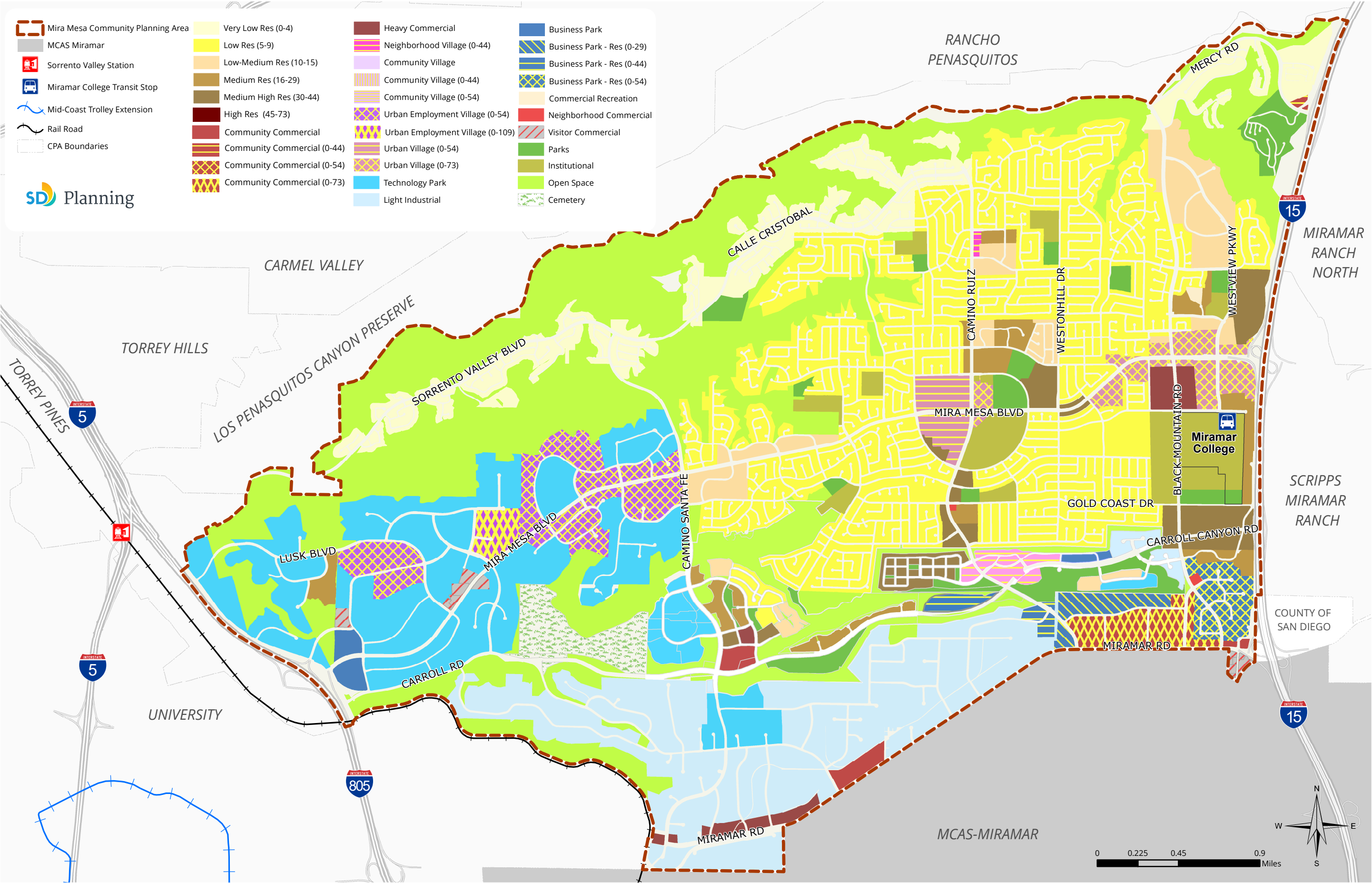
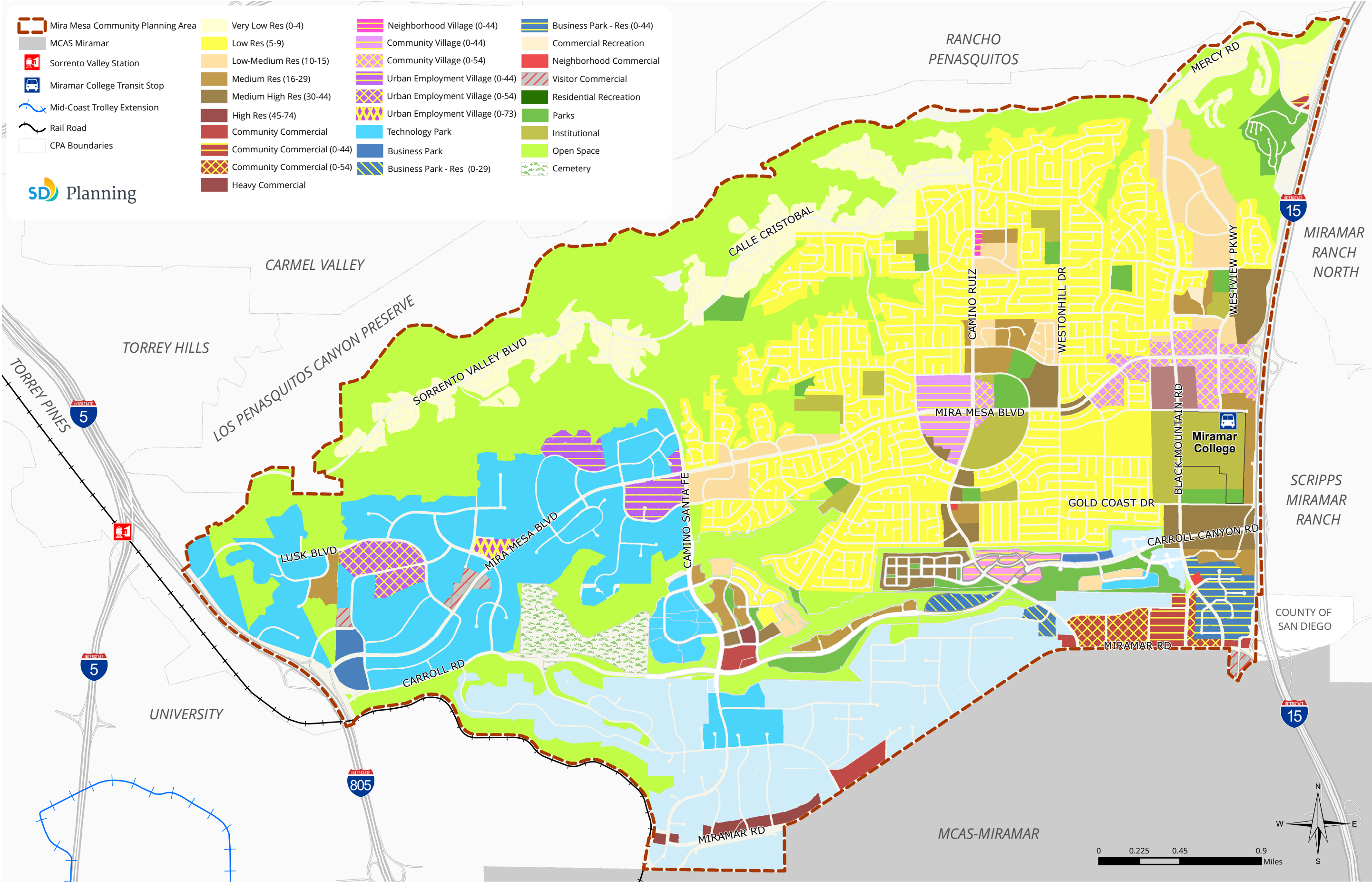


Draft Recommended Land Use



On May 17, 2021, the Mira Mesa Community Plan Update Advisory Committee made a motion to recommend the planned land use.

Draft Alternative Land Use



An aerial photograph of a city landscape, featuring a mix of commercial buildings, parking lots, and green spaces. A prominent blue semi-transparent banner is overlaid across the center of the image, containing the title 'Land Use Categories' in white text. The background shows a variety of land uses, including modern office buildings, industrial structures, and residential areas in the distance.

Land Use Categories

Neighborhood Commercial

Provides local convenience shopping, civic uses, & services serving an approximate three mile radius (0-44 du/ac).



Community Commercial

Provides for shopping areas with retail, office, & services for the community at large. Includes community-serving uses while also including office, hotel, automobile sales, as well as limited industrial uses of moderate intensity, that serve residents and workers in the community & adjacent communities. Areas designated as CC may range from pedestrian-friendly commercial streets to shopping centers and corridors.



Community Commercial – Residential Permitted

Provides for a variety of commercial uses, such as retail, personal services, office, & hotel, that serve residents & workers in the community and adjacent communities. Residential uses are allowed as part of mixed-use development that features ground floor commercial uses. A pedestrian-oriented development is encouraged, with active storefronts in addition to outdoor seating and social gathering spaces (0-73 du/ac).



Technology Park

Allows high technology related to applied sciences, including: R&D, corporate headquarters, light manufacturing, & storage & distribution uses. Also allows office uses which provide functions directly related to these high technology uses. Sites with shared amenities, business incubators, & flexible innovation spaces are encouraged.



Business Parks

Allows office, R&D, & light manufacturing uses. This designation would not permit storage and distribution uses except as accessory to the primary use. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.



Business Parks – Residential Permitted

Allows uses such as business/professional office & R&D, with limited commercial service, flex-space, & retail uses, as well as residential uses. Mixed business park/residential developments can create unique housing opportunities to support office, business, and other employment uses (0 – 54 du/ac).



Neighborhood Village

Provides housing in a mixed-use setting & convenience shopping, civic uses as an important component, & services serving an approximate three mile radius (0 to 44 du/ac)



Community Village

Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large. Integration of commercial & residential use is emphasized; civic uses are an important component. Retail, professional/administrative offices, commercial recreation facilities, service businesses, & similar types of uses are allowed (0 to 54 du/ac).



Urban Village

Serves the region with many types of uses, including housing, in a high-intensity, mixed-use setting. Integration of commercial & residential use is emphasized; larger civic uses & facilities are a significant component. Uses include housing, business/professional office, commercial service, & retail (54 to 73 du/ac).



Urban Employment Village

Allows mixed-use development where employment uses are balanced with potential residential uses. Employment uses would be the primary use, and residential uses are allowed. Active street frontages and pedestrian-oriented design are encouraged. Developments can create unique housing opportunities that support creative office, business incubators, and high-tech research and development uses (0 to 109 du/ac).



Residential – Medium High

This designation allows for multiple-story buildings that may have condominium/apartment units at a medium high density range. Development typically includes individual or shared common open areas (30 to 44 du/ac).



Residential – High

This designation allows for condominium or apartment buildings that typically consist of a large block of residential units with a shared common space and amenities. For large blocks, pedestrian connections throughout the site and to the community are strongly encouraged (45-74 du/ac).

