

GREATER NORTH PARK COMMUNITY PLAN UPDDATE: Existing Community Plan Land Use to General Plan Land Use Conversion

5/11/2012

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Existing Community Plan				General Plan Land Use Conversion		
	Existing Community Plan Land Use Designation	Existing Density Range (DU/NRA)	Range of Allowable Dwelling Units ¹	General Plan Land Use	General Plan Density Range (DU/AC)	Range of Allowable Dwelling Units ¹
RESIDENTIAL	(1) Residential Very Low ²	0-5	1	Residential - Very Low	0-4	1
	(2) Residential Low	5-10	1	Residential - Low	5-9	1
	(3) Residential Low Medium	10-15	3-5	Residential - Low Medium	10-14	3-5
	(4) Residential Low Medium (+)	10-20	3-6			
	(5) Residential Medium (-)	15-25	5-8	Residential - Medium	15-29	5-9
	(6) Residential Medium	15-30	5-10			
	(7) Residential Medium High/B	30-35	10-11	Residential - Medium High	30-44	10-14
	<i>Density bonus</i> ³	35-45	11-14			
	(8) Residential Medium High	30-45	10-14			
	(9) Residential Medium High (+)	30-45	10-14	Residential - High	45-55	14-18
	<i>Density bonus</i>	45-55	14-18			
	(10) Residential High/Very High	45-55	14-18			
	<i>Density bonus</i>	55-75	18-24	-----	-----	-----
(11) Residential High/Very High (+) ⁴	55-75	18-24	-----	-----	-----	
<i>Density bonus</i>	75-110	24-35	-----	-----	-----	
COMMERCIAL and MULTIPLE USE	C(6) Cmcl w/ Med Res	15-30	5-10	Neighborhood Cmcl (1) ⁵	0-29	9
	C(8) Cmcl w/ Med High Res	30-45	10-14	Neighborhood Cmcl (2)	0-44	14
	C(9) Cmcl w/ Med High (+) Res	30-45	10-14			
	<i>Density bonus</i>	45-55	14-18	Community Cmcl (1)	0-55	18
	C(10) Cmcl w/ High/Very High Res	45-55	14-18	Community Cmcl (2)	0-74	24
	<i>Density bonus</i>	55-75	18-24			
	C(11) Cmcl w/ High/Very High (+) Res	55-75	18-24			
	<i>Density bonus</i>	75-110	24-35	-----	-----	-----
INSTITUTIONAL	(H) Hospital			Institutional (H) Hospital		
	(S) School			Institutional (S) School		
	(F) Fire Station			Institutional (F) Fire Station		
	(L) Library			Institutional (L) Library		
	(PO) Post Office ⁶			-----	-----	-----
PARK and OPEN SPACE	(P) Park			(P) Park		
	OS(1) Open Space ⁷	0-5	1	Open Space	0-4	1

Footnotes:

- 1 - Example acreage based on a theoretical 7,000 square foot or 0.16-acre lot for single family or 14,000 or 0.32-acre for multi-family.
- 2 - The Residential Very Low land use designation density range in the existing North Park Community Plan is associated density of the Open Space land use designation.
The existing North Park Community Plan allows 0-5 du/ac in designated Open Space primarily to allow very limited development of private property in, adjacent to, or partially within designated Open Space
- 3 - The existing North Park Community Plan establishes density bonuses based on parcel accumulation and design guidelines in the Urban Design Element.
- 4 - (11) Residential High/Very High (+) 55-75 du/ac with density bonus of 75-110 du/ac is only associated with mixed-use commercial corridors not as a stand alone residential land use designation.
- 5 - A GP land use designation with number within a parenthese (1) or (2) indicates that the GP land Use designation density range was modified to match the existing CP density range approximately.
The GP allows the new CP density range to be refined within the established overall density range. See GP footnote #1 on page LU-20.
- 6 - The North Park U.S. Post Office has closed.
- 7 - Undeveloped private property within plan designated open space would be allowed to develop subject to the density associated with single-family adjacent to canyons, hillsides, and Environmentally Sensitive Lands (ESL) regulations, and policies within the community plan that allow for development on less sensitive portions of the property and preservation of canyons and hillsides.

