

# Attachment F

## BLUFFS TOMORROW 2030 LAND USE PLAN

The Land Use Plan is one of the most important elements of the Bluffs Tomorrow 2030 Comprehensive Plan. It outlines how properties in different parts of the planning area should be used, and identifies the type, character, and intensity of use for all areas of the community. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, access, market viability, environmental features, and community services. In that light, the recommendations of this chapter should be implemented in coordination with the recommendations of subsequent chapters.

The Land Use Plan sets forth policies for land use and development at the City-wide level. The Plan also includes specific policies and strategies for the City's residential, commercial, and industrial areas. Subsequent chapters provide additional detail regarding open space, environmental areas, and community facilities.

### Land Use Legend

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>Residential</b>            | <b>Industrial</b>             |
| Rural Residential/Agriculture | Office/Industrial             |
| Low-Density Residential       | Light Industrial              |
| Medium-Density Residential    | Heavy Industrial              |
| High-Density Residential      |                               |
| Multifamily/Mixed-use         | <b>Public Land Uses</b>       |
| <b>Commercial</b>             | Natural Areas                 |
| Local Commercial              | Public Park                   |
| Regional Commercial           | Public/Semipublic             |
| Downtown/Mixed-use            | Transportation/Utility        |
|                               | Loess Hills Preservation Area |

