

Anderson Russell Property

PAD REZONING

Land Use Plan Concept C

Exhibit G

Land Use Summary		
	Acres	Units
Single Family Residential	263.62	1,108
Medium Density Residential	105.68	687
Specialty Product	16.79	101
Business Park/Light Industrial	104.27	-
Commercial	29.69	-
Mixed Use - G (Includes RH Use)	25.45	458
Mixed Use - N (Excl RH)	8.67	-
Elementary School	12.15	-
Open Space (see below)	116.39	-
Total:	682.71	2,354

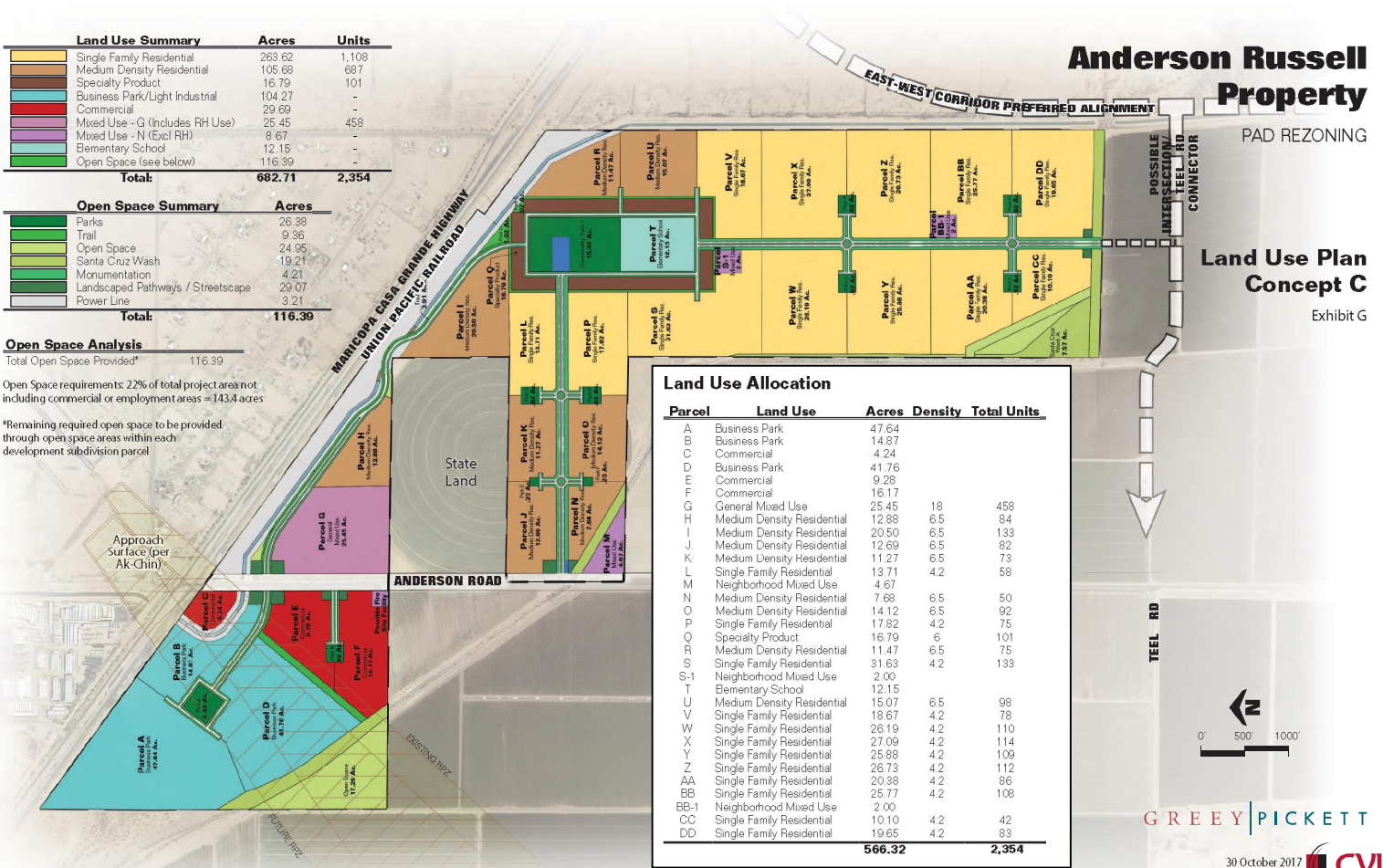
Open Space Summary	
	Acres
Parks	26.38
Trail	9.36
Open Space	24.95
Santa Cruz Wash	19.21
Monumentation	4.21
Landscaped Pathways / Streetscape	29.07
Power Line	3.21
Total:	116.39

Open Space Analysis

Total Open Space Provided* 116.39

Open Space requirements: 22% of total project area not including commercial or employment areas = 143.4 acres

*Remaining required open space to be provided through open space areas within each development subdivision parcel



Land Use Allocation				
Parcel	Land Use	Acres	Density	Total Units
A	Business Park	47.64		
B	Business Park	14.87		
C	Commercial	4.24		
D	Business Park	41.76		
E	Commercial	9.28		
F	Commercial	16.17		
G	General Mixed Use	25.45	18	458
H	Medium Density Residential	12.88	6.5	84
I	Medium Density Residential	20.50	6.5	133
J	Medium Density Residential	12.69	6.5	82
K	Medium Density Residential	11.27	6.5	73
L	Single Family Residential	13.71	4.2	58
M	Neighborhood Mixed Use	4.67		
N	Medium Density Residential	7.68	6.5	50
O	Medium Density Residential	14.12	6.5	92
P	Single Family Residential	17.82	4.2	75
Q	Specialty Product	16.79	6	101
R	Medium Density Residential	11.47	6.5	75
S	Single Family Residential	31.63	4.2	133
S-1	Neighborhood Mixed Use	2.00		
T	Elementary School	12.15		
U	Medium Density Residential	15.07	6.5	98
V	Single Family Residential	18.67	4.2	78
W	Single Family Residential	26.19	4.2	110
X	Single Family Residential	27.09	4.2	114
Y	Single Family Residential	25.88	4.2	109
Z	Single Family Residential	26.73	4.2	112
AA	Single Family Residential	20.38	4.2	86
BB	Single Family Residential	25.77	4.2	108
BB-1	Neighborhood Mixed Use	2.00		
CC	Single Family Residential	10.10	4.2	42
DD	Single Family Residential	19.65	4.2	83
Total		566.32		2,354

GREY | PICKETT

30 October 2017 CVL CONSULTANTS