

Tucson/Aspen/Jasper/Olive (Section 4-17-14)

Level 4 designations are given to the southwest corner based on existing land use and zoning and to the northeast and northwest corners based on the LUIS model. A Level 3 designation is given to tracts adjoining the Level 4 area in the northeast and southwest corners consistent with the LUIS model as a buffer between Level 4 and Level 2 areas. A Level 3 designation is also proposed for the southeast corner based on existing zoning and an extension to the west based on zoning south of Jasper. Level 2 designations are given to remaining undeveloped, non floodplain lands in the section based on the anticipation of sanitary sewer service becoming available at some point in the future. A Level 1 designation is given to existing residential tracts in the south half of the southwest quarter section based on the intensity of existing development and based on the likely hood that this area will not development at more intense levels than those allowed by Level 1 in the future.

