Village Centers - Details

Green boxes indicate compliance with staff recommended Commercial incentive program

VILLAGE CENTER #	CURRENT BASE ZONING	VILLAGE CENTER SIZE (acres)	YIELD # DU @ 18/ac ¹	POTENTIAL BMRs ¹	EXISTING COMMERCIAL SF ²	10% FAR (s.f.)	DISTANCE TO NEAREST COMMERCIALLY ZONED PROPERTY (>1,700?)	NORTH OF ECR	VILLAGE CENTER <6 acres?
1	C-1 0	27.58	496	74	172,989 206,950	120,134	6,125	Ν	Ν
2	C-1	10.34	189	28	68,966	45,483	950	Ν	Ν
3	C-1	7.68	138	21	88,544	33,465	2.904	Y	Ν
4	C-1	8.21	148	22	83,496	35,742	1,637	Y	Ν
5	C-1	4.26	77	12	50,862	18,575	4,435	Y	Y
6	C-1	5.67	102	15	58,511	24,678	3,115	Y	Y
7	C-2	9.40	343	52	99,308	40,946	2,112	Y	N

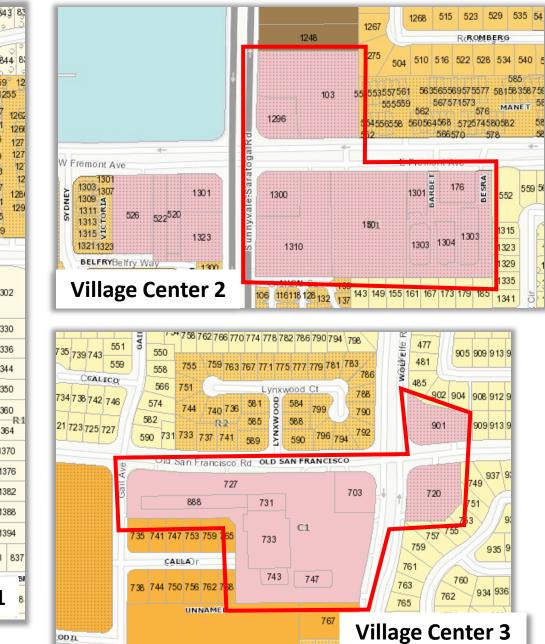
1. Village Center 7 reflects existing high density on eastern site of 290 units (44 of which are BMRs); western site estimated at 18 du/ac

2. Reflects approved projects in Village Centers 1 and 2

Village Centers – Maps w/parcels

Details and Maps of Village Center Sites

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RA CICOACHELLAS AN 7 10 SSAN-PEDROVE 938 9429469509549589629 937 941945949953957961 Taco **≤**_970 938 946948 950 958960 968 7 972974 10910 920 905905 915 59) 59) **Village Center 5** 927 929 565 ... 010 923 ZXXXX 7 366 X X 49 X X X 580 C

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Details and Maps of Village Center Sites

Attachment 7 Page 5 of 5

