

II. Land Use Designations

A. OVERVIEW

The City's General Plan land use designations for Carver-Bangs Specific Plan are Village Residential and Business Park. This Specific Plan implements the Village Residential land use designation. This chapter presents the City's General Plan Community Development Policies that will guide the general distribution and extent of uses within the residentially designated portion of the plan area.

The Carver-Bangs Specific Plan has an underlying zone of Village Residential. The planning area is slated for single family residential development in conformance with the Village Residential Designation. One of the challenges of the plan is to develop enough flexibility in the plan to allow for individual developments in conjunction with future market and economic conditions without sacrificing the plan's overall intent. The area will develop under the City of Modesto's Village Residential guidelines which will result in a yield of approximately 800 single family units.

1. Specific Plan Goals

The City's General Plan contains a hierarchy of policies to guide development of residential and open space uses within the Plan area. City community development policies identify the use of Comprehensive Planning Districts (CPD) to implement development in planned urbanizing areas. CPD policies provide the next level of guidance, by using CPDs as planning units for unified direction and encouraging cooperation among affected property owners. The policies for the Kiernan / Carver CPD offer more focused guidance on issues specific to the Plan area. The City's General Plan also contains applicable policies concerning community services and facilities, public safety, environmental resources, and open space, which are presented in subsequent chapters.

The goals of the Specific Plan are to facilitate development of Village Residential uses in the Carver-Bangs Specific Plan, consistent with policies and standards of the City of Modesto.

2. Relevant General Plan Policies

The Carver-Bangs Specific Plan will be developed in compliance with applicable City General Plan, community development, CPD, and related policies. City General Plan policies regarding land uses implemented through the Specific Plan are identified in Table 2-1. City General Plan policies for providing community services and facilities, maintaining public safety, and managing environmental and open space resources are included in subsequent chapters of this Specific Plan.

Carver-Bangs Specific Plan

Table 2-1. Relevant General Plan Policies Relating to Land Use

<p>Specific Plans, adopted pursuant to Section 65450 et seq. Of the California Government Code, may be used to provide primary policy guidance to future development with their respective geographic areas. Specific plans may be adopted to implement <u>any</u> of the Land Use Designations presented on the land Use Diagram, and they may be used within any growth strategy Designation: redevelopment Area; Baseline Developed Area; or Planned Urbanizing Area. (Section B, p.V-7.)</p>
<p>Since each Comprehensive Planning District contains a number of properties, unified direction from affected property owners should be encouraged, particularly for privately initiated applications. In the case of disparate or unknown development intentions, the City may proactively seek consensus from affected property owners. (Section D, p. III-11).</p>
<p>Comprehensive Plans, as defined in Chapter VIII, shall be used for the implementation of the Comprehensive Planning Districts presented in Figure III-1. Specific Plans, as defined in Section 65450 et seq. Of the California Government Code, are particularly suited for this purpose. Other options are available, provided that they present sufficient guidance for future development. (Section D, p. III - 12</p>
<p>More than one Comprehensive Plan may be processed within a given Comprehensive Planning District, as long as the remaining area within the CPD can still comply with the General Plan policies presented in this Chapter. Conversely, a Comprehensive Plan can be used to implement more than one Comprehensive Planning District. (Section D, P.III-12)</p>
<p>Upon the review of each Comprehensive Plan, the Master EIR may streamline further CEQA review of that Comprehensive Plan, if the City as Lead Agency can make the following findings:</p> <p>No substantial changes have occurred with respect to the circumstances under which the master environmental impact report was certified or that no new information, which was not known and could not have been known at the time that the master environmental impact report was certified as complete, has become available. (Section 21157.6(a) of Public Resources Code.) (Section D, p.III-12)</p> <p>All policy requirements presented in the individual Comprehensive Planning District narratives (Exhibits III-2 through III-26), shall be applied wherever indicated in each individual District's narrative. (Section D, p. III-13)</p>
<p>The Comprehensive Plan for each Comprehensive Planning District shall address the policies for the relevant Growth Strategy Designation (Baseline Developed Area or Planned Urbanizing Area) presented in Chapters II, III, IV, V, VI, and VII. (Section D, p. III-13)</p>

B. LAND USE POLICIES

The Carver-Bangs Specific Plan will provide additional residential units to house Modesto's growing population. These units will be developed consistent with density requirements and other characteristics of the Village Residential General Plan designation. Village Residential uses are intended to be predominantly single family, with provisions for multi-family and senior housing, commercial uses, schools, and parks. The Plan area is not expected to accommodate all these uses; however, development of this area is not expected to preclude development of any of these uses in the overall Kiernan / Carver CPD.

The policy requirements presented in the Kiernan / Carver CPD are incorporated into this Specific Plan, as well as growth strategies for the planned urbanizing area. The City General Plan includes the following language relating to consistency of comprehensive plan policy with General Plan policy:

Once a Comprehensive Plan for a Comprehensive Planning District is adopted consistent with general plan policies, all subsequent discretionary actions found consistent with the Comprehensive Plan are hereby deemed to be consistent with the Modesto Urban Area General Plan.

C. LAND USE PLAN SUMMARY

As detailed on Exhibit 2-1, the Carver-Bangs Specific Plan designates a total of approximately 160 acres for Village Residential uses which will include a maximum of 1000 dwelling units. This is gross acreage of the area computed to the centerline of existing streets and includes the M.I.D. Lateral No. 6 Right of Way.

D. LAND USE PLAN DESIGNATIONS

The following sections describe the applicable City General Plan policies for Village Residential uses that guide development in the planning area.

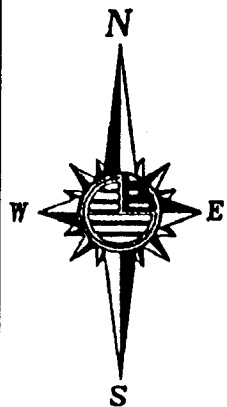
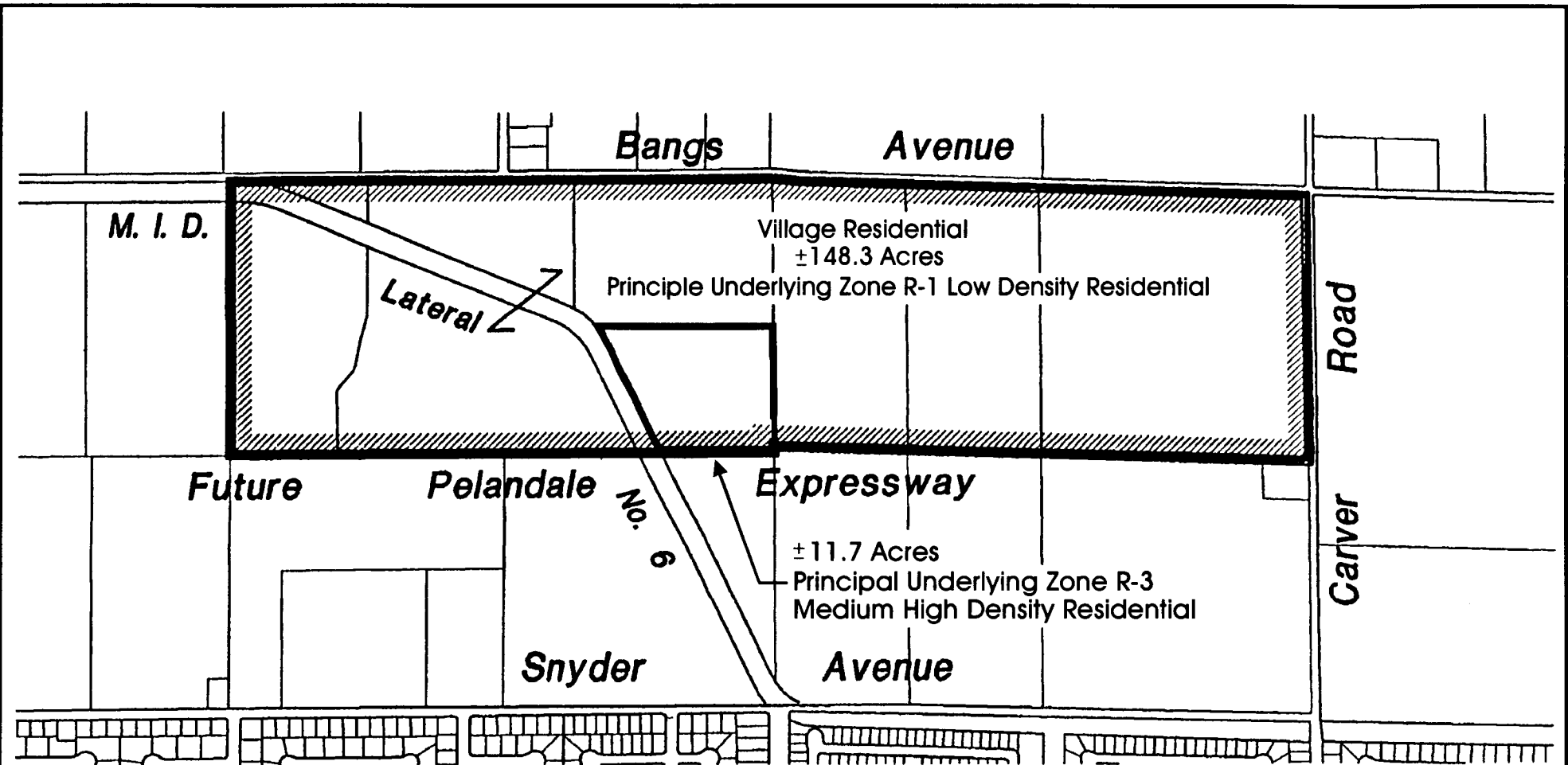
1. Village Residential

The City's General Plan intends that areas designated Village Residential be developed as compact pedestrian and transit-oriented villages that are comprehensively planned. Villages are described as areas that are predominantly single-family residential but can include multi-family and senior housing, commercial uses, schools, and parks.

The Village residential designation typically includes neo-traditional planning principles in project design. One of the main neo-traditional concepts is a gridded street pattern with areas designated for pedestrian activity. The majority of residential units in the Plan area will be single-family dwelling units conforming with Article 5, Low Density Residential Zone (R-1), of the City's Planning and Zoning Code.

2. Specific Plan Overlay Zone

The City General Plan contains policies that generally guide development of residential uses and more specific standards and criteria that address the unique aspects of the Specific Plan area. To incorporate these specific criteria into the project design, the Specific Plan applies a specific Plan-Overlay (SP-0) Zone to the plan area.



 Specific Plan Boundary



**CARVER-BANGS
SPECIFIC PLAN**

Land Use Plan

Exhibit 2 - 1