



Poplar Grove Planning and Zoning Commission
October 30, 2024

Poplar Grove

COMPREHENSIVE PLAN

Updates



- **Updates to plan document**

- Updated housing tables and maps
 - Pages 69, 70, 71 of plan
- Included information about capacity of north and south plants as received from Chris Dopkins at McMahan
 - Page 60-61, 72
- Updated Future Land Use map to better align with zoning
 - Page 34 of plan
 - In process – request for IDing zoning of the pre-annexed areas and the annexation agreement expiration dates on the FLU

- **Changes in recommendations**

- Included more blatant recommendation to include sidewalk connectivity study
- Included **bolded recommendations** to indicate consultant team's opinion on priority
- Included a note about recommending a task force or committee be formed to continue/expedite the work of this plan

Updates

Vacant, Subdivided Parcels by Neighborhood

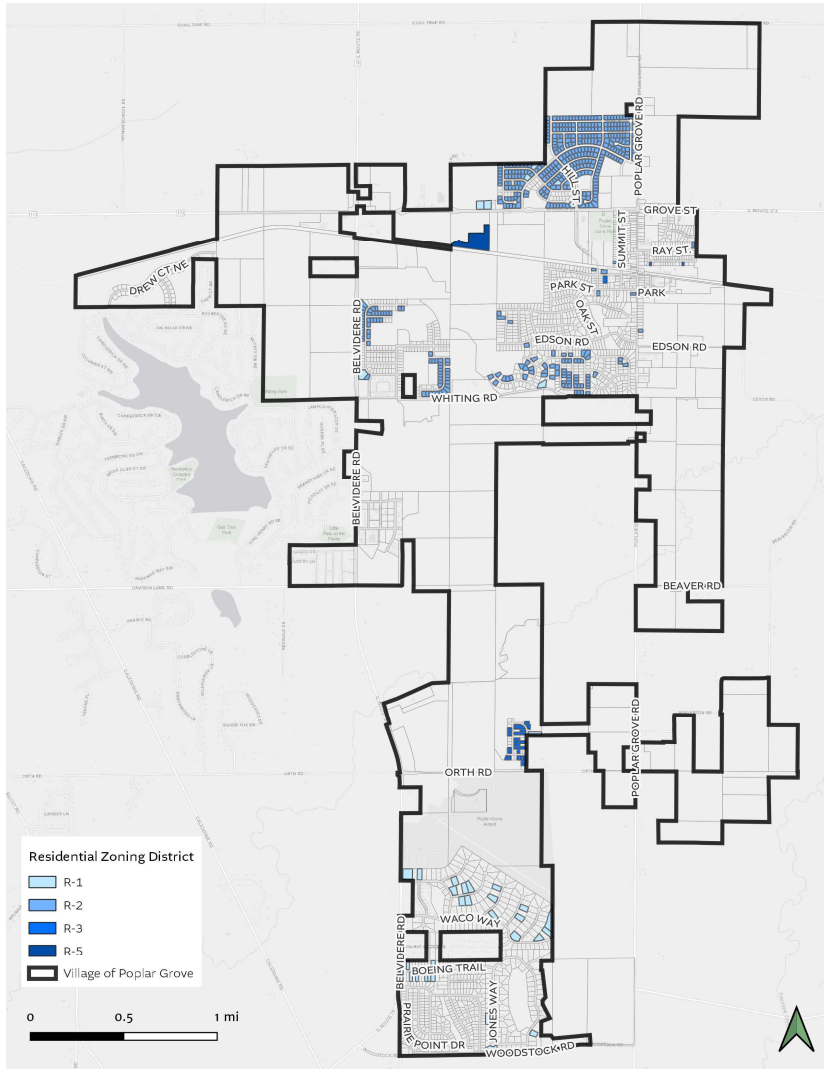
	Count	Acres
Barmore's Subdivision	1	0.3
Bel-Air Estates	17	18.7
Bullard's Addition	2	0.4
Burled Woods	20	8.1
Cobblestone Trail	28	8.3
Main St	3	1.2
Multifamily Dev.	1	9.1
NKJ Acres	1	0.3
Olson Woods	39	10.8
Pine Woods	2	2.3
Prairie Green	10	7.4
Pulliam Addition	1	0.2
Ravens Crest	4	1.2
Sherman Oaks	5	1.8
Sherman Town	1	0.3
Westgren	335	96.7
West Grove	66	21.2
	536	188.2

Vacant, Subdivided Parcels by Water & Sewer Service Territory

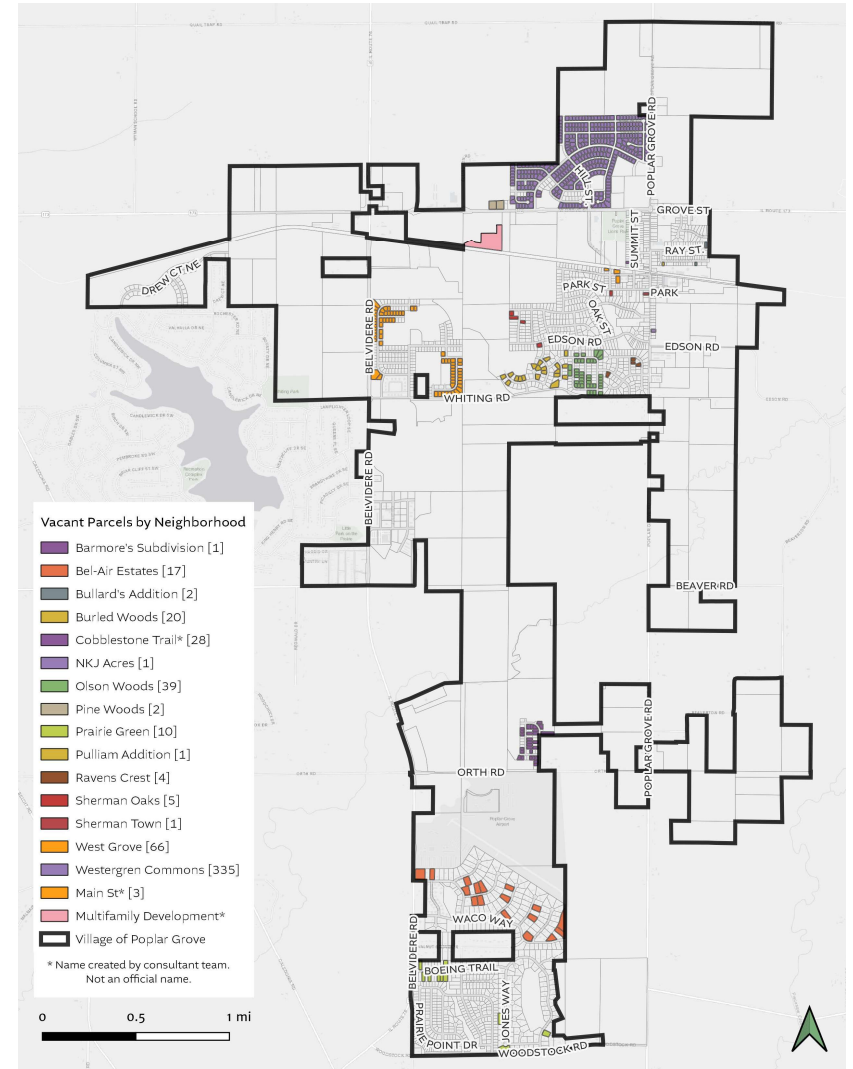
		Zoning	Count	Tot. Acres	Potential Homes (Ct.)	
Water & Sewer Service Territory	North	R-1 (20,000 sqft)	7	6.1	13	
		R-2 (10,000 sqft)	470	137.8	600	
		R-3 (7,000 sqft)	3	0.8	5	
		R-5 (3,000 sqft)	1	9.1	132	
	South	R-1 (20,000 sqft)	11	8.4	18	
		R-3 (7,000 sqft)	27	7.3	45	
	SS*	R-1 (20,000 sqft)	17	18.7	41	
		TOTAL		536	188.2	855

For North plant – 750 potential units (already subdivided) but only capacity for 428 units (based on average daily usage of 350 gal/day).

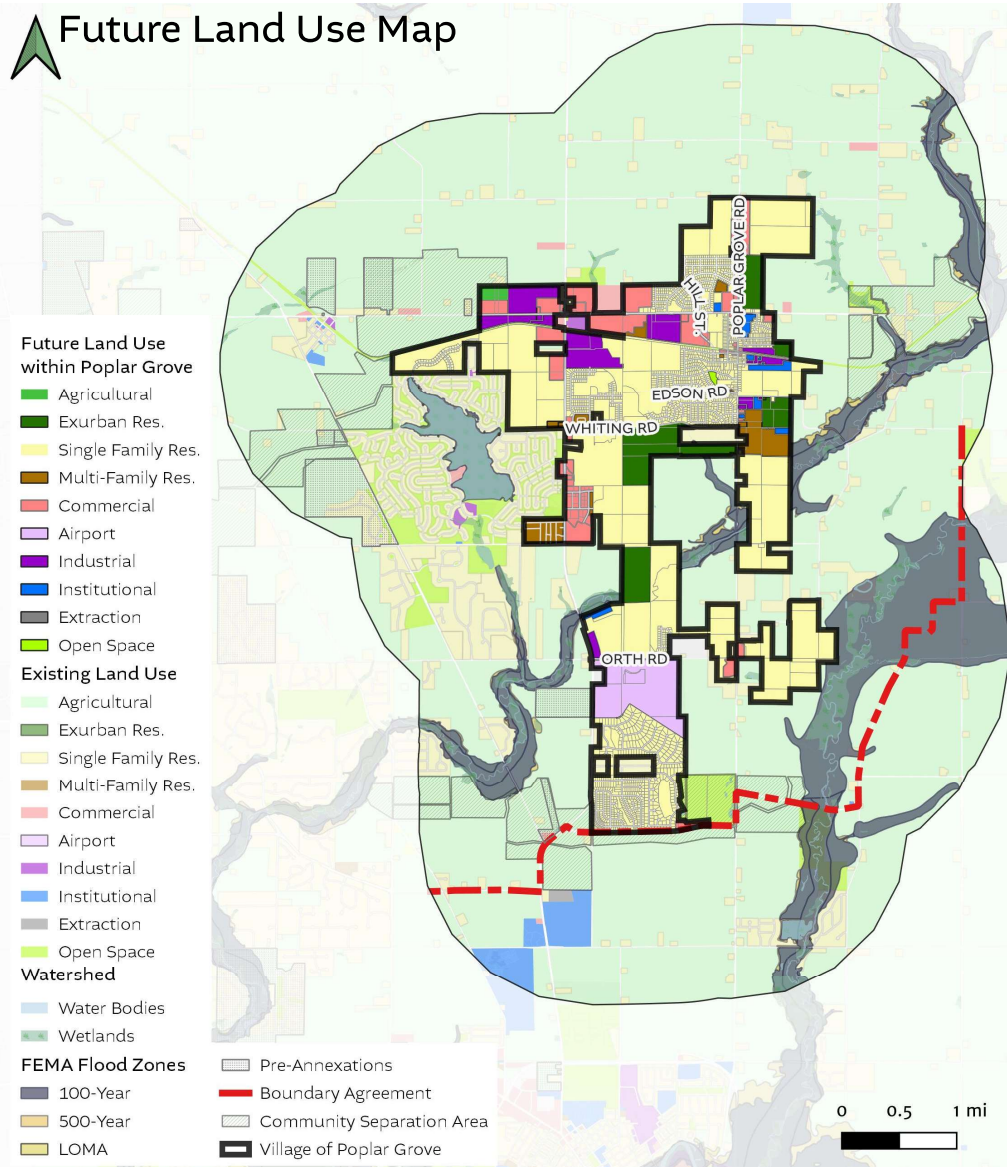
Vacant, Taxable, Subdivided Parcels by Residential Zoning District



Vacant, Taxable, Subdivided Parcels by Residential Neighborhood



Future Land Use Map



Subject to change to include zoning of pre-annexed parcels