

# LAND USE CATEGORIES

# THE HEIGHTS MASTER PLAN



### Key Elements of the Plan

- A** Higher density housing located at the primary corner of McKnight Road and Larpenteur; near the location of the designated Neighborhood Node.
- B** A City Park, owned and operated by the City located at the Neighborhood Node. Park to be designed for active recreation, gatherings and events that facilitate community building.
- C** A Neighborhood Node is located on the north side of the site where a variety of compact and relatively dense uses come together in a walkable environment.
- D** Large flexible Light Industrial blocks along McKnight Road.
- E** Lower density housing along the seam with the existing neighborhood to the west.
- F** Wetlands along McKnight Road are incorporated into the district stormwater system and are leveraged as a public asset as passive open space.

	Lower Density Residential	12 ac
	Higher Density Residential	13 ac
	Light Industrial	54 ac
	City Park	5 ac
	Buffers and Passive Space	7 ac
	Wetlands	6 ac
	District Stormwater/Landscape Buffer	2 ac
	Trail not in the ROW	.3 ac
	Right of Way	14 ac
	Neighborhood Node	