

# **APPENDIX B**

## **Traffic Analysis Zones (TAZ) & Sewer District Land Use Breakdowns**

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**North Moorhead/Oakport Township Growth Area Scenario Two Project Magnitude Analysis by Traffic Analysis Zone (TAZ) District December 2007**

TAZ	Full Build-Out Acres								Full Build-Out Allocations		Land Use			
	Commercial	Office	Industrial	Public (Schools, etc)	Low Density Residential	Rural Residential	Medium Density Residential	High Density Residential	HH	Jobs	Total TAZ Acres Available	Required 25% (ROW, water, utilities, etc.)	TAZ Acres Comm, Ind, Office, Public, SF, RR, or MF	TAZ Acres Other (Vacant, Open Space, etc)
<b>23</b>					421		42		2,188	0	655	164	463	28
<b>24</b>	30			78	158		122	55	3,746	731	713	178	443	92
<b>25</b>		207	160	15			11		132	4,656	738	185	393	161
<b>26</b>					188		27		1,076	0	573	143	215	215
<b>27</b>				13	312				1,248	67	593	148	325	120
<b>69</b>	4			45	85		23		616	280	525	131	157	236
<b>70</b>		438							0	7,884	951	238	438	275
<b>71</b>	42				88		36		784	464	285	71	166	48
<b>81</b>	88	47					76	147	5,322	1,818	482	121	358	4
<b>85</b>	22	4	12	25	14		50		654	500	187	47	126	14
<b>86</b>	2	6	12	8	72		4		381	347	178	45	103	31
<b>396</b>	3				467		48		2,444	34	1,063	266	518	279
<b>397</b>					350				1,400	0	922	231	350	342
<b>398</b>	80			20	421		30	46	3,424	986	875	219	597	59
<b>399</b>				16	65		104		1,508	82	303	76	185	42
<b>400</b>					254	317			1,079	0	852	213	571	68
<b>401</b>						368			74	0	795	199	368	228
<b>Totals</b>	<b>272</b>	<b>702</b>	<b>184</b>	<b>219</b>	<b>2,895</b>	<b>685</b>	<b>573</b>	<b>248</b>	<b>26,076</b>	<b>17,848</b>	<b>10,690</b>	<b>2,673</b>	<b>5,777</b>	<b>2,241</b>

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**North Moorhead/Oakport Township Growth Area Plan Scenario Two Project Magnitude Analysis by Sewer District September 2007**

Sewer District	Agricultural			Rural Residential			Low Density Residential			Medium Density Residential				High Density Residential			Mixed Use/Walkable Street		
	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Multi-Family Units	Gross Acres	Net Acres	Residential Multi-Family Units	Gross Acres	Net Acres	Residential Units
1-A							120.96	120.96	484	45.68	45.68	274	274						
1-B														188.02	188.02	5,641			
2-A							21.93	0.02	0	47.01	47.00	282	282						
2-B							82.31	82.31	329	135.62	135.62	814	814						
2-C							219.97	219.97	880	150.49	150.49	903	903	0.03	0.03	1			
3-A							154.89	36.95	148										
3-B							207.09	207.09	828	114.00	114.00	684	684	66.03	66.03	1,981	37.37	37.37	897
3-C							310.83	310.83	1,243										
4-A							280.14	280.14	1,121	38.17	38.17	229	229	58.26	58.26	1,748	16.55	16.55	397
4-B							243.19	243.19	973										
5-A							199.19	134.34	537										
5-B							184.67	184.67	739										
6							584.24	422.72	1,691	56.75	28.21	169	169						
7-A							447.78	447.78	1,791										
7-B							146.53	101.22	405										
8				169.40	161.73	32													
9				239.84	238.59	48													
10				466.04	430.68	86													
11							154.01	154.01	616										
Outside Analysis	450.44	0.00	0				123.00	0.00	0	24.95	0.01	0	0						
<b>Total</b>	<b>450.44</b>	<b>0.00</b>	<b>0</b>	<b>875.28</b>	<b>830.99</b>	<b>166</b>	<b>3,480.74</b>	<b>2,946.18</b>	<b>11,785</b>	<b>612.67</b>	<b>559.19</b>	<b>3,355</b>	<b>3,355</b>	<b>312.33</b>	<b>312.33</b>	<b>9,370</b>	<b>53.93</b>	<b>53.93</b>	<b>1,294</b>

Sewer District	Mixed Use/Walkable Street			Commercial			Office/Technology Park			Industrial			Civic			Parks and Open Space*	Right-of Way	Total Gross Acres
	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs			
1-A				50.8874	50.8874	562	219.975	219.975	8,874	175.756	175.756	937				103.3396917	49.5801	766.1805
1-B				111.702	111.702	1,233											12.3874	312.1097
2-A							154.482	154.474	6,231							64.09000579	39.1169	326.6302
2-B							334.858	334.858	13,508	28.6814	28.6814	153	20.71836783	20.7184	106	132.0556716	56.2255	790.466
2-C							57.7337	57.7337	2,329							37.43495094	15.1146	480.7742
3-A																49.21637839	42.4139	246.5245
3-B	37.3728	37.3728	83										99.09665859	99.0967	508	112.6637772	64.4168	700.6689
3-C																	9.28025	320.1142
4-A	16.5533	16.5533	37	80.728	80.728	891										57.68898667	41.7956	573.3306
4-B													25.50684937	25.5068	131	36.13436714	8.67997	313.5107
5-A																222.6869858	37.6523	459.5342
5-B													17.15963115	17.1596	88	15.31248413	23.5782	240.7167
6				3.14123	1.53933	17										208.7211246	59.9375	912.7897
7-A																	31.3284	479.1037
7-B																	7.88119	154.414
8																143.2761015	8.39188	321.0652
9																89.10149026	4.10579	333.0437
10																145.925913	23.547	635.5174
11																	8.71441	162.7234
Outside Analysis				4.48657	0	0				434.262	0	0	68.38874945	0	0	438.2541646	101.766	1645.54
<b>Total</b>	<b>53.93</b>	<b>53.93</b>	<b>119</b>	<b>250.95</b>	<b>244.86</b>	<b>2,703</b>	<b>767.05</b>	<b>767.04</b>	<b>30,942</b>	<b>638.70</b>	<b>204.44</b>	<b>1,090</b>	<b>230.87</b>	<b>162.48</b>	<b>834</b>	<b>1,855.90</b>	<b>645.91</b>	<b>10,174.76</b>

\*Parks and Open Space includes floodway area.

\*\*Project Magnitude data reflects new units and jobs to be created on the net developable acres. See Question 7 response for more information and assumptions.

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**North Moorhead/Oakport Township Growth Area Plan Mitigation Plan Land Use Scenario Project Magnitude Analysis by Sewer District October 2008**

Sewer District	Agricultural			Rural Residential			Low Density Residential			Medium Density Residential				High Density Residential			Mixed Use/Walkable Street		
	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Gross Acres	Net Acres	Residential Single Family Units	Multi-Family Units	Gross Acres	Net Acres	Residential Multi-Family Units	Gross Acres	Net Acres	Residential Units
1-A							112.95	112.95	452	48.24	48.24	289	289						
1-B														188.02	188.02	5,641			
2-A							21.92	0.01	0	46.99	46.99	282	282						
2-B							82.30	82.30	329	135.66	135.66	814	814						
2-C							219.97	219.97	880	150.49	150.49	903	903	0.03	0.03	1			
3-A							154.87	36.93	148										
3-B							207.10	207.10	828	114.00	114.00	684	684	66.02	66.02	1,981	37.37	37.37	897
3-C							310.83	310.83	1,243										
4-A							280.13	280.13	1,121	38.17	38.17	229	229	58.25	58.25	1,748	16.55	16.55	397
4-B							243.18	243.18	973										
5-A							196.59	132.99	532										
5-B							184.66	184.66	739										
6				493.51	334.13	67	80.34	78.37	313	32.81	19.81	119	119						
7-A							447.79	447.79	1,791										
7-B							146.50	101.22	405										
8				169.40	161.72	32													
9				239.84	238.58	48													
10				466.04	430.67	86													
11							154.01	154.01	616										
Outside Analysis	450.44	0.00	0.00				122.96	0.00	0	24.93	0.00	0	0						
Total	450.44	0.00	0.00	1,368.79	1,165.10	233	2,966.10	2,592.44	10,370	591.29	553.36	3,320	3,320	312.32	312.32	9,370	53.92	53.92	1,294

Sewer District	Mixed Use/Walkable Street			Commercial			Office/Technology Park			Industrial			Civic			Parks and Open Space*	Right-of-Way	Total Gross Acres
	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs	Gross Acres	Net Acres	Jobs			
1-A				56.32	56.32	622	220.00	220.00	8,875	175.76	175.76	937				103.33	49.58	766.18
1-B				111.70	111.70	1,233											12.39	312.11
2-A							154.46	154.45	6,231							64.06	39.05	326.48
2-B							334.88	334.88	13,509	28.67	28.67	153	20.73	20.73	106	132.05	56.22	790.51
2-C							57.73	57.73	2,329							37.44	15.12	480.78
3-A																49.21	42.39	246.47
3-B	37.37	37.37	83										99.08	99.08	508	112.66	64.43	700.66
3-C																9.29		320.12
4-A	16.55	16.55	37	80.73	80.73	891										57.67	41.78	573.28
4-B													25.51	25.51	131	36.13	8.68	313.50
5-A																225.23	37.62	459.44
5-B													17.16	17.16	88	15.31	23.61	240.74
6				3.13	1.53	17										242.85	59.94	912.58
7-A																	31.32	479.11
7-B																	7.87	154.37
8																143.27	8.37	321.04
9																89.09	4.11	333.04
10																145.93	23.52	635.49
11																	8.71	162.72
Outside Analysis				4.48	0.00	0				434.24	0.00	0	68.39	0.00	0	438.13	101.72	1,645.28
Total	53.92	53.92	119	256.36	250.28	2,763	767.07	767.06	30,943	638.67	204.43	1,090	230.87	162.48	834	1,892.36	645.72	10,173.90

\*Parks and Open Space includes floodway area.

\*\*Project Magnitude data reflects new units and jobs to be created on the net developable acres. See Question 7 response for more information and assumptions.

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