

## *Chapter 3*

# *Land Use and Growth Management*

## *Planning Sub-Areas*

The geographic area included in a municipal comprehensive plan typically covers more than the current corporate limits. The following planning sub-areas are briefly described below:

- ◆ The surrounding Plan Area
- ◆ City of Delta current corporate limits

## *Surrounding Plan Area*

This Comprehensive Plan addresses the surrounding area, including that within the water and sewer service area and an approximate three mile radius. This is referred to as the “plan area.” In Colorado, statutory authority for developing three mile plans is found in C.R.S. 31-12-105(c). The plan area includes gateways to the City, which, along with surrounding irrigated farmland, Gunnison and Uncompahgre Rivers, the desert hills, the Grand Mesa and the Uncompahgre Plateau, are an important part of Delta ’s community character.

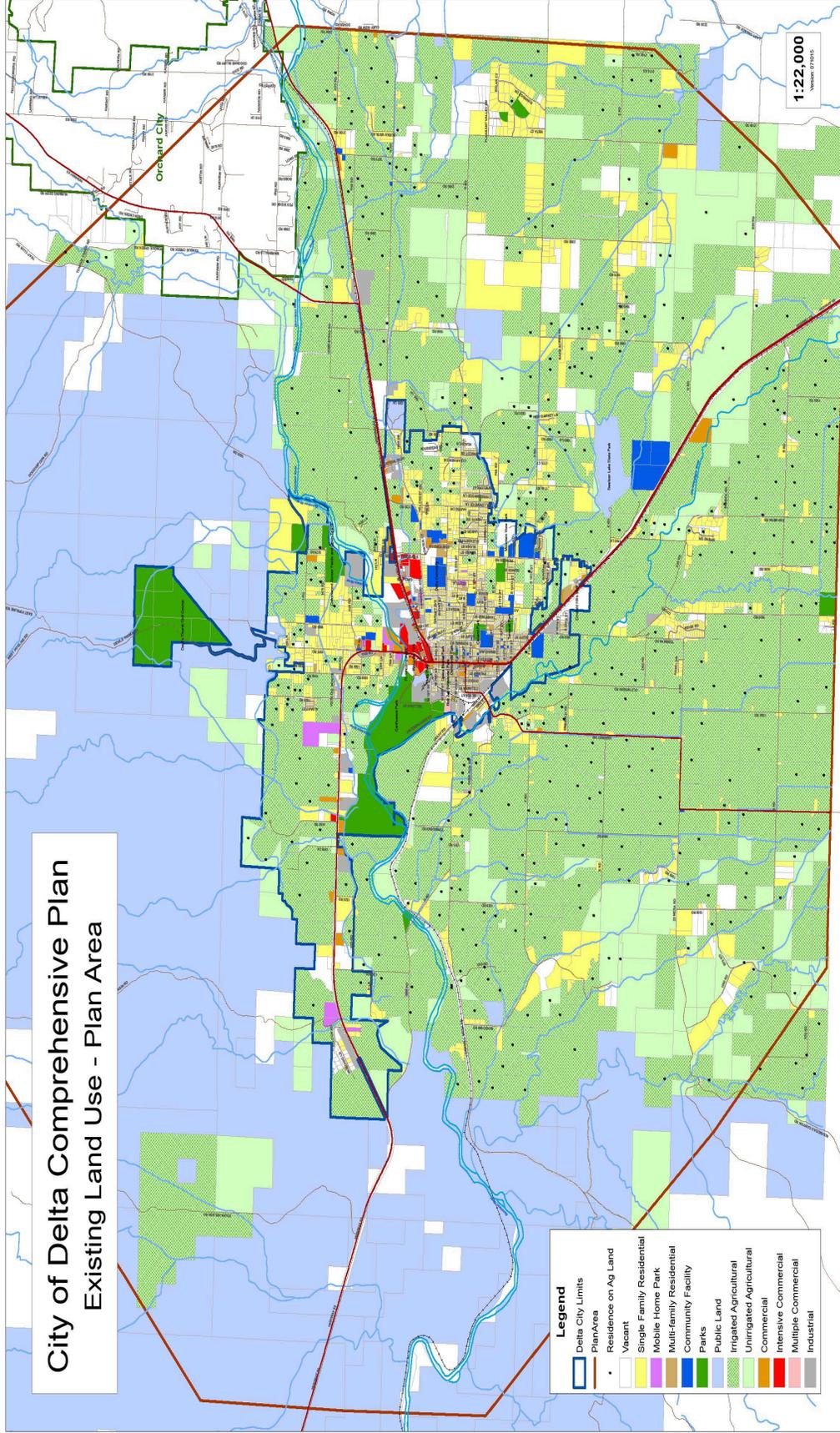
## *City of Delta*

The current City boundary forms the geographic center of the plan area. While it is appropriate to develop a plan that extends beyond the City boundaries, as required by state law, the City of Delta has legal authority to control growth and development only within its corporate limits, including additional land it may eventually annex. Development on land within the plan area outside present and future corporate limits of the City of Delta is under the authority of the County. This Comprehensive Plan strongly recommends that the City of Delta and Delta County develop an intergovernmental agreement whereby the county acknowledges and honors the land uses and densities specified in the plan area.

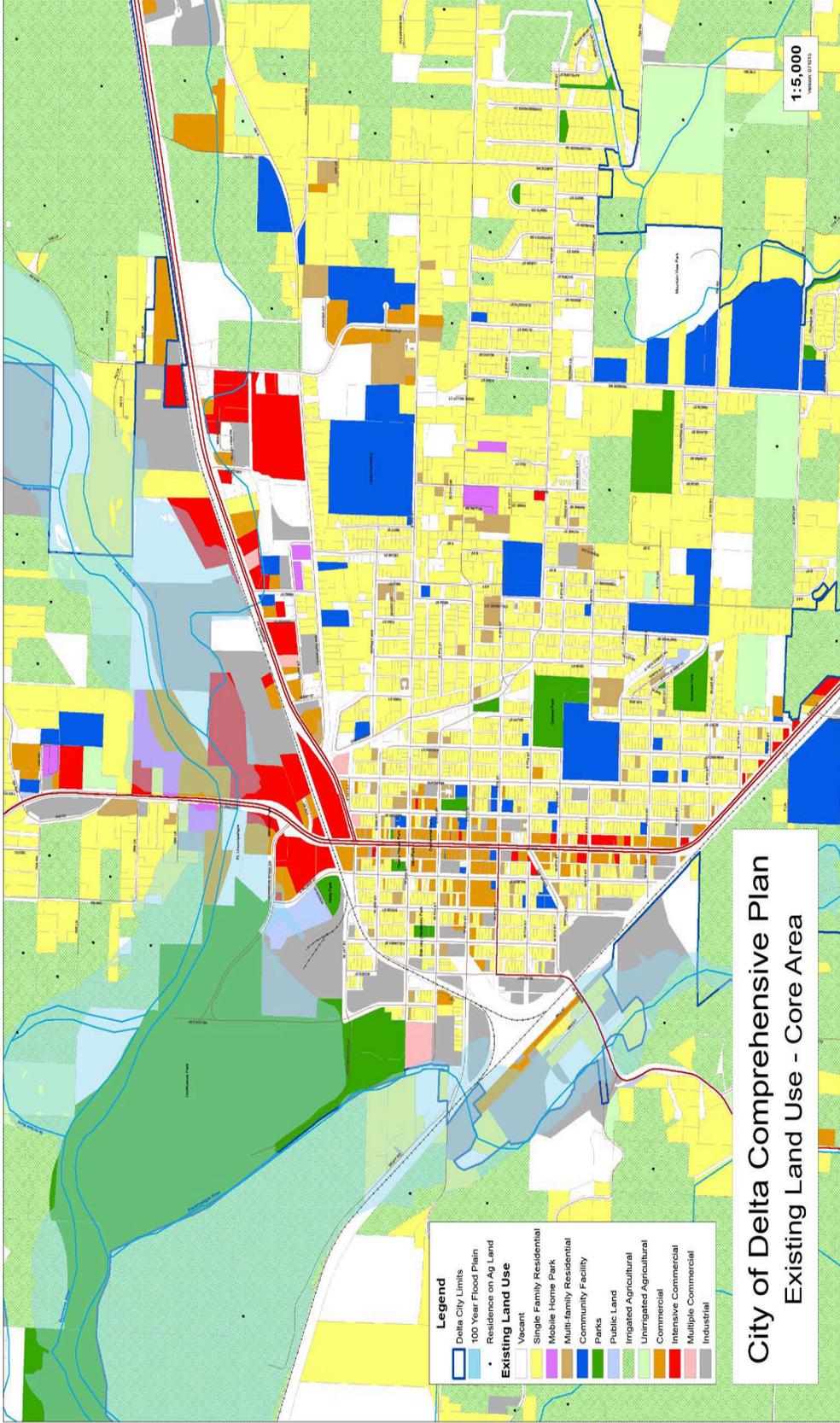
## *Analysis of Existing Land Use*

The consultants conducted a parcel-based land use inventory of Delta and the surrounding three mile plan area during 2006-07. The field survey was correlated with the County Assessor’s parcel maps and data, particularly for parcels where it was difficult to determine the type of land use from the field survey alone. The purpose of the inventory was to identify and quantify various types of land uses and densities to serve as a basis for projecting future growth and developing alternative growth management scenarios. Existing land use maps of the plan area (Map 3-1) and the core area (Map 3-2) were prepared which delineated the types of existing land uses, and tables were created summarizing the data.

# City of Delta Comprehensive Plan Existing Land Use - Plan Area



Map 3-1



Map 3-2

## ***Build-out Assumptions and Calculations***

This section analyzes residential and commercial build-out potential of vacant land based on densities allowed by the City of Delta's current land use code. A build-out analysis estimates the total population (or dwelling units or commercial square footage, etc.) of an area based on assumptions about allowable density. Residential build-out analysis, for example, identifies the supply of developable land, identifies development densities by location, calculates the number of new housing units, and then multiplies housing units by estimated number of people per unit to obtain the total potential population of the land. The build-out population of an area is the hypothetical capacity based on assumptions about allowable densities, which might or might not occur in the future. By contrast, a projection combines this supply of land and associated population with the anticipated regional demand for population for a particular time frame.

### ***Residential Build-Out Potential***

Vacant parcels and underdeveloped agricultural parcels within the City of Delta were identified based on field observations and the Delta County Assessor database. The acreage of each vacant parcel and agricultural parcel was obtained from the database and aggregated by residential zoning districts.

Table 3-1 summarizes build-out potential for residential zoning districts, expressed as new housing units and additional population. Approximately 1,800 new housing units could be built on vacant parcels and underdeveloped agricultural parcels within the city's residential zoning districts, resulting in an additional population of about 4,428. The number of new housing units at build-out is a conservative estimate, given the large number of vacant or underdeveloped acres in the A-1 Zone. With the availability of city services, market pressures would likely cause much of this zone to be rezoned for higher densities.

### ***Comparison of Residential Build-out Potential with Alternative Population Projections***

Figure 3-1 shows a graphic comparison of the build-out potential based on the existing city residential zones and the three alternative population projections for 2030: low growth (1.0% annual average), moderate growth (3.6% annual average) and high growth (5.0% annual average). Figure 3-1 shows that residential build-out potential under current zoning densities would accommodate a low growth rate. Current (2006) population 7,782 plus additional population of 4,428 at build-out under existing zoning densities results in a build-out population of 12,210. The low growth projection (1% annual growth rate) results in a 2030 low growth projection of 9,822. Under this scenario the low growth additional population could be entirely accommodated under existing zoning within the Delta city limits without additional annexations.

**Table 3- 1**

**RESIDENTIAL BUILD-OUT POTENTIAL BY RESIDENTIAL ZONING DISTRICT  
(Based on Current Zoning within City of Delta)**

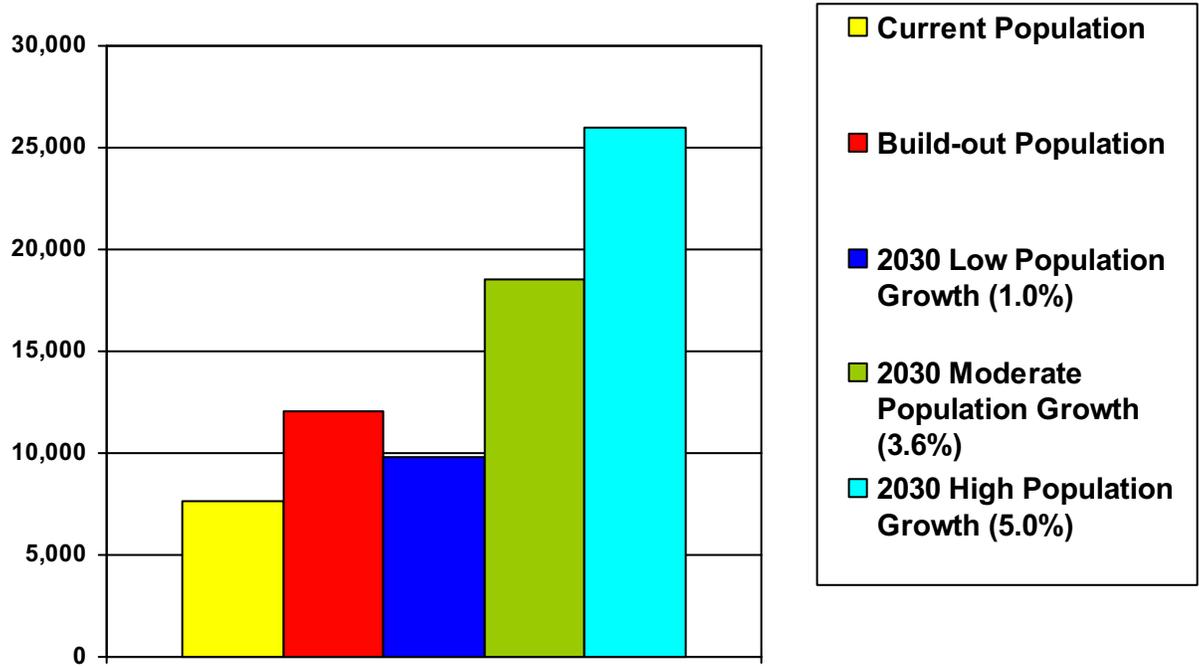
<b>Residential Zones</b>	<b>Estimated Occupied Units<sup>1</sup></b>	<b># Vacant Acres</b>	<b>Allowable Density (# units/ gross acre)</b>	<b># Potential New Units</b>	<b>Estimated Potential Additional Population (New units x 2.47 persons per house hold)</b>
A-1	2,611	184	2	368	909
R-R	74	28	4	112	276
R-1	423	32	7	224	553
R-1A	489	5.4	7	37.8	93
R-2	1,171	64	8	512	1,265
R-3	349	7.9	10	79	195
R-4	110	5.7	15	85.5	211
MHR	51	17.6	9	158.4	391
MR	276	30	7	210	518
OR	5	1	7	7	17
<b>Totals</b>	<b>5,559</b>	<b>375.6</b>		<b>1793.7</b>	<b>4,428</b>

Potential build out population (current zoning): 4,428 + 7,782=12,210

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<sup>1</sup> Based on Colorado State Demographer's 2005 estimate of 2.47 persons per occupied housing unit.

**Figure 3-1  
Comparison of current population, build-out population and alternative  
population projections, City of Delta**



2006 Population	7,782
Build-out Population	12,210
2030 Low Population Growth (1.0%)	9,822
2030 Moderate Population Growth (3.6%)	18,544
2030 High Population Growth (5.0%)	25,937

## *Commercial and Industrial Build-Out Potential*

This section analyzes current and future demand for commercial/industrial space and the supply of land available to accommodate future demand.

**Demand for Commercial/Industrial Space** - Square footage of commercial and industrial uses per person is an indicator of demand for commercial/industrial space in a community as well as an indicator of the relative economic independence of an area. During the past decade, the Comprehensive Plan consultant analyzed commercial/industrial space in other communities. Fruita, which is in the economic shadow of Grand Junction, had 90 square feet of commercial/industrial uses per person within its three mile plan area and 71 square feet per person within the city limits. By comparison, communities that serve as the central market area for a larger region have more commercial/industrial square footage per person. For example, 170 sq.ft. for Pagosa Springs and 215 sq. ft. for Gunnison.

As seen in Table 3-2 and the narrative below, Delta, like Gunnison and Pagosa Springs, functions as a regional center of economic activity, serving much of Delta County, including the small communities along State Highway 65 and Highway 92. As a result, Delta has a relatively large amount of commercial/industrial square footage per city resident. Based on the land use inventory and Delta County Assessor data, square footage for various categories of commercial and industrial uses within the plan area was aggregated. Table 3-2 indicates the aggregated square footage for various types of commercial and industrial buildings.

**TABLE 3-2  
COMMERCIAL AND INDUSTRIAL PARCELS**

Type of Use	# of Parcels with Structures	Aggregate Building Size (Sq. Ft.)
Commercial	219	930,040
Intensive commercial <sup>1</sup>	45	467,782
Multiple commercial <sup>2</sup>	6	69,714
Sub-total commercial	270	1,467,536
Industrial	99	1,204,933
TOTALS	<b>639</b>	<b>2,672,469</b>

<sup>1</sup> Commercial uses that are typically dependent on a high volume of traffic, such as fast food establishments, service stations and supermarkets.

<sup>2</sup> More than one commercial establishment on a parcel, often two or more uses in one building.

With an estimated 2005 population of 30,255 in Delta County, the amount of commercial/industrial space is approximately 88 square feet per person (2,672,469 square feet divided by 30,255 people). The County total population rather than the City of Delta population is used in this calculation because the commercial/industrial land uses serve much of the county population. The number of commercial/industrial parcels and the number of aggregate square footage reflect totals for only the plan area. There are other pockets of commercial and industrial uses along US 50 toward Montrose and in the smaller communities along State Highway 92 and Highway 65. However, it should be noted that most commercial/industrial uses in the plan area are located within the City of Delta. Using only the population of the City of Delta, where most commercial/industrial land uses are located, yields approximately 319 square feet per person (2,479,380 square feet within the city limits divided by the 2006 population of 7,782). This high number of commercial/industrial square footage per city resident indicates the importance of Delta as a regional shopping and manufacturing center for the area.

Assuming for planning purposes that the demand for future commercial/industrial square footage within the City of Delta can be estimated based on 319 square feet per person, the amount of commercial/industrial space needed by 2030 in the City for each alternative growth scenario (see Progress Report #2) is as follows:

- Low growth (1.0% annual average) – 9,822 people x 319 sq. ft. /person = 3,133,218 sq. ft.
- Moderate growth (3.6% annual average) – 18,544 people x 319 sq. ft. /person = 5,915,536 sq. ft.
- High growth (5.0% annual average) – 25,937 people x 319 sq. ft. /person = 8,273,903 sq. ft.

**Supply of Commercial/Industrial Land** -- Based on existing land use patterns, it cannot be assumed that all vacant commercial land will be fully occupied by buildings. Except for some downtown parcels, most commercial and industrial lots allocate space for parking, landscaping or outdoor storage.

The portion of a lot occupied by buildings relative to total lot size is typically expressed as a floor area to lot size ratio, commonly referred to as a floor area ratio (FAR). This ratio is an indicator of the relative efficiency of use of the land. For example, a FAR of 0.1 indicates that only one-tenth of a parcel is occupied by a building. A FAR of 0.5 indicates much higher land use efficiency – half of a parcel occupied by a building. In urban areas, including downtown Delta, some parcels have a FAR of more than 1.0, usually indicating buildings with two or more floors.

The FARs for the various categories of commercial/industrial land uses in Delta are presented in Table 3-3, which indicates the ratio of aggregate building square footage to aggregate parcel area per category.

The aggregate FAR for all commercial/industrial uses within the plan area is 0.026, which means that average lot coverage by buildings is less than 3 % of lot size. The low FAR is caused by several very large parcels comprising industrial land uses. The FAR for industrial uses only is merely 0.014, meaning that an average of only about 1.4 % of

industrial parcels is covered by structures. By contrast the FAR for more conventional parcels is 0.098, meaning that about 10 percent of the area of these parcels is occupied by structures.

**TABLE 3-3  
COMMERCIAL/INDUSTRIAL FLOOR AREA RATIOS BY CATEGORY**

<b>Type of Use</b>	<b>Aggregate Building Square Feet</b>	<b>Aggregate Parcel Area (sq. ft.)</b>	<b>Floor Area Ratio</b>
Commercial	930,040	9,736,836	0.096
Intensive commercial	467,782	4,799,920	0.098
Multiple commercial	69,714	450,105	0.155
Sub-total commercial	1,467,536	14,986,861	0.098
Industrial	1,204,933	86,381,004	0.014
<b>TOTALS</b>	<b>2,672,469</b>	<b>101,367,865</b>	<b>0.026</b>

While Table 3-3 displays data for various categories of commercial and industrial land uses, as indicated by the land use survey, Table 3-4 displays data by zoning district. Table 3-4 shows that there are nearly 200 vacant acres within the existing commercial and industrial zoning districts. Applying existing FARs for commercial and industrial uses, these vacant parcels could accommodate about 581,000 additional square feet of commercial/industrial uses.

**TABLE 3-4  
SUPPLY OF COMMERCIAL AND INDUSTRIAL LAND BY ZONE**

<b>Zone</b>	<b># Vacant Acres</b>	<b>Floor Area Ratio</b>	<b>Aggregate Additional Building Square Feet</b>
B-1	1.2	0.098	5,123
B-2	54.39	0.098	232,184
B-3	63.63	0.098	271,629
B-4	6.51	0.098	27,790
I-1	44.78	0.014	27,309
I-2	25.11	0.014	15,313
IR	2.24	0.014	1,366
<b>TOTALS</b>	<b>197.86</b>		<b>580,714</b>

**Conclusions –**

Table 3-5 compares existing commercial/industrial square footage, additional supply of such land, as shown in Table 3-4, and the demand for commercial/ industrial land for the three alternative growth projections. Based on the above assumptions and calculations, it appears that there is a sufficient supply of land now zoned commercial/industrial land within the City of Delta to accommodate 2030 demand for commercial/industrial square footage for the low growth scenario.

However, the potential supply falls short of the demand for commercial/industrial square feet for the moderate growth and high growth scenarios. It is likely that the shortfall could be accommodated within the plan area outside the present City limits. Or the City could rezone some of the A-1 parcels within the City limits as commercial or industrial zones.

**TABLE 3-5  
COMPARISON OF COMMERCIAL AND INDUSTRIAL LAND SUPPLY AND DEMAND**

Supply (Square Feet)			Demand (Square Feet)		
Existing	Additional Supply	Total at Build-out	Low Growth	Medium Growth	High Growth
2,672,469	580,714	3,253,183	3,182,328	6,008,256	8,403,588

### *Public Opinion about Growth*

The public opinion survey included several questions about growth. When asked about the City of Delta’s growth rate, 43% believed the City was growing at the right pace and 31% felt it was growing too fast; 45% thought the best population level for Delta in the next 15 years would be from 10,000-12,500. See also comments on Steering Committee recommendation in the Appendix.

### *Alternative Growth Scenarios*

Alternative growth scenarios represent differing visions about how a community should grow. These visions were expressed by the public in several venues: interviews with community leaders; a written survey completed by approximately 1,026 households (29% of those sent out), and public workshops.

Three scenarios were developed to explore the probable development patterns resulting from those differing visions. The three scenarios are:

1. **Scenario 1 – Low Growth (1%):** This scenario is based on densities allowed by the current Land Use Code.
2. **Scenario 2 – Moderate Growth (3.6%):** Most new growth for this scenario is concentrated within the current City limits.
3. **Scenario 3 – High Growth (5%):** This scenario includes new growth within the current City limits and adds new development to more sparsely settled areas surrounding the City.

The three alternative growth scenarios were presented to the Steering Committee for review before presentation to the public at the second public workshop. The Steering Committee was divided in their preference between the medium and high growth scenarios. The three growth scenarios were then presented at public workshop #2. The resulting opinion from this workshop mirrored that of the Steering Committee. Both groups defined

future growth areas using a “dot exercise” in which they placed dots in potential new growth areas in, and around Delta. The growth areas selected by the groups were similar for both the public workshop and the steering committee.

## *Preferred Growth Scenario*

The preferred growth scenario is derived from a combination of the moderate and high growth scenarios. This preferred scenario adopts a strong downtown core and other smaller commercial nodes to serve both residents and visitors. Most new growth is concentrated within the present City limits or in the area east, west and south of the City. This scenario attempts to accommodate future residential and commercial growth and encourages an economically healthy, vibrant downtown.

The goal of the preferred scenario is to continue to make Delta look, feel, and act like a regional commercial center. A city feels like a unique place when it enhances the walkability of the entire community and creates a pleasant ambiance, such as treescapes, flowers, and benches along sidewalks, art and attractive signs throughout the community, especially in the downtown. And a community acts like a unique place when it promotes the existing friendly spirit of its citizens, especially toward visitors and new businesses, preserves and expands community events and celebrations and promotes local produce and products, such as farmer’s markets.

The future land use maps for the preferred scenario (see Future Land Use Map –Plan Area and Future Land Use Map – Core Area) have the following land use classifications and features. The existing City of Delta zone(s) that correspond to these districts is listed in parenthesis.

- ◆ **Low Density Residential-Rural (A-1, R-R)** This is the outlying residential and agricultural area surrounding the center of the City.
- ◆ **Medium Density Residential: (R-1, R-1A, R-2)** This density corresponds to the City’s single family homes/duplexes/condominiums at a density that can be supported by City utilities and which encourages walkable neighborhoods.
- ◆ **High Density Residential: (R-2, R-3, R-4 )** The future land use map specifies additional high density areas in the downtown, east along State Highway 92 and west along U.S. 50 where apartments and condominiums will support the village concept of a walkable community.
- ◆ **Mobile Home Residential (MHR):** Existing mobile home parks are indicated on the future land use map. It is quite possible that, within the 20 year time frame covered by the comprehensive plan, owners of some of the mobile home parks may seek to redevelop them.
- ◆ **Downtown Core Zoning (B-1, B-2, B-3, B-4, I-1, I-2, IR, MHR, MR, OR, R-1, R-1A, R-2, R-3, R-4):** The existing Downtown zoning is retained as shown on the Future Land Use Map.
- ◆ **Neighborhood Commercial Centers (B-2):** Neighborhood commercial centers are located at key intersections of medium density residential areas. These areas can provide walkable, small scale neighborhood retail and commercial uses such as coffee

shops, hair salons, boutiques, and professional offices with designs that are compatible with the neighborhood scale. They may also include neighborhood school sites.

- ◆ **Highway Commercial Design Districts (B-2, OR, R-3, R-4):** These areas are located along U.S. 50 and I Road west of town and along State Highway 92 east of town and south of town on Highway 50. These areas can develop as attractive commercial areas with frontage landscaping and low signage similar to the greenhouse restaurant on U.S. 50. As these areas develop, frontage roads and consolidated driveways should be required to minimize multiple curb cuts. This district would also allow multi family housing which could be located to the rear of the highway and commercial uses on deep lots as is now allowed in the Delta B-3 zone. Outdoor storage would be allowed but required to be located to the rear of the parcel and screened from view. Potentially polluting commercial businesses would not be allowed in this zone or would have to meet performance standards.
- ◆ **Planned Industrial (I-1, I-2, I-R, B-3) :** Industrial uses are shown on the future land use map along the north side of Highway 92 and adjacent to the railroad at the grain elevator area. Such uses include storage units, some of which are located in the downtown Mixed Use area. These areas would be required to be well planned with combined entry ways, attractive signage, screening and landscaping.
- ◆ **Parks-Open Space:** The existing and future parks, trails and open space are shown on the maps in the Parks, Recreation and Trails (Chapter 8). The entire Gunnison and Uncompagre River, 100 year flood plain, is shown as “open space,” recognizing the need to protect these areas from the severe flooding that Delta has experienced in the past.
- ◆ **Future Arterial and Collector Roads:** These roads including the proposed truck by pass are indicated here and in the Transportation Chapter.

## ***Desired Future Condition, Policies and Action Items***

### ***Desired Future Condition***

Growth and development are managed to preserve and enhance the quality of life that makes Delta an attractive place to live and visit. The downtown core is revitalized as a walkable village center with a well-designed mix of residential and commercial uses that serve both residents and visitors. Edges of the community are clearly defined by surrounding agricultural land and future growth is concentrated within the present City boundaries.

### ***Policies and Action Items***

***Policy 1***--Growth will be controlled preserving green spaces at critical locations.

***Policy 2***--Future growth should be planned under the medium to high growth scenarios.

***Policy 3***--New development should pay its own way.

***Policy 4***--Downtown should become a mixed use area with single family and multi family residences, offices and retail establishments that serve the needs of residents and tourists.

An action item to implement this policy would be:

Amend the land use code to include a new mixed use district in the downtown area with appropriate land uses and design guidelines.

***Policy 5***--Improve the appearance of downtown

***Policy 6***--The City of Delta should encourage commercial growth along US 50 to the north and south.

***Policy 7***-- The City of Delta should encourage commercial growth along the highway corridor to the east

***Policy 8***-- The City of Delta should encourage growth along the railroad and recycle the old industrial buildings and agribusiness buildings into small scale industrial and commercial businesses.

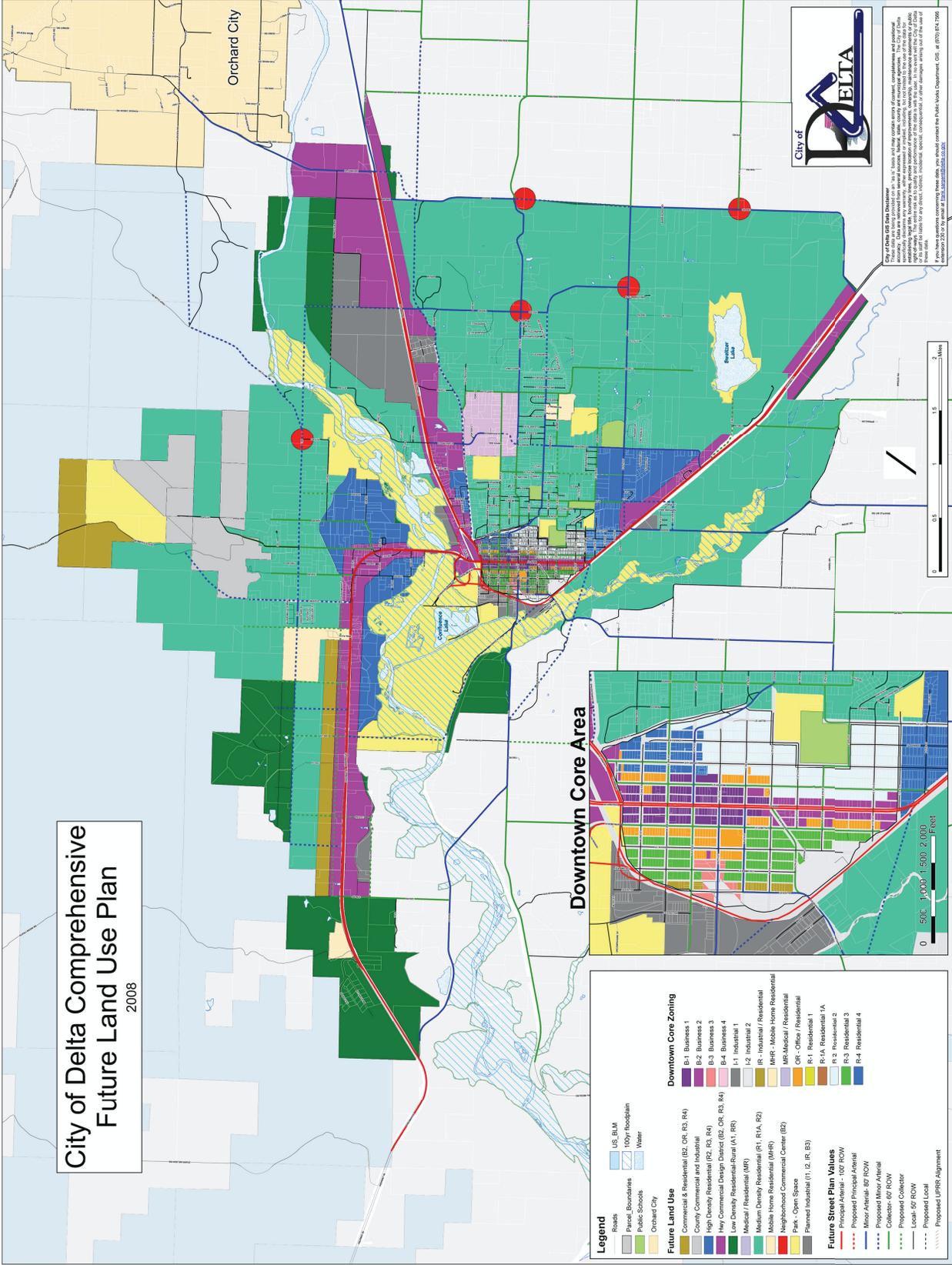
## *Delta Comprehensive Plan 1997*

<b>City of Delta 1997 Comprehensive Plan</b>	<b>Status</b> (C=completed, I=incomplete, P=in progress)
<b>Land Use</b>	
<b>Goals</b>	
As an overall goal, the City of Delta will encourage location and types of land uses which are compatible to protect the health, safety and general welfare of the citizens	CIPCP
<b>Section One: Peripheral Growth</b>	
Promote development around the outskirts of Delta in a manner which will efficiently utilize public services and facilities	PCIPC
<b>Guidelines</b>	
Work with the County to establish an area of cooperation in which both entities work together on issues of new growth, such as the provision of services and impacts	P
Coordinate development in the peripheral areas of the City with the extension of utilities, new schools, parks, and other public facilities	P
Encourage the County to promote land use controls which assure the health, safety, and welfare of County residents such as land use planning and building codes	I
Encourage some areas to remain as no growth areas where open space can remain as agricultural land, public or private, to preserve 's connection with its agricultural heritage	P
<b>Actions</b>	
1. Extend the City's utility service areas to serve the citizens of Delta.	CPCP
2. Complete a municipal utility service plan	PCCP
3. Proactively pursue outside funding for the extension of utilities to outlying areas. Current users should not support new development financially	P
<b>Section Two: Existing Land Use</b>	
<b>Goals</b>	
Reassess the City's existing land use pattern to determine the impact of current growth trends as well as the application of the City's vision for the future	C
<b>Guidelines</b>	
Promote better integration of all types of uses within the City and new developments	C

<b>City of Delta 1997 Comprehensive Plan</b>	<b>Status</b> (C=completed, I=incomplete, P=in progress)
Look at cultural, natural, and scenic attributes which define the City's character when implementing land use decisions	C
<b>Actions</b>	
1. Inventory existing land uses to provide a data base for future decision making	C
2. Review changes in major land uses and emerging land use trends which have occurred since the last rezoning study done in 1979	C
3. Review current zoning districts and how they relate to one another	C
4. Adopt recommendations for change as a result of review process through the City's Planning Commission	C
5. To the extent possible, buffer noxious uses from residential areas. Develop a buffer around the industrial zones of the City	IPC
<b>Section Three: Guiding Growth</b>	
<b>Goals</b>	
Guide the location of new growth so as to assure the maximum utilization of land, public facilities and services	P
<b>Guidelines</b>	
Encourage development in areas immediately adjacent to existing development	P
Encourage coordination between special districts and the City on development which will have a significant impact on the pattern of growth of the City	P
Use open space as a tool to shape and direct density to buffer conflicting land uses, and to preserve the community's rural character	P
Encourage growth based on the ability to serve by municipal utilities in a cost effective manner. Discourage service to new developments which would need to be subsidized by existing users	P
Develop a cooperative working relationship with County and its Planning Commission	P
Coordinate development with the School District to address impacts	P
Encourage infill development to avoid strip commercial development along major arterial roads	P
Consider environmental impacts of new development such as air quality	P

<b>Actions</b>	
Update the City's land use plan to indicate preferred locations for various uses within the City and surrounding areas	P
Complete a three mile plan for the City	C
Establish a communications network between the City, State, and Federal land agencies to address land use policies affecting its citizens	IPC
<b>Section Four: Regulatory Environment</b>	
<b>Goals</b>	
Promote the consistent and equitable application of land use and development regulation	P
<b>Guidelines</b>	
Increase public information regarding land use and development guidelines and processes	IIPP
Ensure that City and County land use regulations are compatible	P
<b>Actions</b>	
Modify the wording of existing regulations to provide increased clarity and consistency	P
Standardize the variance procedure for zoning changes and exceptions to building codes	C

# City of Delta Comprehensive Future Land Use Plan 2008



**City of Delta Data Disclaimer:** The City of Delta and its staff make every effort to ensure the accuracy and completeness of the information provided. Data is derived from various sources, including but not limited to the City of Delta's GIS Department, the Delta Planning Commission, and other public agencies. The City of Delta does not warrant the accuracy, reliability, or completeness of the information provided. The City of Delta is not responsible for any errors, omissions, or damages arising out of the use of this information. For more information, please contact the Public Works Department, GIS, at (978) 671-2996 or [gis@cityofdelta.com](mailto:gis@cityofdelta.com).

- Legend**
- Roads
    - US, RI, LI
    - 100yr floodplain
    - Public Schools
    - Water
  - Parcel Boundaries
  - Orchard City
  - Future Land Use**
    - Commercial & Residential (B2, CR, R3, R4)
    - County Commercial and Industrial
    - High Density Residential (R2, R3, R4)
    - High Commercial Design District (B2, CR, R3, R4)
    - Low Density Residential (R1, R2)
    - Low Density Residential/Rural (A1, R2)
    - Medical / Residential (MP)
    - Medium Density Residential (R1, R1A, R2)
    - R- Residential / Residential
    - Mobile Home Residential
    - Neighborhood Commercial Center (B2)
    - Park - Open Space
    - Planned Industrial (I1, I2, I3, I3B)
  - Downtown Core Zoning**
    - B-1 Business 1
    - B-2 Business 2
    - B-3 Business 3
    - B-4 Business 4
    - I-1 Industrial 1
    - I-2 Industrial 2
    - IR- Industrial / Residential
    - MBR- Mobile Home Residential
    - MC- Medical / Residential
    - CR- Office / Residential
    - R-1 Residential 1
    - R-1A Residential 1A
    - R-2 Residential 2
    - R-3 Residential 3
    - R-4 Residential 4
  - Future Street Plan Values**
    - Principal Arterial - 100' ROW
    - Proposed Principal Arterial
    - Minor Arterial - 80' ROW
    - Proposed Minor Arterial
    - Collector - 60' ROW
    - Proposed Collector
    - Local - 50' ROW
    - Proposed Local
    - Proposed LPRR Alignment