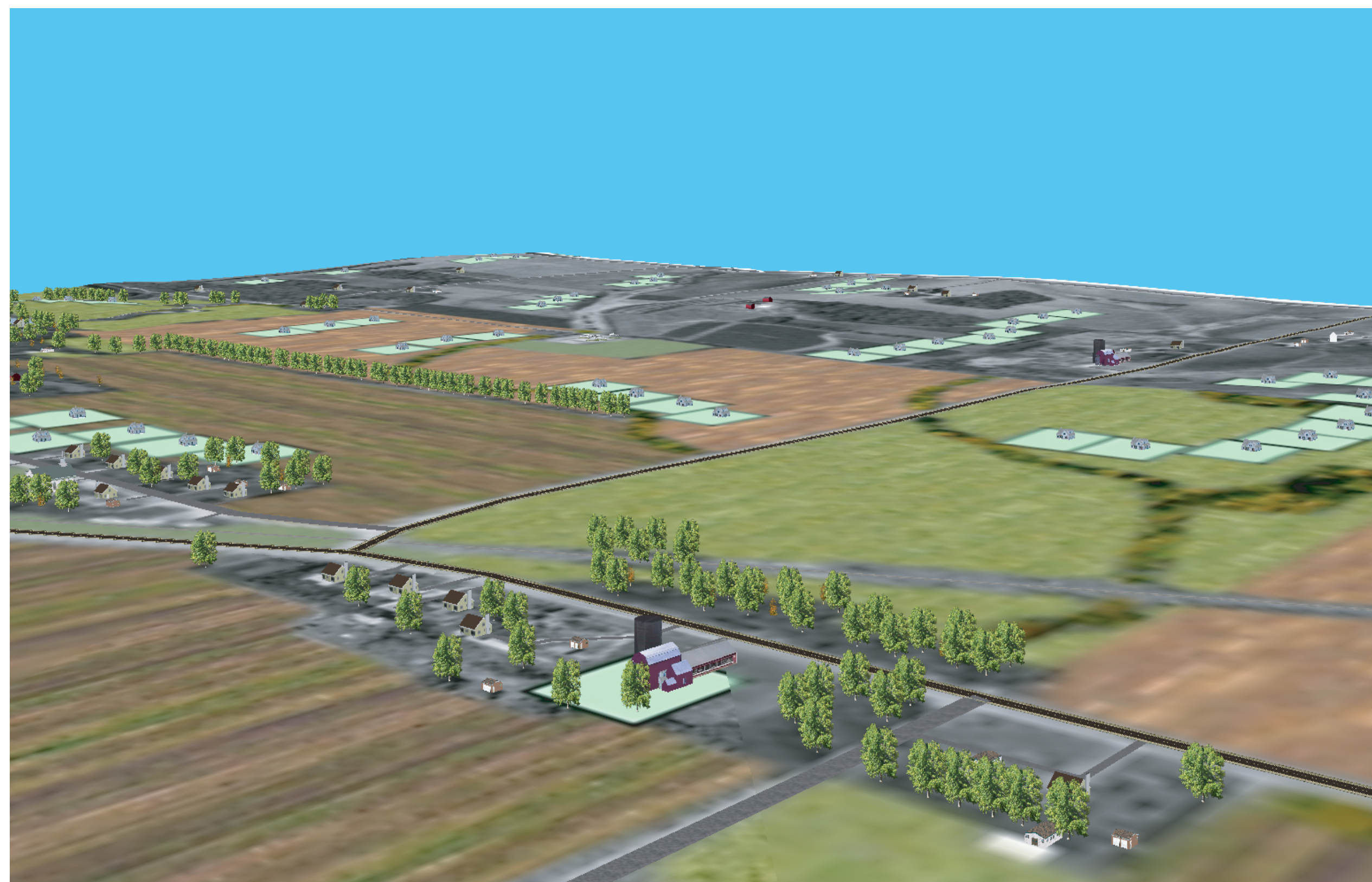


Scenario: Residential Cluster Development

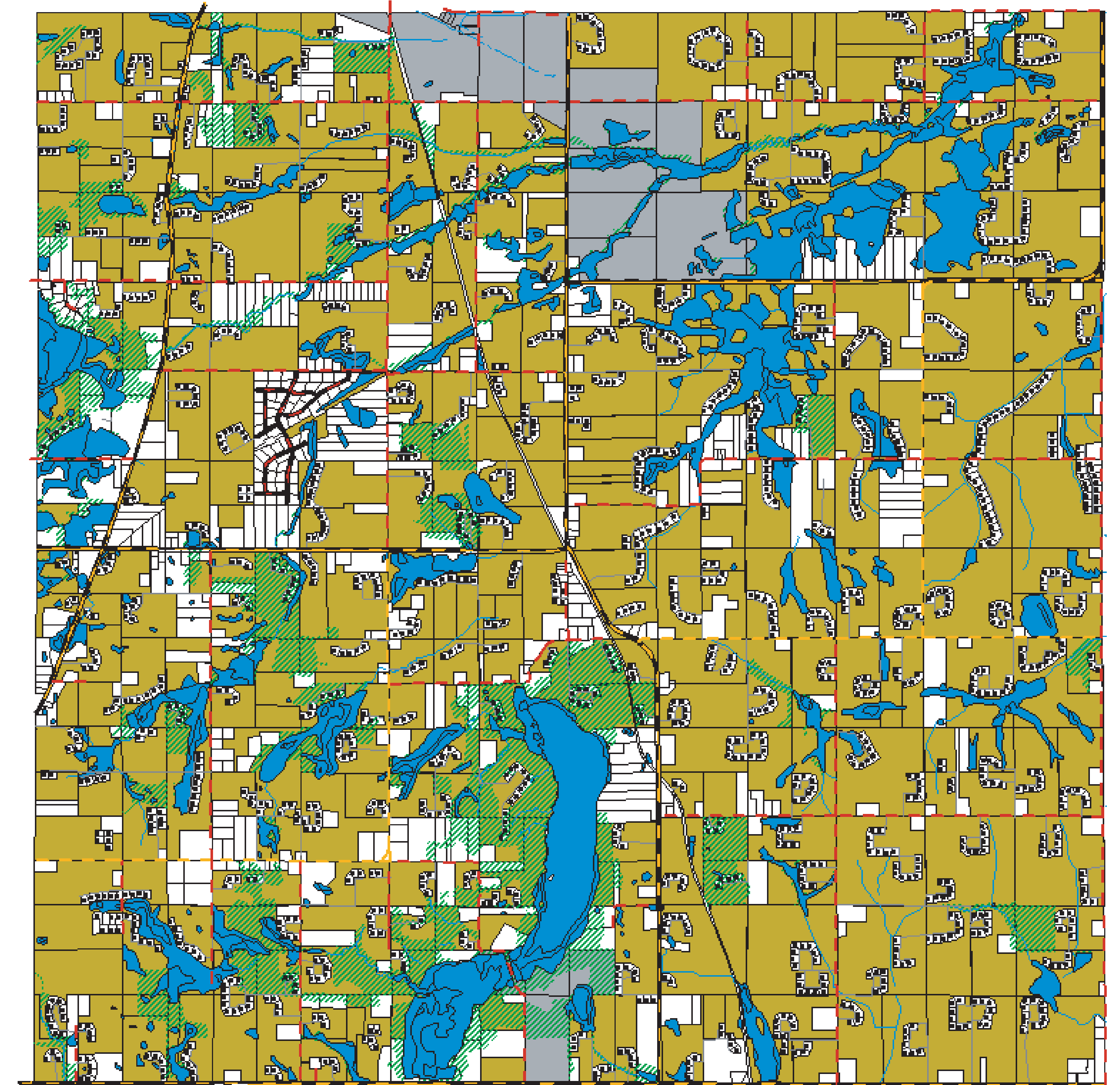
What if current zoning were changed to a net density of 10 acres, but with a requirement that new development be clustered to preserve some permanent open space?

This scenario assumes the same amount of growth (that is, new homes) that could be accommodated under the 10-Acre Buildout Scenario. However, because it requires that new residential development be clustered on 1-acre lots, this scenario would use significantly less land to accommodate the same number of homes.

As shown here, the Residential Cluster Scenario would result in an additional 1,527 homes, approximately 4,581 new residents, and 1,382 additional school children (the same as under the 10-Acre Buildout Scenario).



Intersection of 250th Street and Cedar Avenue (looking west)



Eureka Township with Full Buildout at Residential Cluster Zoning

Note: This scenario is a hypothetical growth scenario only; it is not intended as a recommendation or plan for future development in Eureka.