



Adopted Land Use Map with Potential Revisions

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Greater Golden Hill Community Plan Update
Adopted Land Use Map Review
June 13, 2012

Map Code	General Location	Land Use Issue	Potential Action(s)	Charrette Comment
A1	Broadway at 19 th & 20 th	Allow for residential/commercial mixed-use to serve neighborhood. Area is designated Medium density residential on the adopted Land Use Map. There are existing commercial and mixed-use properties on block.	Designate properties fronting Broadway within the block to Neighborhood Commercial or to Multiple Use.	Yes
A2	Broadway at 25 th	Reserve site developed with a fire station for institutional use. The existing site is designated Community Commercial.	Designate site as Institutional.	No
A3	Broadway at 30 th	Allow for residential/commercial mixed-use to serve neighborhood. Area is designated Residential. One corner contains a commercial property.	Designate site or multiple sites to Neighborhood Commercial or Multiple Use. Alternatively, discuss commercial option in text but do not change map.	Yes
Z1	Hawthorn east of Fern	Community Plan and zone boundaries do not align. Lot with single-family home is designated Commercial and has commercial property on west side and rear of lot yet is zoned residential.	Leave lot as Commercial or redesignate to Residential to match existing use and zone.	No
Z2	Beech and 30 th commercial area.	Community Plan, zone boundaries and existing uses do not align. Several lots with single-family homes are zoned commercial. Some are designated Commercial while others Residential.	Leave as Commercial or redesignate to Residential to match existing use.	No
Z3	28 th and B St.	Community Plan and zone boundaries do not align. Portion of condominium complex is designated Commercial while zoned residential.	Redesignate to Residential as condos are unlikely to redevelop.	No
Z4	28 th south of E St.	Community Plan and zone boundaries do not align between Medium and Medium-High density residential designations.	Expand Medium High designation to match existing zone designation.	No
L1	Areas zoned RS 1-4 and RS 1-1.	These two zones typically implement either Open Space or Very-Low Density designations (0-4 dwelling units per acre). Land Use Map legend includes this range within Low density residential (1-9 du/acre). General Plan separates the two ranges and RS 1-7 zone implements Low density designation.	Review open space boundary. Where the zones do not implement open space, add Very Low density category to legend and map. Revise Low density category to 5-9 du/acre to be consistent with General Plan and better match RS-1-7 zone. Slightly revise density ranges of other designation to match General Plan.	No
L2	Commercial Areas	The land use map legend identifies commercial areas as within the PDO but not other areas. Zoning implementation is typically illustrated on a separate map.	Remove PDO overlay from legend and map. Add figure	No