



CHAPTER 2

LAND USE PLAN

2.1 Introduction

Roberts' Ranch is a planned community providing a mix of housing opportunities to accommodate people from a variety of backgrounds, income levels, and stages in life. Four neighborhoods, each with their own character and scale, are unified around a street network with monumentation and parkways that will distinctly define Roberts' Ranch. A series of parks within the neighborhoods will be interconnected with trails and sidewalks to other parks and schools in other neighborhoods to create an overall sense of community. Ultimately this trail system will lead to the large active open space in the permanent buffer zone along the east side of the property, and will eventually connect to the future parks and trail systems planned for this area. Residents will have the opportunity to easily bike or walk to school and work, or enjoy a stroll along the miles of sidewalks and trails planned for Roberts' Ranch.

The following chapter outlines the land use allocations for Roberts' Ranch. The four neighborhoods as shown in Figure 2-1 will each have their own land area and zoning classifications. Figure 2-2 and Table 2-1 specify the acreages and build-out potential for each neighborhood and Roberts' Ranch as a whole. Transfer of units may be allowed as shown in Section 9.8, however, a general mix for each land use category should be maintained to achieve the product segmentation desired for Roberts' Ranch.

2.2 Neighborhood Plan

Four neighborhoods make up the heart of Roberts' Ranch with one or two small stroller parks in each neighborhood core. These small, more intimate parks will create an identity and a gathering area for the individual neighborhood within a walkable distance from home. Each will have their own unique theme including, materials, planting, and program catering to the various needs of residents. Neighborhood trails lead to each park, and a trail system will connect the stroller parks to each other and to the large active open space as shown in Figure 2-1.

The Land Use Plan will allow flexibility as to the final location of the stroller parks based on the street network and lot sizes, but an approximate sized park area is specified in the land use table, and the park will be required to be integrated into the general core of each neighborhood.

Figure 2-1 Neighborhood Plan



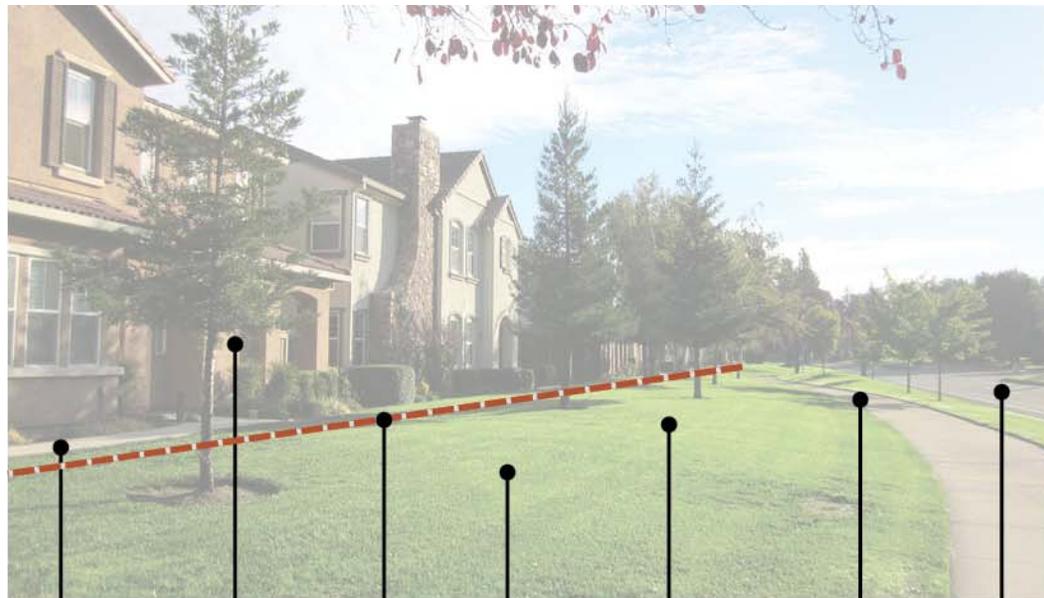
2.3 Residential Land Use Types

There are two General Plan residential land use types within Roberts' Ranch: Residential Low Density (RL) and Residential Low Medium Density (RLM). Residential Low Density consists of lots ranging from 5,000-10,000 square feet and Residential Low Medium Density consists of lots ranging from 3,600-4,500 square feet. A mix of one and two story homes is required for each lot type. Details and requirements for land use designations within Roberts' Ranch can be found in Chapter 3.

2.3.1 Frontage Overlay Zone

A special frontage overlay zone along Marshall Road and the main north/south road as shown in Figure 2-2 is designated to create a signature look and feel for Roberts' Ranch. The intent of this overlay zone is to provide expansive views along the major circulation corridors, and exhibit wide, one and two story manor-style homes upon entering and leaving the project. This also allows the opportunity to have an expanded parkway system, and eliminates the need for masonry walls and multiple curb cuts for driveways, as these products will be loaded from the rear of the house, as shown in the graphics below.

Figure 2-2 Frontage Overlay Zone



- private sidewalk
- rear-loaded homes
- r.o.w. line
- 30' parkway
- no driveway cuts
- 10' multi-use trail
- Major Collector / Two Lane Arterial

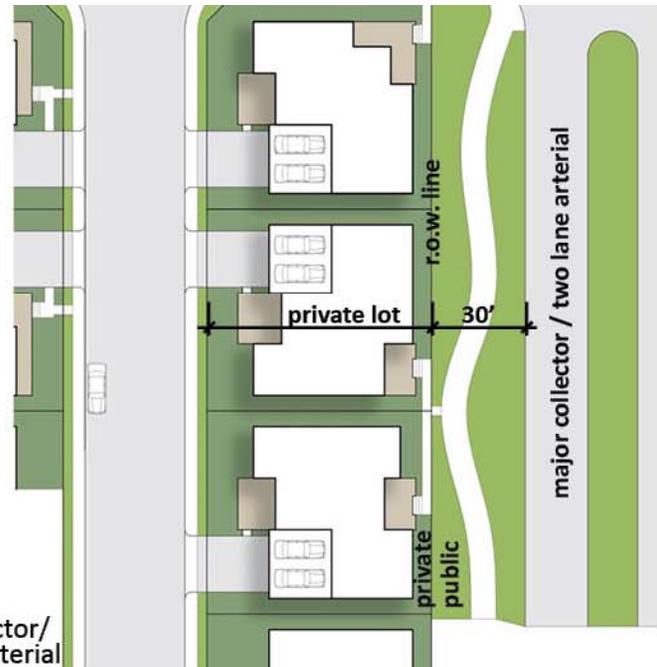


Figure 2-3 Proposed Land Use Plan



Table 2-1 Land Use Summary

General Plan Land Use Category	Proposed Zoning Designation	Land Area (acres) ¹	Residential Units ¹	Avg. Density (du/acre) ¹	Non Residential Uses
Neighborhood 1					
RLM	RLM 3.6	12.9	69	5.3	
PK	CF	0.6±	NA	NA	Stroller Park
RL (Frontage Zone)	RLM 4.5 ²	16.1	59	3.7	
Neighborhood 1 Total		29.6	128	4.3	
Neighborhood 2					
RL	RL-6	55.6	210	3.8	
PK	CF	1.2±	NA	NA	Stroller Parks
RL (Frontage Zone)	RLM 4.5 ²	19.7	75	3.8	
Neighborhood 2 Total		76.5	285	3.7	
Neighborhood 3					
RL	RL-6	63.0	243	3.9	
PK	CF	1.1±	NA	NA	Stroller Parks
RL (Frontage Zone)	RLM 4.5 ²	8.4	29	3.5	
Neighborhood 3 Total		72.5	272	3.8	
Neighborhood 4					
RL	RL-5	19.5	100	5.1	
School - MS	CF	16.5	NA	NA	Public School
Neighborhood 4 Total		36.0	100	2.8	
General Land					
Various	CF	5.7	NA	NA	Boundary Frontage R.O.W.
OS	CF	21.2	NA	NA	AG Buffer/Open Space/Active Park Use
Grand Total		241.6	785	3.2	

¹All acreage and unit counts are preliminary in nature and may be subject to change

²Zoning RLM4.5 is a compatible use within the General Plan Land Use RL

2.3.2 Neighborhood Planning

Several plan sizes are available within each zoning designation (RL and RLM) to provide a variety of housing types within each neighborhood. The goal is for each neighborhood to have a diverse collection of product options, which is consistent with the goals set forth in the General Plan. Available product types within each zoning designation are listed in Chapter 3. Neighborhoods should be planned with walkability in mind, making it convenient for residents to walk from their home to the park in their neighborhood.

2.3.3 Residential Land Use Summary

The policies in the General Plan discuss the desire to increase the amount of moderate housing within the City, requiring new developments in outlying areas of the city to provide a minimum of 25% moderate density residential. Moderate density residential is comprised of Residential Low-Medium Density and Residential Medium Density zoning designations according to the General Plan. Roberts' Ranch is proposing to provide 30% of moderate density residential as shown in Table 2-2 below.

Table 2-2 Residential Land Use Summary

Land Use Category	Zoning Designation	Land Area (acres)	Residential Units	Percentage of Unit Mix
Low Density	RL	138.1	553	70%
Moderate Density	RLM	57.1	232	30%
Total		195.2	785	100%



2.4 Non-Residential Land Use Types

The heart and soul of Roberts' Ranch is the green network of parks, trails, and open space that weave throughout the residential neighborhoods and community (see Figure 2-4). The Community Facilities (CF) designation applies to the stroller parks, proposed school site, and the agriculture buffer/active open space area on the site. A detailed description of the overall landscape themes, trails and parks, and open space designs can be found in Chapter 5 Parks and Recreation. The agriculture buffer area and active open space area on the eastern portion of the site provide an opportunity for a permanent active open space, including portions of maintained turf landscape, which will integrate with a planned regional system extending for miles throughout the City.

Land outside the Urban Growth Boundary as noted on Figure 2-3 cannot be annexed into the City or designated for anything other than agriculture, park, open space, public facility, or utility uses until March 1, 2028 as stated in the General Plan.

See Section 8.4 and Section 9.3.4 for further details regarding the school site.

Figure 2-4 Illustrative Site Plan Concept



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