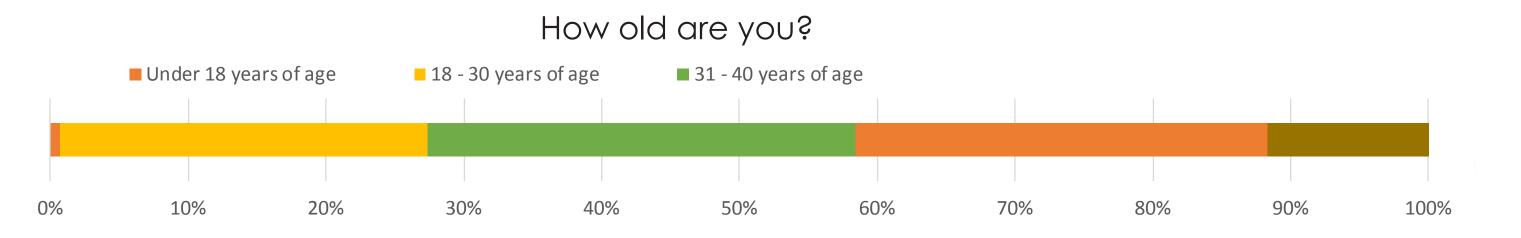
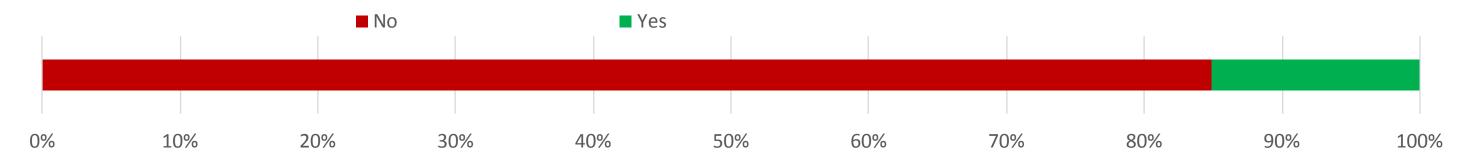
Geneva Road Area-Wide Plan Survey

About the Survey Takers

Total Respondents: 406

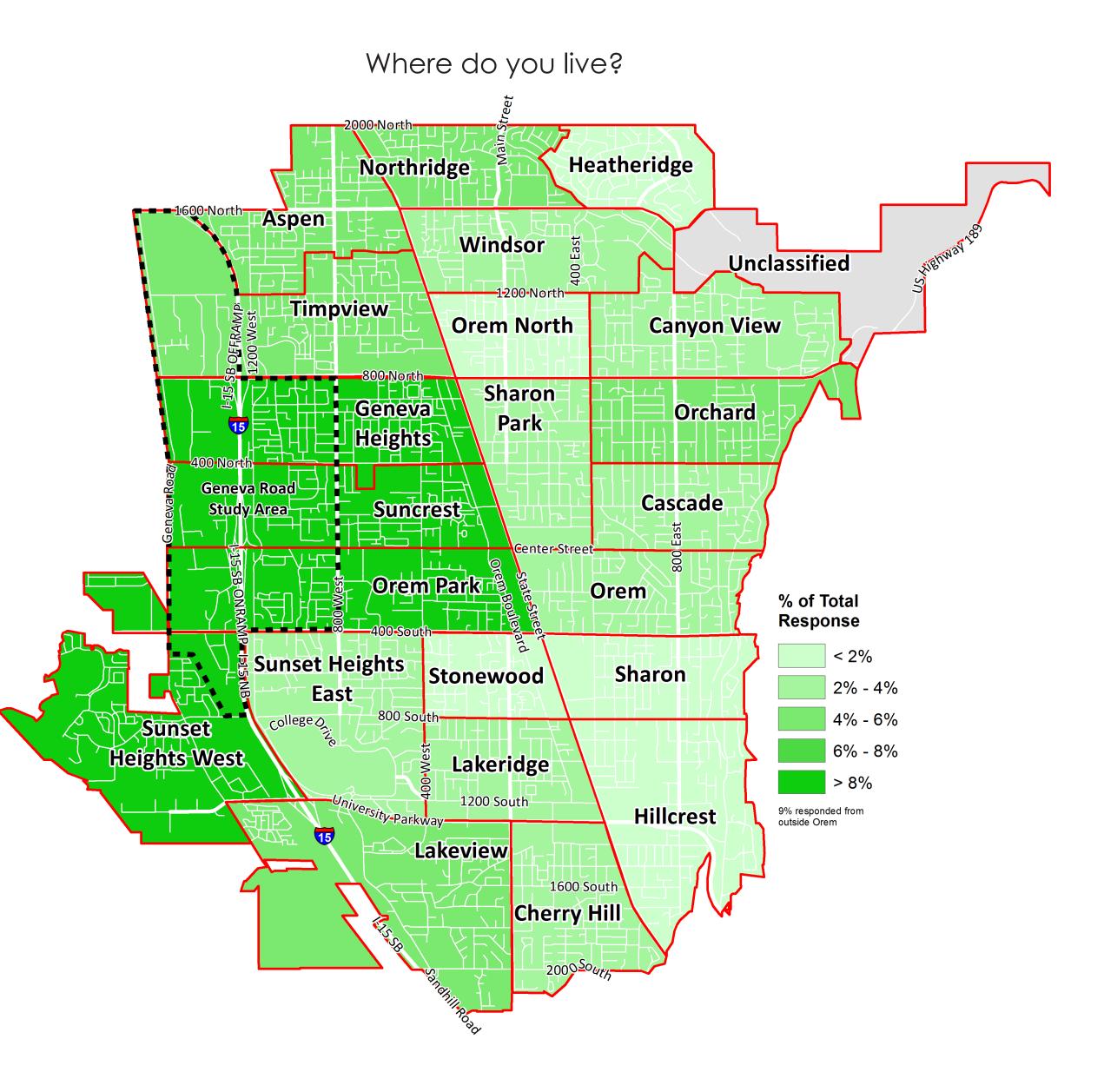


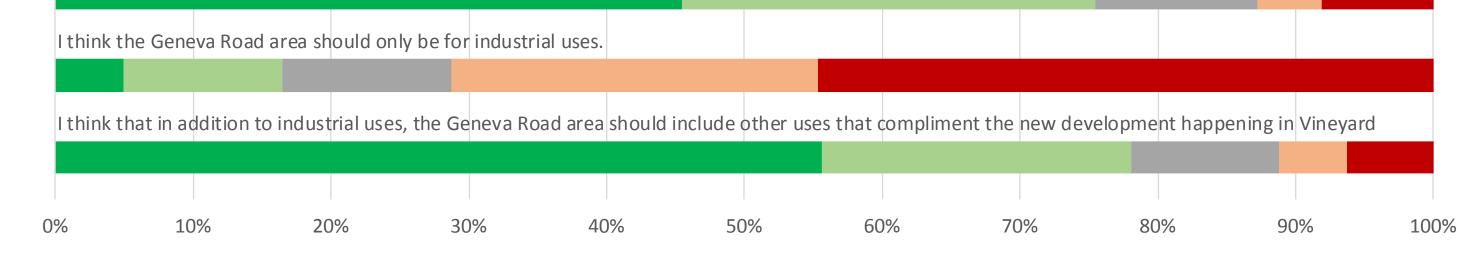
Do you own a business in the Geneva Road study area?



What are your thoughts on the Geneva Road area?

	Agree	So	mewhat Agree	Ne Ne	utral	Somewhat D	isagree	Disagree	
The Geneva Roa	ad area is fine th	e way it is.							
I think the Gene	eva Road area co	uld use changes	and updates.						





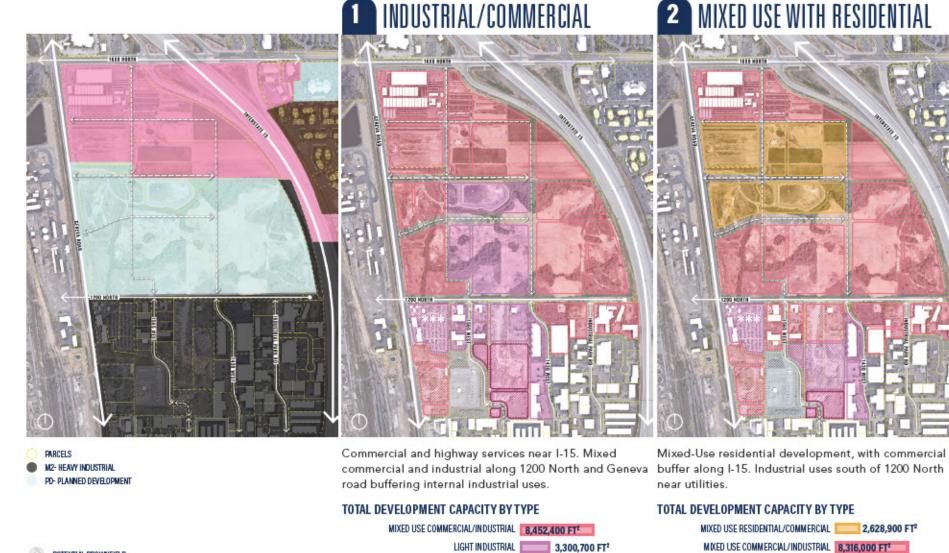
EXISTING CONDITION CURRENT ZONING POTENTIAL LAND USE SCENARIOS CATALYST SITE AREA: 6.7 ACRES DISTRICT AREA: 160 ACRES **IDON** CURRENT LAND USES: PARCELS M2- HEAW INDUSTRIAL **UTILITY, AUTOMOTIVE & MECHANICAL**)% PD- PLANNED DEVELOPMENT road buffering internal industrial uses AGRICULTURE TOTAL DEVELOPMENT CAPACITY BY TYPE DISTRICT BOUNDARY

POTENTIAL BROWNFIELD SITE

Agree

Only allow INDUSTRIAL uses in this district.

✤ CATALYST SITE



HEAVY INDUSTRIAL 1,028,500 FT²

Somewhat Disagree

TOTAL 12,781,600 FT2

The Gateway District

		Agree	Somewhat	Agree	Neutral	Some	what Disagree	Disa	agree	
Only al	low INDUSTRIAL	uses in this disti	ict.							
I like Sc	enario 1: In addi	tion to NDUSTR	IAL uses, allow	mixed-use CON	IMERCIAL uses in	n this district.				
I like Sc	enario 2: In addi:	tion to INDUSTF	IAL uses, allow	RESIDENTIAL ar	nd mixed-use CO	MMERCIAL uses	in this district.			
0%	10%	20%	30%	40%	50%	60%	70%	80%	90%	100%



EXISTING CONDITION

DISTRICT AREA: 105 ACRES



CURRENT ZONING

CURRENT LAND USES: **RECYCLING, STORAGE, OFFICE, AUTO-**MOBILE SALES AND REPAIR

DISTRICT BOUNDARY POTENTIAL BROWNFIELD SITE M2- HEAVY INDUSTRIAL PD- PLANNED DEVELOPMENT

POTENTIAL BROWNFIELD *** NEW DEVELOPMENT (NOT INCLUDED IN CALCULATIONS)

PARCELS

TOTAL DEVELOPMENT CAPACITY BY TYPE MIXED USE COMMERCIAL/INDUSTRIAL 3,576,100 FT²

POTENTIAL CONNECTION



POTENTIAL LAND USE SCENARIOS

LIGHT INDUSTRIAL 4,024,300 FT²

HEAVY INDUSTRIAL 831,300 FT2

TOTAL 8,431,700 FT2

1 INDUSTRIAL/COMMERCIAL

Mixed-Use residential development along 800 North, Mixed commercial and industrial along 800 North and Geneva road buffering internal industrial uses. with commercial buffer at I-15. Industrial uses at inner block area near utilities.

2 MIXED USE WITH RESIDENTIAL

TOTAL DEVELOPMENT CAPACITY BY TYPE MIXED USE RESIDENTIAL/COMMERCIAL T 1,035,600 FT2 MIXED USE COMMERCIAL/INDUSTRIAL 6,105,000 FT² LIGHT INDUSTRIAL 🔲 876,200 FT2

TOTAL 8,016,800 FT2

20% 30% 0% 10%

EXISTING CONDITION

DISTRICT AREA: 103 ACRES

CURRENT ZONING

I like Scenario 2: In addition to INDUSTRIAL uses, allow RESIDENTIAL and mixed-use COMMERCIAL uses in this district.

POTENTIAL BROWNFIELD

POTENTIAL CONNECTION

Somewhat Agree

I like Scenario 1: In addition to INDUSTRIAL uses, allow mixed-use COMMERCIAL uses in this district.

*** NEW DEVELOPMENT (NOT INCLUDED IN CALCULATIONS)

The Geneva Crossing District

Neutral

50%

POTENTIAL LAND USE SCENARIOS

60%

40%

70%





90%

100%

80%

Disagree

LIGHT INDUSTRIAL I 794,500 FT

HEAVY INDUSTRIAL 346,500 FT2

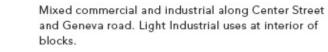
TOTAL 12,085,900 FT2

The Seam District

	Ag	ree	Somewha	t Agree	Neutral	Som	ewhat Disagree	■ Disagree	
Only allov	v INDUSTRIAL use	s in this distric	- -						
I like Scen	ario 1: In additior	n to INDUSTRIA	Luses, allow	mixed-use C	OMMERCIAL uses	in this district.			
I like Scen	ario 2: In additior	n to INDUSTRIA	Luses, allow	RESIDENTIAL	and mixed-use C	OMMERCIAL uses	in this district.		
%	10%	20%	30%	40%	50%	60%	70%	80%	90% 100







Mixed-Use residential development at Geneva Road and Center Street. Mixed-use commercial along northern portion of Geneva and block interior. Industrial uses along I-15.

MIXED USE COMMERCIAL/INDUSTRIAL 5,666,700 FT²

LIGHT INDUSTRIAL C 786,600 FT2

TOTAL 7,798,000 FT2

TOTAL DEVELOPMENT CAPACITY BY TYPE MIXED USE COMMERCIAL/INDUSTRIAL 3,267,500 FT²

TOTAL DEVELOPMENT CAPACITY BY TYPE MIXED USE RESIDENTIAL/COMMERCIAL _____ 1,344,700 FT²







PARCELS

M2- HEAWY INDUSTRIAL

PD- PLANNED DEVELOPMENT



