

Future Land Use

The Future Land Use map expresses the projected role of each part of the community. The Planning & Zoning Commission and the City Council should use this map to make land use decisions and review development proposals. However, this is not a zoning map. The Future Land Use map is meant to provide general guidance at the block level and is not meant to provide specificity at the individual property level. For example, compatible variations in land use, such as a small civic use on a residential block, may not be shown in this map, but may still be permitted according to zoning.

The land use categories shown on the Future Land Use map are described below.

- Low-Density Residential: Residential areas with densities of up to 8 units per acre, including single family homes, duplexes, or townhouses.
- High-Density Residential: Residential areas with densities above 8 units per acre, such as apartments or condos.
- Mixed Use: Areas that encourage combinations of pedestrian-friendly commercial, office and residential.
- Town Center: The mixed use community nucleus at 66th and University.
- Commercial: Commercial and office uses that are oriented toward automobile access.
- Civic Uses: Includes religious buildings, public facilities, schools and other public uses.
- Parks and Recreation: Includes both formal park uses and natural open spaces.

Entrances

The Future Land Use map designates key entrances to the community, both on streets and trails. The “community entrances” should have gateway features such as signs or public art that signal to the viewer that they have entered Windsor Heights. The “trail entrances” should include signage and/or amenities for bikers/walkers, such as shade, benches, water, or self-serve bike service stations.