

REQUEST FOR PROPOSALS

Future Land Use Plan Black Hawk Neighborhood Area

The Rapid City Area Metropolitan Planning Organization (MPO) is seeking the services of a consultant to develop the Black Hawk Neighborhood Area Future Land Use Plan (Plan).

BACKGROUND

The Rapid City Area Metropolitan Planning Organization, the designated metropolitan planning organization (MPO) of the City of Rapid City, is responsible for maintaining a continuous, comprehensive, and coordinated transportation planning process for the metropolitan area. The area is served by one interstate highway (1-90), several major highways (South Dakota 44, South Dakota 79, United States 16 and United States 16B), one commercial service airport (Rapid City Regional), heavy rail lines, a public transit system, and a system of bicycle and pedestrian routes.

The estimated population of the Rapid City Area Metropolitan Planning Organization is currently 78,000 persons, with the Rapid City Metropolitan Statistical Area at 115,328. Although much of Rapid City is experiencing growth, several major factors account for the expansion. This area experiences some of the heaviest commercial and tourist traffic in the entire Black Hills region. Additionally, the City of Rapid City is a regional hub that draws from a four-state area (South Dakota, Montana, Wyoming and Nebraska). Motorists travel to Rapid City for employment, health care, shopping, entertainment, recreation and financial purposes.

The Future Land Use Plan is an indispensable tool for all sectors of the community. Local government can invest public infrastructure dollars more wisely if the location and magnitude of anticipated growth is identified. Private sector businesses can use the Plan to make more accurate growth projections and better position themselves to meet the needs of the future population. The Plan provides developers and landowners with a clear idea of the location and type of development desired by the community, thus saving time and money in assembling development plans. The Plan enables individual citizens to be more aware of how the community and their specific neighborhoods will develop, assisting them in making more informed decisions about where to live and work. The Plan also supplies data for the traffic forecasting model and provides staff with data to help the community develop long range transportation plans to ensure road network continuity for the future.

PROJECT DESCRIPTION

The purpose of the plan will be to provide the community with sound guidance on which to base their land use decisions. The study area includes land within the corporate city limits, the three-mile platting jurisdiction and the Metropolitan Planning Organization planning jurisdiction. The Future Land Use Planning Area is divided into sixteen neighborhoods. The City has completed a Plan Overview as well as eight of the sixteen neighborhood areas. The current Request for Proposals is for one additional area. The Black Hawk Neighborhood Area Future Land Use Plan boundary encompasses 11,832 acres and is

located in the northwestern portion of the Metropolitan Planning Organization boundary. The study area is outlined on the attached map (Exhibit A).

The services required from the consultant will include but not limited to mapping, charts/graphs, graphics, visual aids, and completion of the Black Hawk Neighborhood Area Future Land Use Plan. Maps will include zoning, ownership, and contour maps, existing water and sewer maps, and existing and future land use maps.

The consultant will be required to make numerous revisions to the land use maps in response to committee or public comments. The consultant will provide Future Land Use maps in both full color presentation form and in digital, reproducible ArcMap format. Clear film overlay maps for zoning, contours, existing water and sewer are required in Size E (34 inch x 44 inch); colored land use maps are required in both Size E and 11 inch x 17 inch for all colored iterations.

The consultant will receive digital copies of the base parcel map for the neighborhood, along with the existing water and sewer lines, topography, property ownership information, county zoning, and ArcMap layer files (.lyr) for the zoning and land use legends.

A major component of the Plan is the spreadsheet involving land use density calculations. A spreadsheet is developed to determine anticipated and maximum land use density based on the land use categories identified on the map for each parcel. These density calculations are then incorporated into the Future Land Use Plan for the neighborhood.

A sample of the Future Land Use Plan map and spreadsheet involved in completing the Future Land Use Plan is attached as Exhibit B and C, respectively.

SCOPE OF SERVICES REQUESTED

The consultant will prepare the maps, land use density calculations within the existing future land use geodatabase and the Future Land Use Plan with direction from staff. Following completion of the draft Future Land Use Map, the consultant shall prepare a minimum of four large sized colored maps for discussion at the neighborhood meetings. Additional map changes and public meetings are anticipated, but dependent on the concerns expressed at the neighborhood/public meetings.

The consultant will be responsible for complete preparation of the Black Hawk Neighborhood Area Future Land Use Plan, including data collection and the draft and final maps and documents.

Task 1 - Future Land Use Neighborhood Maps

All neighborhood base maps (Items 1 through 5 below) will be prepared in ArcMap format on clear film for future land use map development. At a minimum, the following maps are required:

1. Base map, includes parcel lines, major streets, all streets labeled
2. Base map plus existing neighborhood zoning (ArcMap layer files available for legend)
3. Base map plus property ownership annotation of each parcel over 40 acres
4. Base map plus topography

5. Base map plus water and sewer lines
6. Base map plus colored future land use map on white bond paper only (ArcMap layer files available for legend)
 - 1"-500' scale for map development
 - Size E map scale for public meetings (best scale for display on one map)
 - 11 inch x 17 inch map for plan document

Task 2 - Future Land Use Map Development

Future Land Use Committee provides recommended map changes, as necessary, after each item listed below:

1. Staff develops draft land use map
2. Future Land Use Committee provides input on and approves draft land use map
3. Future Land Use Committee meets with property owners (all neighborhood property owners with more than 40 acre parcels)
4. Neighborhood Open House
5. Land use density calculations completed
6. Future Land Use Plan drafted

Additional iterations of Future Land Use Committee reviews and Neighborhood Open House meetings may be required; staff will provide the required map changes.

Colored, Size E (34 inch x 44 inch) future land use paper maps, an 11 inch x 17 inch reproducible colored future land use map, and digital ArcMap format copies for each size map product will be submitted to staff a minimum of one week before all committee meetings and/or neighborhood meetings for distribution and review by Future Land Use Committee members.

Task 3 - Future Land Use Plan

The Neighborhood Area land use densities are calculated based on parcel information distributed to the various land use designations identified on the final draft of the Neighborhood Area Future Land Use Plan map. The density calculation categories include existing platted land, vacant platted land, redeveloped land, and unplatted land. Residential land use calculations are based on dwelling units and non-residential land use calculations are based on existing gross square foot floor area and anticipated gross density square foot per acre. Once the density calculations are complete, the Plan is then drafted. (Digital files will be submitted of the completed density calculations in Microsoft Excel for review and approval by the City's project manager before initiation of the Plan draft.) The Neighborhood Area Future Land Use Plan will include an executive summary, an introduction, a neighborhood profile identifying physical, residential and non-residential characteristics, an existing land use profile, a growth profile and a summary. The Plan format will follow the existing Future Land Use Plan formats. The neighborhood area growth projections are found in the Future Land Use 2008 Plan Overview and shall be used to provide consistency among the land use plans. (Digital files will be submitted of the completed Plan in Microsoft Word format.)

SCHEDULE OF PROPOSAL

Proposals shall follow the estimated schedule:

January 5, 2009 - Written proposals due at the Rapid City Growth Management Department

Week of January 12 – 16, 2009 - Interviews of selected respondents at the City/School Administration Center in Rapid City

January 23, 2009 - Select consultant and initiate contract negotiations

PERIOD OF PERFORMANCE

Contract negotiations between the selected consultant and the City will determine the detailed project scheduling. The date for initiation of the contract as well as the overall contract performance period will be negotiated with the selected consultant based on the tentative time schedule listed below.

Performance Schedule:

Notice to Proceed – **February 10, 2009**

Preliminary Plan – **August 3, 2009**

Final Plan – **October 5, 2009**

The retainer will not be paid to the consultant until the Final Land Use Plan is accepted by the City and the Rapid City Area Metropolitan Planning Organization.

GENERAL INSTRUCTIONS

INQUIRIES

Questions about the proposal may arise while preparing responses. Inquiries are to be made in writing prior to December 29, 2009 and answers thereto will be mailed to all firms who have received or requested copies of the Request for Proposals. Origin of the questions will not be identified. Please direct questions to:

Monica Heller, Community Planning Coordinator
Rapid City Growth Management Department
300 Sixth Street
Rapid City, SD 57701
(605) 394-4120
(605) 394-6636 (fax)
e-mail: monica.heller@rcgov.org

SIGNATURE REQUIREMENTS

Proposals must be signed by a duly authorized official of the proposer. Consortia, joint ventures, or teams submitting proposals, although permitted and encouraged, will not be considered responsive unless it is established that all contractual responsibility rests solely with one contractor or one legal entity which shall not be a subsidiary or affiliate with limited resources. Each proposal should indicate the entity responsible for execution on behalf of the proposal team and should include the name of a contact person, address, phone number, fax number and e-mail address.

MINIMUM SERVICES OF THE CONSULTANT

In addition to the Scope of Services work task items, the following items shall be the basic services and products provided by the consultant.

- A. The consultant agrees to prepare draft documents, make revisions as required, and prepare final document(s) including graphics, charts, tables, and an executive summary. The consultant will respond in a timely manner to any comments that result from the state/federal/public review, and will provide copies of all responses. A minimum of sixty (60) colored final reports of the Plan will be prepared and submitted for staff and officials within the State Department of Transportation, the Federal Highway Administration, the City of Rapid City, and the Rapid City Area Metropolitan Planning Organization. A digital final Plan will be supplied to the City in Microsoft Word and the land use calculations supplied in Microsoft Excel as well as one unbound original of the Plan and land use calculations in camera-ready format.
- B. The consultant agrees to prepare draft future land use maps, make revisions as required, and prepare four colored, E size maps (34 inch x 44 inch) maps during the Plan development process for all required public meetings as well as an 11 inch x 17 inch colored map to be reproduced for distribution to public meeting participants. Digital copies of project files in ArcMap format of all public meeting maps are also required a minimum of one week before the public meeting. Two colored, paper originals of the final Future Land Use Map will also be supplied in Size E and 11 inch x 17 inch, as well as the final project files in ArcMap format.

PROPOSAL SUBMISSION

The City of Rapid City must receive your proposal no later than 4:00 p.m. MDT, January 5, 2009. The background information, experience and descriptive examples of the proposers work must be submitted with information to accompany the proposal at the required time of submittal. A table showing the hours each person will devote to each task and each person's total hours is required. Except for clerical and drafting functions, resumes of these persons should be included in the proposal. Six (6) copies of each proposal must be submitted to the City of Rapid City. **Submissions will be directed to:**

**Transportation Planning Division
Rapid City Growth Management Department
300 Sixth Street
Rapid City, SD 57701**

All proposals received by 4:00 p.m. (MDT) on January 5, 2008 at the Transportation Planning Office will be given equal consideration. Minority, women-owned, and disadvantaged business enterprises are encouraged to participate.

Proposals shall include the following sections at a minimum:

Introduction and Executive Summary. Proposal shall include the firm name and business address, including telephone number, FAX number, and e-mail address, if available; the year established (include former firm names and year established, if applicable); type of ownership and parent company, if any; project manager's name, mailing address, and telephone number, if different; and project manager's experience. In the Executive Summary, highlight the major facts and features of the proposal, including any conclusions, assumptions, and recommendations you desire to make.

Administrative Questions. Proposal shall identify the respondent's authorized negotiator, with name, title, address, and telephone number. The person identified shall be empowered to make binding commitments for the respondent firm. Provide workload and manpower summaries to define respondent's ability to meet project time line.

Summary of Proposed Technical Process. The proposal shall discuss and clearly explain the methodology that the firm proposes to use to satisfactorily achieve the required services on this project. The proposal must document his/her clear understanding of the Request For Proposals scope of work, data requirements, public participation process, and alternative evaluation methodology. To meet city, state and federal agency plan requirements, it is imperative that the vendors heed the scope of work, as presented in the Request For Proposals. Include all aspects of technical analysis, projections, advanced technology and software, and public participation processes. Address any unique situations that may affect timely and/or satisfactory completion of this project.

Project Staff Information. The proposal shall provide a complete project staff description in the form of a graphic organization chart, a staff summary that addresses individual roles and responsibilities, and one-page resumes for all project participants, including the drafting staff, but excluding clerical staff. It is critical that contractors commit to particular levels of individual staff members' time to be applied to work on this project. Variance from these commitments must be requested in writing from the Rapid City Area Metropolitan Planning Organization and reviewed/approved in terms of project schedule impact. The completion of the scope of work in this agreement by the contractor must be done without any adverse effect in any way on other contracts that the contractor currently has in place with the City.

Similar Project Experience. The proposal shall describe similar types of studies/construction projects completed or currently under contract.

References. The proposal shall provide references of three clients for whom similar work has been completed.

Disadvantaged Business Enterprise/Minority Business Enterprise Participation. The proposal shall present the consultant's efforts to involve Disadvantaged Business Enterprise/Minority Business Enterprise businesses in this project. If the consultant is a Disadvantaged Business Enterprise/Minority Business Enterprise, a statement indicating

that the business is a certified Disadvantaged Business Enterprise/Minority Business Enterprise shall be included in the proposal. If the consultant intends to utilize a Disadvantaged Business Enterprise/Minority Business Enterprise to complete a portion of this work, a statement of the subcontractor's certification shall be included. The percent of the total proposed cost to be completed by the Disadvantaged Business Enterprise/Minority Business Enterprise shall be shown.

ADDENDA AND SUPPLEMENTS TO REQUEST FOR PROPOSALS

In the event that it becomes necessary to revise any part of this Request For Proposals or if additional information is necessary to enable the proposer to make adequate interpretation of the provisions of this Request for Proposals, a supplement to the Request For Proposals will be provided to each proposer.

REJECTION RIGHTS

The City of Rapid City and the Rapid City Area Metropolitan Planning Organization retain the right to reject all proposals and to re-solicit if deemed to be in their best interest. Selection is also dependent upon the negotiation of a mutually acceptable contract with the successful proposer.

OWNERSHIP OF PROPOSALS

All proposals become the property of the Rapid City Area Metropolitan Planning Organization. The Rapid City Area Metropolitan Planning Organization reserves the right to reject any and all proposals submitted. The Metropolitan Planning Organization is not responsible for any costs incurred by proposers, including proposal preparation, prior to execution of a contract.

INSURANCE

Any and all agreements resulting from this request for proposals shall require the successful Consultant to provide and maintain professional liability insurance as well as worker's compensation, public liability and property damage insurance in amounts set for by the City policy in force at the time of the agreement or subsequent revisions of said policy.

PROPOSALS TO BE IN EFFECT

Each proposal shall state it is valid for a period of not less than ninety (90) days from the date of receipt.

PROHIBITED INTEREST

No member, officer, employee of the City or State, or member of its governing body or of a local public body having jurisdiction within the City's service area, during his or her tenure or one year thereafter, shall have any interest, direct or indirect, in any resultant contract or the proceeds thereof.

TAXES

The contract amount submitted by the consultant should take into consideration the fact that all sponsoring entities associated with the proposed project are exempt from all state taxation, including state sales tax.

The successful consultant is required to provide a copy of their current South Dakota sales tax license or South Dakota contractors' excise tax license.

SELECTION PROCESS

A consultant selection committee will review responses to this Request for Proposal that meet the requirements and received prior to the designated closing date.

Upon review of qualified proposals, the committee will designate the most qualified firms as finalists based on professional qualifications, costs and financial data. The selected finalists will appear for an oral presentation and evaluation by the committee which then will select a firm. The selected consultant will be notified and contract negotiations will commence. Upon the completion of negotiations, the City of Rapid City, the Rapid City Area Metropolitan Planning Organization and the South Dakota Department of Transportation must approve the contract before any work can begin. Federal funding will be utilized in this study and thus the consultant will be subject to all of the federal contracting requirements which are incurred as a result.

PROJECT APPROACH

The proposal should demonstrate the consultant's understanding of the scope of the project, summarizing the key activities to be undertaken, and explaining how the Metropolitan Planning Organization needs will be fulfilled. The proposal should detail a work plan that addresses all elements of the project, describes the consultant's proposed approach to each task, and justifies the methodology employed.

The proposal should identify the schedule outlining the time from the Notice to Proceed to completion of the final products (Future Land Use Map, Land Use Density Calculations and the Future Land Use Plan). The schedule should indicate the starting and completion dates of each task and other milestones. The study shall be completed and final products submitted to the Metropolitan Planning Organization by the dates specified in Section I.

The proposal shall include a description of the consulting firm and a statement of the firm's qualifications to perform studies of this type. Additionally, the proposal shall include a list of project personnel including their role in the project, an organizational chart, and resumes detailing the project personnel's work on related projects.

The consultant should identify the study process utilized on other significant projects of similar scope and magnitude as well as the process envisioned for this project. Include within this proposal the process envisioned for incorporating the specialized disciplines of planning and engineering. The specific procedures and methods proposed for coordinating the requirements of the Federal Highway Administration, the South Dakota Department of Transportation, the City of Rapid City, and the Rapid City Area Metropolitan Planning Organization shall be detailed in the proposal.

QUALIFICATIONS, COSTS AND FINANCIAL DATA

Those firms submitting proposals will be evaluated according to the qualification of the firm in terms of experience, the ability to perform and manage the work, the ability to work within a schedule and within a fixed budget, and that no claims of any kind are pending against such work. No proposal will be accepted from a respondent who is engaged in any work that would impair his/her ability to perform or finance this work. Proposers must submit a description of prior work experience that is related to the scope of work previously described. Particular emphasis will be placed on the qualifications of the firm's key staff, such as the project manager and all staff involved in the project. Proposals should include name(s) and telephone number(s) of personnel in your organization authorized to negotiate the contract. Note: Upon negotiations of the final contract, any changes in personnel by the consultant must receive prior approval by the Project Manager.

The proposal must include a list of similar studies and project descriptions undertaken by the firm (preferably project personnel) with beginning and ending dates, and name, address, phone number, fax number, and e-mail address of a contact person for each reference.

The consultant will be reimbursed for all labor required to satisfactorily complete the work on a cost plus a fixed fee basis. Allowable costs will be direct salary, material and equipment, direct cost, payroll additive, and general overhead. Any and all subcontracts must contain the same provisions of the prime contract.

Cost estimates for the project should be provided in the form of a not-to-exceed amount, supported by cost details documenting direct labor, overhead, fee, expenses, travel subcontracts, and project total. A schedule of hourly rates and estimated commitment of hours by task and labor category must be provided for all personnel involved in the project. Each firm submitting a proposal must provide a time and cost estimate for each phase of the study based on the services enumerated and the assumed project time frame.

Project fee and cost estimates are not considered binding evaluation criteria.

No proposal will be accepted from, nor will a subcontract be awarded to, any respondent who is in arrears to the City of Rapid City or its representative governments, upon any debt or contract, who is in default, as surety or otherwise, upon any obligation to the local partners, or who is deemed to be irresponsible or unreliable by the local representatives.

SELECTION CRITERIA

A selection committee will evaluate proposals based on the following criteria:

Technical Ability, Past Experience and Reliability (55%) - The following will be evaluated as they apply to the proposing firm to be utilized: technical approach, demonstrated ArcMap knowledge, demonstrated mapping knowledge, demonstrated spreadsheet knowledge, demonstrated experience with similar assignments, knowledge of innovative land use solutions, a satisfactory record of performance, and knowledge of and ability to meet applicable federal, state and local requirements.

Project Organization and Management (10%) - Project organization and management will be evaluated including the following: the project team, management procedures, ability to provide reasonably accurate costs, past record of performance, and the familiarity of the firm with the Rapid City MPO area.

Understanding of the Scope of Work (30%) - The MPO is soliciting expertise first and foremost and will use understanding of the detailed work involved in relative magnitude to the overall agreement responsibilities.

Involvement of Disadvantaged Business Enterprise/Minority Business Enterprise (5%) - Proposers may submit additional information that may be of benefit to the Metropolitan Planning Organization as part of this project. Upon definition of an appropriate detailed scope of work and schedule, a contract will be negotiated with the selected firm.

GENERAL EXPERTISE REQUIRED

The services envisioned within this Request for Proposal includes all of the transportation planning, comprehensive planning, civil engineering and traffic engineering disciplines necessary for the proper execution of the project desired.

MISCELLANEOUS

All information mentioned above is available to the selected consultant, if completed, as well as the Operations Plan for the Rapid City Area Metropolitan Transportation Planning Process, the latest socio-economic information, existing Future Land Use Plans and the Future Land Use Plan Overview, a map of the study area, and any other maps or documents pertinent to the development of this study. The City of Rapid City, the Rapid City Area Metropolitan Planning Organization and the South Dakota Department of Transportation retain the right to amend the contract with the successful consultant to include other future land use neighborhood areas with this project.

NON-DISCRIMINATION/AMERICANS WITH DISABILITIES ACT

The successful consultant shall comply with the requirements of Title 49 CFR Part 21 and Title VI of the Civil Rights Act of 1964. The successful consultant shall submit upon request quarterly Title VI (civil rights) State of Contractor reports to the South Dakota Department of Transportation. The successful Consultant shall provide services in compliance with the Americans with Disabilities Act of 1990.

CONTRACT PROVISIONS AND ASSURANCES

Federal funds received by the Rapid City Area Metropolitan Planning Organization will be used as a component of the overall funding of this project. Accordingly, the selected consultant will be required to comply with all applicable Federal regulations and contracting provisions required by the Federal funding authority, including 49 CFR Part 31 - Allowable Costs, Civil Rights, Minority Business Enterprise, and other applicable assurance provisions. Additionally, the contract must comply with state and local requirements applicable to such contracts.

Exhibit A

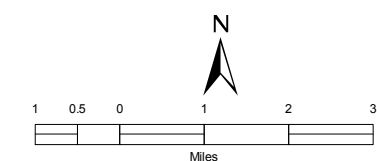
Rapid City Area Future Land Use Plan

Neighborhood Study Areas

- Airport
- Black Hawk
- Deadwood Avenue
- Downtown/Skyline Drive
- Elk Vale Road
- Ellsworth
- Nemo Road
- North Rapid
- Northeast
- Piedmont Valley
- Sheridan Lake Road
- South Robbinsdale
- Southeast Connector
- Spring Creek
- US Highway 16
- West Rapid
- City of Box Elder*
- City of Rapid City
- Ellsworth AFB*
- City of Piedmont*
- City of Summerset*

*Future Land Use Plans not yet available

1:144,000



Rapid City Area
Metropolitan Planning
Organization

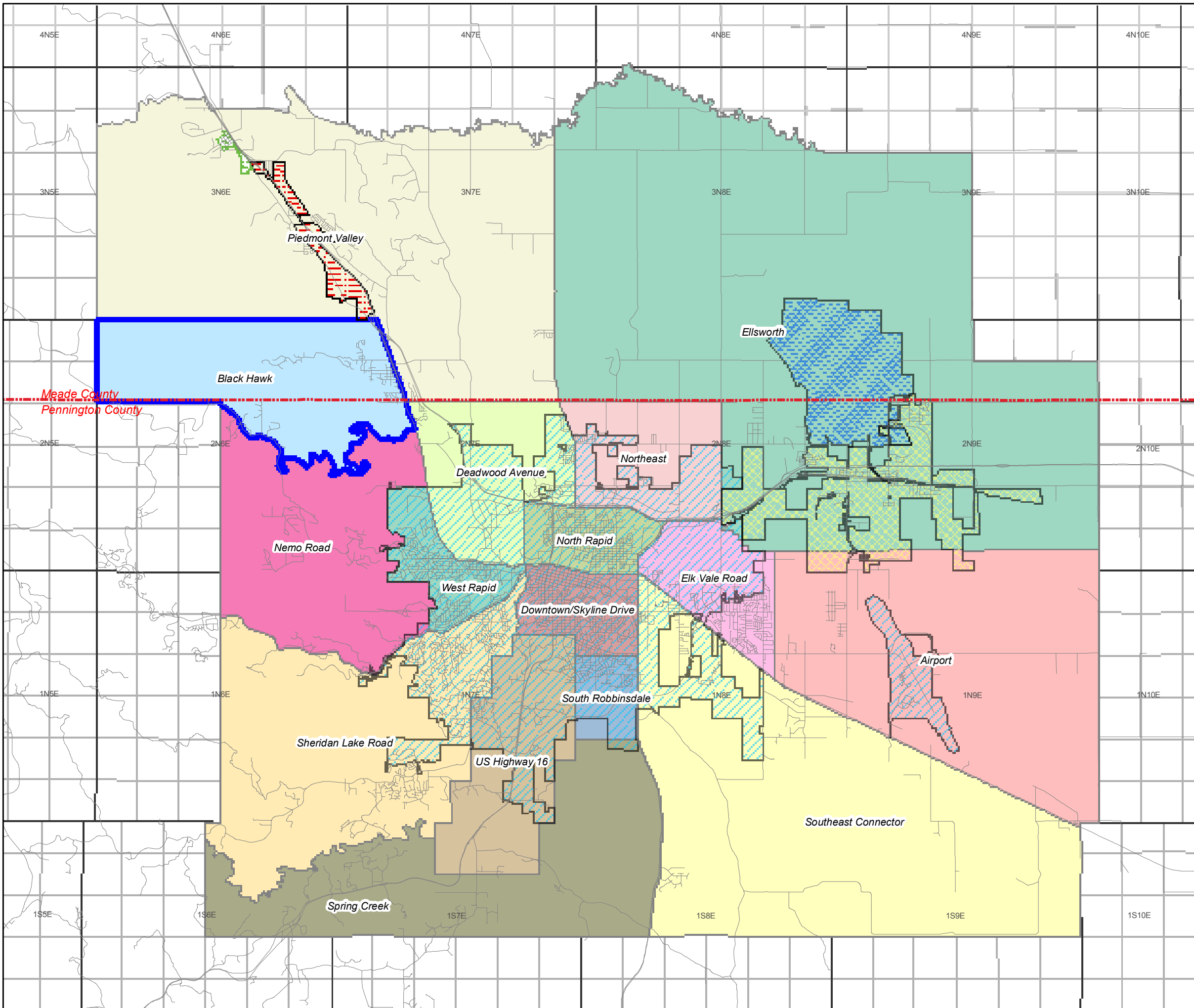


Exhibit B

Sheridan Lake Road Neighborhood Area Future Land Use Map

Legend

Future Land Use Designations

- | | | | |
|--|--|--------------------------|--------------------|
| | RR | | MDR |
| | Park Forest | | MDR w/PRD |
| | LDR | | OC |
| | LDR II | | OC w/PCD |
| | LDR w/PRD | | NC |
| | PRD 1 du/10ac | | NC w/PCD |
| | PRD 1 du/3ac | | GC |
| | PRD 1 du/2ac | | GC w/PCD |
| | PRD 1 du/ac | | Public |
| | PRD 1.5 du/ac | | Public w/Drainage |
| | PRD 2 du/ac | | Flood Hazard |
| | Landscape Buffer | Major Street Plan | |
| | FEMA Q3 Data - Floplain Alternate Land Use of Public | | Principal Arterial |
| | Sheridan Lake Road | | Proposed Principal |
| | Rapid City Limits | | Minor Arterial |
| | Rapid City Utility Service - Tier 1 | | Proposed Minor |
| | | | Collector |
| | | | Proposed Collector |

Prepared by
Rapid City Area Metropolitan
Planning Organization
October 20, 2008



City of Rapid City Certification

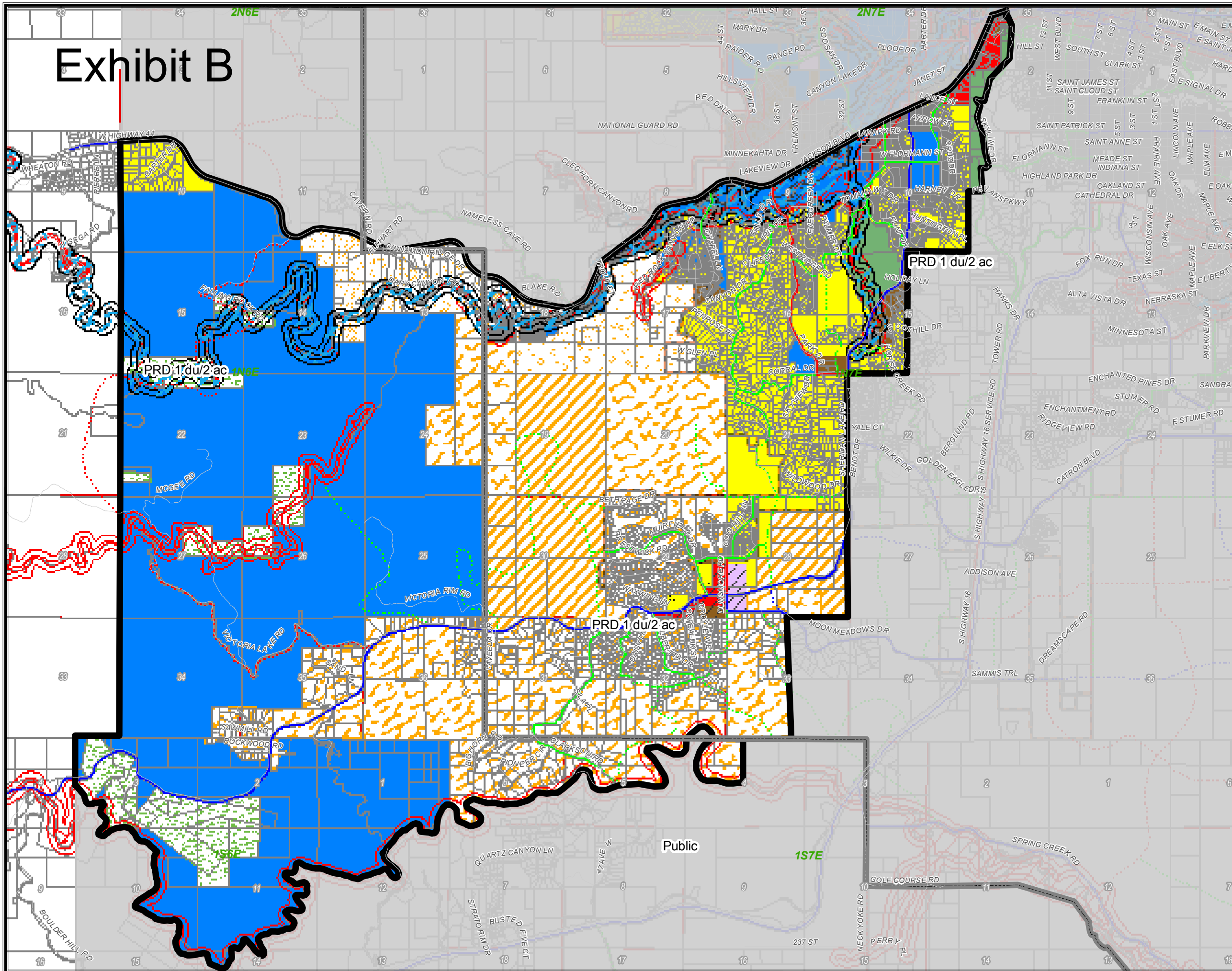
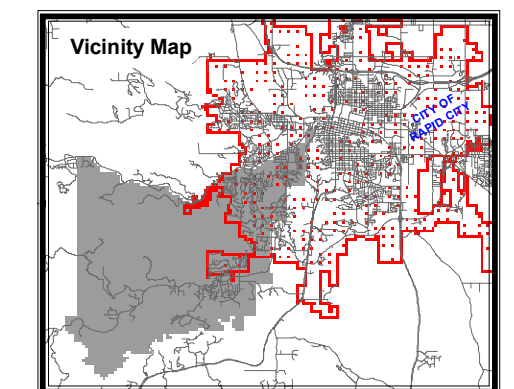
I do hereby certify that the Sheridan Lake Road Neighborhood Area Future Land Use Plan, an Amendment to the Comprehensive Plan, was adopted by the Rapid City Council on _____, 2008. I further certify that original minutes of the Rapid City Council meeting on _____, 2008 are on file in the Finance Office.

Dated this ____ day of _____, 2008.

Mayor _____

Finance Officer _____ 08CA035

(SEAL) Planning Commission Approved: _____
City Council Approved: _____
Summary of Adoption Published: _____
Effective Date: _____



Area Wide Proposed Land Use	Existing OCCUPIED Platted Land					
	Existing Occupied Platted Parcels	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
Residential Uses						
Planned Residential Development 1 du / 3ac	104.70	13,173	37	0	0	0
Low Density Residential	45.7	7,006	227	0	0	0
Low Density Residential w/ PRD	193.07	9,440	345	0	0	0
LDR II	23.88	0	85	0	0	1
Mobile Home Residential	48.26	0	38	0	0	141
Mobile Home Park w/ PRD	113.21	17,461	8	0	0	109
Medium Density Residential	16.92	0	0	0	0	0
Medium Density Residential w/ PRD	93.83	21,689	63	436	90	0
Commercial Uses						
Business Park	245.67	766,246	0	0	0	0
Neighborhood Commercial	0.29	2,010	0	0	0	0
Neighborhood Commercial w/ PCD	0	0	0	0	0	0
Office Commercial	0.99	8,060	0	0	0	0
Office Commercial w/ PCD	19.67	18,748	20	0	0	0
General Commercial	92.36	531,593	1	0	0	0
General Commercial w/ PCD	256.04	563,161	2	0	0	0
Industrial Uses						
Mining Extraction	179.44	78,076	0	0	0	0
Light Industrial	320.46	1,161,201	3	0	0	0
Light Industrial w/ PID	131.32	101,380	4	0	0	0
Heavy Industrial	75.36	33,406	0	0	0	0
Other Uses						
Public	67.47	0	0	0	0	0

Area Wide Proposed Land Use	Existing OCCUPIED Unplatted Land					
	Existing Occupied Unplatted Parcels	Gross Sq Ft Floor Area	SF Dwell Units	MF Dwell Units	Group Homes	Mobile Homes
Residential Uses						
Development 1 du / 3ac	132.51	788	7	0	0	0
Low Density Residential	0.23	0	0	0	0	0
Low Density Residential w/	0	0	0	0	0	0
LDR II	5.95	4,836	0	0	0	0
Mobile Home Residential	0	0	0	0	0	0
Mobile Home Park w/ PRD	0	0	0	0	0	0
Medium Density Residential	0	0	0	0	0	0
Medium Density Residential	28.66	0	2	0	0	0
Commercial Uses						
Business Park	26.16	210,156	0	0	0	0
Neighborhood Commercial	0	0	0	0	0	0
Neighborhood Commercial	0	0	0	0	0	0
Office Commercial	0	0	0	0	0	0
Office Commercial w/ PCD	0	0	0	0	0	0
General Commercial	0	0	0	0	0	0
General Commercial w/ PCD	104.43	50,161	0	0	0	0
Industrial Uses						
Mining Extraction	0	0	0	0	0	0
Light Industrial	401.02	58,139	0	0	0	0
Light Industrial w/ PID	51.49	22,588	0	0	0	0
Heavy Industrial	0	0	0	0	0	0
Heavy Industrial w/ PID	0	0	0	0	0	0
Other Uses						
Public	28.16	0	0	0	0	0