

use permits for non-residential uses "... should occupy less than 2,000 square feet;" (Code of the Town of Livonia & Code of the Village of Livonia). Keeping with the intended uses in the TD district, this portion of the zoning regulation all but eliminates any type of large retailer or office uses in the district thus reducing the total amount of land likely to be developed commercially. The thirty-percent maximum lot coverage mandated by the joint zoning regulations was applied to the remaining area and was split evenly between retail and non-retail uses.

Gateway Commercial (GC) – the thirty-five percent maximum lot coverage as stated in the zoning regulations was applied to the total area available for development. As with the TD District, the amount of space used for retail and non-retail commercial uses was split evenly.

Shopping Center (SC) – the thirty-percent maximum lot coverage allowed in this district was applied to the total area available for development in the SC districts. This space was then split with seventy-five percent being retail and the remaining twenty-five percent being non-retail commercial uses.

Commercial/Limited Industrial (C/LI) – the development in this district was split at 30% commercial and the remaining 70% industrial. The maximum lot coverage applied to the available space in the C/LI district was thirty-five percent.

Industrial (I) – the thirty-five percent maximum lot coverage was applied to the parcels within the I district to yield the maximum square footage of industrial space available for development under the zoning regulations.

Projections

The projections yielded by district as detailed above represent a full build-out scenario within the study area. However, it is highly unlikely that all of the available land open for development will in fact be developed over the next twenty years. As stated before, the proximity to I-390 and development trends to the north in Avon and Lima and to the west in Geneseo as well as emerging consumer and residential markets to the east indicate that Livonia and especially the study area will see increased development compared to historical levels.

Therefore, the G/FLRPC has provided three sets of projections for development by district in the study area. The most liberal of the three uses seventy percent of maximum build-out, the middle projection uses fifty percent, and the most conservative set is based on thirty percent of maximum build-out. *At present, the thirty percent of maximum build-out seems the most plausible with the fifty percent of maximum build-out the next most likely scenario.* However, increased development within Livingston County and the surrounding region could further increase development pressure in Livonia making the liberal projection of seventy percent possible but not likely. The final projections are provided below in Table 2.

Table 2

Twenty-Year Development Projections for Livonia			
	<i>30%</i>	<i>50%</i>	<i>70%</i>
Residential Units	649	1,081	1,513
Single-family	474	790	1,105
Multi-family	175	291	408
Commercial Square Footage	614,495	1,024,157	1,433,821
Retail	388,596	647,659	906,723
Non-retail	225,899	376,498	527,098
Industrial Square Footage	1,074,272	1,790,453	2,506,634

In terms of the timing of future development, immediate development (5 years or less) is expected in the TD and GC districts north of Main Street and west of Grove Street in the Village and the adjoining SC district (north of the GC district) in the Town. In addition, the TD district along West Lake Road between Lakeville Road and D'Angelo Drive is also expected to see immediate development as well as the I and C/LI districts at the northwestern border of the Town. While all land development is driven by market demand, these areas were identified as current growth areas that will likely see increased development in the near future.

Those areas expected to see development from a period of five to ten years in the future include the TD districts along the western side of Bronson Hill Road to the north and south of Stone Hill Road. The NR district northwest of Village

and to the southeast of these TD districts is also seen as being likely to have substantial development in the period between five and ten years in the future.

The only area expected to begin seeing substantial development more than ten years in the future is the NR district bounded by Bronson Hill Road, Stone Hill Road, and the LA& L Railroad. The further construction and completion of the Livonia Gateway Park Road as well as the likely extension of sewer and water (if and when necessary) makes this the area likely to develop last within the study area. In fact, discussions with local and county officials yielded a time frame for development of 15 to 20 years in the future for this NR district.

Conclusion

Attempting to project the amount of future development requires that quantitative methods be enhanced with qualitative information gained through discussions of likely growth scenarios with those most familiar with the study area. The G/FLRPC attempted to strike this balance and feels that increased development pressure will occur in Livonia and that the subsequent rise in the projected amount of development from the original CPA estimates is an accurate estimate of future development scenarios in the Livonia Gateway Park Road study area.