110.00	-
Fire Station Number 7	15,000	Institutional	1.85	-
Total	15,000	Institutional	111.85	
Berry Farms Town Center, Section 10, Lot 1002	86,784	Hotel	2.83	-
Galleria Commercial Complex, Lot 22	166,713	Hotel	1.82	Fairfield Inn
McEwen Place Town Center, Site Plan, Section 3, Lot 310, Block A	91,054	Hotel	4.88	Springhill Suites
Total	344,551	Hotel	9.53	
GRAND TOTAL	1,156,678		198.59	

198 TOTAL ACRES OF NONRESIDENTIAL SITE PLANS

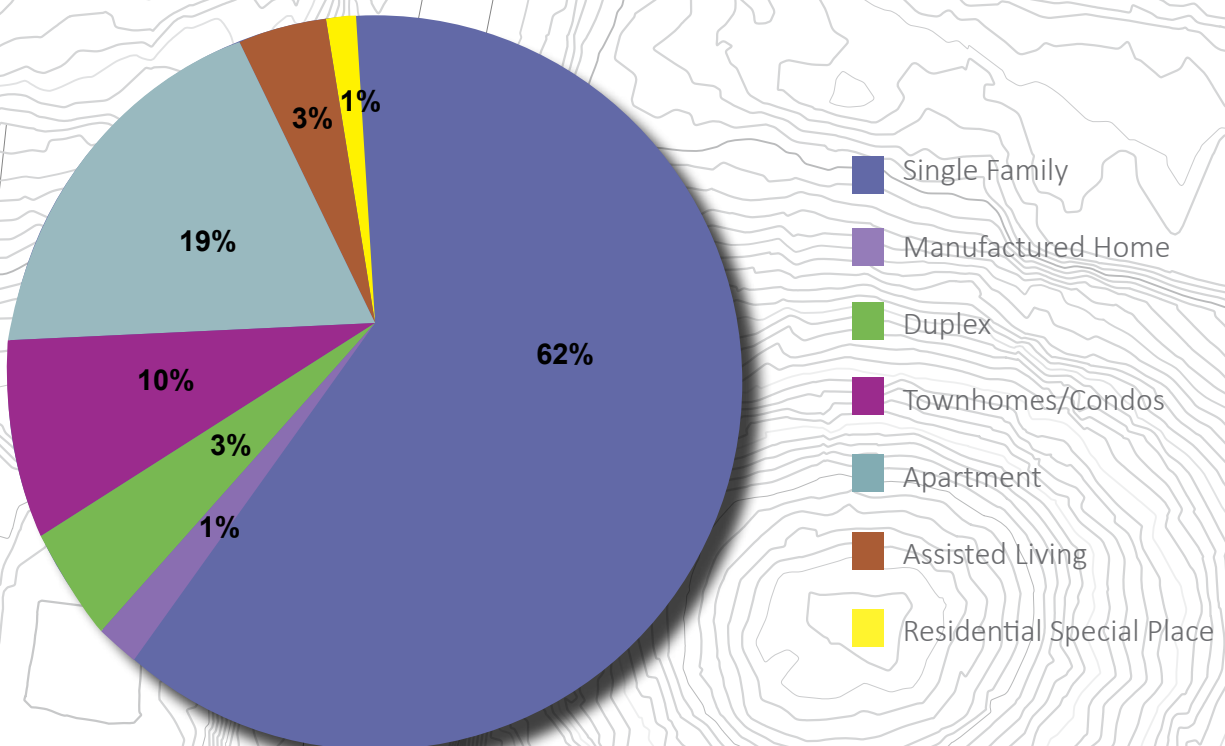
Hotel was the 2nd most approved nonresidential type with 344,551 square feet

EXISTING HOUSING

Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	23,618	62%
Manufactured Home	523	1%
Duplex	1,183	3%
Townhomes/Condos	3,833	10%
Apartment	7,234	19%
Assisted Living	1,268	3%
Residential Special Place	524	1%
TOTAL	38,183	100%

38,183 DWELLING UNITS
Existing Housing as of December 31, 2018

Existing Housing by Type

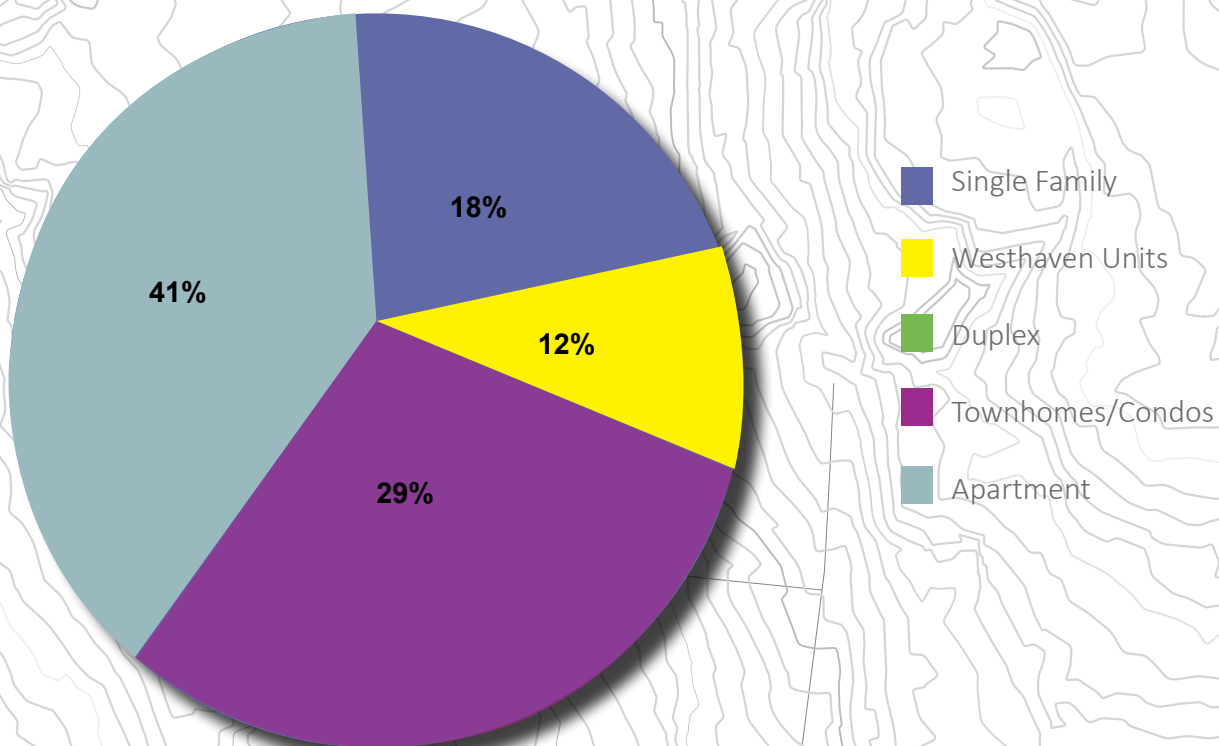


APPROVED HOUSING (NOT YET BUILT)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	1,316	18%
Westhaven Units	864	12%
Duplex	24	0%
Townhomes/Condos	2,116	29%
Apartment	2,973	41%
TOTAL	7,293	100%

7,293 DWELLING UNITS
Approved Housing (Not Yet Built)

Approved Housing by Type

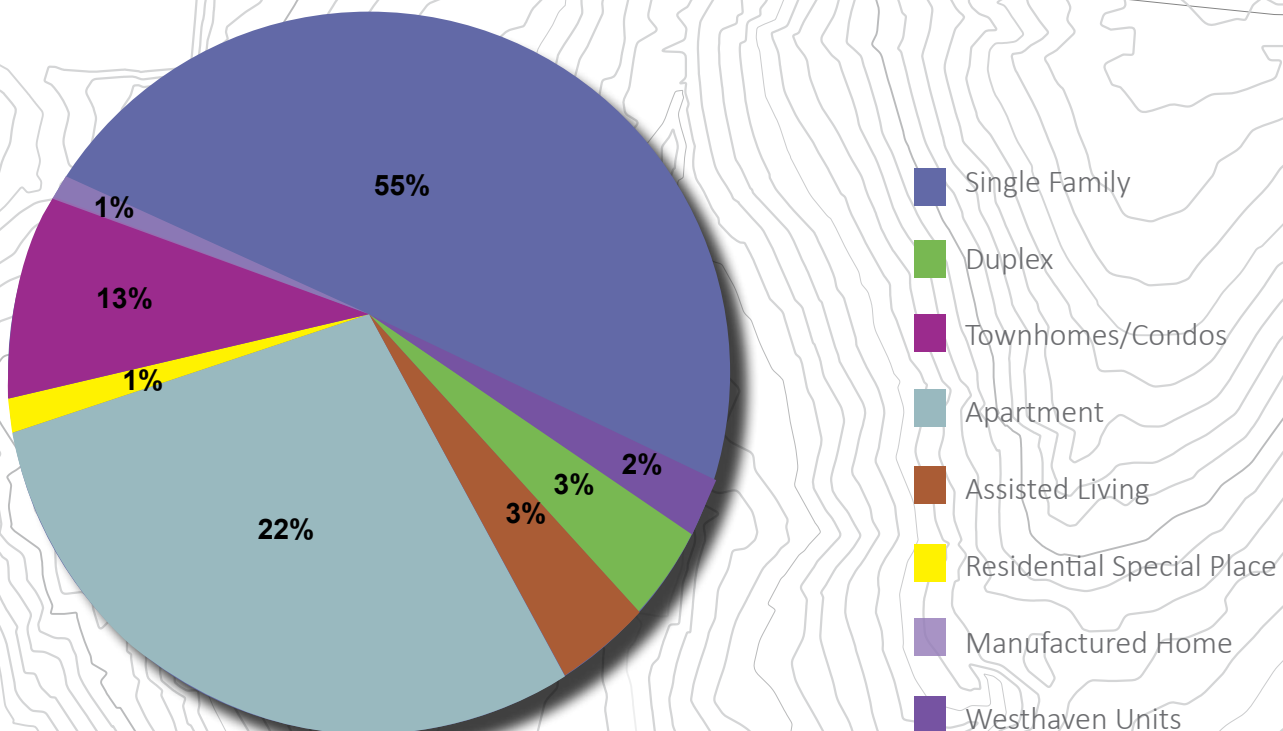


FUTURE BUILD-OUT (EXISTING + APPROVED HOUSING)

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	24,934	55%
Duplex	1,207	3%
Townhomes/Condos	5,949	13%
Apartment	10,207	22%
Assisted Living	1,268	3%
Residential Special Place	524	1%
Manufactured Home	523	1%
Westhaven Units	864	2%
TOTAL	45,476	100%

45,476 DWELLING UNITS
Existing Housing + Approved Housing

Future Build-Out

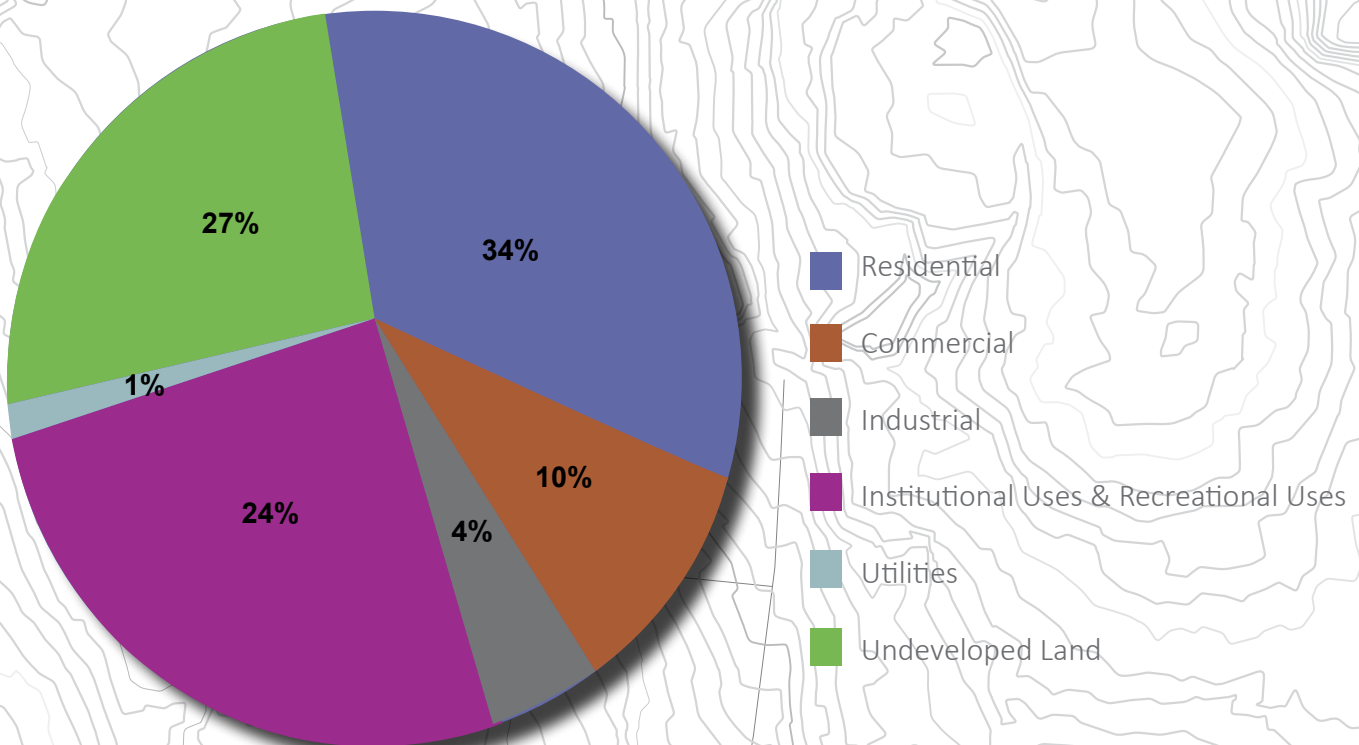


LAND USE

Use	Acreage	General Information
Residential	7,956	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2,363	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	819	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,648	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6,458	Includes Vacant Properties and Agricultural Uses

7,956 RESIDENTIAL ACREAGE
Land Use

Land Use



POPULATION

POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

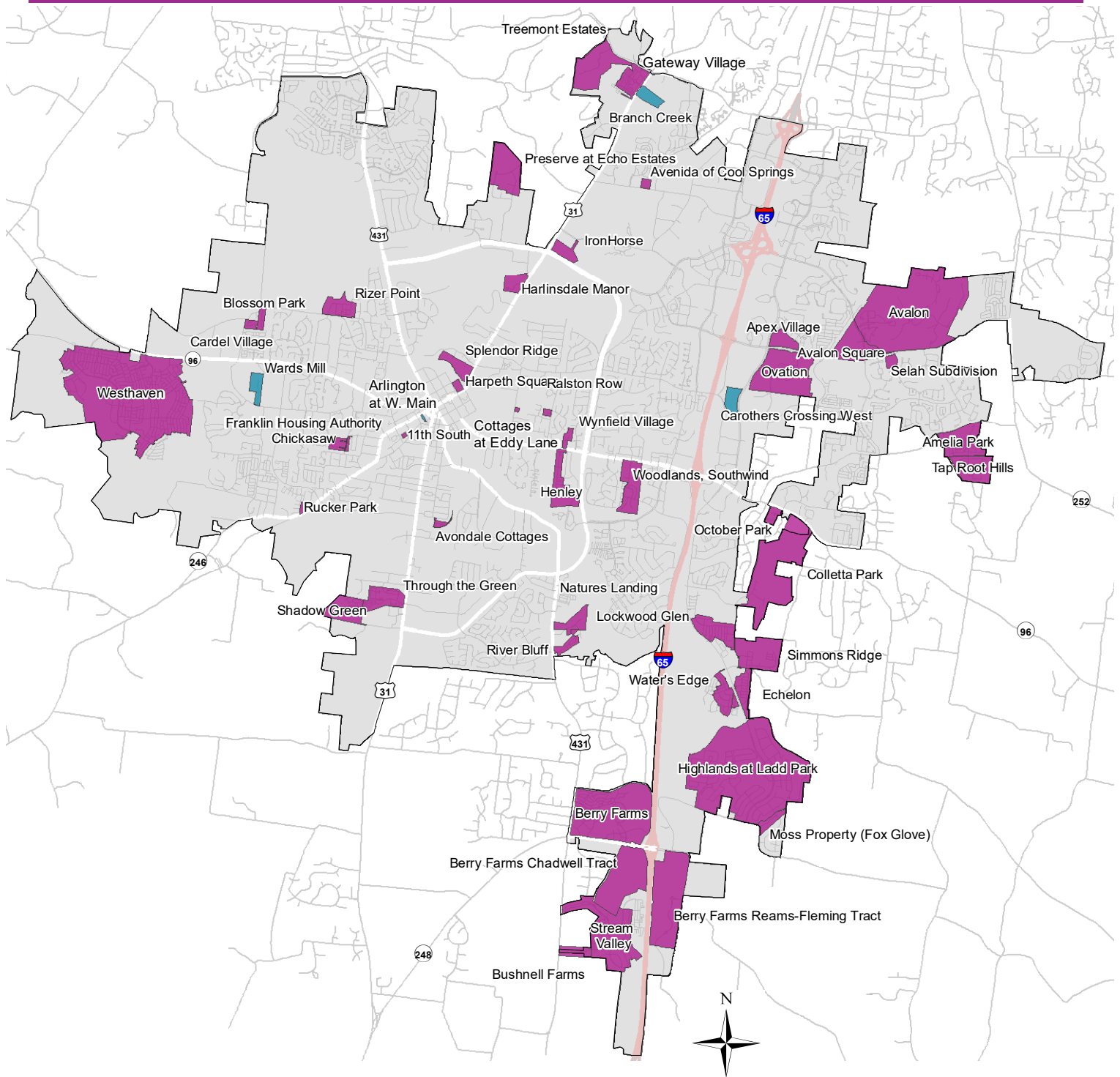
Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2009	Dec	Estimate	60,908	856	1.4%
2010	April	Federal Census	62,487	-	-
2011	Dec	Estimate	63,771	1,997	3.1%
2012	Dec	Estimate	66,172	2,401	3.6%
2013	July	Special Census	66,370	-	-
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2017	Dec	Estimate	77,364	2,903	3.9%
2018	Dec	Estimate	79,608	2,244	2.9%

POPULATION PROJECTIONS

This chart projects growth by using historical averaging in population change by decade. Over the past 30 years, the City has added approximately 21,000 residents every decade. This chart shows population projections based on these data. However, as with any projection, using past data does not necessarily indicate future growth.

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	127,000	21,000	20%

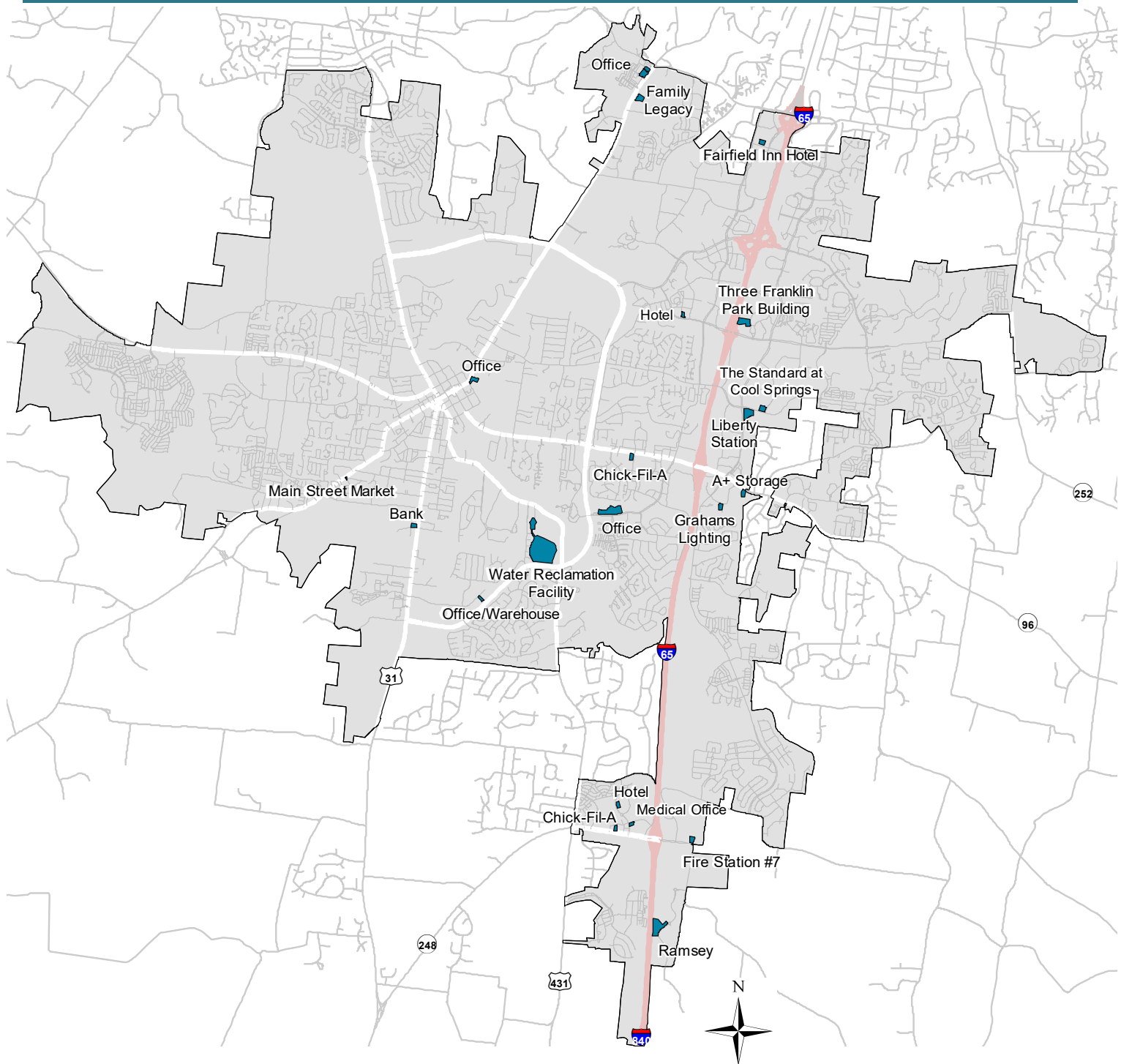
APPROVED RESIDENTIAL DEVELOPMENTS



Legend

- Approved in 2018
- Under Construction / Approved in Previous Years
- City Limits

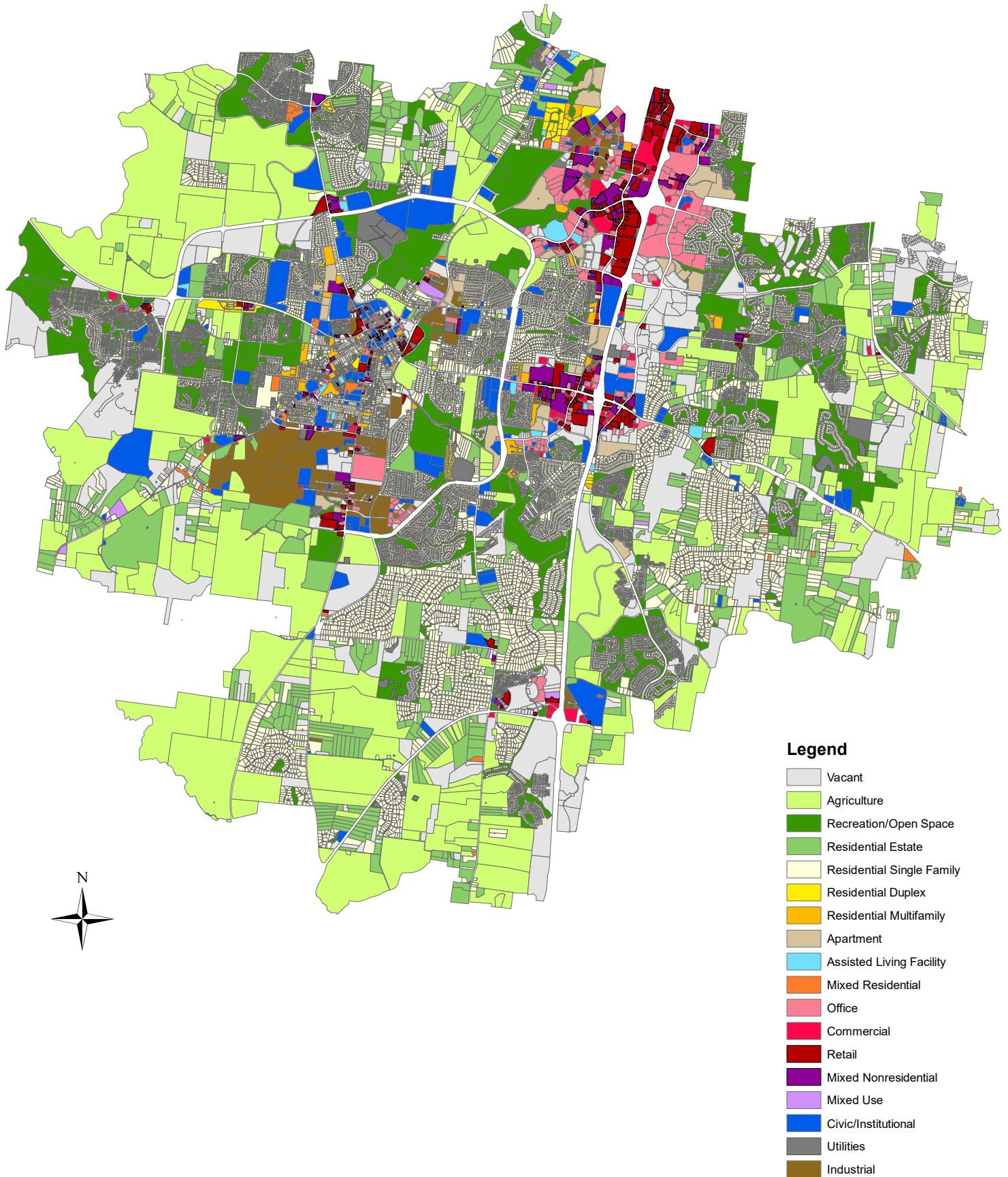
APPROVED NONRESIDENTIAL DEVELOPMENTS



Legend

-  Approved in 2018
-  City Limits

LAND USE



CONTRIBUTIONS

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