



## What Is a Scenario?

A scenario is a description or model of a hypothetical future development pattern. The Eureka Envisioning Task Force studied various scenarios for future growth in the township to answer the question: *What would Eureka Township look like if it developed similar to. . .*



. . .Lakeville



. . .Credit River



. . .or Eureka's current  
development pattern?

### Overview

The Eureka Envisioning Task Force developed and examined six core scenarios (listed on the back of this page), as well as several alternative and hybrid scenarios that modify various elements of the core scenarios. The task force initially created a list of potential scenarios to consider based on discussions at several early meetings. To narrow the list, task force members voted on which scenarios they were most interested in examining during the course of this project.

Each scenario gives a hypothetical picture or model of the township assuming various land-use changes. The scenarios show a range of alternatives, from maintaining the current zoning to creating a traditional town center area or allowing portions of the township to grow at suburban densities. It is important to understand that *the task force has not (and will not) endorsed any of the scenarios*. They have been developed merely for the purpose of exploration, education, and discussion to assist the citizens of Eureka as they consider the future of their township.

### Considerations

When examining each scenario, it is important to remember that these are *hypothetical situations, not plans or recommendations*. Scenarios do not predict whether or how the township will grow, and they are not intended to show what is "likely" to happen. Instead, scenarios show what "could" happen if certain assumptions become reality. Most importantly, scenarios provide a base of information and a wide range of options for township citizens to discuss and compare. When combined with indicators (*see Fact Sheet No. 4*), scenarios can effectively help citizens make informed decisions about the future of their community.

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## Core Growth Scenarios for Eureka Township

**1. Current Zoning Buildout Scenario.** Shows what Eureka would look like if it were to continue to develop at its current one house per quarter-quarter section\* zoning density.

This scenario shows a future buildout of Eureka under its current zoning density. A buildout assumes all parcels that can be developed are developed. Under this scenario, Eureka would maintain its low residential densities, current agricultural land base, and rural character.

**2. Town Center Scenario.** Shows what Eureka would look like if zoning were changed to allow for creation of a densely developed town center with mixed-use commercial and residential development.

This traditional town center scenario includes elements of both residential and small-scale commercial development typical of a rural downtown or Main Street. Homes within the town center area are on smaller, urban-sized lots with sidewalks and bike paths connecting residential areas to the commercial center. Areas outside of the town center could develop at various densities.

**3. 10-Acre Buildout Scenario.** Shows what Eureka would look like if zoning were changed to allow residential development on all parcels of 10 acres or more.

Under this scenario, all parcels in the township are divided into 10-acre lots with one home per lot. Because of the reduced lot size, the current agricultural land base would be significantly diminished and high-quality natural areas would become more fragmented.

**4. Residential Cluster Scenario.** Shows what Eureka would look like if zoning were changed to allow residential development at a net density of 10 acres, but with a requirement that new development be clustered to preserve agricultural land and open space.

In this scenario, homes are grouped together on smaller lots to preserve the remaining land on the site for private recreation, common open space, protection of environmentally sensitive areas, or small-scale agriculture use. This scenario assumes the same number of housing units as the 10-Acre Buildout Scenario. Instead of spreading the homes out evenly on larger lots, however, the homes are arranged to preserve open space.

**5. Suburban Progression Scenario.** Shows what Eureka would look like if zoning were changed to allow commercial and residential development to occur at suburban densities (1/3-acre lots) within the northern portion of Eureka.

Under this scenario, the northern portion of Eureka develops at suburban densities (similar to Lakeville, Farmington, or Apple Valley). City services, such as sewer and water, would be required. Areas south of the Vermillion River could develop at various densities.

**6. 2.5-Acre Rural Estate Scenario.** Shows what Eureka would look like if zoning were changed to allow residential development on all parcels of 2.5 acres or more.

This scenario assumes that all parcels in the township are divided into 2.5-acre lots with one home per lot. There would be no significant open space or agricultural land in the township.

**Alternative and Hybrid Scenarios:** The six core scenarios considered by the Envisioning Task Force have multiple variations. For example, the Town Center scenario could incorporate cluster zoning in areas outside the town center, and the Suburban Progression Scenario could be changed to encompass more or less of the township. In addition, development tools such as transfer of development rights (TDR) could be incorporated into almost any scenario.

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\* For a detailed explanation of the current quarter-quarter zoning in Eureka, please contact a Township Officer.