

### Washington/Aspen/New Orleans/Olive (Section 21-18-14))

Level 4 designations are given to the northeast and southeast corners based on existing land use and zoning. A Level 4 designation is also given to the southwest corner based on the LUIS model. Level 3 designations are given to tracts in the southeast corner that are zoned and developed as R-4 and act as a buffer between the Level 4 area and the Level 2 area. A Level 3 designation is also given to the northwest quarter of the northwest quarter section based on existing R-4 and R-5 zoning and the LUIS model. Of note is the fact that this includes a small portion of the C-2 zoning that exists on the 10 acre parcel on the corner. This parcel lies almost entirely in the floodplain and cannot be developed according to current City policies. A Level 3 designation is also given as a buffer between the Level 4 and Level 2 areas in the southwest quarter section. A Level 2 designation is given to remaining tracts in the section that are not in the floodplain. The Wolf Creek Elementary and Clarence Oliver Middle Schools are found in the southeast quarter of the southwest quarter section and are designated as Public/Semi Public.

