



# City of De Soto Comprehensive Plan

## Land Use Policy Analysis

### Estimated Single-Family Residential Demand (10 Year):

Population Projection	884 – 1,430 persons
Units Needed (2.78 Persons / Unit)	318 – 514 units
Min. Existing Single-Family Density	4.3 units / Ac
Avg. Existing Single Family Density	0.7 unit / Ac
Area Needed	74 -734 Ac
<hr/>	
Market/Competition Factor	200%
Area to Plan For	148 – 1,468 Ac
	0.23 – 2.29 Sq Miles

### Capacity of Current Development in De Soto:

Approximate Available Capacity <i>(based on approved and partially approved single-family subdivisions)</i>	250 – 275 units
Approximate Available Capacity <i>(based on average of 48 single-family permits/year)</i>	5 – 6 years

