

**Elizabeth Area Plan
Working Land Use Table
March 24, 2010**

Map #	1993 Central District Plan Adopted Land Use	Existing Land Use	Existing Zoning	Notes
1	Greenway, Institutional/Office/Retail (2 parcels)	Parking, school or vacant	MUDD, MUDD-O and B-2	17 parcels
2	Park/Open Space	School	R-22MF	2 parcels
3	Multi-family Residential (12DUA)	Institutional and Office	O-2 and B-1 (four parcels)	15 parcels
4 Remove	Office	Parking	O-2	14 parcels Parking allowed as a primary use under O-2.
5	Single Family (4DUA)	Duplexes and Quadraplexes	R-5 R-22MF (6 parcels) O-2 (2 parcels)	94 parcels
6	Greenway	Multi-family	R-22MF (2 parcels) UR-2 (26 parcels)	28 parcels
7	Greenway	Medical Office	O-6(CD) (1 parcel) O-2(CD) (1 parcel) O-2 (2 parcels)	4 parcels
8	Multi-family, Greenway	Institutional	R-22MF	2 parcels
9	Park/Open Space	Parking, Medical Office, Office	O-2	4 parcels (Alan will check) (complete) Firefighter Place office tower.
10	Single Family (4 DUA)/ Multi-family (1 parcel)	Warehouse/Distribution (Lumber Yard)	I-1, I-1, R-22MF	3 parcels
11	Multi-family	Single Family	R-22MF	11 parcels
12	Multi-family	Single Family	R-22MF	14 parcels Potential for townhomes.
14	Multi-family (2 parcels)/Office (2 parcels)	Medical Office, Multi-family (1 parcel)	O-2 (2 parcels) R-22MF R-6MF(CD)	4 parcels
15	Multi-family	Office	O-2	2 parcels
16	Multi-family (12 DUA)	Retail, Medical Office, Parking, Office, School and	B-1 (12 parcels) B-2(CD) (1 parcel)	32 parcels R-43MF (1987 R-6MFH

Elizabeth Area Plan Working Land Use Table

Page | 2

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		Single Family	MUDD-O (1 parcel) O-2 (12 parcels) O-6(CD) (1 parcel) R-43MF (5 parcels)	converted to R-43MF) Dorms are 5 stories and classrooms 3 stories.
17	Retail (1 parcel)/Office (3 parcels)/ Multi-family (1 parcel)	Office (1 parcel), Single Family (3 parcels), Retail (1 parcel)	NS (1 parcel) O-2 (3 parcels) B-1 (1 parcel)	5 parcels
18	Retail	Office (4 parcels), Parking (1 parcel), Single Family (2 parcels) and Place of Worship (1 parcel)	B-2 (1 parcel) NS (1 parcel) B-1 (7 parcels)	9 parcels
19	Office	Office	O-2 and O-1	2 parcels
20	Retail (4 parcels)/Office (3 parcels)/Retail/Residential (6 parcels)	Parking (8 parcels), Retail (2 parcels), Office (2 parcels), Warehouse/Distribution (1 parcel)	B-2 (7 parcels) MUDD-O (6 parcels)	13 parcels
21	Single Family/Multi- Family/Office/Retail (5 parcels)/Multi- family/Office/Retail (2 parcels)/Retail (1 parcel)	Parking deck and new Presbyterian offices	MUDD-O (7 parcels) B-2 (1 parcel)	
22	Multi-family	Single Family	R-22MF	28 parcels
23	Park/Open Space (5 parcels)/Multi- family (3 parcels)	Single Family (6 parcels), Multi-family (2 parcels)	B-1 (3 parcels) O-2 (2 parcels) R-22MF (3 parcels)	8 parcels
24	Retail	Office	B-2	2 parcels B-2 zoning already allows drive- thrus.
25	Multi-family (1 parcel)/Multi-family up to 12 DUA (9 parcels)	Single Family (1 parcel), Office (5 parcels), Medical Office (1 parcel), Retail (3 parcels)	O-2 (5 parcels) B-2 (3 parcels) NS (2 parcels)	10 parcels B-2 uses? Drive-thrus?
26	Multi-family	Single Family	R-22MF	3 parcels Look at ownership.
27	Single Family up to 4 DUA(2	Office (2 parcels),	R-5 (2 parcels)	6 parcels

Elizabeth Area Plan Working Land Use Table

Page | 3

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	parcels)/Retail (3 parcels)/Office (1 parcel)	Warehouse/Distribution (2 parcels), Parking (1 parcel), Multi-family	B-1 (2 parcels) O-2 (1 parcel) NS (1 parcel)	
28	Single Family up to 4 DUA	Warehouse/Distribution (1 parcel), Retail (1 parcel), Office (2 parcels)	R-5 (2 parcels) R-22MF (1 parcel) O-2 (1 parcel)	4 parcels
29	Single Family up to 4 DUA (1 parcel)/Multi-family up to 12 DUA (2 parcels)	Place of Worship (St. John and St. Martin)	R-5 (1 parcel) O-2 (2 parcels)	3 parcels
30	Multi-family up to 25 DUA (1 parcel)/Institutional/Office (1 parcel)/Office (1 parcel)/Single Family up to 4 DUA (2 parcels)/Retail (1 parcel)	Single Family (1 parcel), Parking (2 parcels), Multi-family (1 parcel), Office (2 parcels)	UR-2(CD) (1 parcel) MUDD-O (1 parcel) O-3(CD) (1 parcel) O-6(CD) (2 parcels) B-1(CD) (1 parcel)	6 parcels
31	Single Family up to 4 DUA	Office (3 parcels), Multi-family (2 parcels), Parking (1 parcel), Retail (1 parcel)	R-22MF (3 parcels) O-2 (2 parcels) R-5 (2 parcels)	7 parcels Field check (complete).
32	Multi-family (7 parcels)/Multi-family up to 12 DUA (1 parcel)	Single Family (4 parcels), Hospital (1 parcel), Office (3 parcels)	R-22MF (4 parcels) O-2 (4 parcels)	8 parcels
33	Office (1 parcel)/Retail (2 parcels)	Single Family (1 parcel), Office (1 parcel), Multi-family (1 parcel)	O-2 (1 parcel) B-1 (1 parcel)	3 parcels

NOTES:

Show water tower parcel as grey (utility).

Independence Park being zoned R-22MF, but changing could impact surrounding uses from a density standpoint.

Heights on Randolph.