

CHAPTER 2 LAND PLAN

CHAPTER OVERVIEW

This chapter establishes the overall land plan for subsequent development within the SPA by establishing a range of land use designations (organized into land use classes), which function like zoning districts. Each land use designation is identified in this chapter with a general description and representative visual image. The land use designations for the SPA are then illustrated on a land plan to show the intended land use mix and general configuration and relationship of land uses within the SPA.

This chapter also includes a community character/transect section to visually illustrate the intended relationship between a various land use designations throughout the plan area in keeping with the land plan.

LAND USE CLASSES AND LAND USE DESIGNATIONS

Land within this SPA is organized into a series of land use classes and land use designations. This nomenclature has been selected to differentiate land uses in the SPA from the citywide nomenclature of General Plan land use categories and Zoning Districts. As previously described, the City's Zoning Map designates this plan area as "The Southeast Policy Area Special Planning Area". This designation on the City's Zoning Map directs the reader to the SPA document for more information about the land plan, allowed uses, and development standards.

Land use classes are categories of land use designations, organized by similar type and function. A total of five land use classes is listed below. Within each land use class, there are one or more land use designations which function like zoning districts and are shown on the land plan for this SPA. The fourteen land use designations for this SPA are listed in parenthesis for each land use class below.

1. Employment Hub/Core (Office, Commercial, Light Industrial/Flex)
2. Village Center (Mixed Use Residential, Mixed Use Village Core)
3. Residential Neighborhood (Estate Residential, Low Density Residential, Medium Density Residential, High Density Residential)
4. Public/Semi-Public (School, Drainage Facilities, Parks/Open Space, Greenways)
5. Special (Sports Complex)

As previously described, the land use designations and land plan in this document implement the General Plan vision, policies, land plan, and community plan for this area of the City. See Chapter 1, Document Function and Use graphic for an illustration of these document relationships. The SPA land use classes are listed below with individual descriptions for each land use designation along with a representative image and symbol used on the land plan.

Employment Hub/Core



Office (O)

Designates areas for office and professional land uses, which may include ancillary retail sales and restaurants. This designation includes large-scale office/business parks as well as small professional office spaces. Residential uses are not permitted.



Commercial (C)

Designates areas for retail uses (including restaurants) with supporting/complementary office uses in any mix. Residential uses are not permitted.



Light Industrial/Flex (LI/FX)

Designates area for industrial or manufacturing activities, within an enclosed building. Provides flexibility for research and development facilities and may allow live/work units. Development may include supporting or ancillary retail services. This designation precludes corporation yards and other heavy industrial uses.

Village Center



Mixed Use Residential (MUR)

Designates area for residential development that allows for the integration of compatible office and retail uses. Examples include, but are not limited to, residential with with ground-floor activity spaces, live work units, and ground floor retail or office with residential above. This designation allows for dwelling units ranging from 15.1 to 40.0 units per acre.



Mixed Use Village Core (MUV)

Designates areas for development with vertical or horizontal mixes of uses that feature ground floor commercial retail and office with allowances for residential or office above. Development occurs under a “village center” concept where it serves as a gathering location for area employees and residents. Residential uses as stand-alone buildings may be developed; however, they shall be integrated into the overall site and shall not be the predominant activity within the village center. This area may be developed in phases.

Residential/Neighborhood



Estate Residential (ER)

Designates areas for single-family residential development at a density of 1 to 4.0 units per acre. This designation is primarily intended for detached single-family dwellings.



Low Density Residential (LDR)

Designates areas for single-family residential development at a density of 4.1 to 7.0 units per acre. This designation is mainly intended for detached single-family dwellings, but attached single-family and multiple-family units (e.g., townhomes) may be permitted.



Medium Density Residential (MDR)

Designates areas for attached single-family and multi-family developments. May include small lot or clustered single-family development, and apartment or condominium/townhome-type development. This designation allows for dwelling units ranging from 7.1 to 15.0 units per acre.



High Density Residential (HDR)

Designates areas for developments with a vertical mix of uses (e.g., buildings with retail or restaurants/cafes on the ground floor with office or residential units above). The buildings will range in density and intensity with the high density of development focused around transit stops and major intersections. This designation allows for dwelling units ranging from 15.1 to 40.0 units per acre.

Public/Semi-Public



School (SCH)

Designates areas for public schools.



Parks/Open Space (P/OS)

Designates areas for public parks and plazas owned by public agencies.



Drainage Facilities (D)

Designates areas for channels and detention basins.



Greenways (G)

Designates areas reserved for trails, paseos, and similar features that provide off-street connectivity within the community.

Special



Sports Complex (SC)

This designation serves as an overlay, or alternative designation, allowing for future development of a special use facility, such as a large sports complex or entertainment district and supporting uses. Uses could include a professional sports stadium and practice or tournament fields, theaters, museums, music venues, and supporting commercial uses.

Note that while this land use designation is included in this SPA, a location for the overlay has not been identified on the land plan. A location may be identified at a future date through an amendment to this SPA and corresponding environmental review.

LAND PLAN

This is the land plan for The Southeast Policy Area. It illustrates the location and alignment of the land use designations that make up the SPA. All subsequent development within the SPA shall be consistent with this land plan.

This map is not meant to be overlaid with existing parcel lines and does not indicate specific acreage requirements for the specific land use types shown. Rather, the layout has an inherent flexibility and is meant to guide the final configuration of land uses through the approval of subsequent tentative maps. Therefore, each application for a tentative map shall include, on the same exhibit in a form satisfactory to the City, information indicating what specific land use designation is assigned to each proposed lot.

The City shall review tentative map applications in light of this flexibility. The land plan will guide the final configuration of land uses as shown on the tentative maps but will not hold the applicant to precise acreage or dwelling unit counts.

Examples of situations where amendment of the land plan shall be required include, but are not limited to, the following:

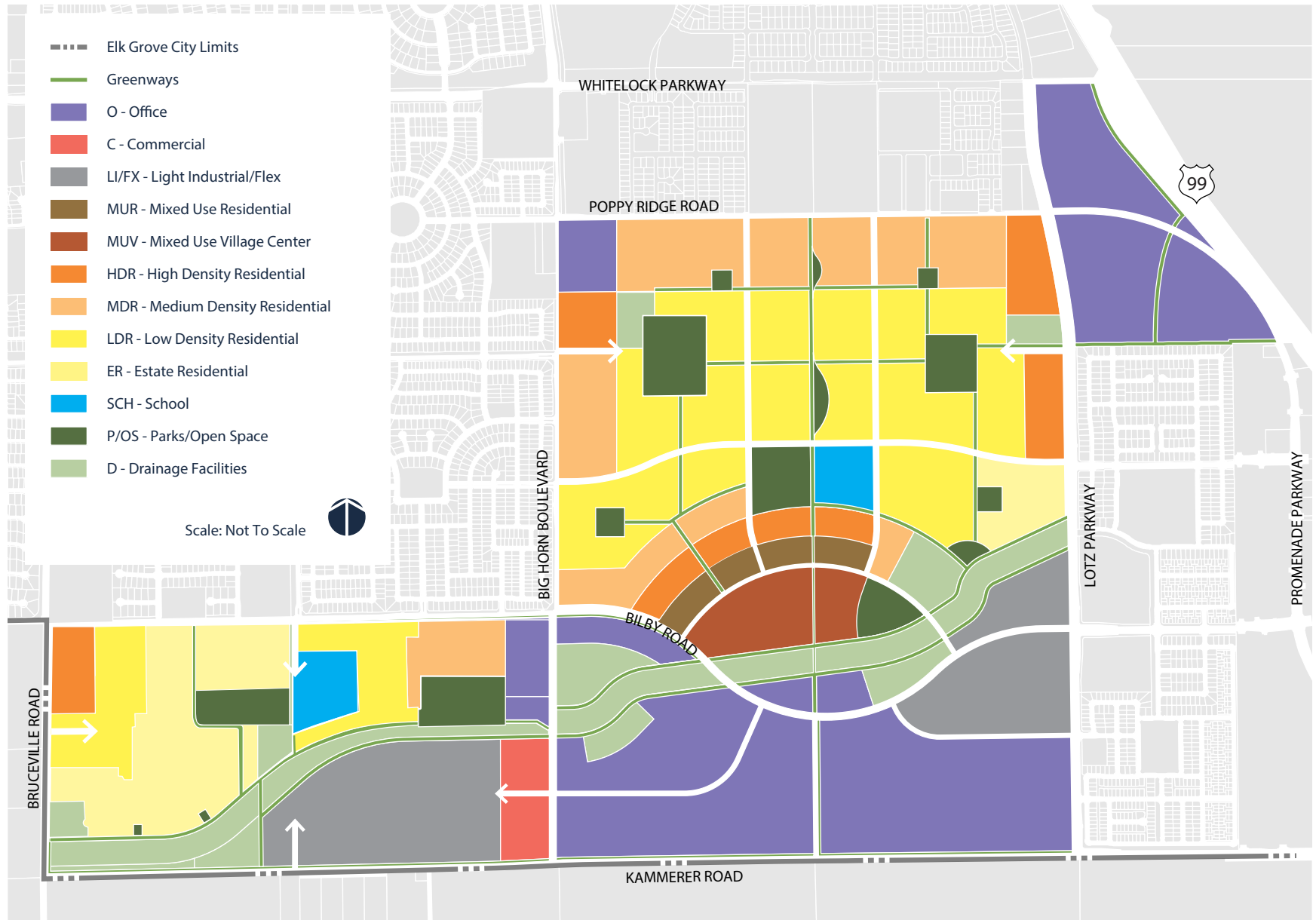
- The proposed configuration of specific land use designations is substantially different from that on the land plan.
- The proposed configuration of specific land use designations is not of comparable scale to those shown on the land plan.
- One or more specific land use designations shown on the land plan is absent from the proposal.

The City shall also review applications for conformance with the The Southeast Policy Area Community Plan. Proposed tentative maps that require a land plan modification may also require a Community Plan Amendment.

Development Potential	
Jobs	
Office & Industrial/Flex	21,345
Commercial	425
Other	1,640
Total	23,410
Residences	
Estate, Low Density, and Medium Density	2,950
High Density	1,500
Village Center Mixed Use	325
Total	4,790
Resident Population	17,010

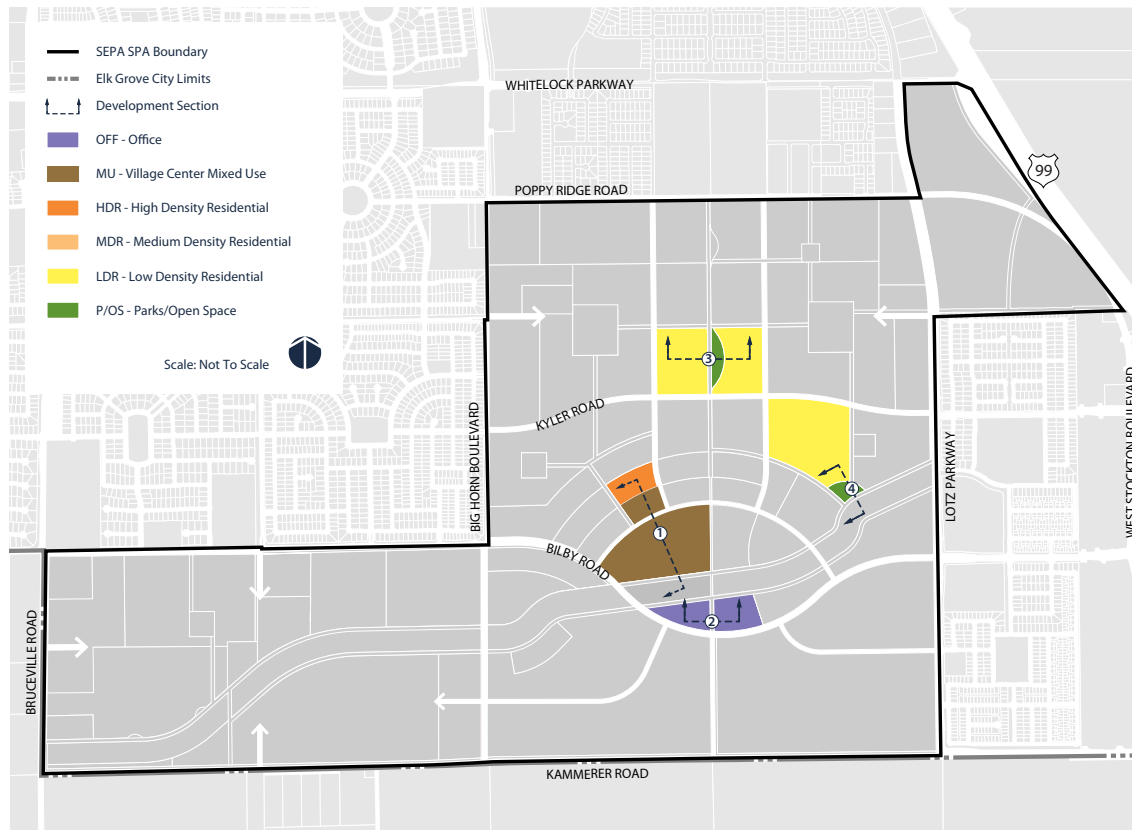
NOTE: Development potential is based upon land use plan and assumptions as defined in this SPA and reflects maximum buildout. Potential is subject to change as a result of plan amendments.

Land Plan



COMMUNITY CHARACTER/TRANSECT

The following graphics illustrate how the various physical forms (streets, buildings, frontages, community spaces, common features) work together to form a complete community. These graphics are provided primarily for illustrative purposes, but also function to guide subsequent development in keeping with the vision for the plan.



Section 1: Illustrates the Village Center area, including the Mixed Use Residential, Mixed Use Village Core, and Shed C Channel.

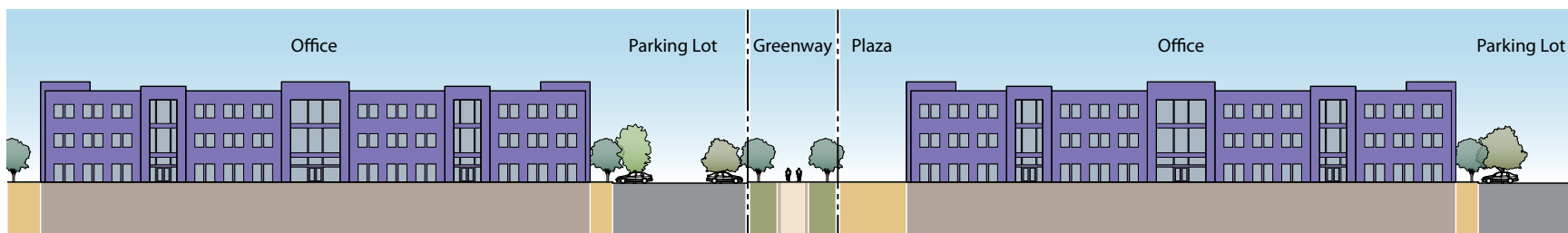
Section 2: Shows the development of office uses and adjoining pedestrian connectivity through the network of greenways.

Section 3: Illustrates the residential area of the plan and how these areas integrate with public parks and the greenway system.

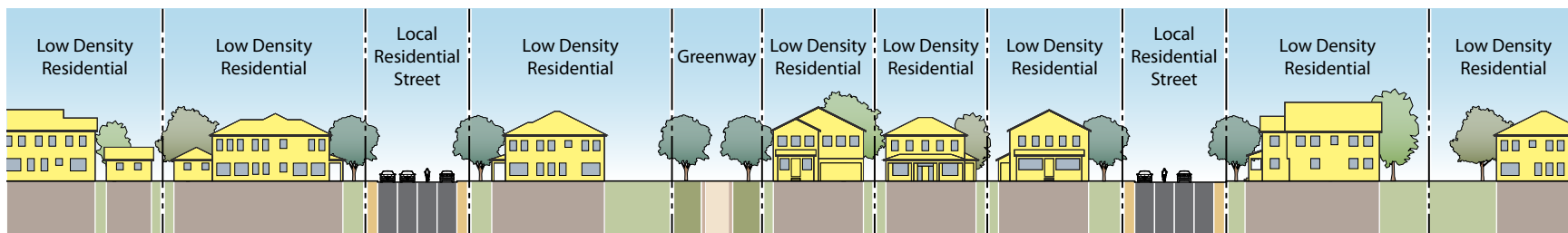
Section 4: Shows how parks and trails integrate with the Shed C Channel.



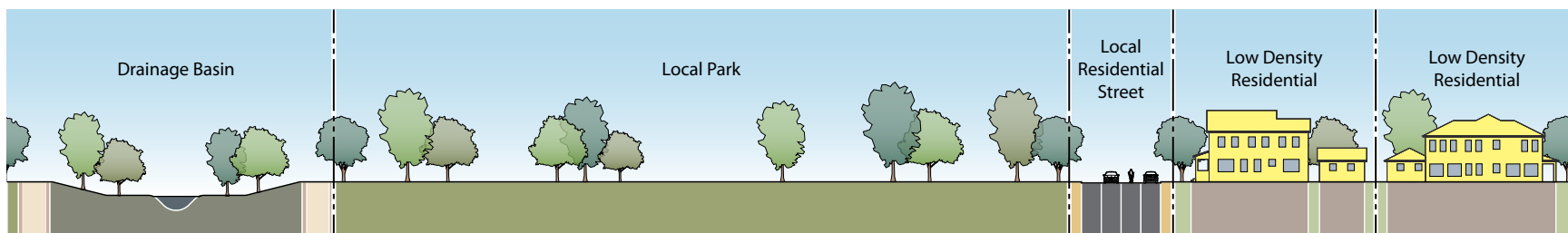
Section 1



Section 2



Section 3



Section 4

