

# 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

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**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



## **PLACE<sup>3</sup>S Indicators**

- Land Use
- Transportation (4Ds through Fehr and Peers)
  - Vehicle miles traveled/capita
  - Vehicle trips/capita
  - Vehicle, transit and walk/bike trips
- Economic



## PARCEL STATISTICS

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



## Final Guidelines

- Create one or two scenarios
  - Test drive “smart growth” concepts
  - Tell us whether you liked the ride
- Think long-term
- We’re creating concepts today
  - OK to consider changes to existing use
  - This is NOT a substitute to County planning process (including involvement, hearings, etc.)