

**Site Specific Policy with L-5457-20A / Ordinance 2020-598**

**FUTURE LAND USE ELEMENT**

**Policy 4.4.20**

In accordance with Ordinance 2020-598, which designates a 7,002 acre MU land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 7,002 acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of attached and detached residential, neighborhood and regional commercial centers including lodging; professional and business offices including hospital and medical related uses; and light industrial. More specifically, the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (LDR), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Light Industrial (LI) and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

<u>Single Family Residential (DU)</u>	<u>11,250</u>
<u>Multi-family Residential (DU)</u>	<u>3,750</u>
<u>Commercial (GSF)</u>	<u>750,000</u>
<u>Hotel/Lodging (RMS)</u>	<u>340</u>
<u>Office (GSF)</u>	<u>300,000</u>
<u>Light Industrial (GSF)</u>	<u>300,000</u>
<u>Hospital (GSF)</u>	<u>375,000</u>

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.