

LAND USE MENU

Land Use Types

RESIDENTIAL BUILDING TYPES							
1	Rural Residential			2	1	--	Rural residential includes very large lot residential (1 acre per lot).
2	Large Lot Single Family Residential			1	4	--	Arden Park has mainly large lots in the 1/2 to 1/3 acre size. Gardenland (South Natomas) has grid-streets with 1 acre lots and small houses.
3	Medium Lot Single Family Residential			2	6	--	Standard single family lot of 52x100 min. Allows cul-de-sacs or grid pattern, w/cul-de-sac subdivisions at low end of range. Curtis Park at high end of range.
4	Small Lot Single Family Residential			2	12	--	Small lot subdivisions: Villa Palazzo in Pocket (3,500 sqft lots), standard lots in Laguna West and some low density suburban garden apartments.
5(O)	Townhouse (Owner)			3	15	--	Metro Square in midtown is detached townhouse project at approx. 20 DU/ac. Most standard 2-story apts w/ surface parking are in this range.
5(R)	Townhouse (Rental)						
6(O)	Low-Rise Condos (Owner)			2	24	--	2+ story attached units with structured parking (e.g., tuck-under).
6(R)	Low-Rise Apartments (Rental)						
7(O)	Mid-Rise Condos (Owner)			3	35	--	3 story mid-level development. Less space dedicated to landscaping; more frontage on street.
7(R)	Mid-Rise Apartments (Rental)						
8(O)	High-Rise Condos (Owner)			6	66	--	6 story development with structured parking. Buildings include elevators, interior courtyards, and hallways.
8(R)	High-Rise Apartments (Rental)						
9(O)	Urban Condos (Owner)			10	105	--	10 story urban development. Buildings may include a health facility, door man, etc.
9(R)	Urban Apartments (Rental)						



Stickers

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LAND USE CHIP SET

1	1	1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4	4	4	4	4
5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)	5(O)
5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)	5(R)
6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)	6(O)
6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)	6(R)
7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)	7(O)
7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)	7(R)
8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)	8(O)
8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)	8(R)
9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)	9(O)
9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)	9(R)
10	10	10	10	10	10	10	10	10	10	10	10
11	11	11	11	11	11	11	11	11	11	11	11
12	12	12	12	12	12	12	12	12	12	12	12
13	13	13	13	13	13	13	13	13	13	13	13

2

LAND USE CHIP SET

14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)	14(O)
15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)	15(O)
15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)	15(R)
16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)	16(O)
16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)	16(R)
17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)	17(O)
17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)	17(R)
18	18	18	18	18	18	18	18	18	18	18	18
19	19	19	19	19	19	19	19	19	19	19	19
20	20	20	20	20	20	20	20	20	20	20	20
21	21	21	21	21	21	21	21	21	21	21	21
22	22	22	22	22	22	22	22	22	22	22	22
23	23	23	23	23	23	23	23	23	23	23	23
24	24	24	24	24	24	24	24	24	24	24	24
25	25	25	25	25	25	25	25	25	25	25	25
26	26	26	26	26	26	26	26	26	26	26	26



PLACE³S Indicators

- Land Use
- Transportation
 - Vehicle miles traveled/capita
 - Vehicle trips/capita
 - Transit ridership
- Economic



PARCEL STATISTICS

<u>Development Type:</u>	5(R). TOWNHOUSE (RENTAL)
<u>Development Type Pct:</u>	100%
<u>Land Area:</u>	9,969 SQ FT
<u>Building Total Floor Area:</u>	4,119 SQ FT
<u>Building Footprint:</u>	1,373 SQ FT
<u>Yearly Income:</u>	\$59,317
<u>Yearly Operating Costs:</u>	\$17,301
<u>Building Construction Costs:</u>	\$389,266
<u>Parking Construction Costs:</u>	\$34,327
<u>Total Construction Costs:</u>	\$483,404
<u>Yearly Net Operating Income:</u>	\$42,016
<u>Land Value:</u>	\$59,811
<u>Calculated ROI:</u>	9%
<u>Weighted ROI:</u>	0%



Final Guidelines

- Create one or two scenarios
 - Test drive “smart growth” concepts
 - Change/refine as you wish
(or make second scenario)
- Think long-term
- We’re creating concepts today
 - OK to consider changes to existing use
 - Further analysis will help determine feasibility