

Southwest Area Plan

Land Use Map and Legend

CONCEPT

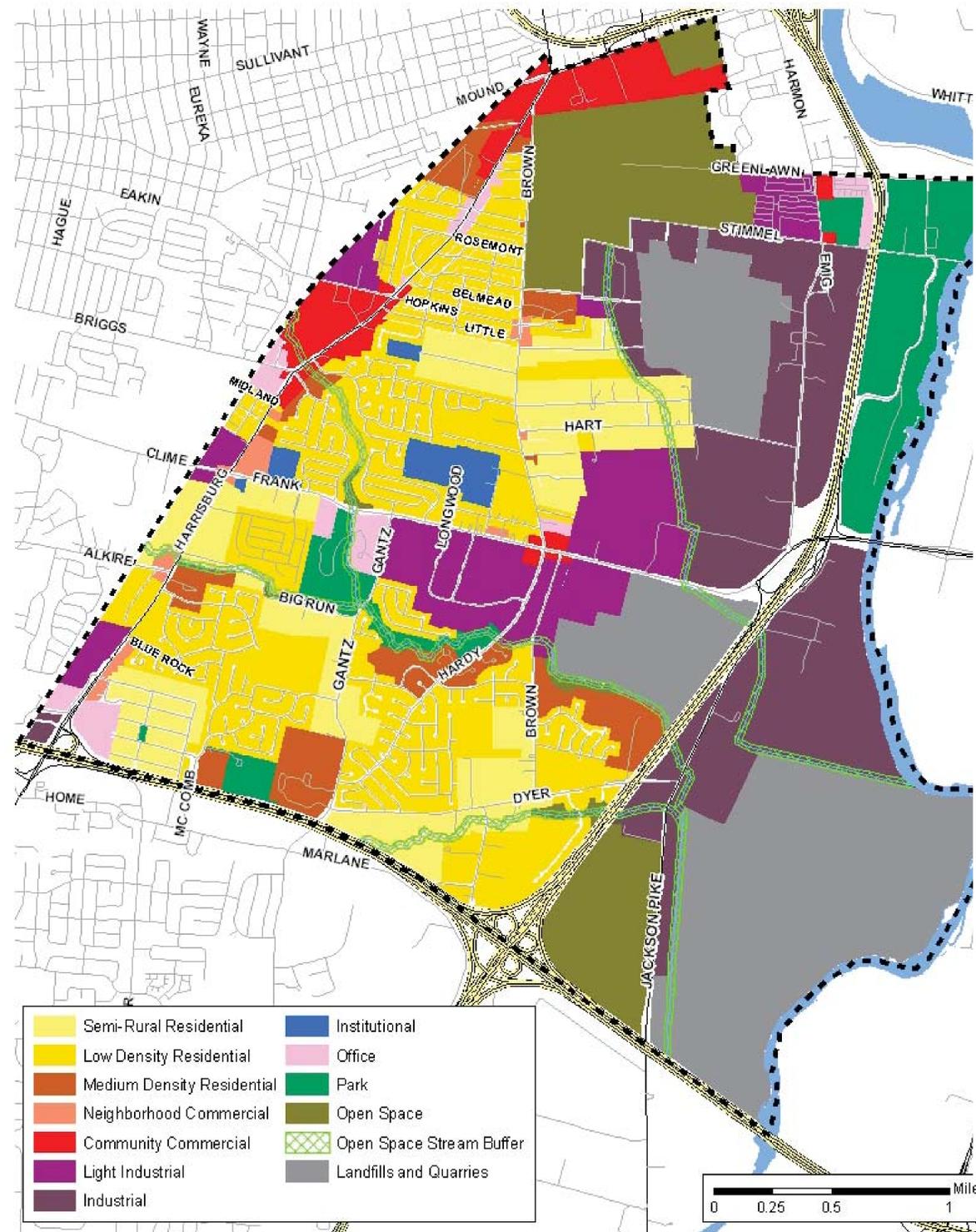
The concept for the Southwest's future land use map is to preserve open space along stream channels, reinforce established residential areas, introduce office uses and revitalize Central Point and Southwest Square as the primary commercial nodes for the area.

HOW WAS THE FUTURE LAND USE MAP DEVELOPED?

To determine the future land use for the Southwest Area, the broad land uses of residential, commercial and industrial have been divided into more specific categories based on density and intensity of use. The land use categories are illustrated on the future land use map to provide a visual reference to the locations of each category. Definitions give context on the intent of each category and offer examples of the type of development that is anticipated.

HOW WILL IT BE USED?

Each land use category corresponds to a range of specific zoning districts. Development proposals (rezoning requests, variances, or use permit applications) will be evaluated for compliance with the future land use map.



Southwest Area Plan – Draft Land Use Categories

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| <p>Industrial
The Industrial category allows for a broad range of uses. These areas help to stabilize and diversify the local economy and serve as job centers for the region. Such activities are typically incompatible with the surrounding areas, need a large amount of land for their operation and should generally be separated from neighborhoods for public safety and environmental reasons. These uses should be designed to minimize the potential adverse impacts on the surrounding community with particular attention to how they transition to other land uses.</p> | <p>Office
The Office category provides for small lot office conversions as a transition, along primary and secondary streets, from residential to commercial uses, and for large planned office areas. Permitted uses include business, professional, and financial offices as well as offices for individuals, and non-profit organizations.</p> |
| <p>Light Industrial
The Light Industrial category allows for non-hazardous, low-intensity industrial uses, including light manufacturing, assembling and processing, warehousing and distribution and mixed business parks containing compatible industrial and non-industrial uses. These areas also serve as job centers and are beneficial to the local economy.</p> | <p>Open Space
This category applies to existing open areas and areas that are planned to be remain as open space in the future. It may consist of passive recreational areas, land reserves, areas owned by public entities for future development as parks or usage of large areas of permanent open land, such as cemeteries, greenways and public and private golf courses</p> |
| <p>Institutional
This category allows large governmental buildings, complexes, police and fire facilities, hospitals, sewage treatment and storm water control facilities, schools and other uses considered public or quasi-public such as libraries and public utility facilities.</p> | <p>Park
This category allows public parks and recreational areas such as playgrounds, sports fields and buildings commonly associated with the principal activity, including recreation centers.</p> |
| <p>Landfills and Quarries
Due to unique operational needs and potential impacts, this category is specific to landfills and quarries. These uses should be designed to be sensitive to the needs of the land, residents and other adjacent uses.</p> | <p>Semi-Rural
The Semi-Rural category includes both large residential lots with on lot well and wastewater disposal systems and moderately low-density single-family residential development with access to centralized water and/or sewer systems. These areas generally lack curb, gutter and sidewalks. Density is less than 3 units per acre.</p> |
| <p>Community Commercial
The Community Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, offices with professional and business services, and other places of public assembly and public and semi-public uses. The category may also allow mixed-use development with a residential component.</p> | <p>Low Density Residential
This category generally permits single family detached homes that have access to centralized water and sewer service. Developments in this category typically have facilities such as curb, gutter and sidewalks. This category allows 3-6 units/acre.</p> |
| <p>Neighborhood commercial
The function of this category is to provide localized commercial areas for the daily use of neighborhood residents. These areas to contain multiple functions and act as local centers of activity, examples include small-scale, retail establishments, office and dwelling units located above other permitted uses. Neighborhood commercial uses should be located at key intersections and nodes along minor arterials and collectors that intersect with arterials, as appropriate and be integrated into surrounding neighborhoods with sidewalks, bike paths and/or greenways.</p> | <p>Medium Low Density Residential
The Medium Low Density Residential category includes a variety of multi-family units such as duplexes, townhouses, condominiums, and low-density apartments. The density range for this category is 6-12 units/acre.</p> |