

## 4: Future Land Use Plan Capacity

This chapter provides an analysis of the draft Future Land Use Plan and what it means for the Cheyenne area at “Buildout” (i.e., when all vacant lands are built out over an undefined period of time). (See Chapter 3 for Future Land Use Plan.)

### Existing Housing, Population, and Jobs

The Snapshot reports for “Population” and “Land Use” describe existing development in the Cheyenne area. The MPO estimates existing 29,136 housing units and a population of 79,141 by the end of 2003.

The Center for Economic and Business Data for Laramie County estimates 41,845 jobs in the county by the end of 2003, almost all of which are in the Cheyenne area (See “Economy” Snapshot report.)

### Buildout Potential Development

Table 5-1 provides an estimate of potential development, based on the categories in the Future Land Use Plan calculated for vacant lands in the Cheyenne area. The MPO has not estimated platted development, so any current platted lands are roughly counted as vacant land “potential development.”

### New Residential Development Potential

New residential development could occupy a total of approximately 24,840 acres. This future residential development could amount to approximately 64,500 new housing units, and

143,000 new people (not including any redeveloped housing units). These new residential units represent a mix of housing types ranging from “rural” (single family residential on large lots with wells and septic systems) to “urban” residential (housing in neighborhoods with water and sewer connection). For purposes of this analysis, we assumed a future housing occupancy rate of 2.36 persons per household (with 94% of units occupied) to calculate population.



**Multi-family housing project example.**

**The Future Land Use Plan could accommodate over 64,000 new housing units and approximately 143,000 new people when fully built out.**

### New Business and Industry Potential

New retail, office, and industrial land uses could occupy a total of approximately 16,800 acres according to the draft Future Land Use Plan, with potential for 123,000 new jobs (not including jobs on redevelopment lands). This assumes a net of 15 jobs per acre on business lands and 15 jobs per acre on industrial lands.



**Example of a mix of uses: retail and offices. The Future Land Use Plan could accommodate almost 17,000 acres of new commercial development, offices, and industry with a potential for over 123,000 new jobs.**

## How Many Jobs and People Could the Plan Accommodate?

The Cheyenne Area's total buildout potential is determined by combining the totals of existing and potential development. Using this approach, the Future Land Use Plan, at buildout, could result in a total of approximately 222,200 residents and 158,800 jobs. This growth exceeds the growth projections for the next 25 years, providing plenty of room for the community to grow and areas for a variety of housing and employment choices.

### What are the 2030 Projections?

By 2030, the Cheyenne Area could have up to 59,000 new residents needing housing (with an annual growth rate of 2%) or a total of 135,085 people (MPO, 2005). Employment in Laramie County is projected to increase by 17,784 new jobs to 59,629 in 2030 (a compound increase of 1.9% annually) (Center for Economic and Business Data for Laramie County, December 2004).

## Relating Back to the Snapshot...

### Why consider the implications of "buildout" and growth that the plan can accommodate?

The Cheyenne Area today is home to more than 70,000 people. Depending on how much growth occurs in the area over the next 20+ years, the Cheyenne Area could grow to a population of anywhere from 98,000 to more than 132,000 residents. How much growth and where it occurs will have significant implications on city and county services, such as utilities, transportation, and parks. It is important to consider the Future Land Use Plan's ability to accommodate potential future growth and to monitor growth rates over time and adjust the plan accordingly.

TABLE 5-1

## FUTURE LAND USE PLAN: POTENTIAL NEW DEVELOPMENT

Land Use	Net Density/ Intensity (du/ac)	Dev. Acres	Units	Population	% of Total Acres	% of Type
<b>Residential</b>						
Agriculture/Rural	0.05	47,379	2,369	5,255	51%	4%
Rural Residential	0.1	11,255	1,126	2,497	12%	2%
Urban Residential Transition	1.9	3,830	7,124	15,803	4%	11%
Urban Residential	4.5	7,248	32,616	72,355	8%	51%
Mixed-Use: Commercial (Residential portion - 25%)	12.0	210	2,523	5,597	0%	4%
Mixed-Use: Residential (Residential portion - 75%)	7.0	2,675	18,722	41,532	3%	29%
<b>RESIDENTIAL SUBTOTAL</b>		<b>72,597</b>	<b>64,479</b>	<b>143,040</b>	<b>79%</b>	<b>100%</b>
<b>Non-Residential</b>	(jobs/ac)	Dev. Acres		Jobs		% of Type
Mixed-Use: Commercial (commercial portion - 75%)	18.0	631		9,650	1%	8%
Mixed-Use: Residential (commercial portion - 25%)	18.0	892		13,640	1%	11%
Mixed-Use Business Campus (Commercial - 1/3)	15.0	1,149		13,793	1%	11%
Mixed-Use Business Campus (Industrial - 2/3)	15.0	2,323		27,878	3%	23%
Commercial (CB and CBD)	18.0	616		9,425	1%	8%
Industrial	15.0	2,866		38,691	3%	31%
Public (Not Fed)	2.0	2,404		2,885	3%	2%
Public (Fed)	2.0	5,905		7,086	6%	6%
<b>NON-RESIDENTIAL SUBTOTAL (INCL. PUBLIC JOBS)</b>		<b>16,786</b>		<b>123,048</b>	<b>18%</b>	<b>100%</b>
Parks and Open Space		3,067			3%	
<b>Total New Urban Acres Developed*</b>		<b>24,844</b>				
<b>Total New Rural Acres Developed (Ranchettes)</b>		<b>11,255</b>				
<b>Total Acres**</b>		<b>92,450</b>			100%	

\*Does not include Federal land or open space

\*\*Includes Federal land &amp; open space

## BUILDOUT CALCULATIONS

## Population

Existing population (2003)	79,141
New population*	143,040
<b>Total Population at Buildout</b>	<b>222,181</b>

\*assuming 2.36 pp/hh w/ 94% occupancy rate

## Jobs

Existing Jobs (2003)	35,685
New General Employment (Industrial Lands)	66,569
New Non-Industrial Employment (Business Lands)	46,508
New Government (including Federal)	9,971
<b>Total New Jobs</b>	<b>123,048</b>
<b>Total Jobs at Buildout</b>	<b>158,733</b>

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