



TENTATIVE MAPS TO BE SUBMITTED SEPARATELY FOR SITE PLAN REVIEW.

LEGEND

- Low Density Residential (2-10 hu/ac)
- Medium Density Residential (10-15 hu/ac)
- High Density Residential (15-35 hu/ac)
- Commercial Mix Use
- Commercial Neighborhood
- Modoc Greenway Park/ Park/ Bike/Ped. Trail
- School Site
- Tier 1
- Tier 2
- Tier 3
- Phase 1

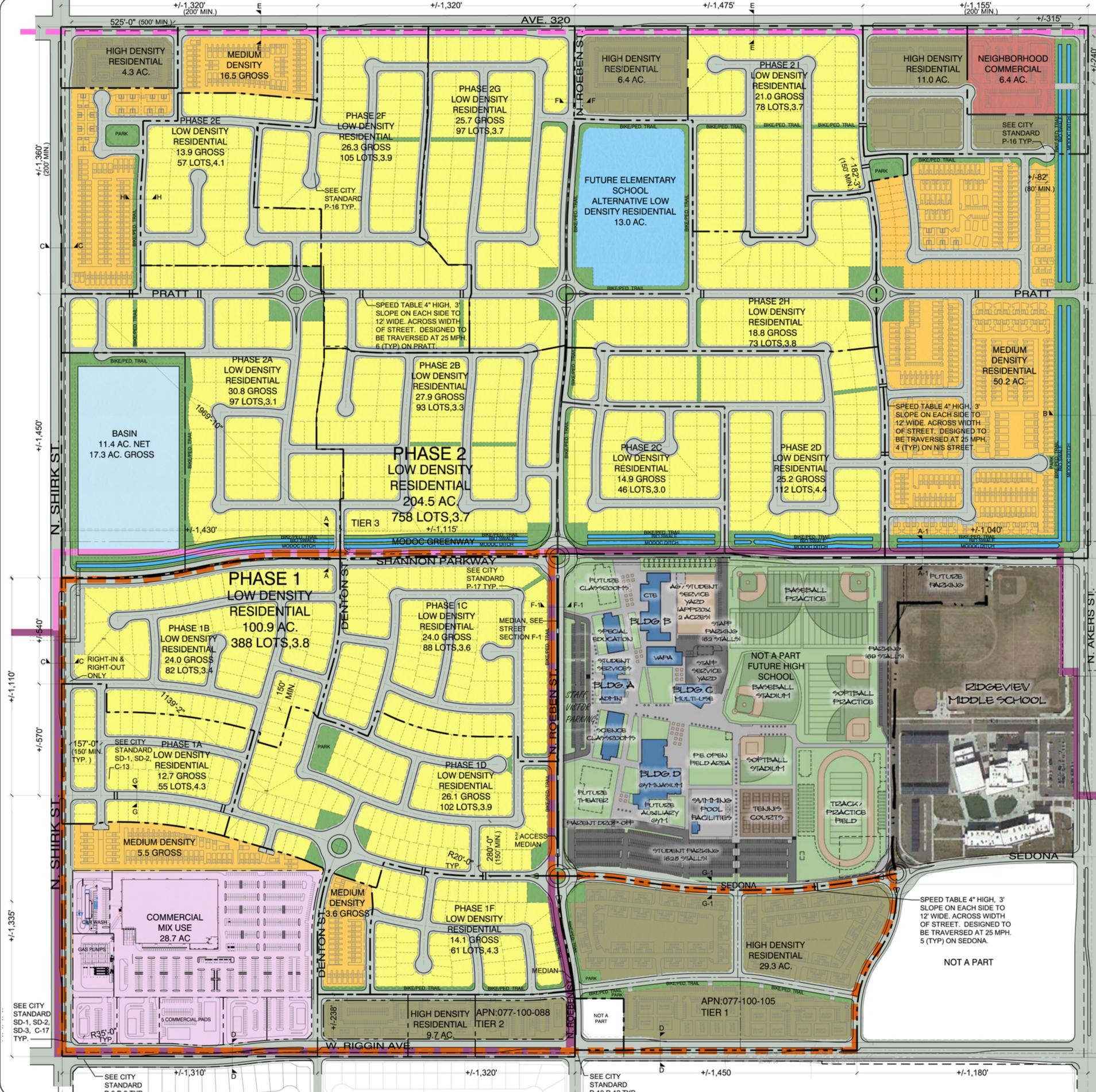
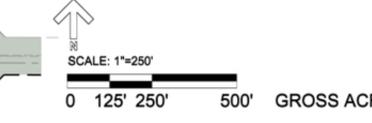
City's Land Use Designations			Proposed Land Use Designations		
478-Acre Site			478-Acre Site		
APN: 077-100-088			APN: 077-100-088		
	Acres	Units		Acres	Units
Tier II			Tier II		
Commercial Neighborhood	11.4		Commercial Mix Use	28.7	
Residential Low Density	59.2	118-592	Residential Low Density	100.9	388 (2.6)
Residential Medium Density	47	470-705	Residential Medium Density	9.1	91 (0.1)
Residential High Density	31.4	471-1,099	Residential High Density	9.7	146
Tier II Total	149		Tier II Total	148.4	625 (2.7)
Tier III			Tier III		
Public/Institutional	9.9		Public/Institutional	13.0	(0.9)
Residential Low Density	290.3	580-2,903	Residential Low Density	204.5	758 (9.0)
Residential Medium Density	28.8	288-432	Residential Medium Density	66.7	667 (3.4)
Residential High Density	31.4	471-1,099	Residential High Density	21.7	326 (0.2)
Commercial Neighborhood	6.4		Commercial Neighborhood	6.4	(0.3)
Tier III Total	329		Tier III Total	329.6	1,751 (13.8)
Total Acres	478		Total Acres	478	

Land Use Total:			Land Use Total:		
Commercial Neighborhood	11.4		Commercial Mix Use	28.7	
Residential Low Density	349.5	699-3,495	Residential Low Density	305.4	1,146(11.6)
Residential Medium Density	75.8	758-1,137	Residential Medium Density	75.8	758 (3.5)
Residential High Density	31.4	471-1,099	Residential High Density	31.4	472 (0.2)
Public/Institutional	9.9		Public/Institutional	13.0	(0.9)
Commercial Neighborhood	6.4		Commercial Neighborhood	6.4	(0.3)
Total Acres	478		Total Acres	478	2,376 (16.5)

City's Land Use Designations			Proposed Land Use Designations		
29.3-Acre Site			29.3-Acre Site		
APN: 077-100-105			APN: 077-100-105		
	Acres	hu/ac		Acres	hu/ac
Residential High Density	29.3	440-1,025	Residential High Density	29.3	440 (0.8)

City's Land Use Designations			Proposed Land Use Designations		
29.3-Acre Site			29.3-Acre Site		
APN: 077-100-105			APN: 077-100-105		
	Acres	hu/ac		Acres	hu/ac
Residential High Density	29.3	440-1,025	Residential High Density	29.3	440 (0.8)

City's Land Use Designations			Proposed Land Use Designations		
29.3-Acre Site			29.3-Acre Site		
APN: 077-100-105			APN: 077-100-105		
	Acres	hu/ac		Acres	hu/ac
Residential High Density	29.3	440-1,025	Residential High Density	29.3	440 (0.8)



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- REVISIONS
- 05-26-21 Site Plan Approved
 - 04-28-22 Site Plan Submittal

A1.2 CONCEPTUAL USE PLAN

COMMERCIAL DEVELOPMENT & CONSTRUCTION