

**FLUE Site Specific Policy with L-5673-22A / Ordinance 2022-337**

**FUTURE LAND USE ELEMENT**

**Policy 4.3.22**

In accordance with Ordinance 2022-337, which designates a 6,174 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 6,174 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 single-family, townhome and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), 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>5,889</u>
<u>Townhome Residential (DU)</u>	<u>2,913</u>
<u>Multi-family Residential (DU)</u>	<u>2,938</u>
<u>Commercial/Office Uses (GSF)</u>	<u>1,225,000</u>

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

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.