

Land Use Plan



LAND USE SUMMARY

- LEGEND**
- LOW DENSITY RESIDENTIAL (R-2 ZONING)
 - MEDIUM DENSITY RESIDENTIAL (R-18 ZONING)
 - HIGH DENSITY RESIDENTIAL (R-20 MIXED)
 - COMMERCIAL, MIXED USE
 - COMMERCIAL, PLANNED DEVELOPMENT
 - PUBLIC/OPEN SPACE
 - PARK
 - OPEN SPACE
 - LANDSCAPE CORRIDOR
 - UNIVERSITY
 - UNIVERSITY OPEN SPACE



Exhibit 4-1
Land Use

Land Use Element

Section

4

Land Use Element

4.1 Land Use Summary

The land use plan reflects the community form described in Section 3. All land within the Plan Area is designated with a land use category, acreage and dwelling units, as depicted on the Land Use Diagram, Exhibit 4-1. Table 4-1, Land Use Summary, provides an overall summary of each land use type. Table 4-2, Parcel Summary, provides a detailed summary of land use, zoning and unit allocation on a parcel-by-parcel basis.

Table 4-1 Land Use Summary

Land Use/ Zoning Symbol	Land Use Designation	Acres	% of Total Acres	% of Total Units	Units
COMMUNITY RESIDENTIAL					
LDR (4-7.9 du/ac)	Low Density Residential	131.3	11.3%	16.4%	718
MDR (8-15.9 du/ac)	Medium Density Residential	139.9	12.1%	34.3%	1,508
HDR (16- 25du/ac)	High Density Residential	44.3	3.8%	21.2%	931
Subtotal		315.5	27.2%	71.9%	3,157
VILLAGE SERVICE & EMPLOYMENT					
CMU	Commercial Mixed Use	10.0	0.9%	1.7%	75
CPD	Commercial Planned Development	12.2	1.0%	-	-
Subtotal		22.2	1.9%	1.7%	75
OPEN SPACE & PUBLIC					
OS	Open Space	63.8	5.5%	-	-
P	Park	39.6	3.4%	-	-
LC	Landscape Corridor	28.9	2.5%	-	-
P/QP	Public/Quasi-Public	40.1	3.5%	-	-
ROW	Street Right-of-ways	47.4	4.1%	-	-
Subtotal		219.8	19%		
UNIVERSITY					
UZ	University	356.5	30.8%	17.1%	750*
	Faculty Housing	60.0	5.2%	7.5%	330
	Retirement Housing	N/A	N/A**	1.7%	75
UZ-OS	Open Space	183.5	15.9%	-	-
Subtotal		600.0	51.9%	26.3%	1155
		1157.5	100%	100%	4,387

* Assumes two students per apartment dwelling unit. Units may not be fully independent dwelling units.

**The actual size and location of the retirement housing site within the University has not been determined. See Section 10.3.2 for more information.