



Urban Service Boundary Areas

Can the Versailles and Midway USB Areas Accommodate Future Growth?

The purpose of this Chapter is to provide information concerning the capability of the current Versailles and Midway USB Areas to accommodate projected population growth and land uses through the years 2010 and 2020. This task of the Plan Update is critical to maintaining an effective growth policy for the community – one that favors preserving town and country.

In Chapter 3 the framework for this task is described, outlining a methodology for determining land requirements for a USB area based on population projections, land use factors and a “market” factor. Subsequently, the susceptibility to change analysis described in Chapter 4 provides the necessary information to determine what type of market factor may be most appropriate given the relative availability of vacant and underdeveloped land existing within a USB area.

This analysis is not intended as a rigid yardstick by which to determine urban service or growth area boundaries, rather it represents an objective method and basis for evaluating policy alternatives and making decisions. Those policy decisions are formed on the basis of the information from this and other preceding Chapters, and documented in the following Chapters.

The population and household projections utilized for this exercise were taken from the People, Jobs and Housing studies performed for this Plan Update, and the land use factors were derived from the previous analysis of existing land use for Versailles and Midway. An alternative series of projections for 2010 and 2020 have been developed for each USB area and the results are depicted on the following pages.

Versailles Urban Service Boundary Area

Figures 67 through 70 depict two series of projections of land needed to provide the residential, commercial and industrial land uses necessary to support population growth within the current Versailles USB Area. The following points should be considered when reviewing this data.

- The formulas used in calculating future needs for land use are shown in the left column of the table.
- The current proportion of single-family housing within the Versailles Urban Service Area is 79%. Multi-family housing is 21%.
- The low projections for 2010 and 2020 describe the amount of land to accommodate projected growth utilizing a market rate factor of 1.25. This means that the projections for future land use needs are a mirror of the current situation.
- The vacancy rate is approximately 5.5%, meaning that about 5½% of the current housing units are vacant at any point in time. These are the units available to provide a choice of housing types, locations, and density within the Urban Service Area. This percentage is incorporated within the market factor.
- The high projections for 2010 and 2020 describe the amount of land needed to accommodate projected growth if a market factor of 2.0 is used. This market factor means that the forecast need for *additional* housing units, based on population growth, is doubled. A market factor is the term used to describe a condition of providing additional housing opportunities to ensure that all people have a range of choices in housing types, locations, and density within the Urban Service Area. This also means that a high vacancy rate is possible.
- A high vacancy rate will have implications for the provision of infrastructure. For example, water and sewer systems will be sized for the amount of residential development, much of which may be vacant until additional growth occurs. The systems would be larger than necessary for some period of time.
- The four spreadsheets represent the implications of land use projections and alternative market rate factors for each forecast period, 2010 and 2020. All forecasts show that by 2020 land is still available within the Versailles Urban Service Area.
- Even if all land designated for agricultural use is not available for urban development, there is a surplus of land to meet the needs of growth in three of the four scenarios.
- The long term projection for 2020 assumes that twenty-six percent of the land designated as agricultural, agricultural preserve and vacant will not be available for urban development.
- All projections are based on a continuation of existing proportions of single- and multi-family housing, and on a continuation of existing densities. If future development is at higher densities, the surplus will be greater.
- There are potentially an unlimited number of variations on this analysis. However, all logical and reasonable projections show a surplus of land within the urban service area.
- To use all land within the Versailles Urban Service Area for development would result in a 60 percent increase in current population, far in excess of the forecasts for growth that have been developed for this USA.

Figure 67 Versailles Urban Services Boundary Area – 1.25 Market Factor Projections 2010

Calculation of Residential Land Needed	Notes	
Versailles USB population forecast for the year 2010	1	19,524
<i>divided by</i>		
Average household size	1	2.45
<i>equals</i>		
Number of housing units needed by 2010		7,969
<i>minus</i>		
Current number of housing units	1	7,046
<i>equals</i>		
Additional housing units needed by 2010		923
<i>times</i>		
Market factor	2	1.25
<i>equals</i>		
Total additional new housing units needed		1,154
<i>times</i>		
Portion of housing for single family uses	3	912
<i>divided by</i>		
Average residential density for single family uses	4	4.00
<i>equals</i>		
Additional number of acres needed for single family uses		228.0
<i>and</i>		
Total additional new housing units needed		1,154
<i>times</i>		
Portion of housing for multifamily uses	3	242
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		20.2
Calculation of land needed for commercial, office, institutional uses		
Current acres of land in commercial, office and institutional uses	5	301.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of commercial and office land to population		0.017
<i>times</i>		
Forecast population for the Versailles USB Area	1	19,524
<i>equals</i>		
Total number of acres needed		331.9
<i>minus</i>		
Current number of acres of land in commercial, office and institutional uses	5	301.8
<i>equals</i>		
Additional acres needed for commercial and office uses		30.1
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	410.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of industrial land to population		0.024
<i>times</i>		
Forecast population for the Versailles USB Area	1	19,524
<i>equals</i>		
Total number of acres needed for industrial uses		468.6
<i>minus</i>		
Current number of acres in industrial use	5	410.8
<i>equals</i>		
Additional acres needed for industrial use		57.8

THE USE OF WOODFORD LANDS/COMMUNITY FACILITIES AND SERVICES – CHAPTER 7

Figure 67 Continued		
Comparison of land needs to land available in the Versailles USB Area		
Total number of acres within the Versailles USB Area	5	5,128.9
<i>minus</i>		
Acres of land currently used for all land uses	5	3,094.9
<i>minus</i>		
Acres of land withheld or unavailable for development	6	535
<i>equals</i>		
Land available for development	7	1,499
<i>minus</i>		
Land needed for right-of-way and utilities	8	374.8
<i>equals</i>		
Total land available for growth to 2010		1124.2
<i>minus</i>		
Total additional acres needed for growth to 2010		336.1
<i>equals</i>		
Surplus or deficit within the Versailles USB Area		788.1

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 79% to 21%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 1,499 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 68 Versailles Urban Services Boundary Area – 2.0 Market Factor Projections 2010

Calculation of Residential Land Needed	Notes	
Versailles USB population forecast for the year 2010	1	19,524
<i>divided by</i>		
Average household size	1	2.45
<i>equals</i>		
Number of housing units needed by 2010		7,969
<i>minus</i>		
Current number of housing units	1	7,046
<i>equals</i>		
Additional housing units needed by 2010		923
<i>times</i>		
Market factor	2	2.0
<i>equals</i>		
Total additional new housing units needed		1,846
<i>times</i>		
Portion of housing for single family uses	3	1,458
<i>divided by</i>		
Average residential density for single family uses	4	4.00
<i>equals</i>		
Additional number of acres needed for single family uses		364.5
<i>and</i>		
Total additional new housing units needed		1,846
<i>times</i>		
Portion of housing for multifamily uses	3	388
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		32.3
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	4	301.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of commercial and office land to population		0.017
<i>times</i>		
Forecast population for the Versailles USB Area	1	19,524
<i>equals</i>		
Total number of acres needed		331.9
<i>minus</i>		
Current number of acres of land in commercial and office uses	4	301.8
<i>equals</i>		
Additional acres needed for commercial and office uses		30.1
Calculation of land needed for industrial uses		
Current acres of land in industrial use	4	410.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of industrial land to population		0.024
<i>times</i>		
Forecast population for the Versailles USB Area	1	19,524
<i>equals</i>		
Total number of acres needed for industrial uses		468.6
<i>minus</i>		
Current number of acres in industrial use	4	410.8
<i>equals</i>		
Additional acres needed for industrial use		57.8

THE USE OF WOODFORD LANDS/COMMUNITY FACILITIES AND SERVICES – CHAPTER 7

Figure 68 Continued		
Comparison of land needs to land available in the Versailles USB Area		
Total number of acres within the Versailles USB Area	5	5,128.9
<i>minus</i>		
Acres of land currently used for all land uses	5	3,094.9
<i>minus</i>		
Acres of land withheld or unavailable for development	6	535
<i>equals</i>		
Land available for development	7	1,499
<i>minus</i>		
Land needed for right-of-way and utilities	8	374.8
<i>equals</i>		
Total land available for growth to 2010		1,124.2
<i>minus</i>		
Total additional acres needed for growth to 2010		484.7
<i>equals</i>		
Surplus or deficit within the Versailles USB Area		639.5

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 2.0, or two times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 79% to 21%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 1,499 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 69 Versailles Urban Services Boundary Area – 1.25 Market Factor Projections 2020

Calculation of Residential Land Needed	Notes	
Versailles USB population forecast for the year 2020	1	21,236
<i>divided by</i>		
Average household size	1	2.40
<i>equals</i>		
Number of housing units needed by 2020		8,848
<i>minus</i>		
Current number of housing units	1	7,046
<i>equals</i>		
Additional housing units needed by 2020		1,802
<i>times</i>		
Market factor	2	1.25
<i>equals</i>		
Total additional new housing units needed		2,253
<i>times</i>		
Portion of housing for single family uses	3	1,780
<i>divided by</i>		
Average residential density for single family uses	4	4.00
<i>equals</i>		
Additional number of acres needed for single family uses		445.0
<i>and</i>		
Total additional new housing units needed		2,253
<i>times</i>		
Portion of housing for multifamily uses	3	473
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		39.4
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	301.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of commercial and office land to population		0.017
<i>times</i>		
Forecast population for the Versailles USB Area	1	21,236
<i>equals</i>		
Total number of acres needed		361.0
<i>minus</i>		
Current number of acres of land in commercial and office uses	5	301.8
<i>equals</i>		
Additional acres needed for commercial and office uses		59.2
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	410.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of industrial land to population		0.024
<i>times</i>		
Forecast population for the Versailles USB Area	1	21,236
<i>equals</i>		
Total number of acres needed for industrial uses		509.7
<i>minus</i>		
Current number of acres in industrial use	5	410.8
<i>equals</i>		
Additional acres needed for industrial use		98.9

Figure 69 Continued		
Comparison of land needs to land available in the Versailles USB Area		
Total number of acres within the Versailles USB Area	5	5,128.9
<i>minus</i>		
Acres of land currently used for all land uses	5	3,094.9
<i>minus</i>		
Acres of land withheld or unavailable for development	6	535
<i>equals</i>		
Land available for development	7	1,499
<i>minus</i>		
Land needed for right-of-way and utilities	8	374.8
<i>equals</i>		
Total land available for growth to 2020		1124.2
<i>minus</i>		
Total additional acres needed for growth to 2020		642.5
<i>equals</i>		
Surplus or deficit within the Versailles USB Area		481.7

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 79% to 21%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 1,499 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 70 Versailles Urban Services Boundary Area – 2.0 Market Factor Projections 2020

Calculation of Residential Land Needed	Notes	
Versailles USB population forecast for the year 2020	1	21,236
<i>divided by</i>		
Average household size	1	2.40
<i>equals</i>		
Number of housing units needed by 2020		8,848
<i>minus</i>		
Current number of housing units	1	7,046
<i>equals</i>		
Additional housing units needed by 2020		1,802
<i>times</i>		
Market factor	2	2.0
<i>equals</i>		
Total additional new housing units needed		3,604
<i>times</i>		
Portion of housing for single family uses	3	2,847
<i>divided by</i>		
Average residential density for single family uses	4	4.00
<i>equals</i>		
Additional number of acres needed for single family uses		711.8
<i>and</i>		
Total additional new housing units needed		3,604
<i>times</i>		
Portion of housing for multifamily uses	3	757
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		63.1
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	301.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of commercial and office land to population		0.017
<i>times</i>		
Forecast population for the Versailles USB Area	1	21,236
<i>equals</i>		
Total number of acres needed		361.0
<i>minus</i>		
Current number of acres of land in commercial and office uses	5	301.8
<i>equals</i>		
Additional acres needed for commercial and office uses		59.2
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	410.8
<i>divided by</i>		
Current population within the Versailles USB Area	1	17,437
<i>equals</i>		
Ratio of industrial land to population		0.024
<i>times</i>		
Forecast population for the Versailles USB Area	1	21,236
<i>equals</i>		
Total number of acres needed for industrial uses		509.7
<i>minus</i>		
Current number of acres in industrial use	5	410.8
<i>equals</i>		
Additional acres needed for industrial use		98.9

Figure 70 Continued		
Comparison of land needs to land available in the Versailles USB Area		
Total number of acres within the Versailles USB Area	5	5,128.9
<i>minus</i>		
Acres of land currently used for all land uses	5	3,094.9
<i>minus</i>		
Acres of land withheld or unavailable for development	6	535
<i>equals</i>		
Land available for development	7	1,499
<i>minus</i>		
Land needed for right-of-way and utilities	8	374.8
<i>equals</i>		
Total land available for growth to 2020		1124.2
<i>minus</i>		
Total additional acres needed for growth to 2020		933.0
<i>equals</i>		
Surplus or deficit within the Versailles USB Area		191.2

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 79% to 21%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 1,499 acres will be used for streets, drainage, utilities and open space associated with new development

Midway Urban Service Area

Figures 71 through 74 depict two series of projections of land needed to provide the residential, commercial and industrial land uses necessary to support population growth within the current Midway USB Area. The following points should be considered when reviewing this data.

- The formulas used in calculating future needs for land use are shown in the left column of the table.
- The current proportion of single-family housing within the Midway Urban Service Area is 83%. Multi-family housing is 17%.
- The 1.25 Market Factor Projections for 2010 and 2020 describe the amount of land needed assuming population forecasts from Chapter 5 and a market rate factor of 1.25 or 125 percent.
- The vacancy rate is approximately 5.5%, meaning that about 5½ percent of the current housing units are vacant at any point in time. These are the units available to provide a choice of housing types, locations, and density within the Urban Service Area.
- The 2.0 Market Factor Projections for 2010 and 2020 describe the amount of land needed if a market factor of 2.0 is used. This market factor means that the forecast need for *additional* housing units, based on population growth, is doubled. A market factor is the term used to describe a condition of providing additional housing opportunities to ensure that all people have a range of choices in housing types, locations, and density within the Urban Service Area. A high vacancy rate is also possible when a high market factor is used.
- A high vacancy rate will have implications for the provision of infrastructure. For example, water and sewer systems will be sized for the amount of residential development, much of which may be vacant until additional growth occurs. The systems would be larger than necessary for some period of time.
- The four spreadsheets represent the two alternatives for each forecast period, 2010 and 2020. However, all forecasts show that by 2020 land is still available within the Midway Urban Service Area.
- The long term projection for 2020 assumes that land designated for agricultural use will become available for urban development.
- All projections are based on a continuation of existing proportions of single- and multi-family housing, and on a continuation of existing densities. If future development is at higher densities, the surplus will be greater.
- The average density for single-family residential development, shown as 4.25 units per acre, may be somewhat high. (This number is based upon the number of acres of residential land from the GIS data and the number of housing units from the Census data.) However, even using significantly lower densities (less than one-half of the density) there are more than 100 acres of surplus land within the Midway USB Area.
- There are potentially an unlimited number of variations on this analysis. However, all logical and reasonable projections show a surplus of land within the Urban Services Boundary Area.

Figure 71 Midway Urban Services Boundary Area – 1.25 Market Factor Projections 2010

Calculation of Residential Land Needed	Notes	
Midway USB population forecast for the year 2010	1	2,440
<i>divided by</i>		
Average household size	1	2.45
<i>equals</i>		
Number of housing units needed by 2010		996
<i>minus</i>		
Current number of housing units	1	1,004
<i>equals</i>		
Additional housing units needed by 2010		(8)
<i>times</i>		
Market factor	2	1.25
<i>equals</i>		
Total additional new housing units needed		0
<i>times</i>		
Portion of housing for single family uses	3	0
<i>divided by</i>		
Average residential density for single family uses	4	4.25
<i>equals</i>		
Additional number of acres needed for single family uses		0.0
<i>and</i>		
Total additional new housing units needed		0
<i>times</i>		
Portion of housing for multifamily uses	3	0
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		0.0
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	98.1
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of commercial and office land to population		0.041
<i>times</i>		
Forecast population for the Midway USB Area	1	2,440
<i>equals</i>		
Total number of acres needed		100.4
<i>minus</i>		
Current number of acres of land in commercial and office uses	5	98.1
<i>equals</i>		
Additional acres needed for commercial and office uses		2.3
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	5.8
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of industrial land to population		0.0024
<i>times</i>		
Forecast population for the Midway USB Area	1	2,440
<i>equals</i>		
Total number of acres needed for industrial uses		5.86
<i>minus</i>		
Current number of acres in industrial use	5	5.8
<i>equals</i>		
Additional acres needed for industrial use		0.06

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Figure 71 Continued		
Comparison of land needs to land available in the Midway USB Area		
Total number of acres within the Midway USB Area	5	851.6
<i>minus</i>		
Acres of land currently used for all land uses	5	498.3
<i>minus</i>		
Acres of land withheld or unavailable for development	6	8.3
<i>equals</i>		
Land available for development	7	345.0
<i>minus</i>		
Land needed for right-of-way and utilities	6	86.3
<i>equals</i>		
Total land available for growth to 2010		258.7
<i>minus</i>		
Total additional acres needed for growth to 2010		2.36
<i>equals</i>		
Surplus or deficit within the Midway USB Area		256.3

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 83% to 17%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 345 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 72 Midway Urban Services Boundary Area – 2.0 Market Factor Projections 2010

Calculation of Residential Land Needed	Notes	
Midway USB population forecast for the year 2010	1	2,440
<i>divided by</i>		
Average household size	1	2.45
<i>equals</i>		
Number of housing units needed by 2010		996
<i>minus</i>		
Current number of housing units	1	1,004
<i>equals</i>		
Additional housing units needed by 2010		(8)
<i>times</i>		
Market factor	2	2.0
<i>equals</i>		
Total additional new housing units needed		0
<i>times</i>		
Portion of housing for single family uses	3	0
<i>divided by</i>		
Average residential density for single family uses	4	4.25
<i>equals</i>		
Additional number of acres needed for single family uses		0.0
<i>and</i>		
Total additional new housing units needed		0
<i>times</i>		
Portion of housing for multifamily uses	3	0
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		0.0
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	98.1
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of commercial and office land to population		0.041
<i>times</i>		
Forecast population for the Midway USB Area	1	2,440
<i>equals</i>		
Total number of acres needed		100.4
<i>minus</i>		
Current number of acres of land in commercial and office uses	4	98.1
<i>equals</i>		
Additional acres needed for commercial and office uses		2.3
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	5.8
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of industrial land to population		0.0024
<i>times</i>		
Forecast population for the Midway USB Area	1	2,440
<i>equals</i>		
Total number of acres needed for industrial uses		5.86
<i>minus</i>		
Current number of acres in industrial use	5	5.8
<i>equals</i>		
Additional acres needed for industrial use		0.06

THE USE OF WOODFORD LANDS/COMMUNITY FACILITIES AND SERVICES – CHAPTER 7

Figure 72 Continued		
Comparison of land needs to land available in the Midway USB Area		
Total number of acres within the Midway USB Area	5	851.6
<i>minus</i>		
Acres of land currently used for all land uses	5	498.3
<i>minus</i>		
Acres of land withheld or unavailable for development	6	8.3
<i>equals</i>		
Land available for development	7	345.0
<i>minus</i>		
Land needed for right-of-way and utilities	8	86.3
<i>equals</i>		
Total land available for growth to 2010		258.7
<i>minus</i>		
Total additional acres needed for growth to 2010		2.36
<i>equals</i>		
Surplus or deficit within the Midway USB Area		256.3

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 83% to 17%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 345 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 73 Midway Urban Services Boundary Area – 1.25 Market Factor Projections 2020

Calculation of Residential Land Needed	Notes	
Midway USB population forecast for the year 2020	1	2,654
<i>divided by</i>		
Average household size	1	2.40
<i>equals</i>		
Number of housing units needed by 2020		1,106
<i>minus</i>		
Current number of housing units	1	1,004
<i>equals</i>		
Additional housing units needed by 2020		102
<i>times</i>		
Market factor	2	1.25
<i>equals</i>		
Total additional new housing units needed		128
<i>times</i>		
Portion of housing for single family uses	3	106
<i>divided by</i>		
Average residential density for single family uses	4	4.25
<i>equals</i>		
Additional number of acres needed for single family uses		24.9
<i>and</i>		
Total additional new housing units needed		128
<i>times</i>		
Portion of housing for multifamily uses	3	22
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		1.8
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	98.1
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of commercial and office land to population		0.041
<i>times</i>		
Forecast population for the Midway USB Area	1	2,654
<i>equals</i>		
Total number of acres needed		108.8
<i>minus</i>		
Current number of acres of land in commercial and office uses	5	98.1
<i>equals</i>		
Additional acres needed for commercial and office uses		10.7
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	5.8
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of industrial land to population		0.0024
<i>times</i>		
Forecast population for the Midway USB Area	1	2,654
<i>equals</i>		
Total number of acres needed for industrial uses		6.4
<i>minus</i>		
Current number of acres in industrial use	5	5.8
<i>equals</i>		
Additional acres needed for industrial use		0.6

Figure 73 Continued		
Comparison of land needs to land available in the Midway USB Area		
Total number of acres within the Midway USB Area	5	851.6
<i>minus</i>		
Acres of land currently used for all land uses	5	498.3
<i>minus</i>		
Acres of land withheld or unavailable for development	6	8.3
<i>equals</i>		
Land available for development	7	345.0
<i>minus</i>		
Land needed for right-of-way and utilities	8	86.3
<i>equals</i>		
Total land available for growth to 2020		258.7
<i>minus</i>		
Total additional acres needed for growth to 2020		38.0
<i>equals</i>		
Surplus or deficit within the Midway USB Area		220.7

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 83% to 17%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 345 acres will be used for streets, drainage, utilities and open space associated with new development

Figure 74 Versailles Urban Services Boundary Area – 2.0 Market Factor Projections 2020

Calculation of Residential Land Needed	Notes	
Midway USB population forecast for the year 2020	1	2,654
<i>divided by</i>		
Average household size	1	2.40
<i>equals</i>		
Number of housing units needed by 2020		1,106
<i>minus</i>		
Current number of housing units	1	1,004
<i>equals</i>		
Additional housing units needed by 2020		102
<i>times</i>		
Market factor	2	2.0
<i>equals</i>		
Total additional new housing units needed		204
<i>times</i>		
Portion of housing for single family uses	3	169
<i>divided by</i>		
Average residential density for single family uses	4	4.25
<i>equals</i>		
Additional number of acres needed for single family uses		39.8
<i>and</i>		
Total additional new housing units needed		204
<i>times</i>		
Portion of housing for multifamily uses	3	35
<i>divided by</i>		
Average residential density for multifamily uses	4	12.0
<i>equals</i>		
Additional number of acres needed for multifamily residential		2.9
Calculation of land needed for commercial and office uses		
Current acres of land in commercial and office uses	5	98.1
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of commercial and office land to population		0.041
<i>times</i>		
Forecast population for the Midway USB Area	1	2,654
<i>equals</i>		
Total number of acres needed		108.8
<i>minus</i>		
Current number of acres of land in commercial and office uses	5	98.1
<i>equals</i>		
Additional acres needed for commercial and office uses		10.7
Calculation of land needed for industrial uses		
Current acres of land in industrial use	5	5.8
<i>divided by</i>		
Current population within the Midway USB Area	1	2,369
<i>equals</i>		
Ratio of industrial land to population		0.0024
<i>times</i>		
Forecast population for the Midway USB Area	1	2,654
<i>equals</i>		
Total number of acres needed for industrial uses		6.4
<i>minus</i>		
Current number of acres in industrial use	5	5.8
<i>equals</i>		
Additional acres needed for industrial use		0.6

Figure 74 Continued		
Comparison of land needs to land available in the Midway USB Area		
Total number of acres within the Midway USB Area	5	851.6
<i>minus</i>		
Acres of land currently used for all land uses	5	498.3
<i>minus</i>		
Acres of land withheld or unavailable for development	6	8.3
<i>equals</i>		
Land available for development	7	345.0
<i>minus</i>		
Land needed for right-of-way and utilities	8	86.3
<i>equals</i>		
Total land available for growth to 2020		258.7
<i>minus</i>		
Total additional acres needed for growth to 2020		54.0
<i>equals</i>		
Surplus or deficit within the Midway USB Area		204.7

Notes:

1. Tables 42 and 43, Population and Household Forecasts, Chapter 5, People, Jobs and Housing
2. Assumes a market factor of 1.25, or one and one-quarter times the forecast need. This includes a 5.5% vacancy factor.
3. The ratio of single family to multifamily units is 83% to 17%.
4. Current average density, calculated from Census and GIS data
5. From County GIS data
6. Susceptibility to Change Analysis, Chapter 4, The Use of Woodford Lands & Community Facilities and Services
7. This number represents the portion of Vacant, Agricultural, Agricultural Preserve and Institutional lands classified as High and Moderately High Susceptible to Change. See Chapter 4, The Use of Woodford Lands & Community Facilities and Services.
8. Assumes 25% of 345 acres will be used for streets, drainage, utilities and open space associated with new development

Summary

The tables clearly indicate that sufficient lands currently exist, and are available for development, to accommodate projected population growth within the Versailles and Midway USB Areas for both 2010 and 2020. However, there are more than 535 acres of vacant, agricultural and agricultural lands remaining in the Versailles USB Area in 2020 which were not included in the category “available for development” due to the susceptibility to change classification. It is possible that the STC classification will change over time as road and utility improvements are made or other issues are addressed to increase the STC classification to Moderate or High.

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