

ALTERNATE LAND USE SCENARIO - JUNIETTA ROAD

Generally, a Future Land Use Map will assign a single future land use category to each individual parcel. Land use designations are based on a variety of factors such as community input and desired uses, surrounding properties, development pressure, transportation network, and proximity to desirable assets such as parks, shopping, etc.

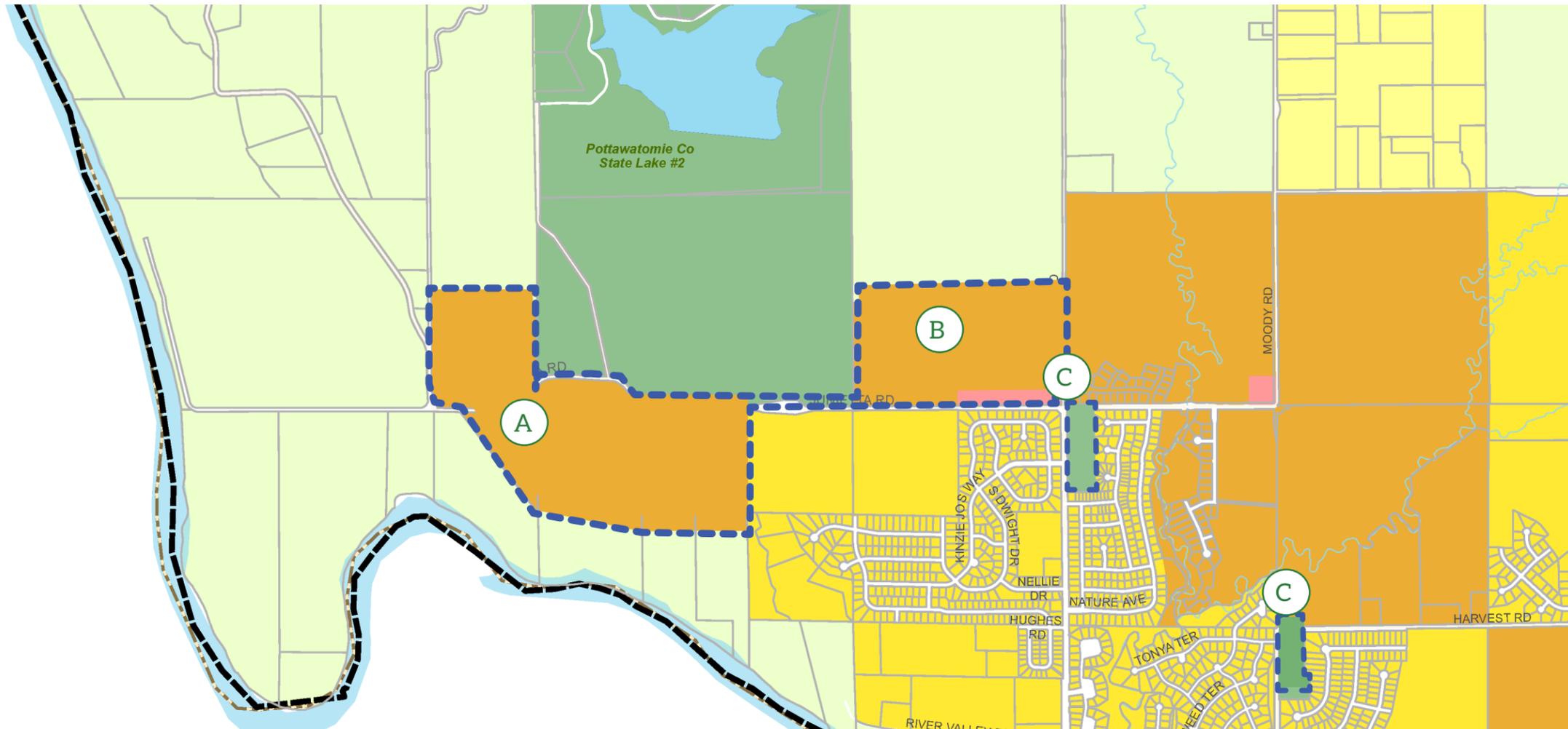
However, in the Green Valley Area the potential for a second blue river crossing is a high impact project that may create the need to evaluate alternate land uses at specific locations along Junietta Road. Therefore, the following Alternate Land Use Scenario Map is included to provide direction if this project is approved.

Junietta Road

If a Second Blue River Crossing is constructed north of US-24, an increase of vehicle traffic is expected on Junietta Rd. in the form of daily commuters into and out of Manhattan, those accessing State Park No. 2, and activities at the recently approved elementary school facility. Increases in vehicle trips will create development pressure for more variety in uses and a strategic reassessment of this area will be warranted at that time. The Junietta Alternate Land Use Scenario accounts for this with the following land use options:

- (A) Increased mixed-density land uses to accommodate more interest from commuters in living near Junietta Road.
- (B) Increased residents will create demand for a neighborhood commercial node to provide neighborhood level services for residents in the Junietta Corridor. This will also reduce local vehicle trips by providing retail/services destination in close proximity to residents.
- (C) New neighborhood parks/gathering spaces for the Green Valley Area to provide additional greenspaces to accommodate the increased mixed-density areas.

Junietta Road Alternate Land Use Scenario



Map 2, Green Valley Area Future Land Use Map Alternate Scenario - Junietta Road

Legend

- Rural / Agricultural Preservation
- Estate Residential
- Suburban Residential
- Single-Family Detached Residential
- Multi-Family Residential
- Mixed-Density Residential
- Neighborhood Commercial
- General Commercial
- Business Park
- Parks/Open Spaces/Natural Areas
- Water
- City of Manhattan
- Alternative Junietta Road Scenario

