

# City of Modesto

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## North Beyer Park Specific Plan

**This document reflects all amendments to the  
North Beyer Park Specific Plan, as of January 25, 2011**

## Amendments to the North Beyer Park Specific Plan

This document contains information from the original North Beyer Park Specific Plan adopted November 26, 1996, by City Council Resolution No. 96-641 as revised by the following Specific Plan Amendments:

- SPA No.1      **Add Language to Allow Changes in Service Providers**
- Recommended by Planning Commission Resolution No. 97-73  
Adopted by City Council Resolution No. 97-628
- SPA No.2      **Amended to Expand the Plan Area to Include Approximately 20 Acres at the Northeast Corner of Coffee Road and Claratina Expressway and Specify Development as a Church Site**
- Recommended by Planning Commission Resolution No. 2003-04  
Adopted by City Council Resolution No. 2003-102
- SPA No.3      **Modified the Policies and Standards, Implementation and Financing and Public Facilities Chapters to Allow Development of a Small-Lot Subdivision for Single-Family Homes with a Minimum of 22 Affordable Housing Units Covenant-Restricted to Moderate-Income Households on Property Located on the West Side of Oakdale Road, between Mable and Claratina Avenues, to Require Future Development to Annex to a New CFD and to Require Future Residential Development to Comply with the City's Dual-Use Basin Policy**
- Recommended by Planning Commission Resolution No. 2006-69  
Adopted by City Council Resolution No. 2006-758
- SPA No.4      **Modify the Development Policies and Standards by Removing a Provision from the Land Use Regulations Providing for Twenty-Two Units of Covenant-Restricted Moderate-Income Housing, for Properties Located on the West Side of Oakdale Road between Claratina and Mable Avenues**
- Recommended by Planning Commission Resolution No. 2010-28  
Adopted by City Council Resolution No. 2011-27